

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 27th day of MAY, 1998, that 501 ACADEMY RD. (street address) should be and the same is hereby granted permission to operate a CLASS "A" ELDERLY ASSISTED LIVING FACILITY FOR A MAXIMUM OF 15 ALF RESIDENTS.

117
Permit Number

Paul J. [Signature]
Director, Zoning Administration & Development Management

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

038023

PAID RECEIPT

05/27/97 04 7 LBS R 7235

Dept 5 513 ZONING VERIFICATION

CR NO. 038023

\$40.00 CK P-A-I-D

Baltimore County Maryland
Office Of Budget & Finance

DATE

5/22/97

ACCOUNT

01615

John

AMOUNT

\$ 40.⁰⁰

RECEIVED
FROM:

Craig Smith - 501 Academy Rd.

FOR:

Use Permit for Assisted Living Facility

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

038023

PAID RECEIPT

05/27/97 04 7 LBS R 7235
Dept 5 513 ZONING VERIFICATION
CP NO. 038023

DATE 5/22/97 ACCOUNT 01615

Enter

AMOUNT \$ 46.⁰⁰

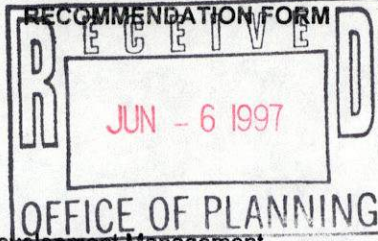
\$40.00 CK P-A-I-D
Baltimore County Maryland
Office Of Budget & Finance

RECEIVED FROM: Craig Smith - 501 Academy Pl.

FOR: Use Permit for Assisted Living Facility

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION



TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADMINISTRATIVE # _____
Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

CRAIG A. SMITH 501 ACADEMY RD BALTO, MD 21228 / 410-744-5720
Print Name of Applicant Address Telephone Number
Lot Address 501 ACADEMY RD BALTO MD Election District 1 Councilmanic District _____ Square Feet 57000+
Lot Location: NE W side/corner of ACADEMY RD 21228 (street), 400' feet from NE W corner of EDMONDSON AVENUE (street)
Land Owner: CRAIG A. SMITH Tax Account Number 0110250930
Address: 501 ACADEMY ROAD BALTO COUNTY MD Telephone Number (410) 744-5720
21228

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Zoning)

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>JK</u>
	YES	NO	Date: <u>5/22/97</u>
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (If available)	<u>w/a</u>	<input type="checkbox"/>	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>DR 5.5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

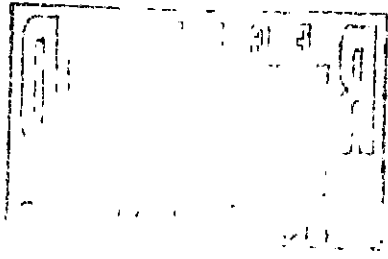
Add the following density note to the plan:

At time of future development, a lot line will be established which includes any part of the lot area used in conjunction with the assisted living facility. Density allowed will be determined on any remaining area.

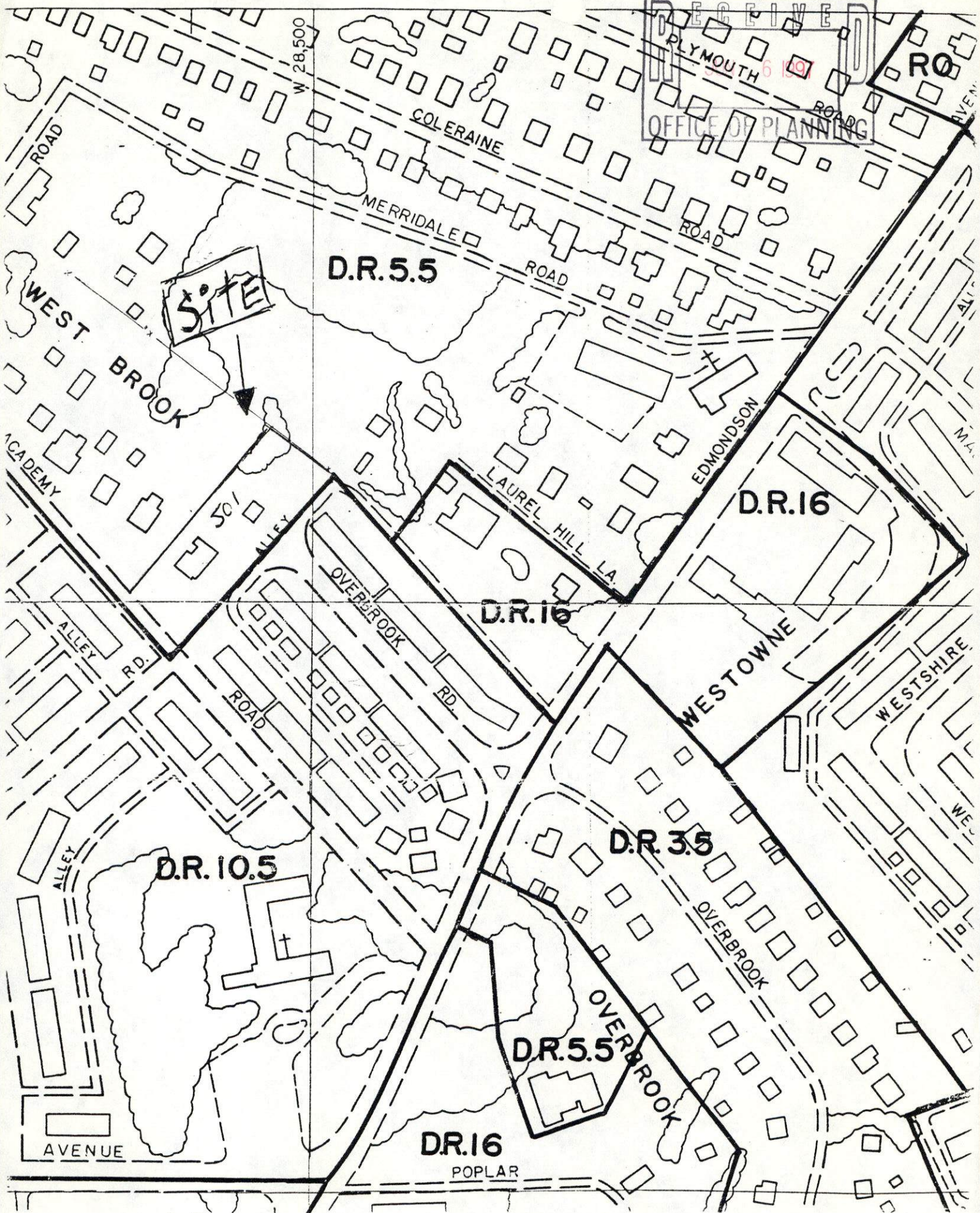
The plan should clarify whether the stone driveway and parking spaces will be paved and the area in the rear of the site that indicated a wood deck that does not exist with an open area going into the driveway.

Signed by: Ervin McDaniel
for the Director, Office of Planning and Zoning

Date: June 18, 1997



RECEIVED
PLYMOUTH 6 19 199
OFFICE OF PLANNING



SITE

D.R. 5.5

D.R. 16

D.R. 16

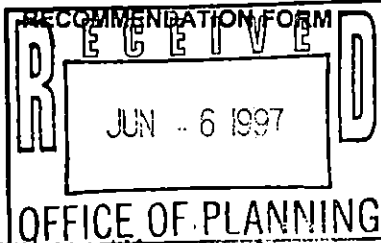
D.R. 10.5

D.R. 3.5

D.R. 5.5

DR. 16

POPLAR



TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

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Print Name of Applicant Address Telephone Number

Lot Address 501 ACADEMY RD BALTO MD Election District 1 Councilmanic District Square Feet 57000+

Lot Location: NE 1/4 side/corner of ACADEMY RD 400' feet from NE 1/4 corner of EDMONDSON AVENUE
(street) (street)

Land Owner: CRAIG A. SMITH Tax Account Number 0110250930

Address: 501 ACADEMY ROAD BALTO COUNTY MD Telephone Number (410) 744-5720
21228

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Zoning)

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

Table with 3 columns: Item, PROVIDED? (YES/NO), and Accepted for filing by (Date). Rows include: 1. This Recommendation Form (3 copies), 2. Permit Application (If available), 3. Site Plan (Property, Topo Map, Statement), 4. Building Elevation Drawings, 5. Photographs (Adjoining Buildings, Surrounding Neighborhood), 6. Current Zoning Classification: DR 5.5

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

- Approval, Disapproval, Approval conditioned on required modifications of the application to conform with the following recommendations:

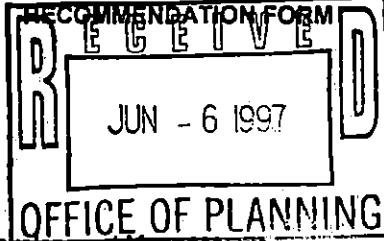
Add the following density note to the plan:

At time of future development, a lot line will be established which includes any part of the lot area used in conjunction with the assisted living facility. Density allowed will be determined on any remaining area.

