

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 3 day of MARCH, 2000, that 10815 POWERS AVE. COCKEYSVILLE should be and the same is hereby granted permission to operate a ASSISTED LIVING

FACILITY (CLASS A) FOR 15 BEDS SUBJECT TO

THE FOLLOWING: APPLICANT MUST FULLY COMPLY WITH A.D.A. ACCESSIBILITY GUIDELINES

076741
Permit Number

LTM Carl J. Jahn
Director, Zoning Administration & Development Management

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 21ST day of FEBRUARY, 1996, that 10815 POWERS AVE. (street address) should be and the same is hereby granted permission to operate a CLASS "A" ASSISTED LIVING FACILITY (A.L.F.) FOR A MAXIMUM OF 14 ALF RESIDENTS

Permit Number

~~B.D.~~ PERMIT B259249

released for Z+PS 2/21/96

JWJ *Signed Copy Mailed to app*
Director, Zoning Administration & Development Management *2/21/96*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

011076

DATE

2/1/96

ACCOUNT

R0016150

AMOUNT

\$

40.00

RECEIVED

FROM:

HUNT VALLEY CARE.

FOR:

10815 POWERS AVE

USE PERMIT APPLICATION CLASS "A" ALF

02A9180057N1CHRC

\$40.00

RA 0003129FH02-01-96

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076741

DATE 2/24/00 ACCOUNT R0016150

AMOUNT \$ 40.00

RECEIVED FROM: MARK WOOD

FOR: CLASS A ASSISTED

LIVING APPLICATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
2/24/2000	2/24/2000	11:19:21
REG 4805	CASHIER WSTE MES	DRUMER 5
Dept 5	528 ZONING VERIFICATION	
Receipt #	146560	OFLN
CR NO. 076741		

Receipt Tot	40.00
40.00 CK	.00 CA
Baltimore County, Maryland	

CASHIER'S VALIDATION

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: ~~Erin McDaniel~~ **JEFF LONG**
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Mark N. Wood 10815 Powers Ave. Cockeysville MD. 410-666-7442
Print Name of Applicant Address Telephone Number

Lot Address 10815 Powers Ave. Election District 8 Councilmanic District 3 Square Feet 86,902

Lot Location (N) E S W side/corner of Sherwood Dr. 700 feet from (N) E S W corner of Sherwood + Powers,
(street) (street)

Land Owner: Mark + Anna Wood Tax Account Number 2100008083

Address: 10815 Powers Ave. 21030 Telephone Number (410) 666-7442

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

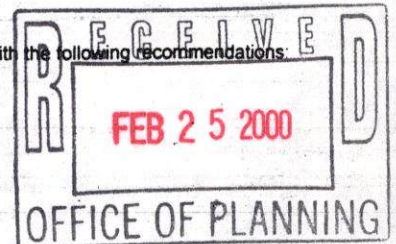
	PROVIDED?		Accepted for filing by <u>LTM</u> Date: <u>2/24/00</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	—	
2. Permit Application (If available)	—	—	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	—	
Topo 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	—	—	<u>WAIVED</u>
5. Photographs (please label all photos clearly)			
Adjoining Buildings	✓	—	
Surrounding Neighborhood	—	—	
6. Current Zoning Classification: _____			

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:

Applicant must demonstrate full compliance with ADA Accessibility Guidelines.



Signed by: Jeffery W Long
for the Director, Office of Planning and Community Conservation

Date: 3/8/00

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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 Towson, MD 21204

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15 BED

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	PROVIDED?		Accepted for filing by <u>LTM</u> Date: <u>2/24/00</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (If available)	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<u>WAIVED</u>
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: _____			

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

COMMENDATIONS / COMMENTS:

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

 Director, Office of Planning and Community Conservation

Date: _____

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

*MAIL PERMIT
USE TO THIS ADDRESS*

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

PDM ALF # _____

Permit No. (if required) B 259249

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

*2/1/96
OPCC PACKAGE HAND DEL BY APP. THIS DATE*

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 Community Conservation prior to this office's approval of a building/use permit.

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MARK N WOOD + ANNA FRANCIS WOOD 10815 POWERS AVE. COCKEYSVILLE 21030 410-666-7442
Print Name of Applicant Address Telephone Number

Lot Address 10815 POWERS AVE COCKEYSVILLE Election District 8 Councilmanic District 3 Square Feet 86,902

Lot Location: NE S W side/corner of POWERS AVE 750 feet from NE S W corner of SHAWWOOD RUN
(street) (street)

Land Owner: MARK N WOOD + ANNA FRANCIS WOOD Tax Account Number 2100008883

Address: 10815 POWERS AVE COCKEYSVILLE MD 21030 Telephone Number (410) 666-7442

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	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
2. Permit Application (If available)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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4. Building Elevation Drawings	<input type="checkbox"/>	<input type="checkbox"/> <u>WAIVED</u>	
5. Photographs (please label all photos clearly) Adjoining Buildings Surrounding Neighborhood	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
6. Current Zoning Classification: <u>DR 2</u>	<input type="checkbox"/>	<input type="checkbox"/>	

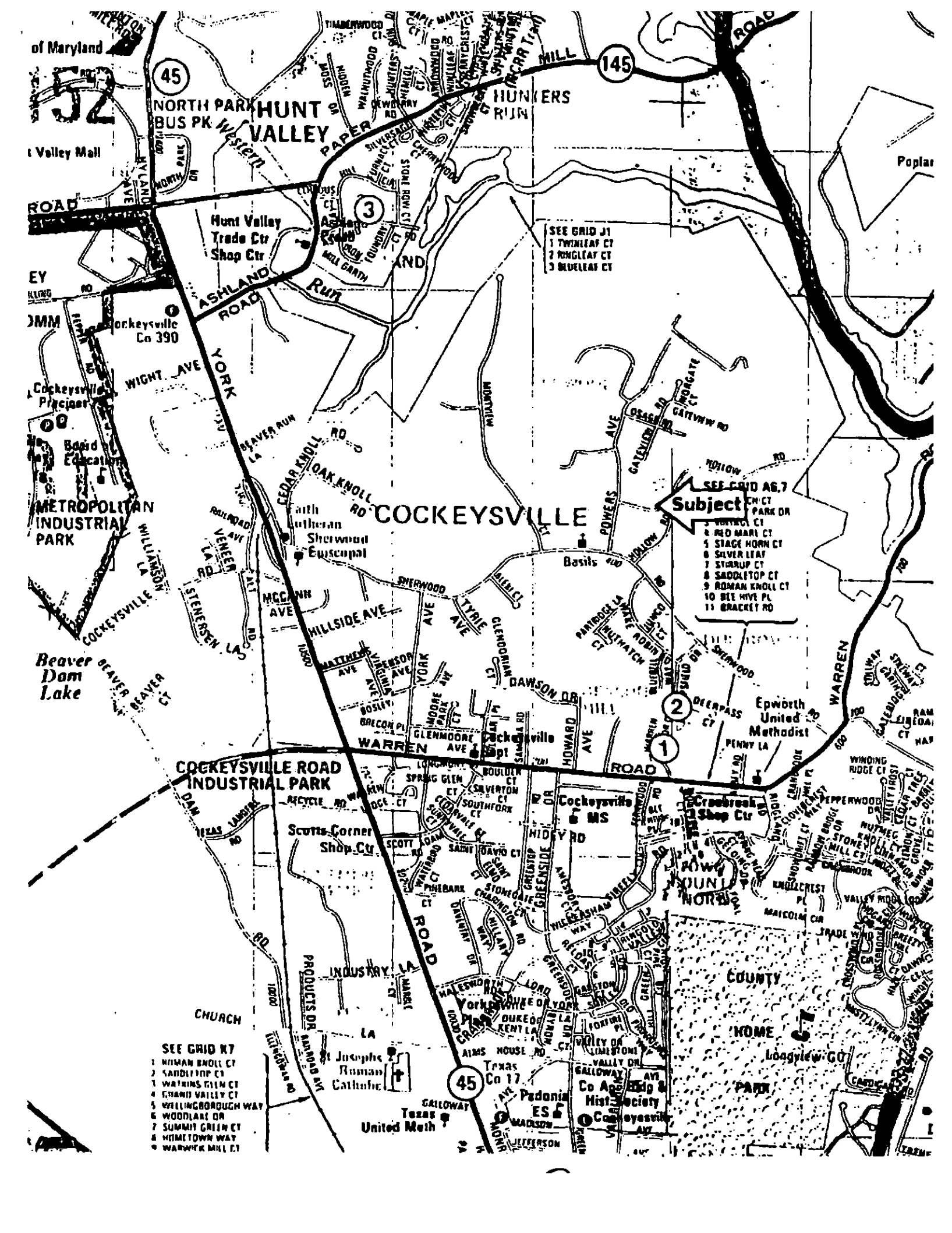
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RECOMMENDATIONS / COMMENTS:

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

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

Date: _____



of Maryland
 52
 Valley Mall

45

NORTH PARK
 BUS PK

HUNT VALLEY

145

HUNKERS
 RIUM

ROAD

Hunt Valley
 Trade Ctr
 Shop Ctr

3

SEE GRID J1
 1 TWINGLEAF CT
 2 RINGLEAF CT
 3 BLUELEAF CT

EY
 ELLING

JMM

Cockeysville
 Co 390

Cockeysville
 Precinct

Board of
 Education

METROPOLITAN
 INDUSTRIAL
 PARK

Beaver
 Dam
 Lake

COCKEYSVILLE

SEE GRID AG.7
Subject
 1 TWINGLEAF CT
 2 RINGLEAF CT
 3 BLUELEAF CT
 4 RED MARL CT
 5 STAGE HORN CT
 6 SILVER LEAF
 7 STARRUP CT
 8 SADDLETOP CT
 9 ROMAN KNOLL CT
 10 BEE HIVE PL
 11 BRACKET RD

COCKEYSVILLE ROAD
 INDUSTRIAL PARK

SEE GRID K7
 1 HUNAN KNOLL CT
 2 SANDLTOP CT
 3 WATKINS GLEN CT
 4 GRAND VALLEY CT
 5 WELLINGBOROUGH WAY
 6 WOODLAKE DR
 7 SUMMIT GREEN CT
 8 HOMETOWN WAY
 9 WARWICK HILL CT

45

United Meth

Pedonia
 ES

Co Ag
 Hist Society

COUNTY

HOME

PARK

Longview CO

Poplar

WARREN
 Epworth
 United
 Methodist

Cockeysville
 MS

Crabtree
 Shop Ctr

POWER
 MOUNTAIN

INDUSTRIAL

VALLEY

ROAD

COCKEYSVILLE

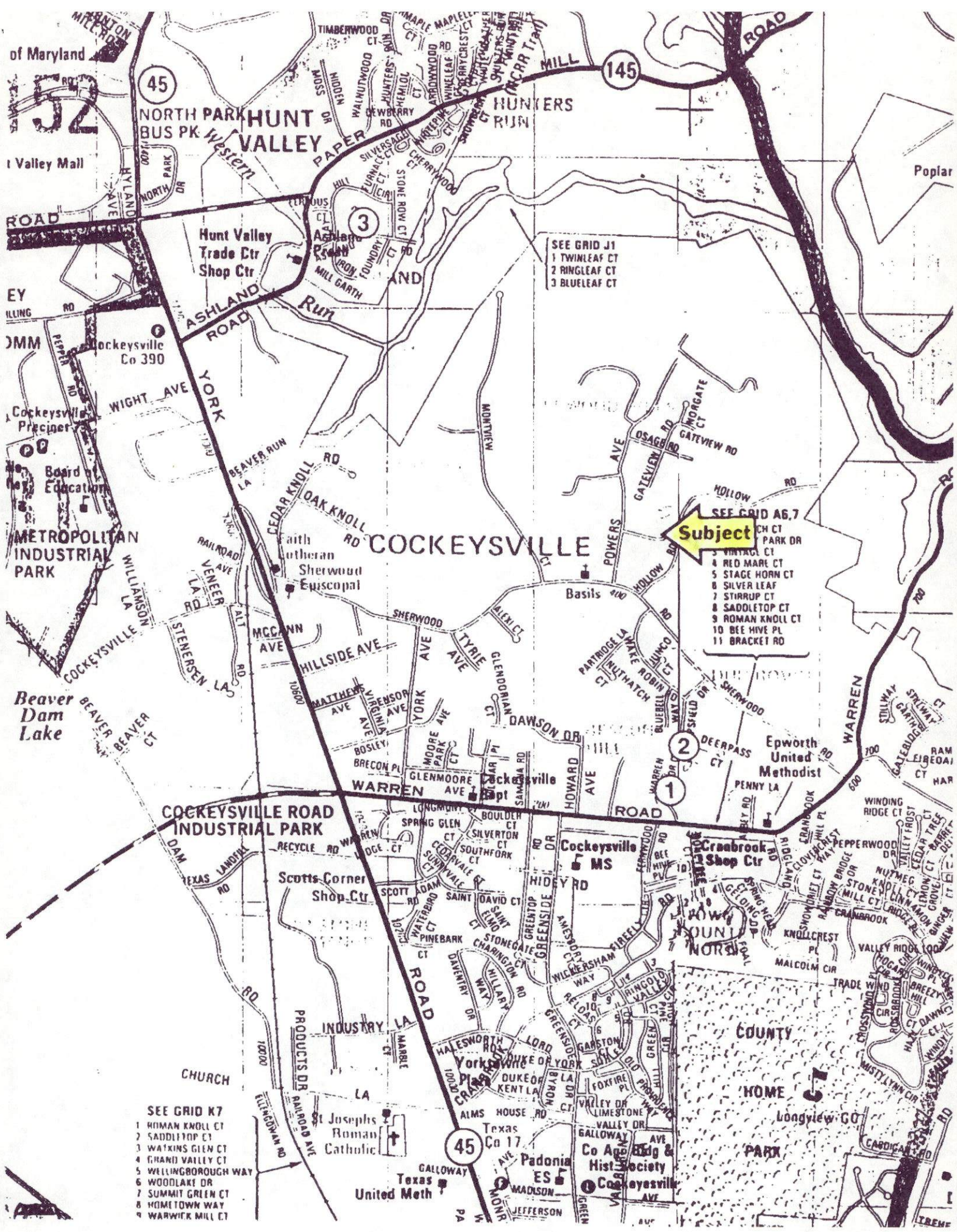
ROAD

WINDING
 RIDGE CT
 VALLEY
 FROST
 CEDAR
 TRAIL
 GARDEN
 COURT
 GARDEN
 COURT

VALLEY
 HOOK
 TRADE
 WIND
 MILL CT
 CHAMBER
 PEPPER
 WOOD
 NUTMEG
 KNOLL
 MILL CT
 CHAMBER
 PEPPER
 WOOD

VALLEY
 HOOK
 TRADE
 WIND
 MILL CT
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 WOOD
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 MILL CT
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 PEPPER
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 HOOK
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 MILL CT
 CHAMBER
 PEPPER
 WOOD
 NUTMEG
 KNOLL
 MILL CT
 CHAMBER
 PEPPER
 WOOD



45

145

NORTH PARK HUNT VALLEY BUS PK

3

SEE GRID A6.7
Subject

SEE GRID J1
1 TWINLEAF CT
2 RINGLEAF CT
3 BLUELEAF CT

SEE GRID K7
1 ROMAN KNOLL CT
2 SADDLETOP CT
3 WATKINS GLEN CT
4 GRAND VALLEY CT
5 WELINGBOROUGH WAY
6 WOODLAKE DR
7 SUMMIT GLEN CT
8 HOMETOWN WAY
9 WARWICK MILL CT

AREA CALCULATIONS Summary

<u>AREA</u>	<u>NAME OF AREA</u>	<u>SIZE</u>	<u>TOTALS</u>
	FIRST FLOOR	1564	1564
	SECOND FLOOR	988	988
	BASEMENT	1042	1042
TOTAL LIVABLE (Rounded)			3594 SQ FT.

LIVING AREA CALCULATIONS

	<u>BREAKDOWN</u>	<u>SUB TOTALS</u>
1 ST FLOOR	38 X 24 24 X 24	1564
2 ND FLOOR	38 X 24	988
BASEMENT	38 X 24 9 X 6	1042
		3594 SQ FT.

ZONING USE PERMIT FOR CLASS A SENIOR ASSISTED LIVING FACILITY

MACK N. WOOD + ANNA FRANCIS - WOOD
 10815 POWERS AVENUE
 COVINGTON, MD. 21030

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MACK N. WOOD + ANNA FRANCIS - WOOD
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 COUGERSVILLE, MD. 21030

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RECOMMENDATION FORM**

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PDM ALF # _____

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	PROVIDED?		Accepted for filing by Date: <u>2/1/96</u> <i>JLL</i>
	YES	NO	
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6. Current Zoning Classification: <u>DR 2</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:

Photographs were provided showing all views except south view. A landscape plan should be submitted providing screening, if needed, from the south side of property.

Signed by: Francis Mowsey
for the Director, Office of Planning and Community Conservation

JLL CALLED + ADVISED, 2/21/96
MSG. VU TO MARK WOOD.
HOLD PENDING OWNERS
RESOLUTION WITH DPCC.
Date: 2/20/96

PER PHONE CONVERSATION WITH JAKE MORSEY
2/21/96 THIS SITE IS APPROV'D WITHOUT
RESTRICTION - JLL.