The plan should clarify whether the stone driveway and parking spaces will be paved and the area in the rear of the site that indicated a wood deck that does not exist with an open area going into the driveway.

Signed by: Ervin McDaniel for the Director, Office of Planning and Zoning

6/18/97



TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B - 307147

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

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Table with 3 columns: Item, PROVIDED? YES, PROVIDED? NO. Includes items like 'This Recommendation Form', 'Permit Application', 'Site Plan', 'Building Elevation Drawings', etc.

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Add the following density note to the plan:

At time of future development, a lot line will be established which includes any part of the lot area used in conjunction with the assisted living facility. Density allowed will be determined on any remaining area.

The plan should clarify whether the stone driveway and parking spaces will be paved and the area in the rear of the site that indicated a wood deck that does not exist with an open area going into the driveway.

Signed by: Ervin McDaniel for the Director, Office of Planning and Zoning

Date: June 18, 1997

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
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	PROVIDED?		Accepted for filing by <u>RLK</u> Date: <u>5/22/07</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<u>/</u>	_____	
2. Permit Application (if available)	<u>w/a</u>	_____	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<u>/</u>	_____	
Topo Map (2 copies): <i>available</i> in Room 206, County Office Building - (<i>please label site clearly</i>)	<u>/</u>	_____	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<u>/</u>	_____	
4. Building Elevation Drawings	<u>/</u>	_____	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<u>/</u>	_____	
Surrounding Neighborhood	<u>/</u>	_____	
6. Current Zoning Classification: <u>DR 5.5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

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Signed by: _____
for the Director, Office of Planning and Zoning

Date: _____

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	PROVIDED?		Accepted for filing by <u>MDK</u> Date: <u>5/22/97</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<u>w/k</u>	<input type="checkbox"/>	
3. Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Date: _____

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	PROVIDED?		Accepted for filing by <u>MTK</u> Date: <u>5/22/97</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	___	
2. Permit Application (if available)	w/c	___	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	___	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	✓	___	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	___	
4. Building Elevation Drawings	✓	___	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	✓	___	
Surrounding Neighborhood	✓	___	
6. Current Zoning Classification: <u>DR 5.5</u>			

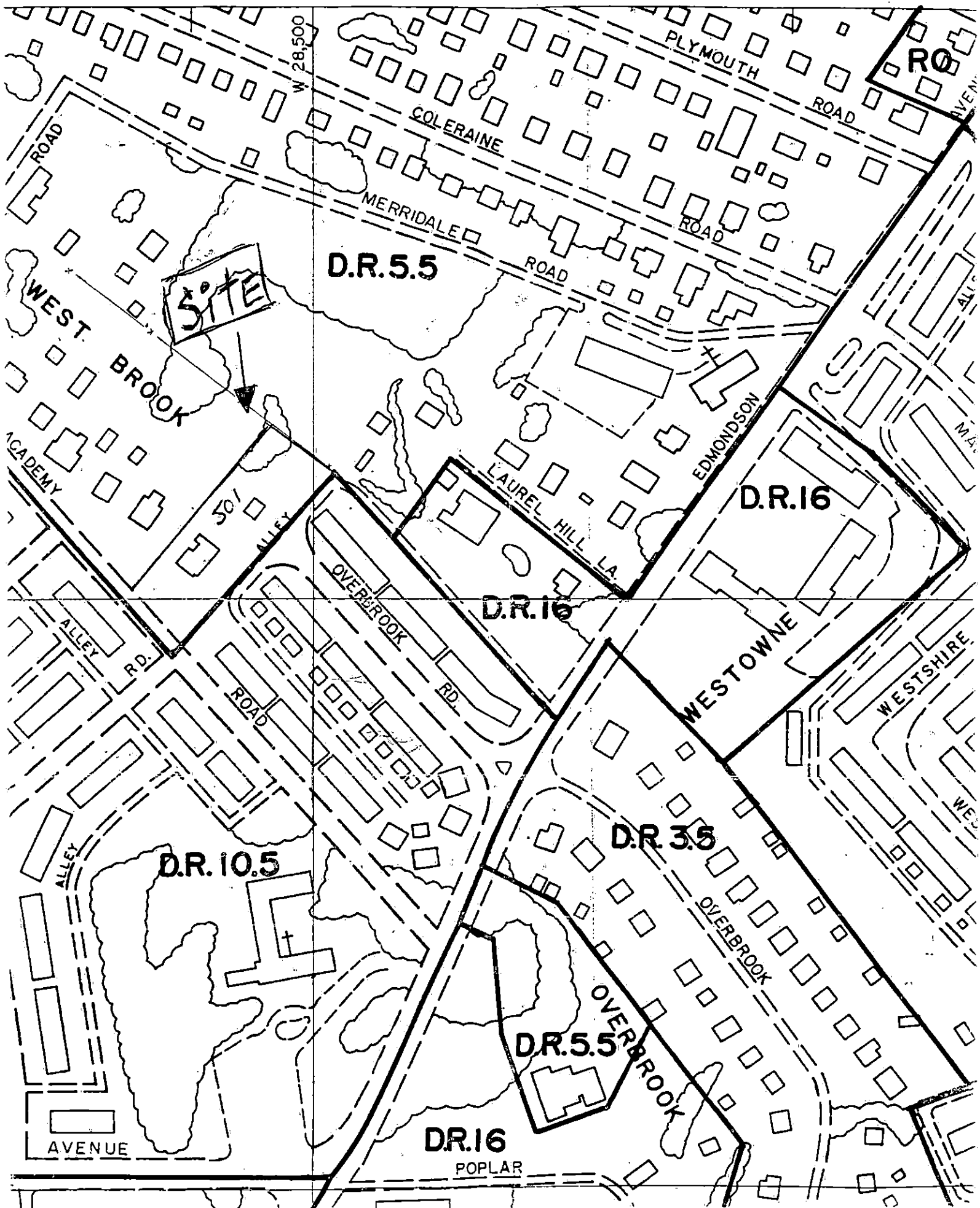
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Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

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Date: _____



SITE

D.R. 5.5

D.R. 16

D.R. 16

D.R. 10.5

D.R. 3.5

D.R. 5.5

DR. 16

POPLAR

W 28,500

ROAD

WEST BROOK

ACADEMY

ALLEY

OVERBROOK

ROAD

RD.

ALLEY

AVENUE

COLERAINE

MERRIDALE

ROAD

PLYMOUTH

ROAD

RD

LAUREL HILL LA.

EDMONDSON

WESTOWNE

WESTSHIRE

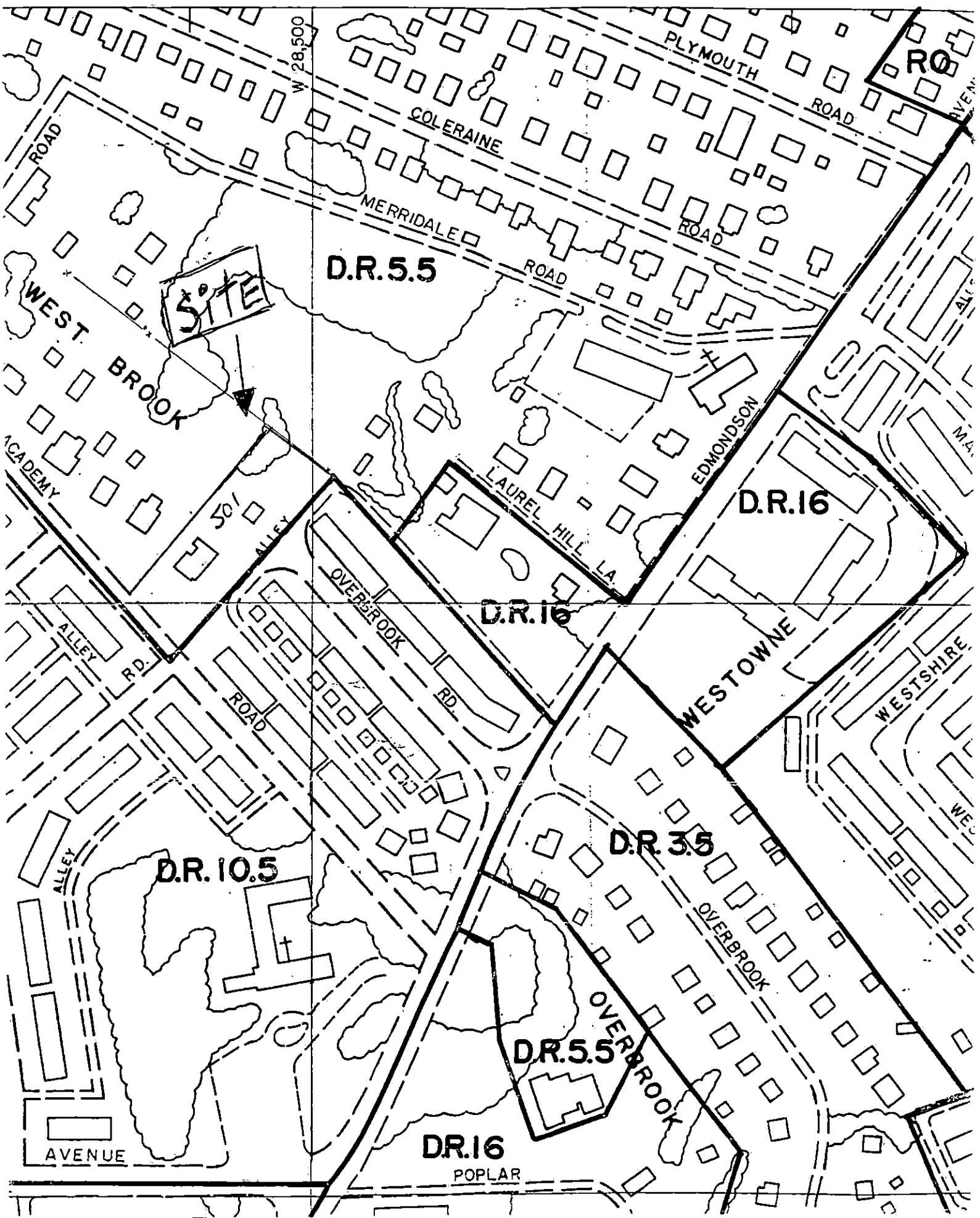
OVERBROOK

OVERBROOK

AVENUE

MA

WE



SITE

D.R. 5.5

D.R. 16

D.R. 16

D.R. 10.5

D.R. 3.5

D.R. 5.5

D.R. 16

POPLAR

W 28,500

WEST BROOK

ACADEMY

ALLEY RD.

ALLEY

AVENUE

COLERAINE

MERRIDALE

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OVERBROOK

RD.

OVERBROOK

PLYMOUTH

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EDMONDSON

WESTOWNE

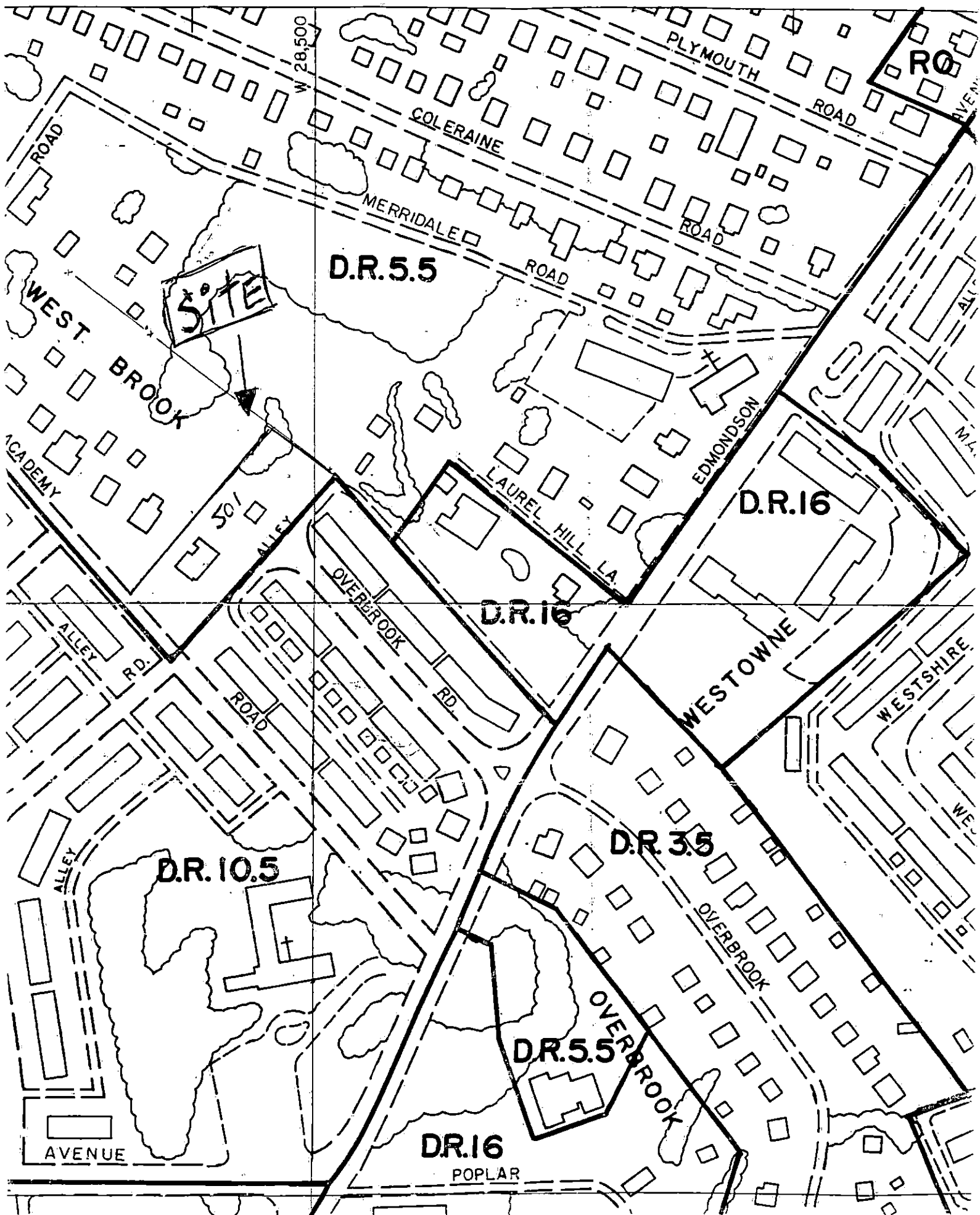
WESTSHIRE

RD

AVENUE

MA

WE



SITE

D.R. 5.5

D.R. 16

D.R. 16

D.R. 10.5

D.R. 3.5

D.R. 5.5

D.R. 16

POPLAR

W 28,500

RO

PLYMOUTH ROAD

COLERAINE ROAD

MERRIDALE ROAD

ROAD

WEST BROOK ROAD

ACADEMY

30' ALLEY

LAUREL HILL LA.

EDMONDSON

ALLEY RD.

OVERBROOK RD.