RECEIVED

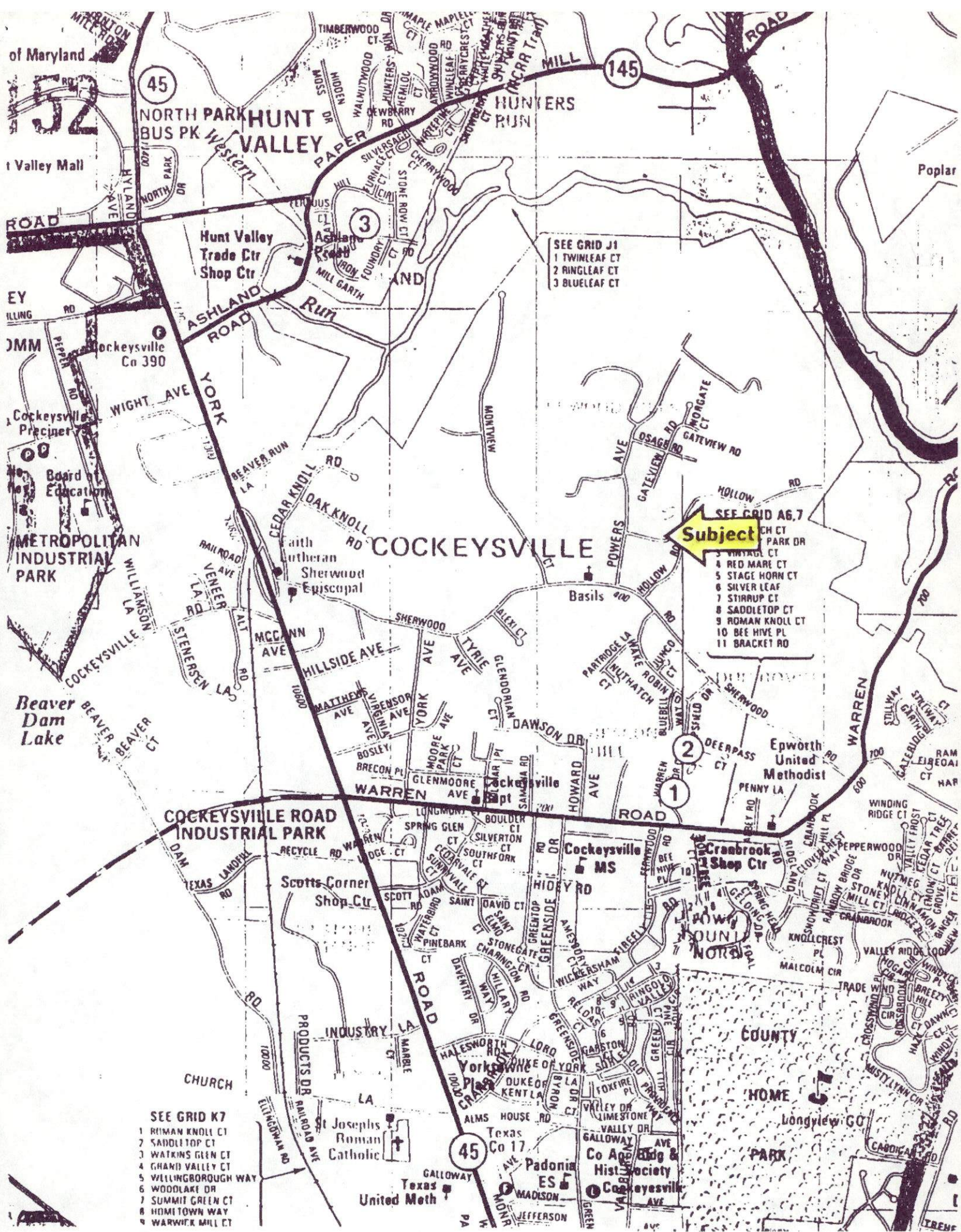
FEB 1 1996

OFFICE OF
PLANNING

RECEIVED

FEB 1 1996

OFFICE OF
PLANNING



- SEE GRID K7
- 1 ROMAN KNOLL CT
 - 2 SADDLETOP CT
 - 3 WATKINS GLEN CT
 - 4 GRAND VALLEY CT
 - 5 WILLINGBOROUGH WAY
 - 6 WOODLAKE DR
 - 7 SUMMIT GREEN CT
 - 8 HOMI TOWN WAY
 - 9 WARWICK MILL CT

- SEE GRID J1
- 1 TWINLEAF CT
 - 2 RINGLEAF CT
 - 3 BLUELEAF CT

- SEE GRID A6.7
- 1 CH CT
 - 2 PARK DR
 - 3 VINTAGE CT
 - 4 RED MARE CT
 - 5 STAGE HORN CT
 - 6 SILVER LEAF
 - 7 STIRRUP CT
 - 8 SADDLETOP CT
 - 9 ROMAN KNOLL CT
 - 10 BEE HIVE PL
 - 11 BRACKET RD

Subject

AREA CALCULATIONS Summary

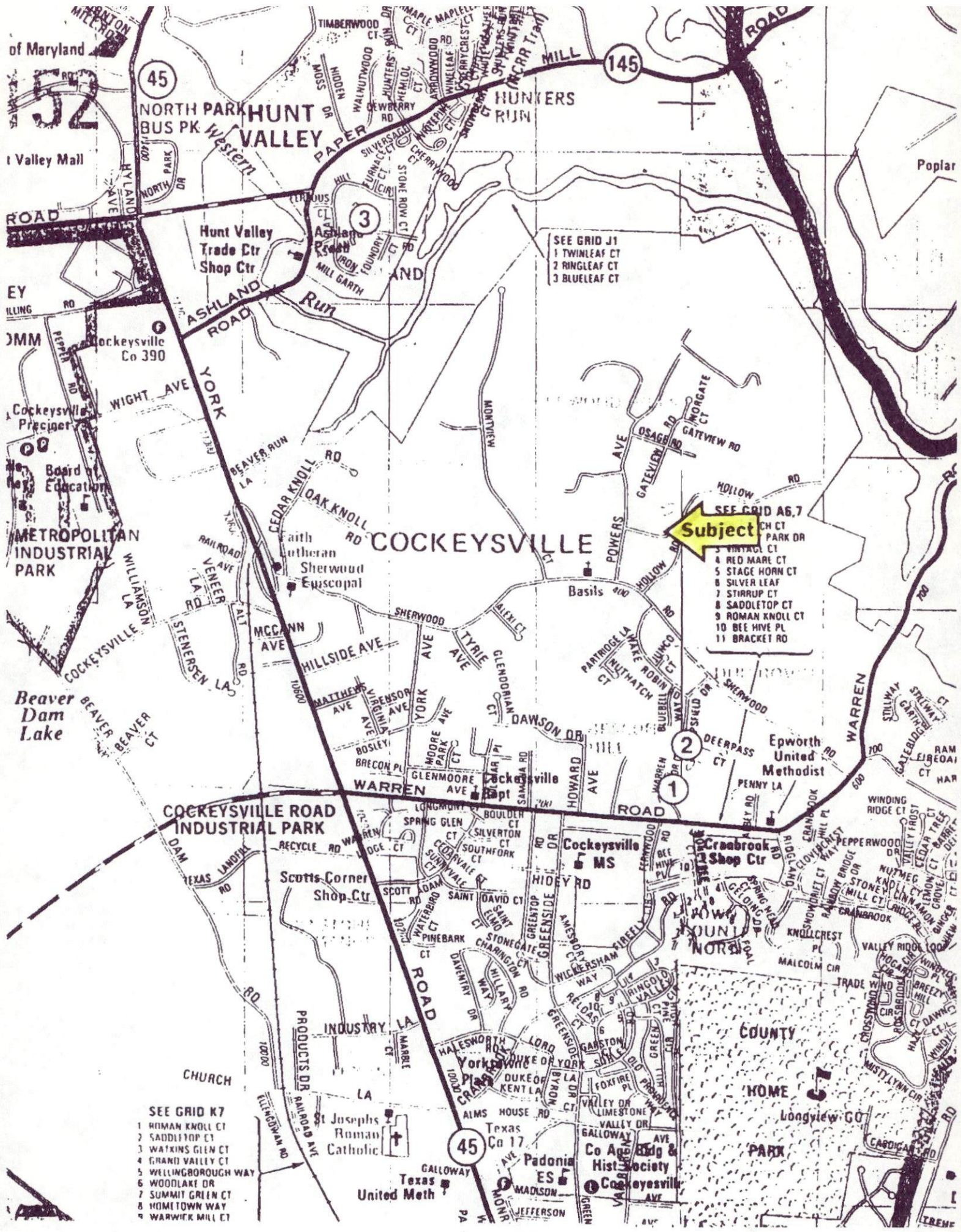
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ZONING USE PERMIT FOR CLASS A SENIOR ASSISTED LIVING FACILITY

MACK N. WOOD + ANNA FRANCIS - WOOD
10815 POWERS AVENUE
CONNEYSVILLE, MD. 21030



45

145

NORTH PARK HUNT VALLEY BUS PK

3

Hunt Valley Trade Ctr Shop Ctr

SEE GRID J1
1 TWINLEAF CT
2 RINGLEAF CT
3 BLUELEAF CT

SEE GRID A6.7
Subject
1 VINTAGE CT
2 RED MARE CT
3 STAGE HORN CT
4 SILVER LEAF
5 STIRRUP CT
6 SADDLETOP CT
7 ROMAN KNOLL CT
8 BEE HIVE PL
9 BRACKET RD

SEE GRID K7
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2 SADDLETOP CT
3 WATKINS GLEN CT
4 GRAND VALLEY CT
5 WELLINGBOROUGH WAY
6 WOODLAKE DR
7 SUMMIT GREEN CT
8 HOMETOWN WAY
9 WARWICK MILL CT