ROAD

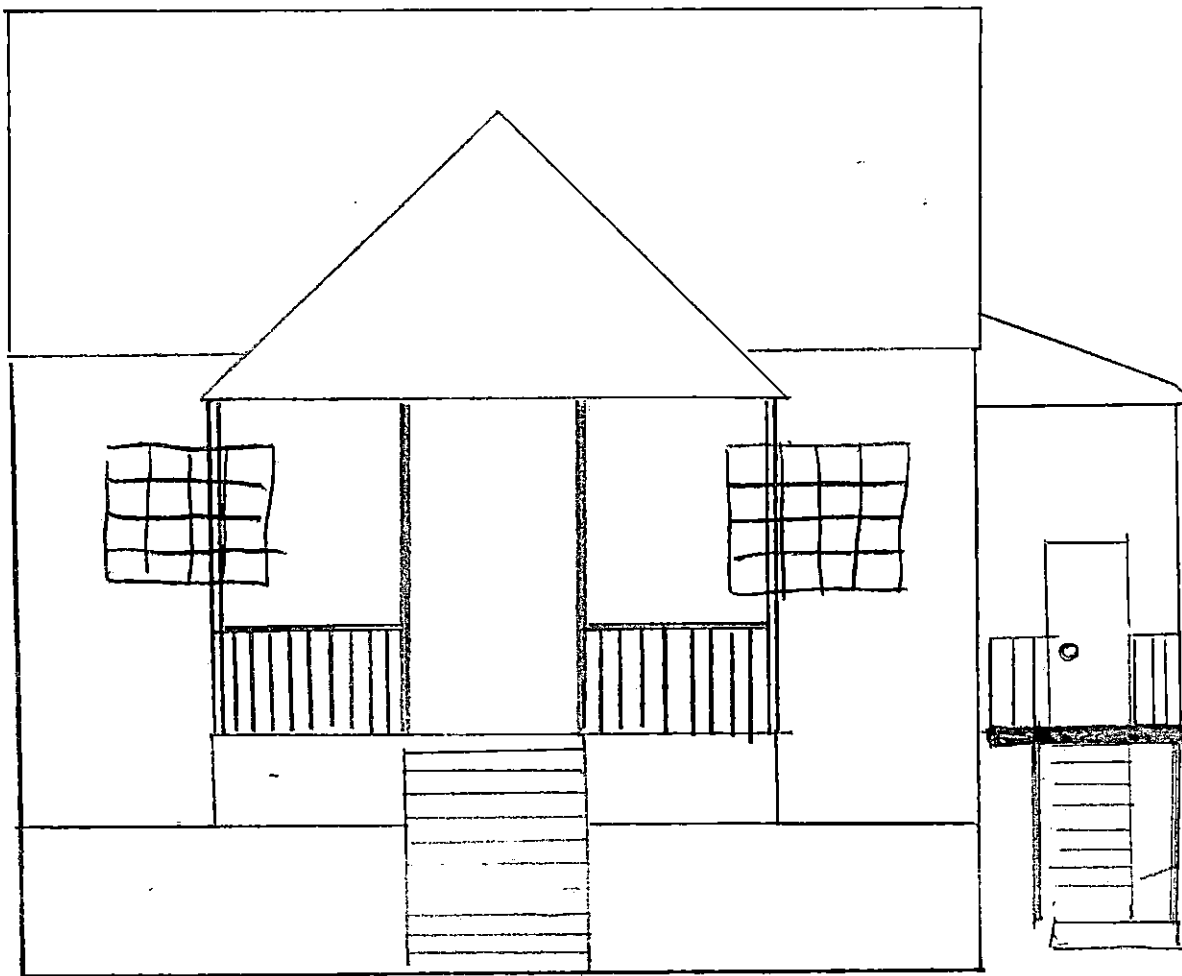
WESTTOWNE

WESTSHIRE

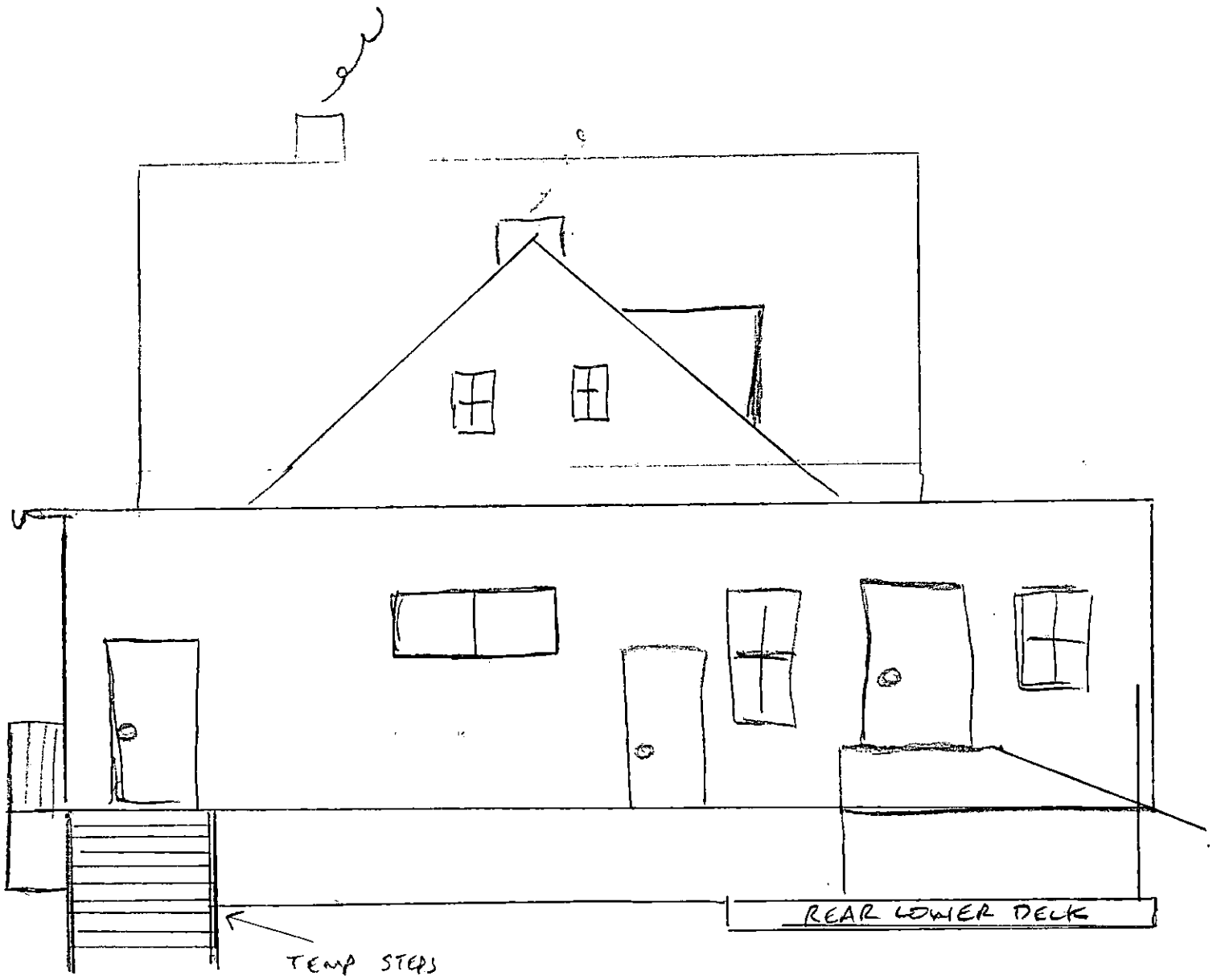
ALLEY

AVENUE

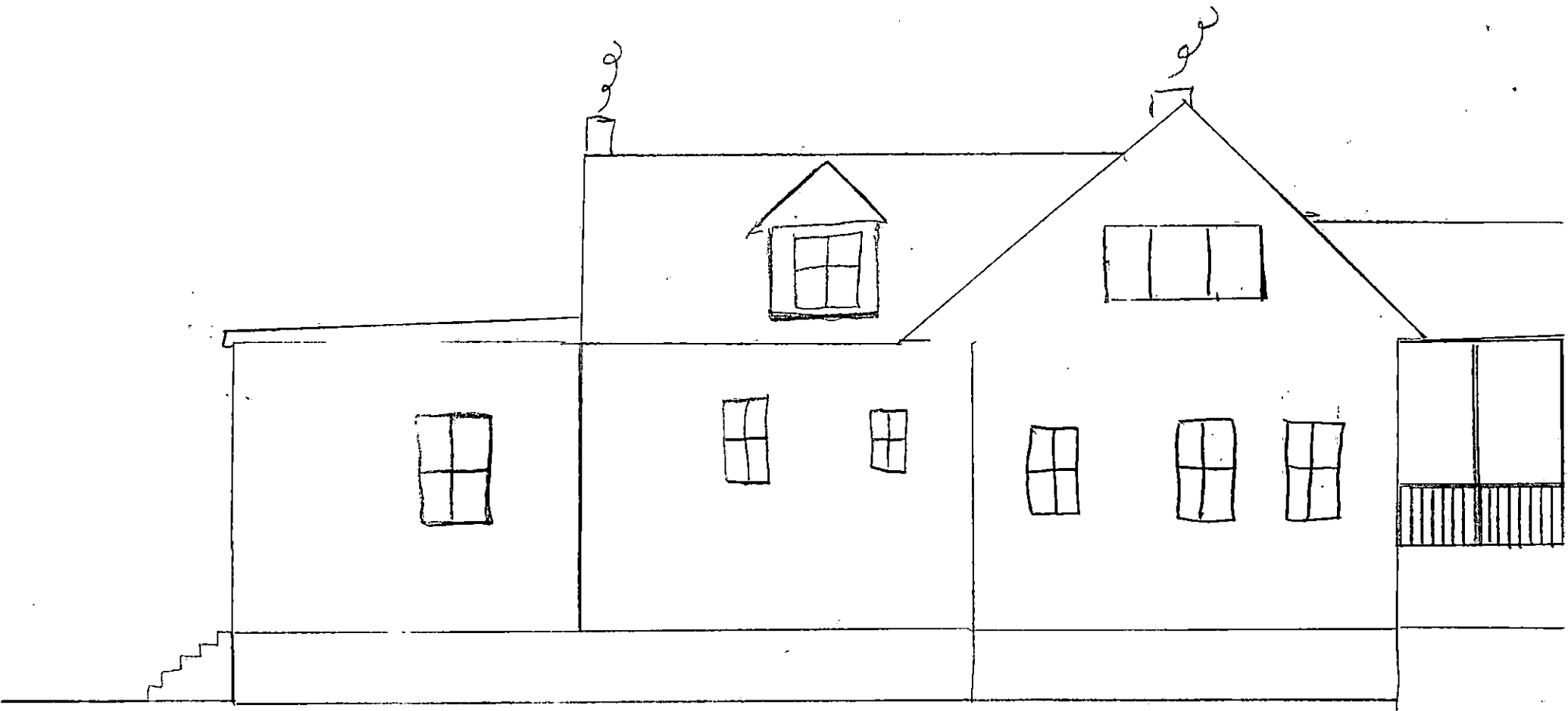
WEST



501 ACADEMY RD
FRONT VIEW



501 ACADEMY RD
REAR VIEW



501 ACADEMY RD
LEFT SIDE VIEW



501 ACADEMY RD
RIGHT SIDE DRIVEWAY



5/22/97 FRONT OF HOUSE
TAKEN FROM LAMBETH RD.
ACROSS ACADEMY RD



5/22/97 At right front
corner of property looking
across and up Academy Rd.