45

AREA CALCULATIONS SUMMARY

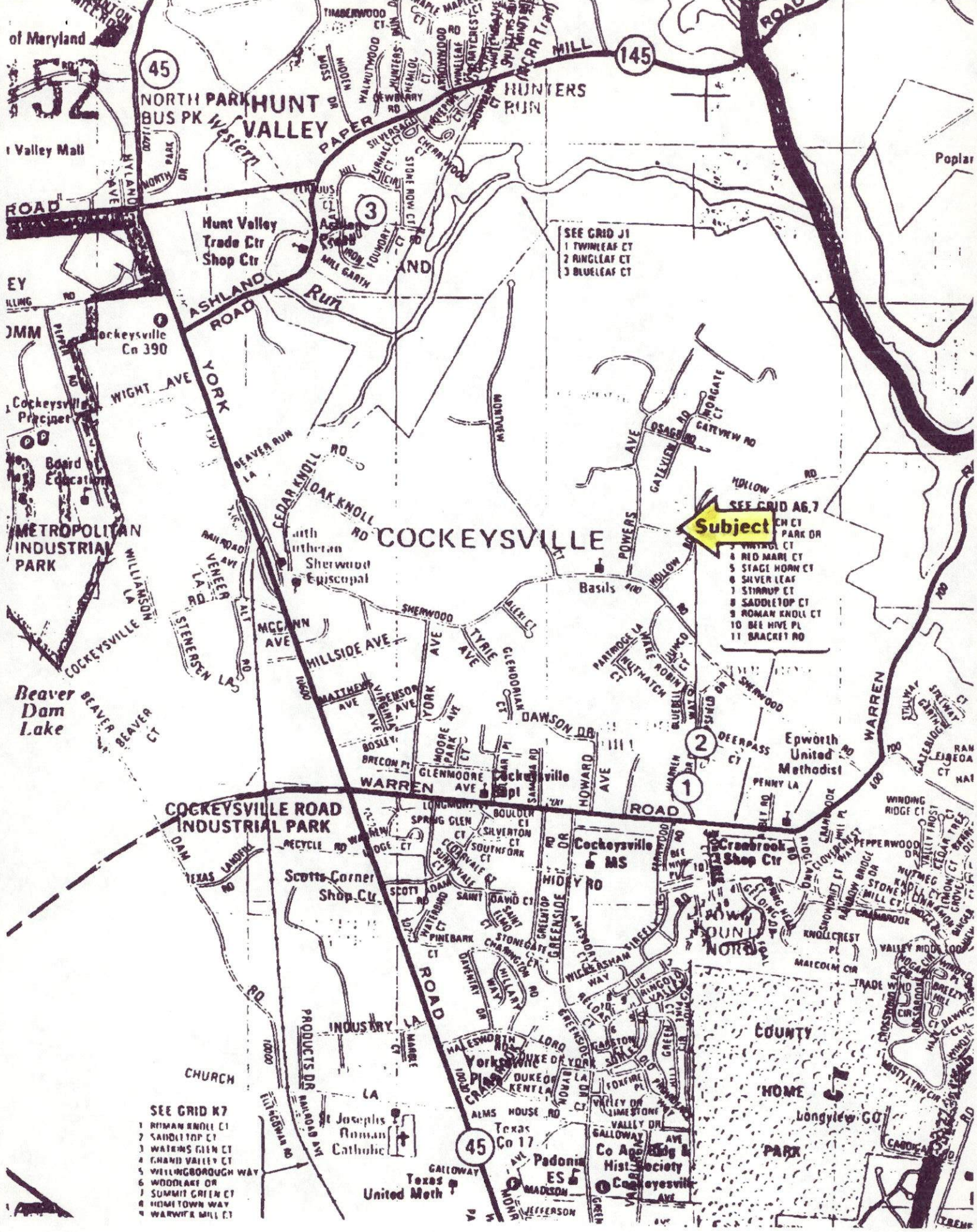
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ZONING USE PERMIT FOR CLASS A SENIOR ASSISTED LIVING FACILITY,

MACK N. WOOD + ANNA FRANCIS - WOOD
 10815 POWERS AVENUE
 COCCASVILLE, MD. 21030



SEE GRID J1
 1 TWIMLEAF CT
 2 RINGLEAF CT
 3 BLUELEAF CT

SEE GRID A6.7

- Subject**
- 1 CH CT
 - 2 PARK DR
 - 3 VINTAGE CT
 - 4 RED MARI CT
 - 5 STAGE HORN CT
 - 6 SILVER LEAF
 - 7 STIRRUP CT
 - 8 SADDLETOP CT
 - 9 ROMAN KNOLL CT
 - 10 BEE HIVE PL
 - 11 BRACKET RD

- SEE GRID K7
- 1 RIMAN KNOLL CT
 - 2 SANDLTOP CT
 - 3 WATKINS GLEN CT
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 - 6 WOODLAKE DR
 - 7 SUMMIT GREEN CT
 - 8 HEMTOWN WAY
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AREA CALCULATIONS Summary

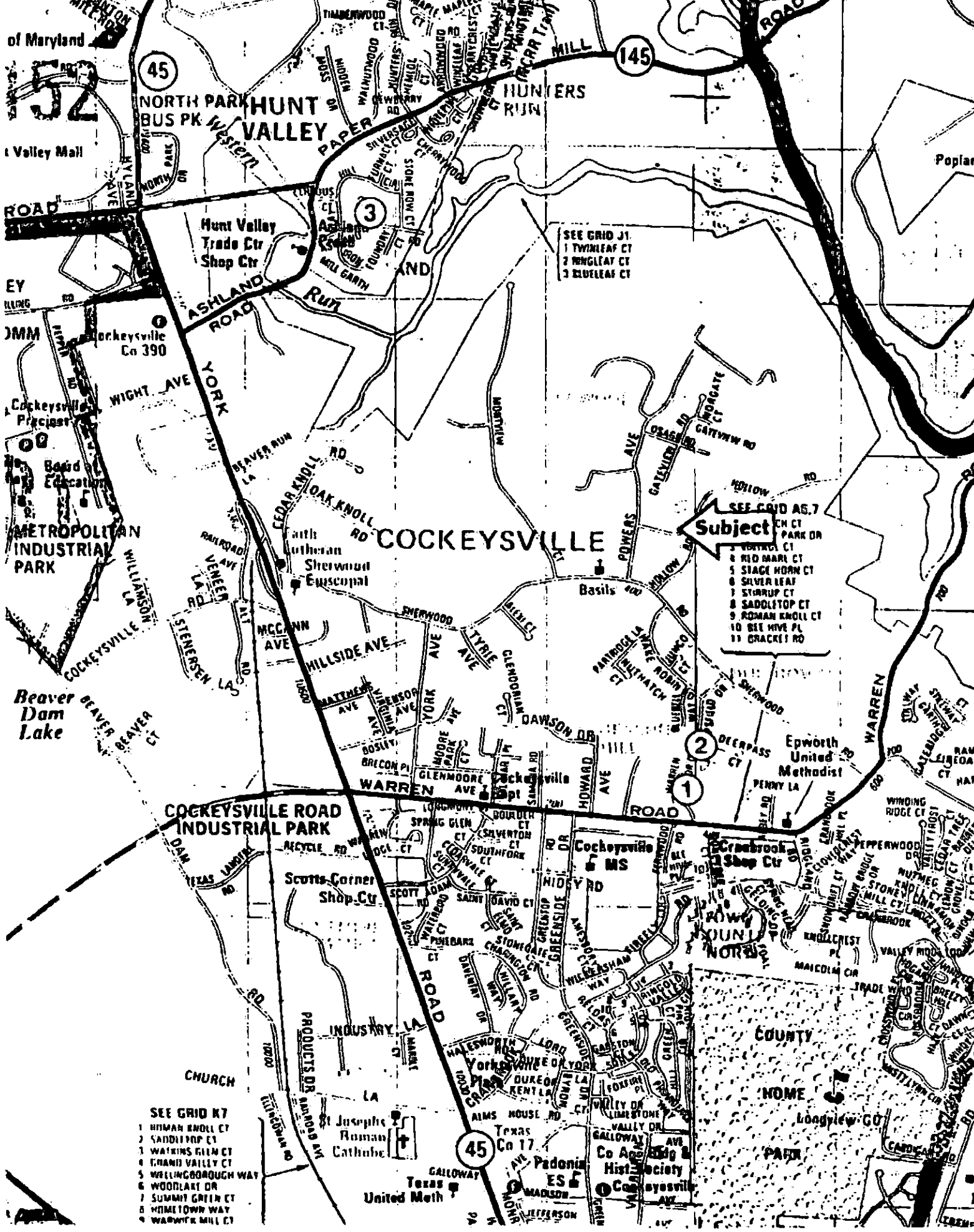
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ZONING USE PERMIT FOR CLASS A SENIOR ASSISTED LIVING FACILITY

MACK W. WOOD + ANNA FRANCIS - WOOD
10815 POWERS AVENUE
CONROYSVILLE, MD. 21030



45

145

NORTH PARK HUNT VALLEY

3

SEE GRID J1
1 TWINLEAF CT
2 WINGLEAF CT
3 BLUELEAF CT

SEE GRID A6.7
Subject
1 HOLLOW CT
2 HOLLOW CT
3 HOLLOW CT
4 HOLLOW CT
5 HOLLOW CT
6 HOLLOW CT
7 HOLLOW CT
8 HOLLOW CT
9 HOLLOW CT
10 HOLLOW CT
11 HOLLOW CT

2
1

SEE GRID K7
1 HIGMAN KNOLL CT
2 SADDLETOP CT
3 WATKINS GLEN CT
4 GRAND VALLEY CT
5 WELLSBOROUGH WAY
6 WOODLAKE DR
7 SUMMIT GREEN CT
8 HIGHTOWN WAY
9 WARWICK HILL CT