7/22/97 Left side of house
Taken from 503 Academy Rd
Next door



5/22/97 right side of
501 ACADEMY rd.

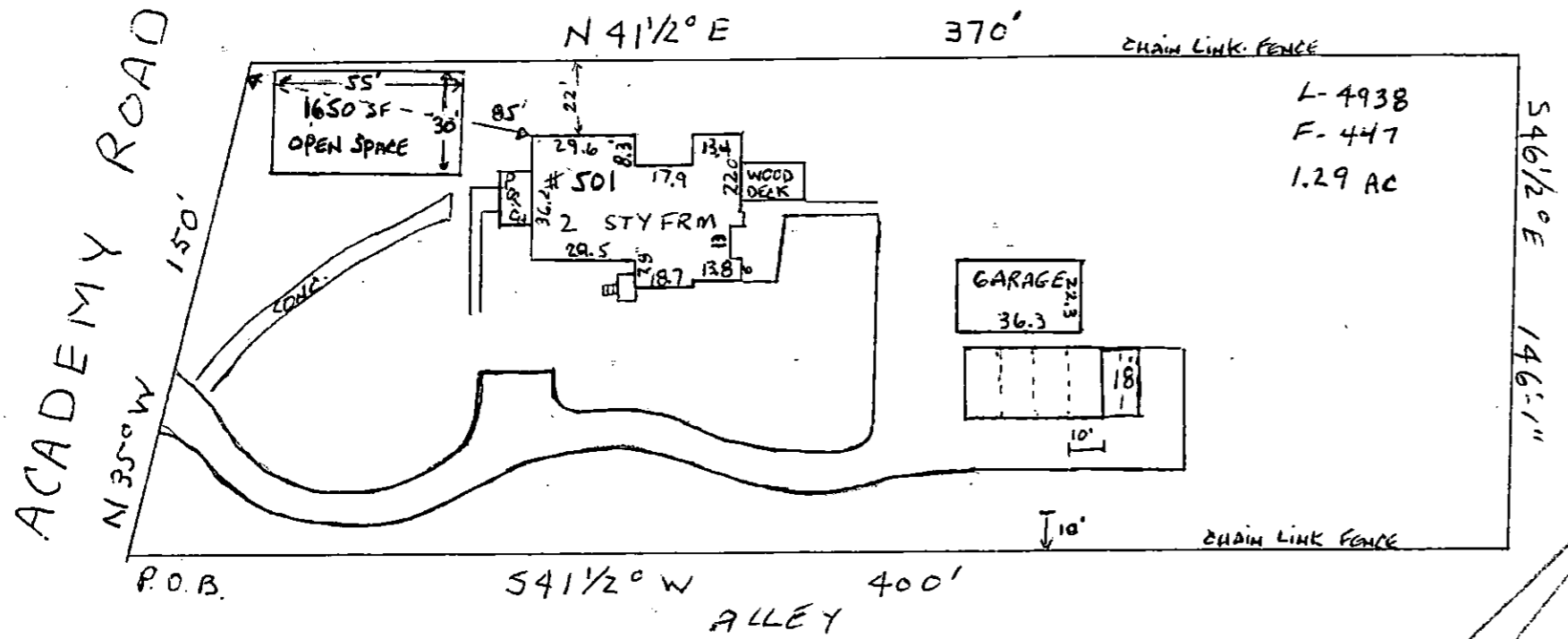


7/22/97 Taken from
Edmondson Ave up Academy
towards Mt. DeSales School

ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY

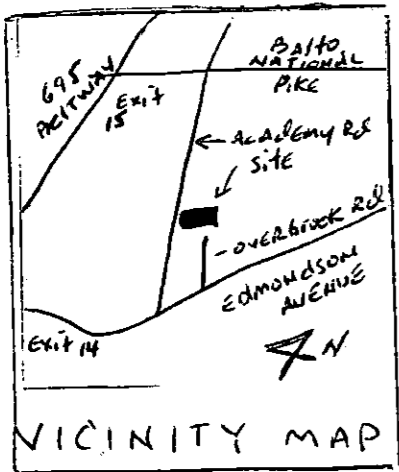
LOCATED AT #501 ACADEMY ROAD BALTIMORE COUNTY, MD 21228 DISTRICT #01
 OWNERS CRAIG A. SMITH * ADDRESS AS ABOVE. PHONE # 410-744-5720
 LOT SIZE - 57,000 SF OR 1.29 AC ± // ZONING MAP SWZE // ZONED DR. S.5

DENSITY CALCULATIONS
 FOR 15 BEDS DR S.5
 10,000 SF REQUIRED FOR 1st 7 RESIDENTS
 + 12,000 SF REQUIRED FOR ADDITIONAL 8 RESIDENTS
 = 22,000 SF TOTAL REQUIRED FOR 15 RESIDENTS
 * REMAINING 35,000 SF RESERVED FOR FUTURE DEVELOPMENT.



FUTURE DEVELOPMENT
 OWNER RESERVES HIS RIGHT TO FURTHER DEVELOPE PROPERTY PER SECTION 432.50.2a

"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application."



Building Size	
BASEMENT	2,130 SF
1ST FLOOR	2,280 SF
2ND FLOOR	1,200 SF
TOTAL	5,610 SF

Parking
 1 SPACE FOR EACH 3 BEDS = 5 SPACES
 ALL SPACES SHOWN EXISTED BEFORE 4/29/97
 PARKING SPACES SHALL BE PERMANENTLY STRIPED

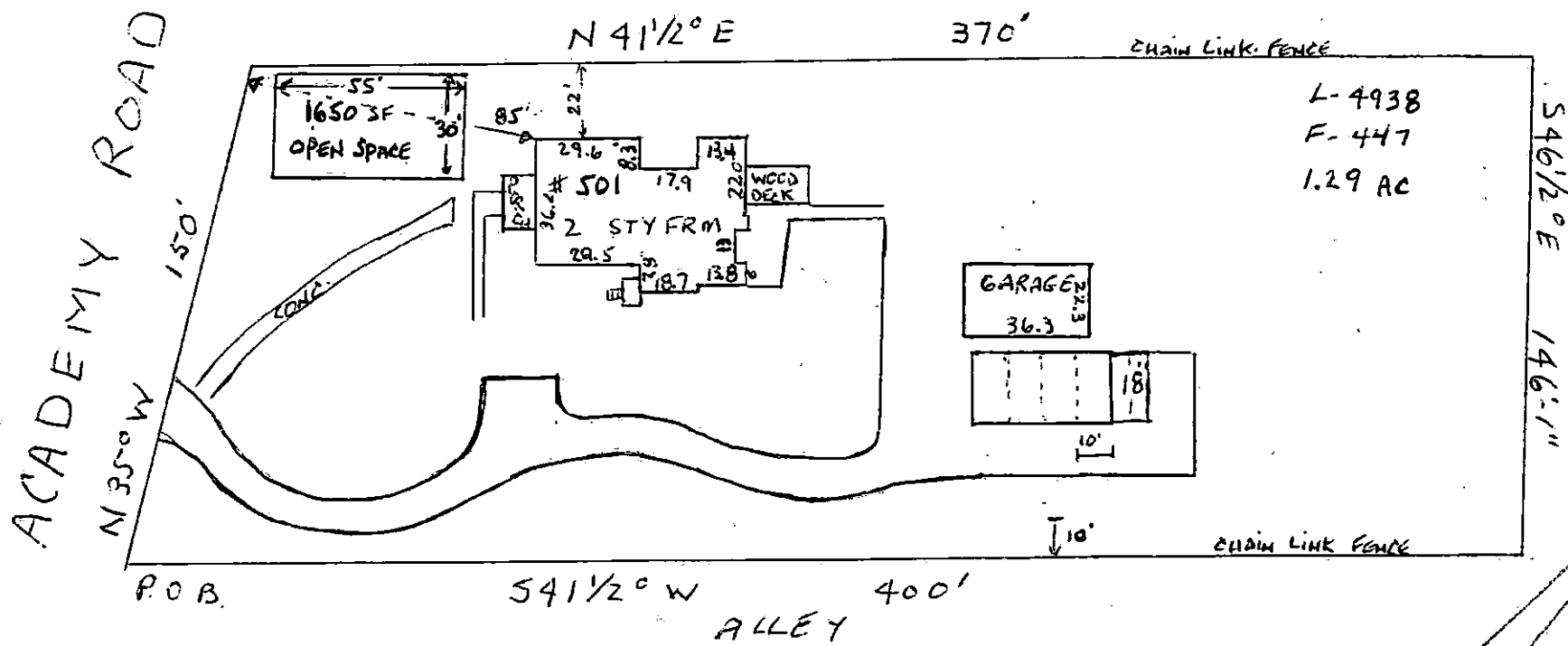
I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.
 C.A. Smith 4/29/97

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY C.A. Smith
DATE: 4/29/97		REVISED
		DRAWING NUMBER 1 OF 1

ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY

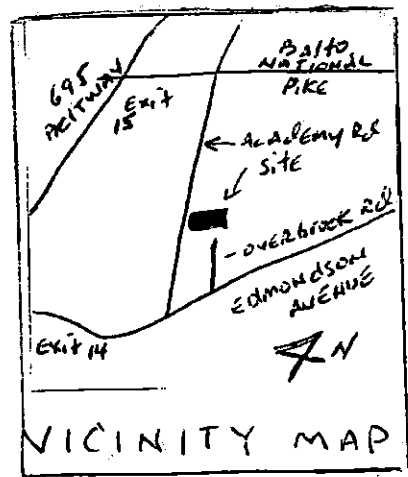
LOCATED AT #501 ACADEMY ROAD BALTIMORE COUNTY, MD 21228 DISTRICT #01
 OWNERS CRAIG A. SMITH * ADDRESS AS ABOVE PHONE # 410-744-5720
 LOT SIZE - 57,000 SF OR 1.29 AC ± // ZONING MAP SW2E // ZONED DR. 5.5

DENSITY CALCULATIONS
 FOR 15 BEDS DR 5.5
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 + 12,000 SF REQUIRED FOR ADDITIONAL 8 RESIDENTS
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 PARKING SPACES SHALL BE PERMANENTLY STRIPED

I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.
 C.A. Smith 4/29/97

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY C.A. SMITH
DATE: 4/29/97		REVISED
		DRAWING NUMBER 1 OF 1

ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY

LOCATED AT #501 ACADEMY ROAD BALTIMORE COUNTY, MD 21228 DISTRICT #01
 OWNERS CRAIG A. SMITH * ADDRESS AS ABOVE PHONE # 410-744-5720
 LOT SIZE - 57,000 SF OR 1.29 AC ± // ZONING MAP SWZE // ZONED DR. 5.5

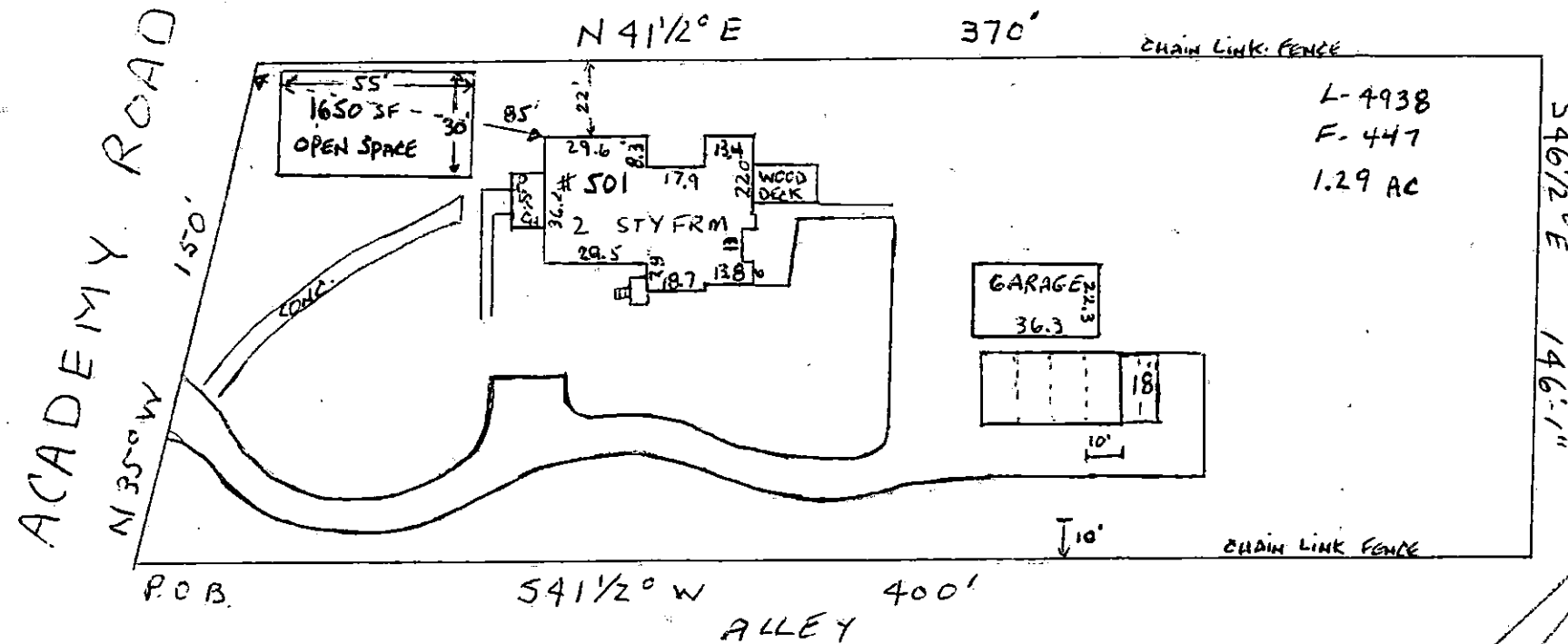
DENSITY CALCULATIONS

FOR 15 BEDS DR 5.5

10,000 SF REQUIRED FOR 1st 7 RESIDENTS
 + 12,000 SF REQUIRED FOR ADDITIONAL 8 RESIDENTS

= 22,000 SF TOTAL REQUIRED FOR 15 RESIDENTS

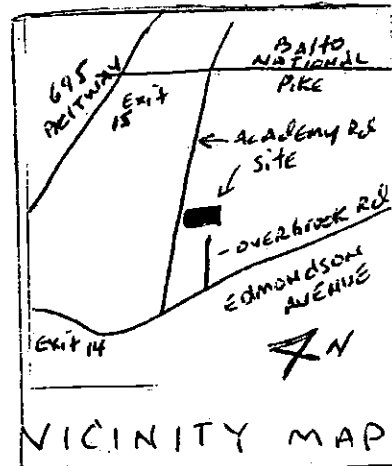
* REMAINING 35,000 SF RESERVED FOR FUTURE DEVELOPMENT.



FUTURE DEVELOPMENT

OWNER RESERVES HIS RIGHT TO FURTHER DEVELOPE PROPERTY PER SECTION 432.50.2a

"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application."



Building Size	
BASEMENT	2,130 SF
1ST FLOOR	2,280 SF
2ND FLOOR	1,200 SF
TOTAL	5,610 SF

PARKING

1 SPACE FOR EACH 3 BEDS = 5 SPACES

ALL SPACES SHOWN EXISTED BEFORE 4/29/97

PARKING SPACES SHALL BE PERMANENTLY STRIPED.

I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Craig Smith 4/29/97

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY C.A. Smith
DATE: 4/29/97		REVISED
		DRAWING NUMBER 1 OF 1

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 OWNERS CRAIG A. SMITH * ADDRESS AS ABOVE PHONE # 410-744-5720
 LOT SIZE - 57,000[±] SF OR 1.29 AC ± // ZONING MAP SW2E // ZONED DR. 5.5