45

United Meth

Padonia ES

Co Ag Edg & Hist Society

COUNTY

HOME

Longview CO

PARK

of Maryland

Valley Mall

JMM

Cockeysville Co 390

Cockeysville Precinct

Board of Education

METROPOLITAN INDUSTRIAL PARK

Beaver Dam Lake

COCKEYSVILLE ROAD INDUSTRIAL PARK

Scotts Corner Shop Ctr

Cockeysville MS

Cockeysville Shop Ctr

ROW

NORTH

CHURCH

St Josephs Roman Catholic

United Meth

Padonia ES

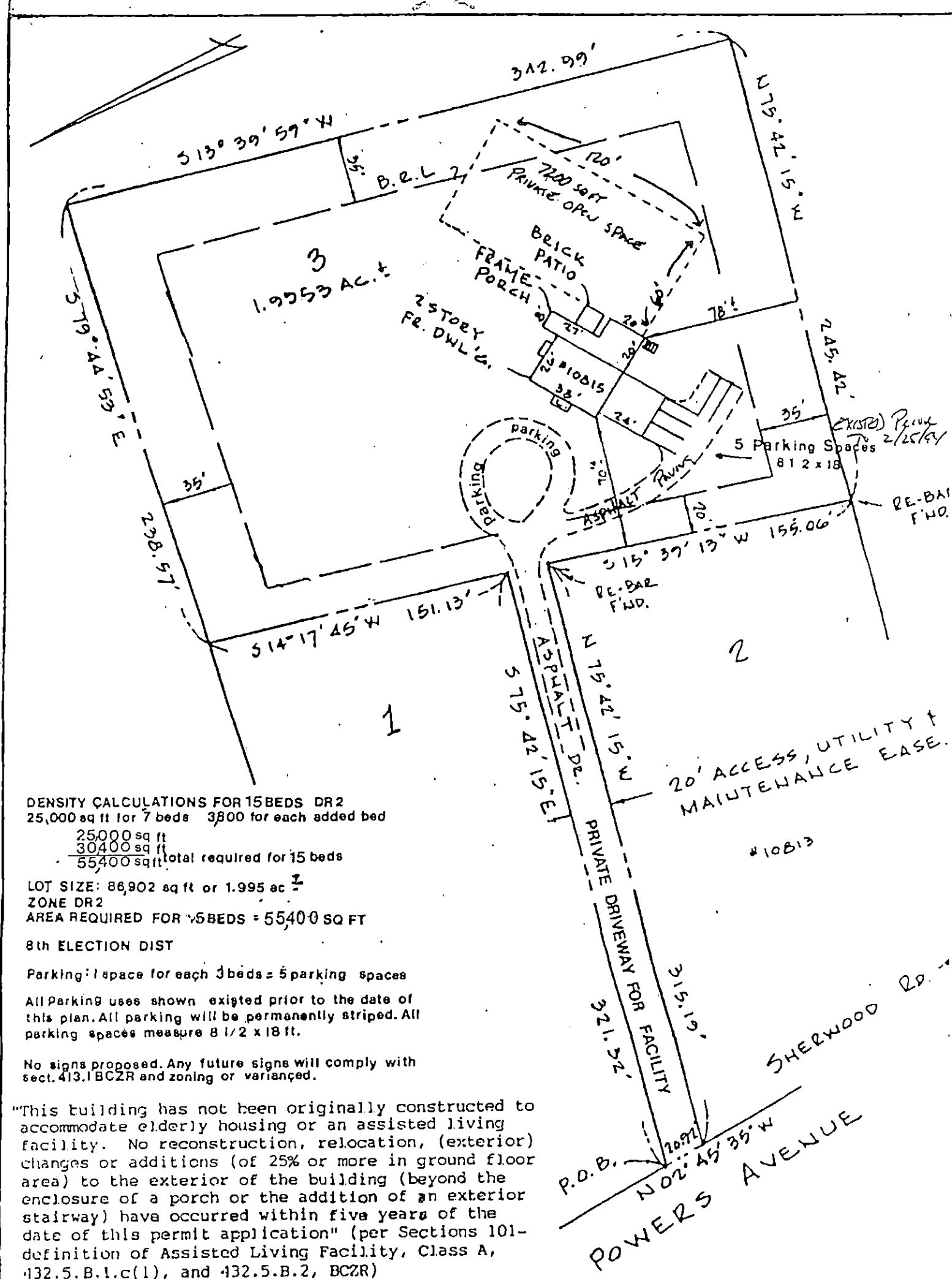
Co Ag Edg & Hist Society

COUNTY

HOME

Longview CO

PARK



DENSITY CALCULATIONS FOR 15 BEDS DR2
 25,000 sq ft for 7 beds 3800 for each added bed
 $\frac{25,000 \text{ sq ft}}{30400 \text{ sq ft}}$
 55,400 sq ft total required for 15 beds

LOT SIZE: 86,902 sq ft or 1.995 ac ±
 ZONE DR2
 AREA REQUIRED FOR 15 BEDS = 55,400 SQ FT
 8th ELECTION DIST

Parking: 1 space for each 3 beds = 5 parking spaces
 All parking uses shown existed prior to the date of this plan. All parking will be permanently striped. All parking spaces measure 8 1/2 x 18 ft.
 No signs proposed. Any future signs will comply with sect. 413.1 BCZR and zoning or variances.

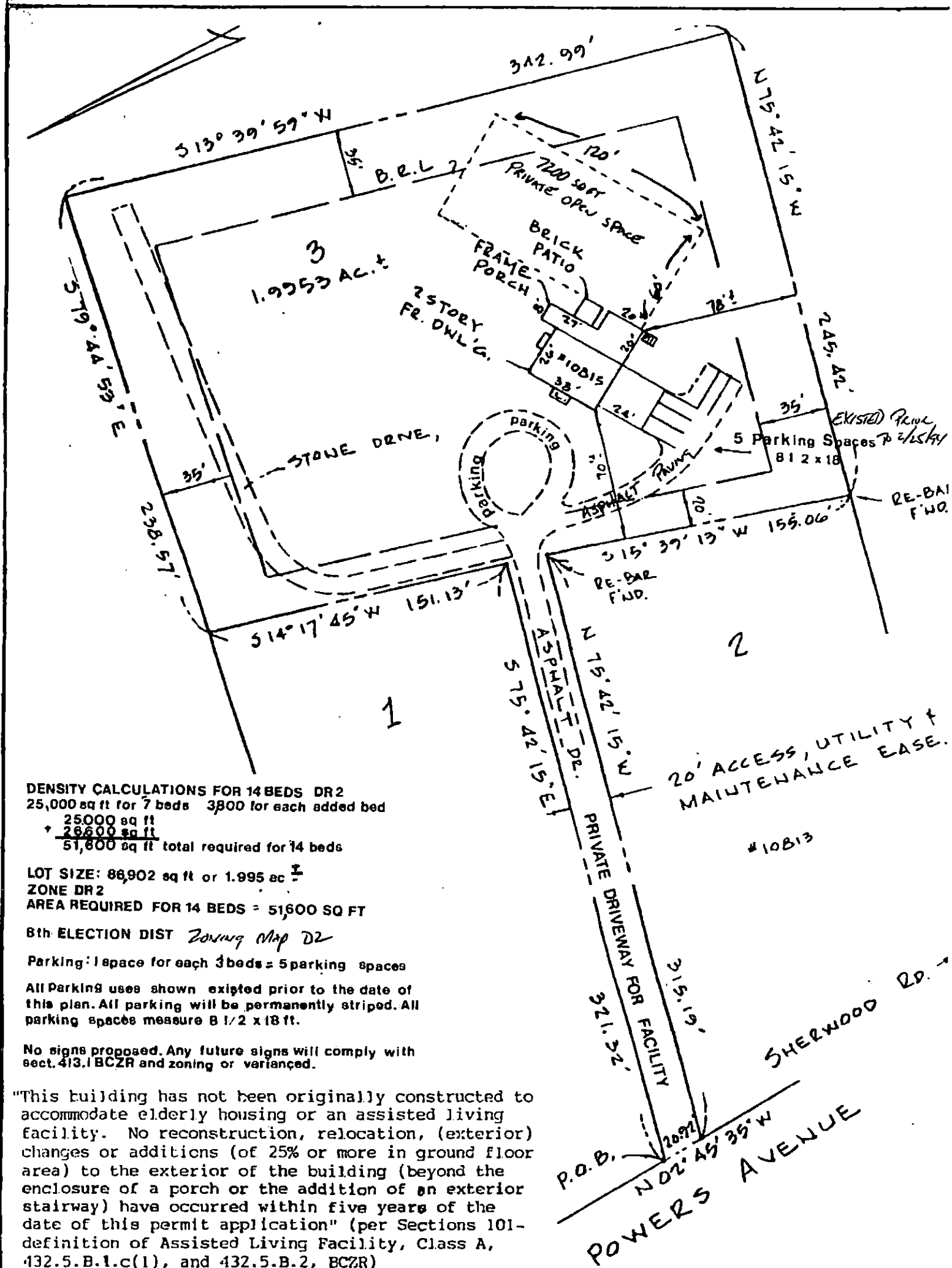
"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application" (per Sections 101- definition of Assisted Living Facility, Class A, 432.5.B.1.c(1), and 432.5.B.2, BCZR)