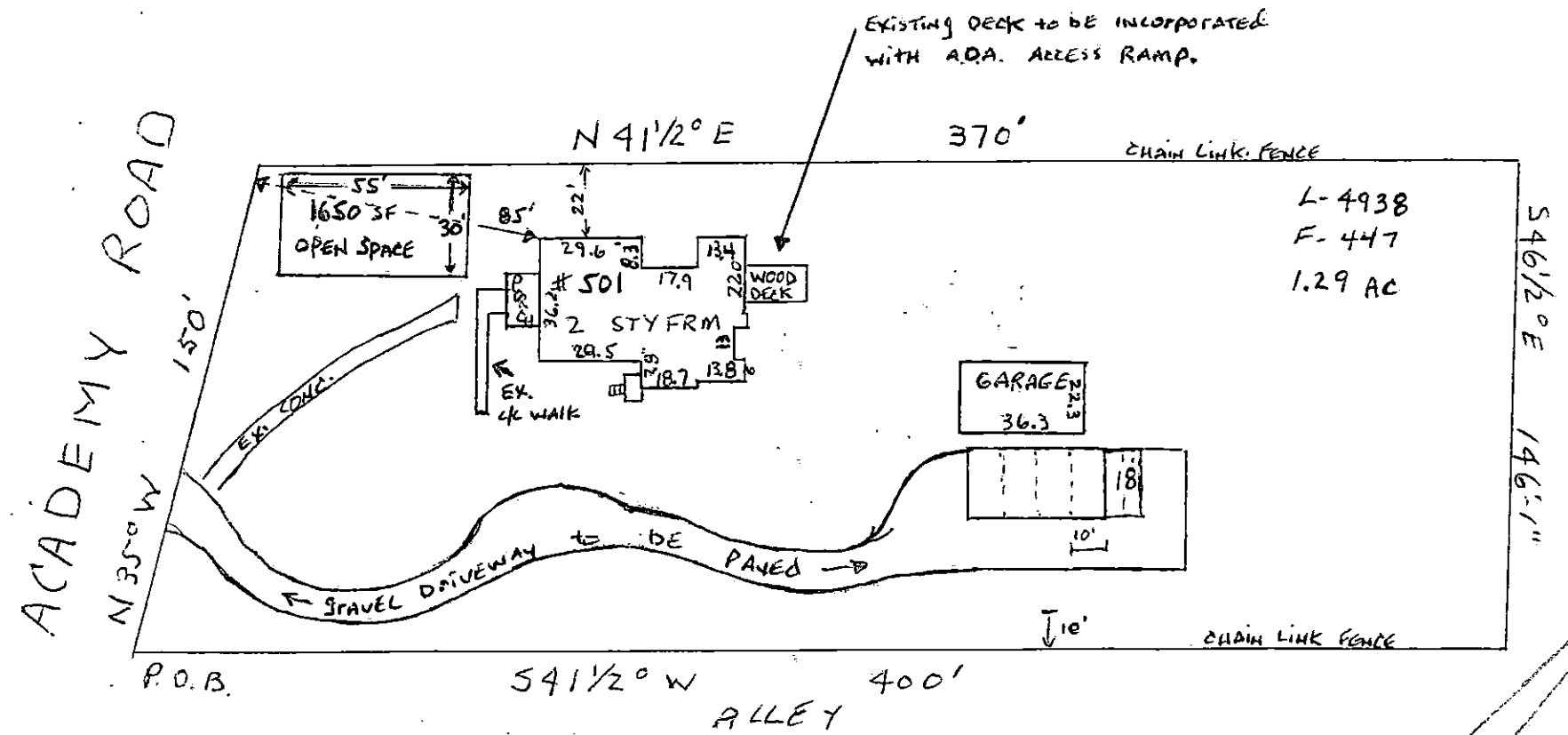
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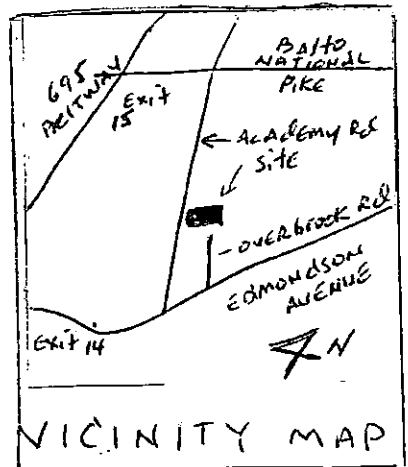


At the time of future development, a lot line will be established which includes any part of the lot area used in conjunction with the Assisted Living Facility. Density allowed will be determined on any remaining area.

FUTURE DEVELOPMENT

OWNER RESERVES HIS RIGHT TO FURTHER DEVELOPE PROPERTY PER SECTION 432.5B.2a

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C.A. Smith 4/29/97

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: C.A. SMITH
DATE: 4/29/97		REVISED:
		DRAWING NUMBER: 1 OF 1

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 OWNERS CRAIG A. SMITH * ADDRESS AS ABOVE PHONE # 410-744-5720
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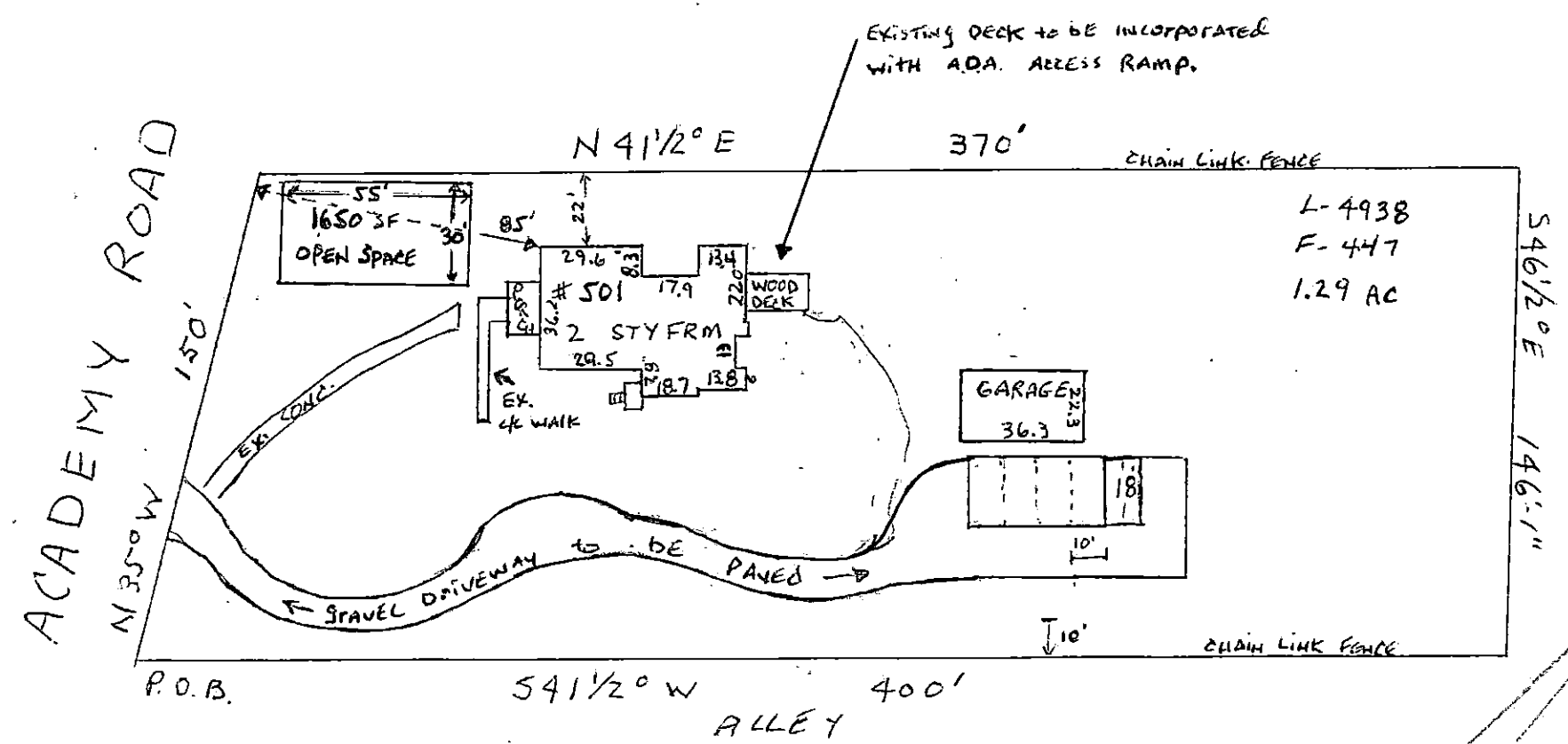
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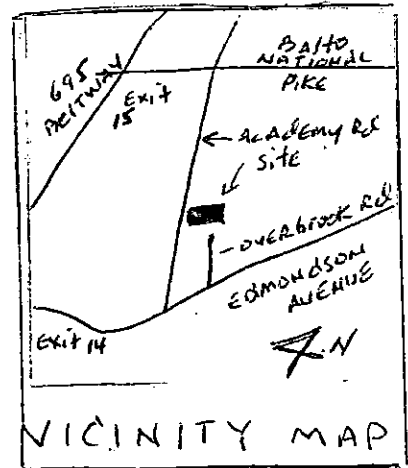


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CA Smith 4/29/97

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: C.A. SMITH
DATE: 4/29/97		REVISED:
		DRAWING NUMBER: 1 OF 1

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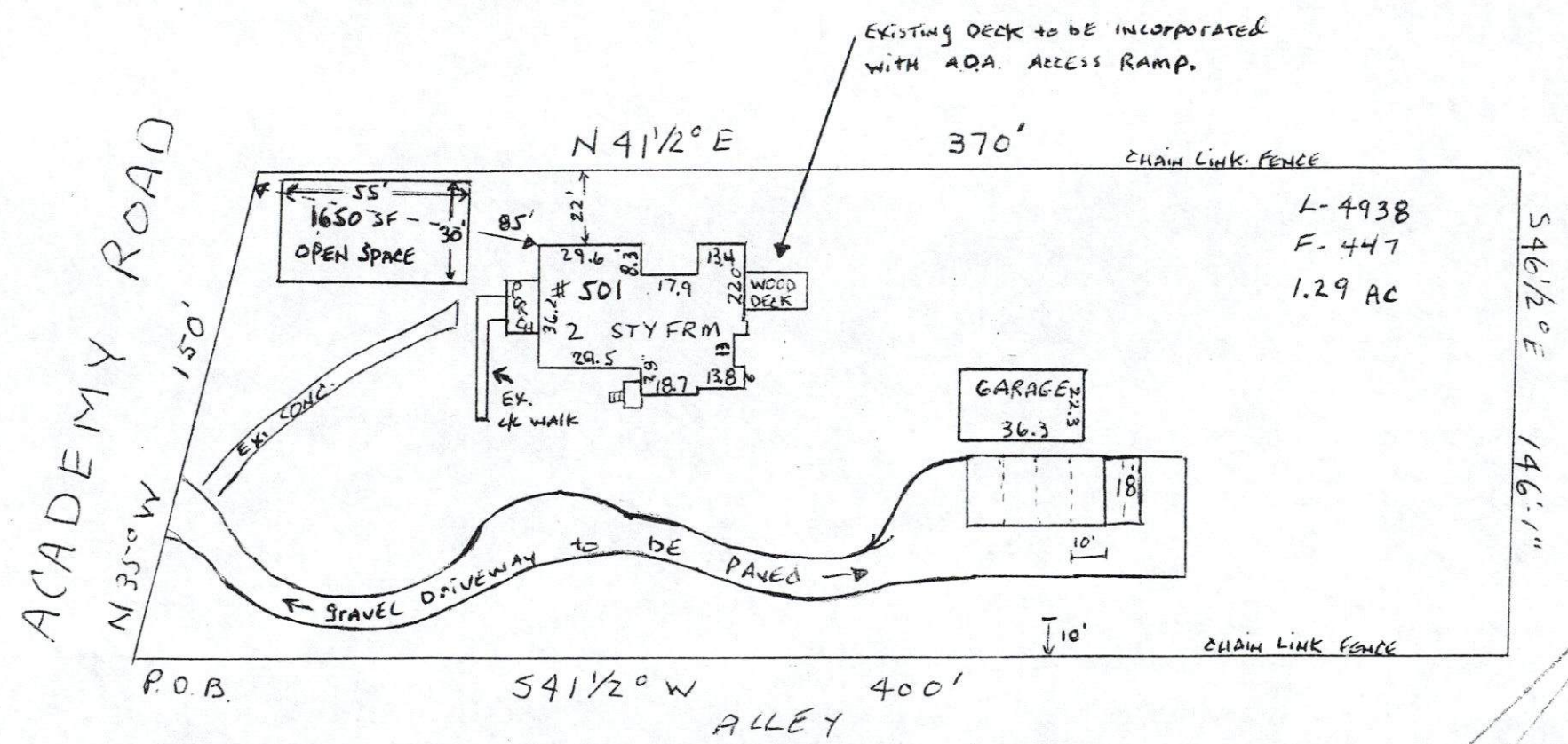
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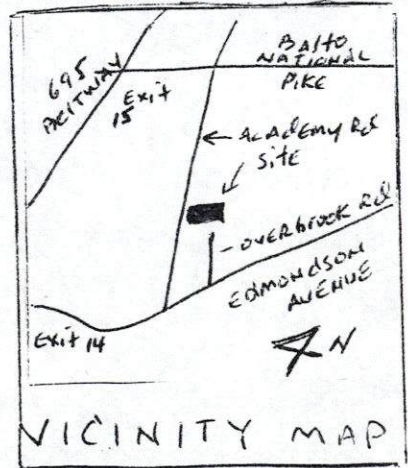


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CA Smith 4/29/97

OK PER JEFF LOND - ALL PHONE CONVERSATION ON 5/27/98

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: C.A. SMITH
DATE: 4/29/97		REVISED:
		DRAWING NUMBER: 1 OF 1



W 25,500

E 884,000

S 4,000
W 24,000

N 529,000

S 5,000

S 6,000

S 7,000

N 528,000

S 8,000
W 24,000

590

W 25,500

E 884,000

PHOTOGAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'
BY	DATE	
		DATE OF PHOTOGRAPHY APRIL 1953

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

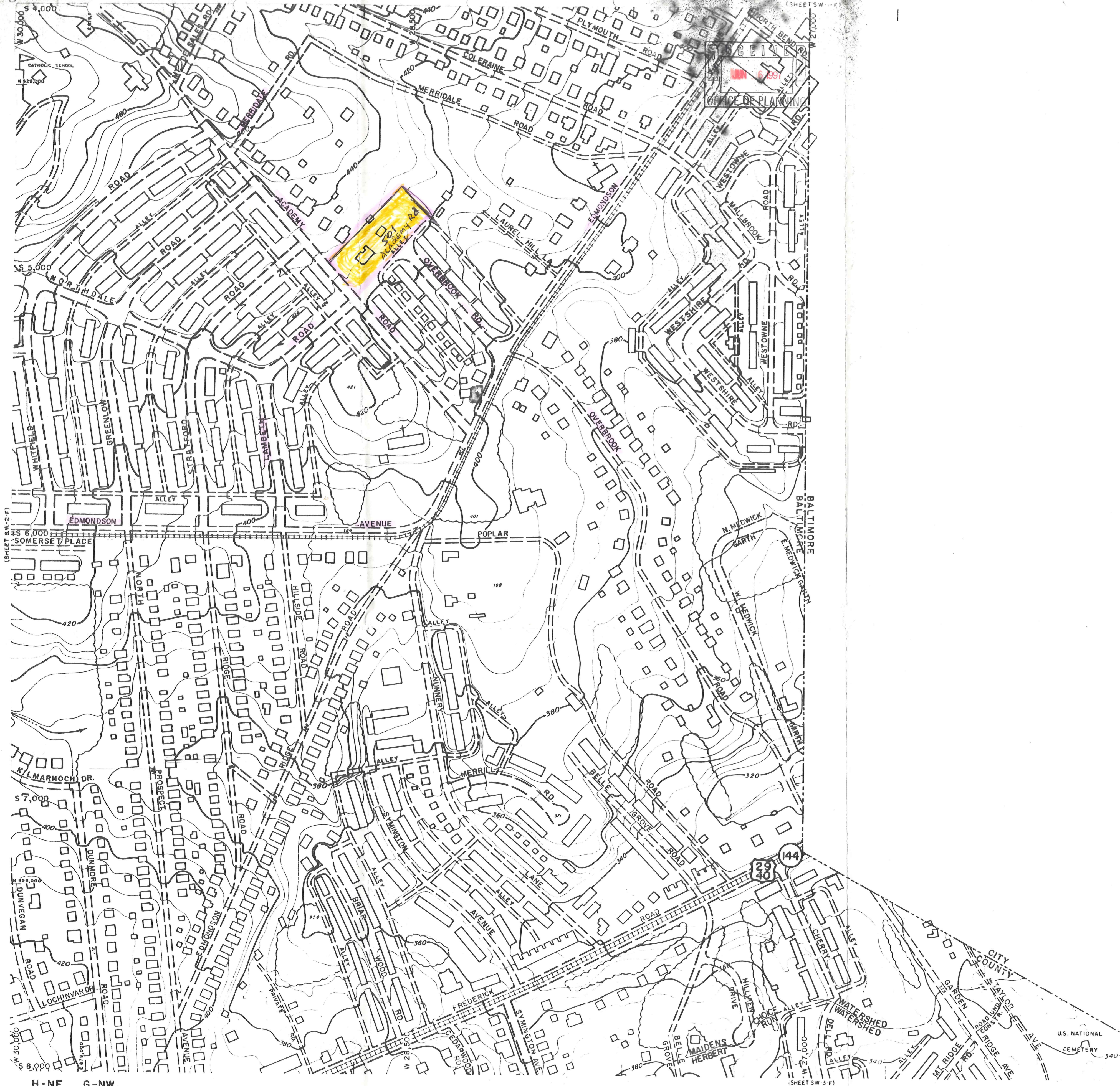
LOCATION
CATONSVILLE

SHEET
S.W.
2-E

1-29-69

H-NE G-NW

(SHEET SW 3-E)



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

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BY	DATE	1" = 200'
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