SCALE 1" = 60'	REVISED FOR ADDITIONAL BED FROM 14 TO 15 BEDS USE PERMIT PLAN CLASS "A" ASSISTED LIVING FACILITY FOR 10815 Powers Avenue 8th District Balto. Co., Md. 21030
DATE 2/9/00	PROPERTY OWNERS MARK N. WOOD & ANNA FRANCIS - WOOD 10815 POWERS AVENUE HUNT VALLEY, MD. 21030 410 - 666 - 7442

The undersigned are responsible for the accuracy of the information on plan

MARK N. WOOD

 ANNA FRANCIS - WOOD

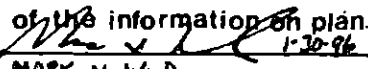
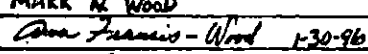


DENSITY CALCULATIONS FOR 14 BEDS DR2
 25,000 sq ft for 7 beds 3800 for each added bed
 25000 sq ft
 + 28600 sq ft
 51,600 sq ft total required for 14 beds

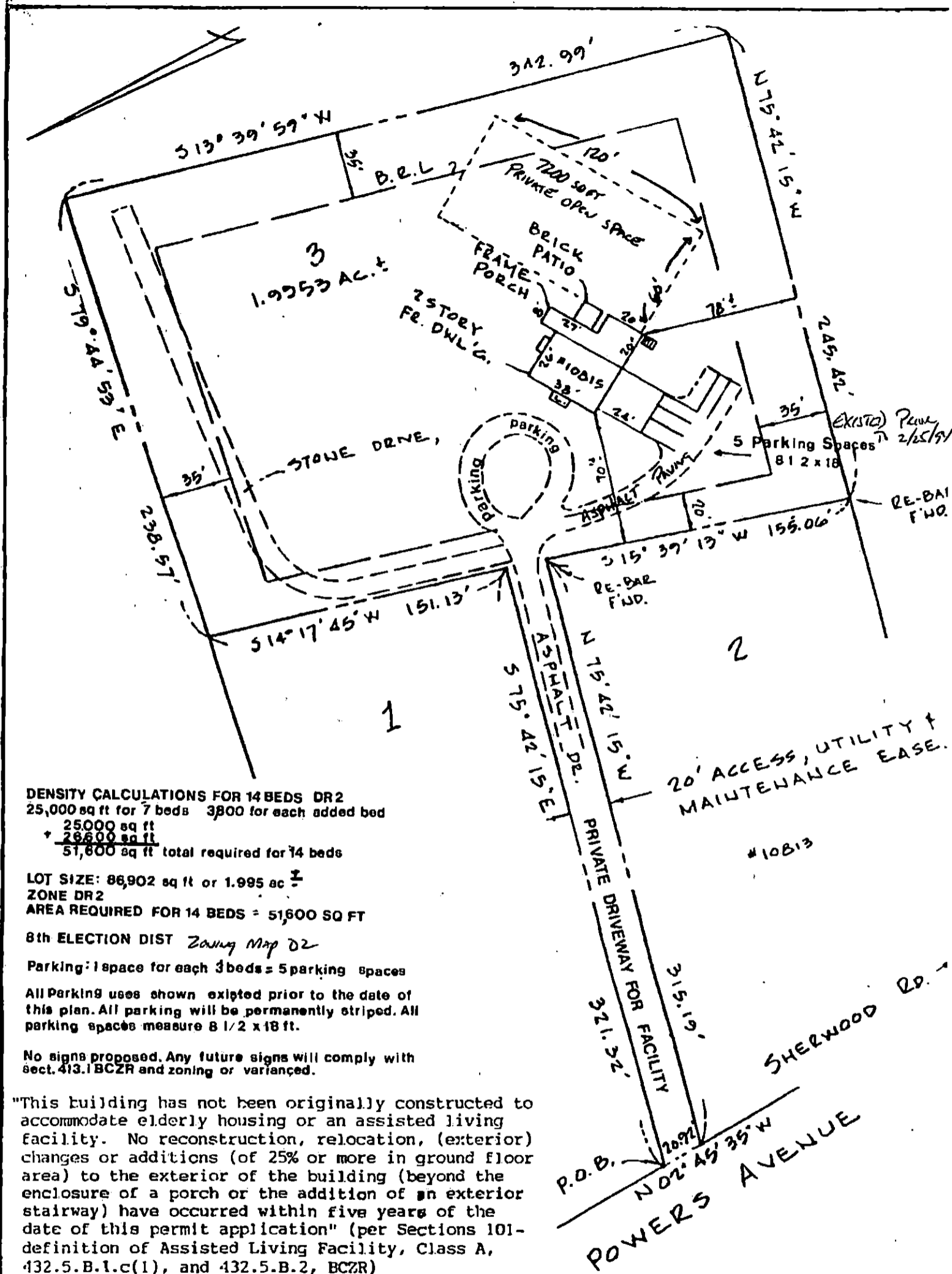
LOT SIZE: 86,902 sq ft or 1.995 ac ±
 ZONE DR2
 AREA REQUIRED FOR 14 BEDS = 51,600 SQ FT

Bth ELECTION DIST *Zoning Map D2*
 Parking: 1 space for each 3 beds = 5 parking spaces
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SCALE 1" = 60'	USE PERMIT PLAN CLASS "A" ASSISTED LIVING FACILITY FOR 10815 Powers Avenue 8th District Balto. Co., Md. 21030	Page 1 of 6 The undersigned are responsible for the accuracy of the information on plan.  1-30-96 MARK N. WOOD  1-30-96 ANNA FRANCIS-WOOD
DATE JAN 30 1996	PROPERTY OWNERS MARK N. WOOD & ANNA FRANCIS - WOOD 10815 POWERS AVENUE HUNT VALLEY, MD. 21030 410 - 666 - 7442	

NOTE: This plot is not intended for



DENSITY CALCULATIONS FOR 14 BEDS DR2
 25,000 sq ft for 7 beds 3800 for each added bed
 + 25000 sq ft
 + 26600 sq ft
 51,600 sq ft total required for 14 beds

LOT SIZE: 86,902 sq ft or 1.995 ac ±
 ZONE DR2
 AREA REQUIRED FOR 14 BEDS = 51,600 SQ FT

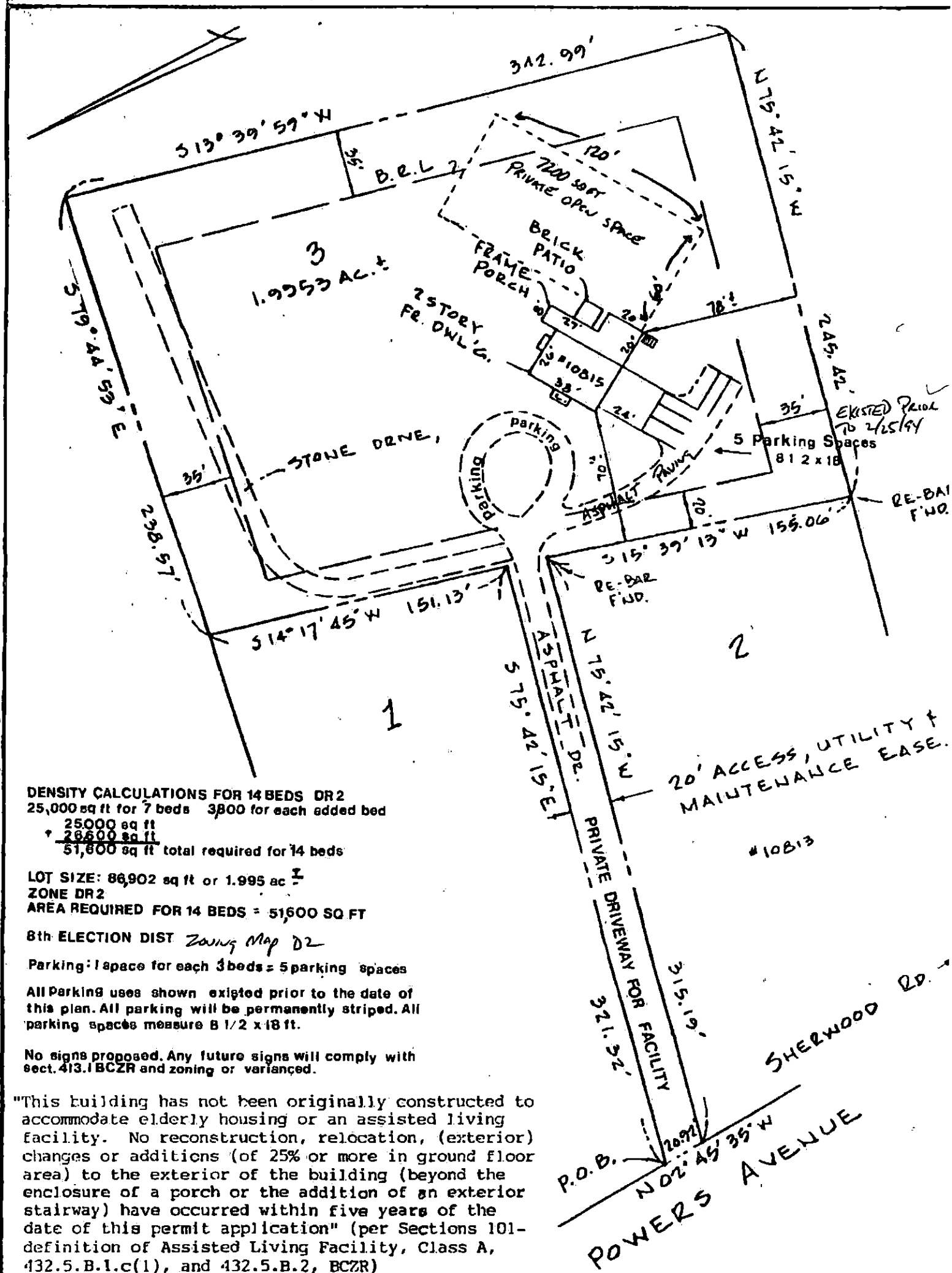
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"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application" (per Sections 101-definition of Assisted Living Facility, Class A, 432.5.B.1.c(1), and 432.5.B.2, BCZR)

SCALE 1" = 60'	USE PERMIT PLAN CLASS "A" ASSISTED LIVING FACILITY FOR 10815 Powers Avenue 8th District Balto. Co., Md. 21030	Page 1 of 6
DATE JAN 30 1996	PROPERTY OWNERS MARK N. WOOD & ANNA FRANCIS - WOOD 10815 POWERS AVENUE HUNT VALLEY, MD. 21030 410 - 666 - 7442	The undersigned are responsible for the accuracy of the information on plan.
		MARK N. Wood 1-30-96 Anna Francis-Wood 1-30-96 ANNA FRANCIS-WOOD

NOTE: This plot is not intended for



DENSITY CALCULATIONS FOR 14 BEDS DR2
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 25000 sq ft
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DATE JAN 30 1996	PROPERTY OWNERS MARK N. WOOD & ANNA FRANCIS-WOOD 10815 POWERS AVENUE HUNT VALLEY, MD. 21030 410 - 666 - 7442	

NOTE: This plot is not intended for

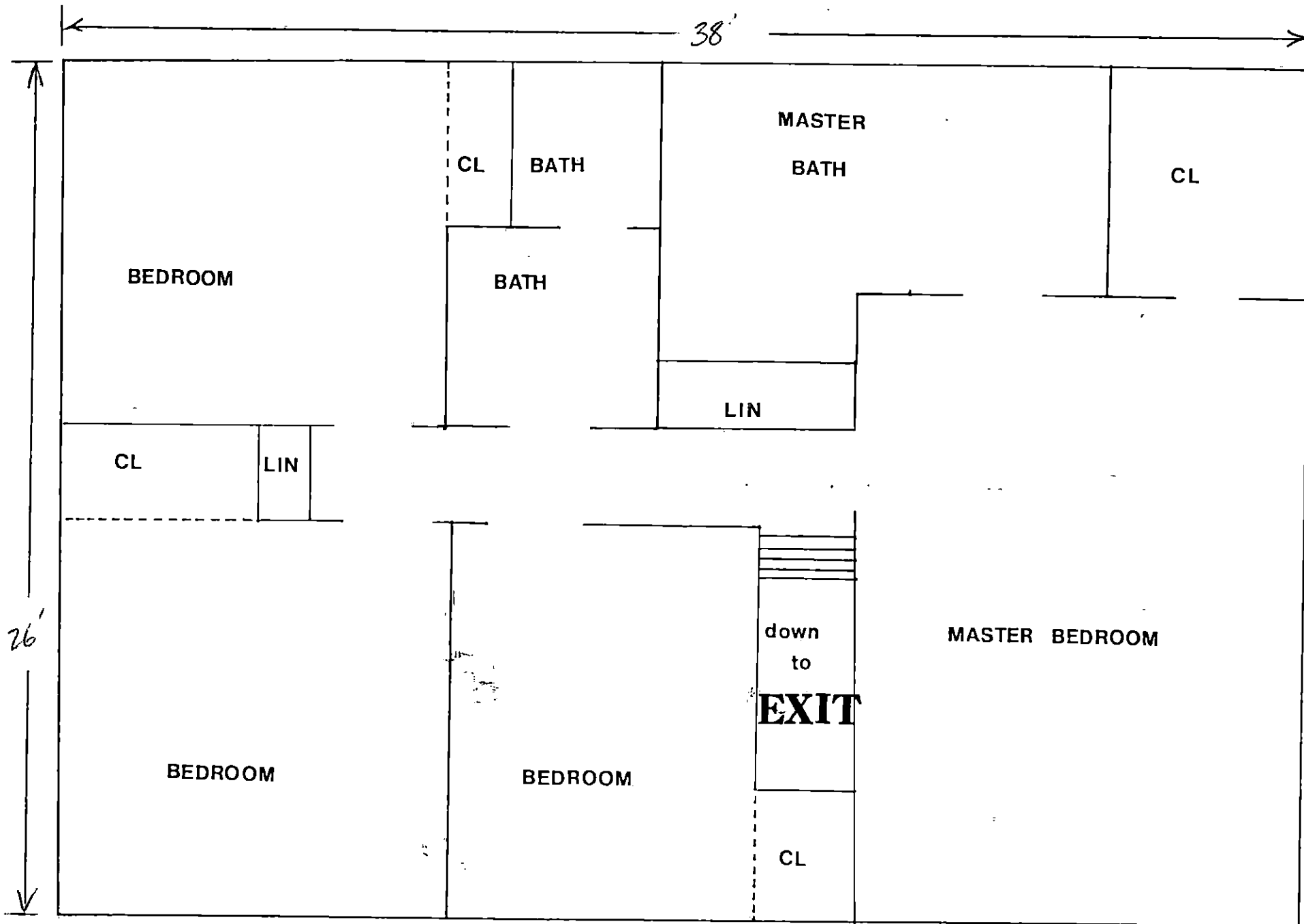


SCALE: 3/16" = 1'
1-30-96

EXIT

1ST FLOOR
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK N. WOOD & ANNA FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030

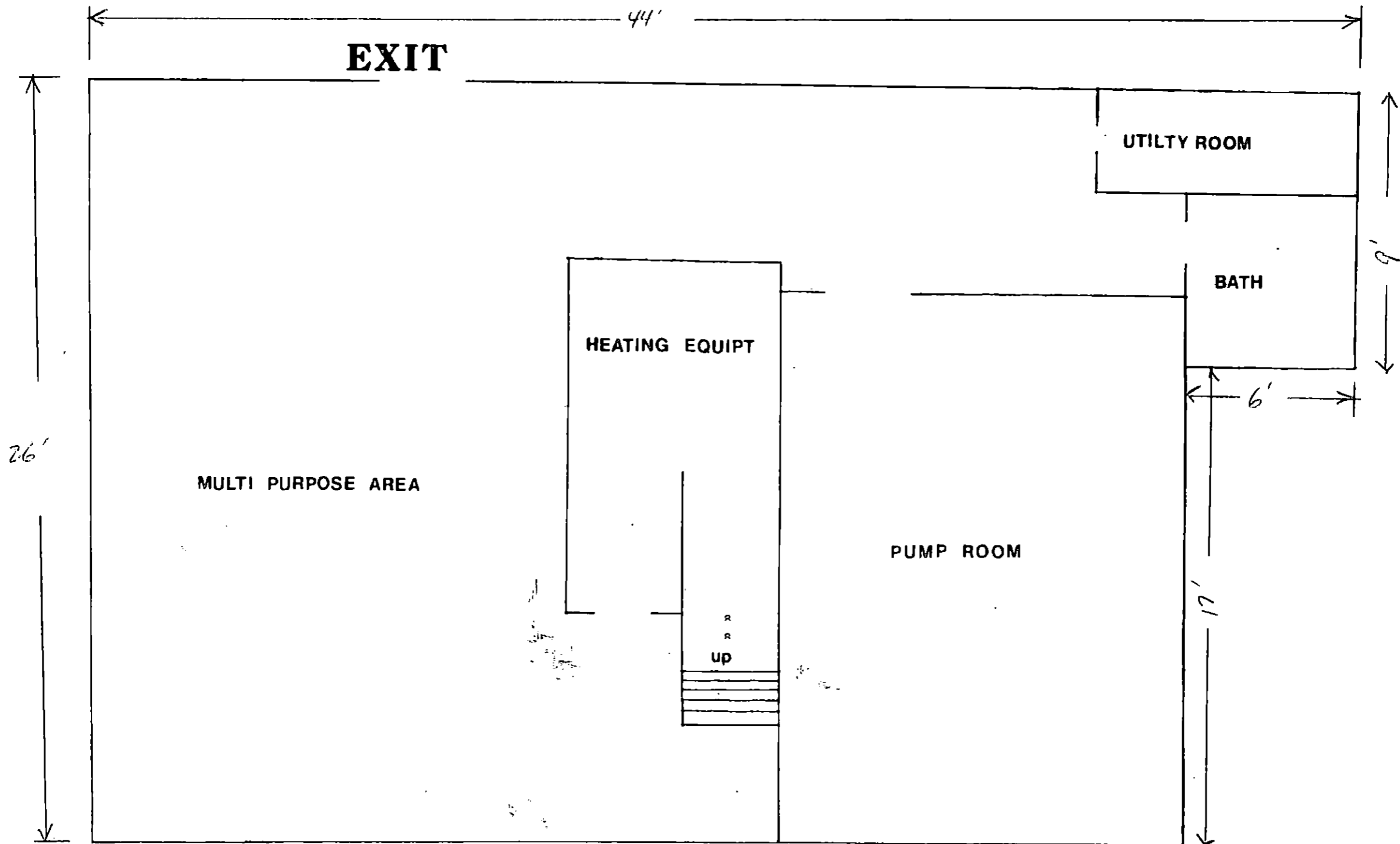


SCALE: 1/4" = 1'
1-30-96

2ND FLOOR
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK N. WOOD + ANNA FRANCIS WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030

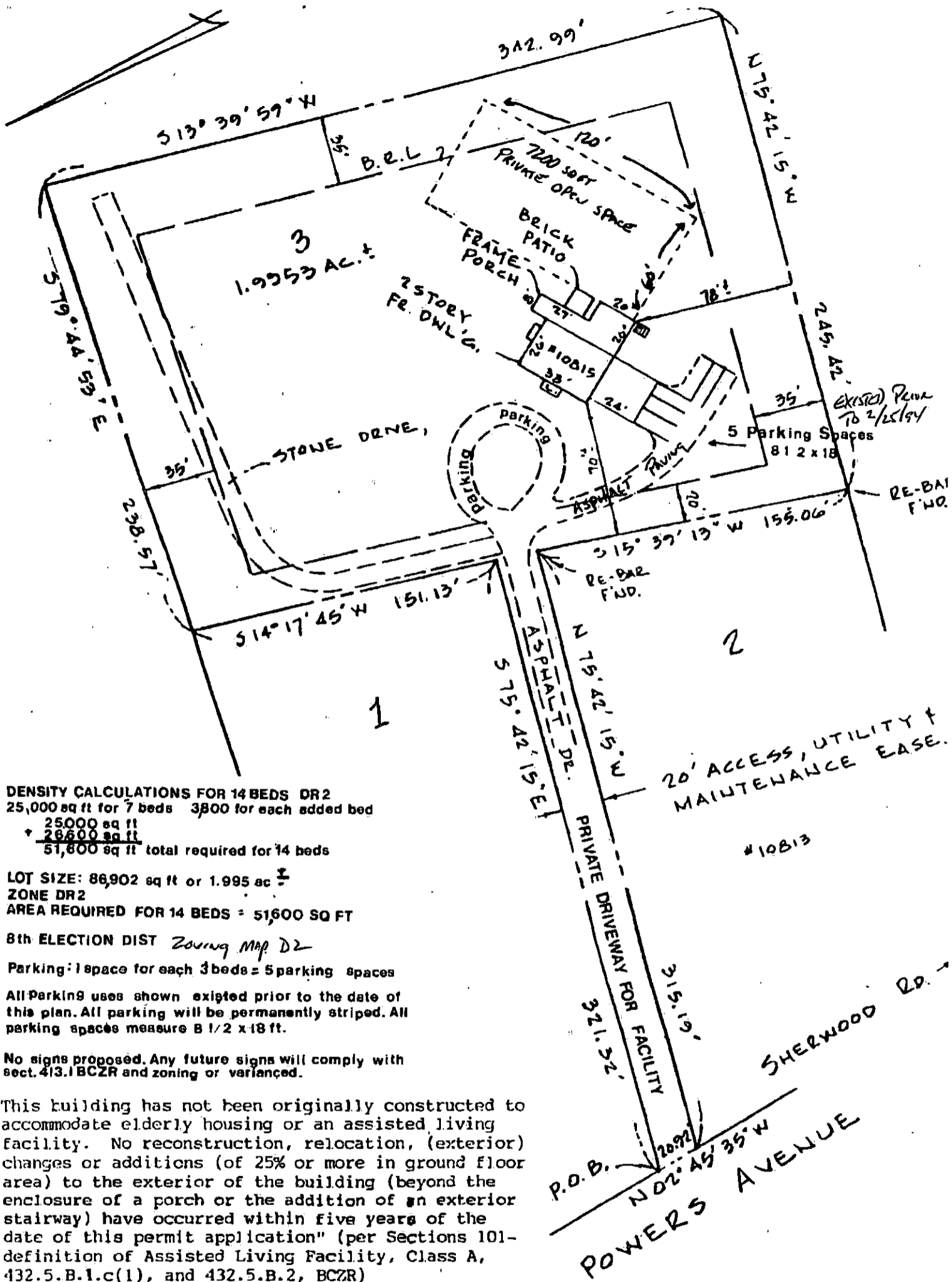
PAGE 5 OF 6



SCALE: 1/4" = 1'
1-30-96

BASEMENT
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK W. WOOD & ANN FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030



DENSITY CALCULATIONS FOR 14 BEDS DR2
 25,000 sq ft for 7 beds 3800 for each added bed
 25000 sq ft
 + 28600 sq ft
 51,600 sq ft total required for 14 beds

LOT SIZE: 86,902 sq ft or 1.995 ac ±
 ZONE DR2
 AREA REQUIRED FOR 14 BEDS = 51,600 SQ FT

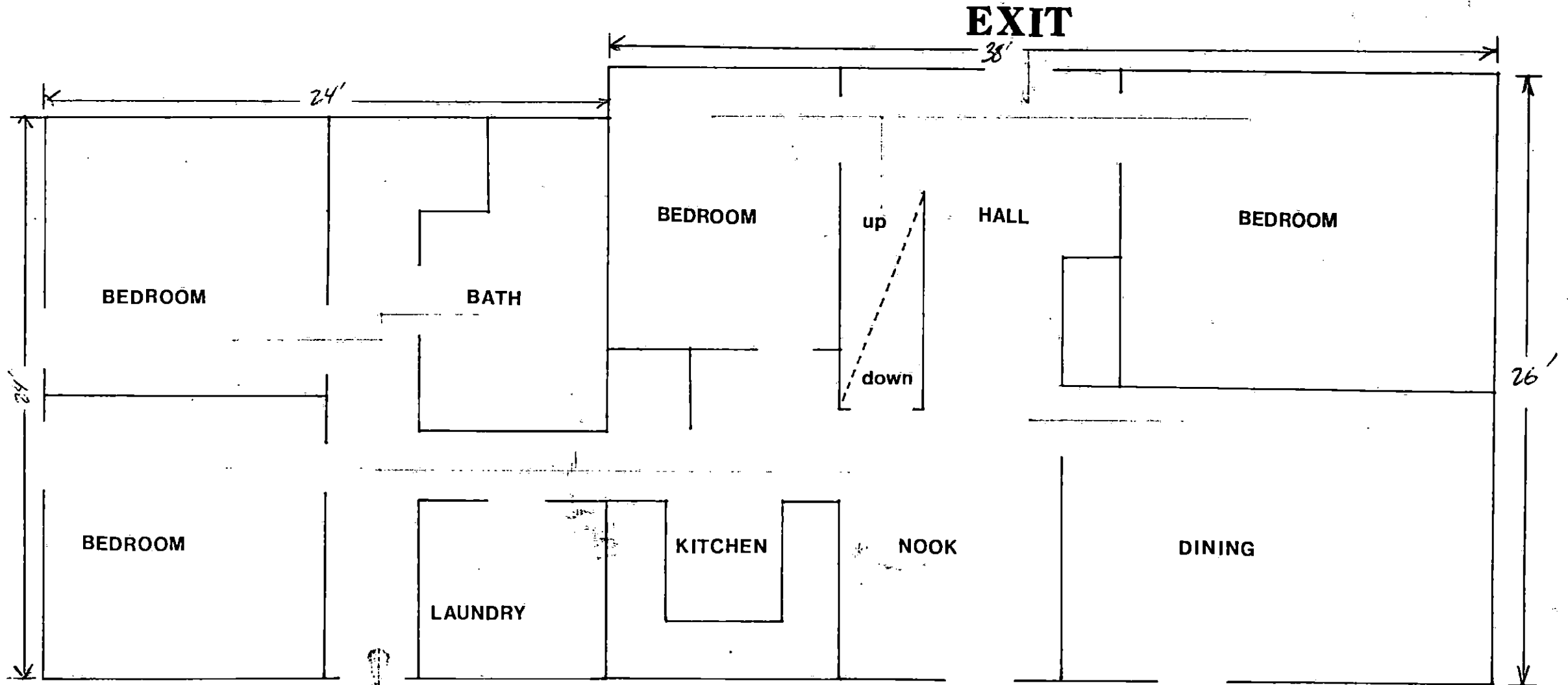
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SCALE 1" = 60'	USE PERMIT PLAN CLASS "A" ASSISTED LIVING FACILITY FOR 10815 Powers Avenue 8th District Balto. Co., Md. 21030	Page 1 of 6 The undersigned are responsible for the accuracy of the information on plan. <i>Mark N. Wood</i> 1-30-96 MARK N. WOOD <i>Anna Francis-Wood</i> 1-30-96 ANNA FRANCIS-WOOD
DATE JAN 30 1996	PROPERTY OWNERS MARK N. WOOD & ANNA FRANCIS-WOOD 10815 POWERS AVENUE HUNT VALLEY, MD. 21030 410 - 666 - 7442	

NOTE: This plot is not intended for

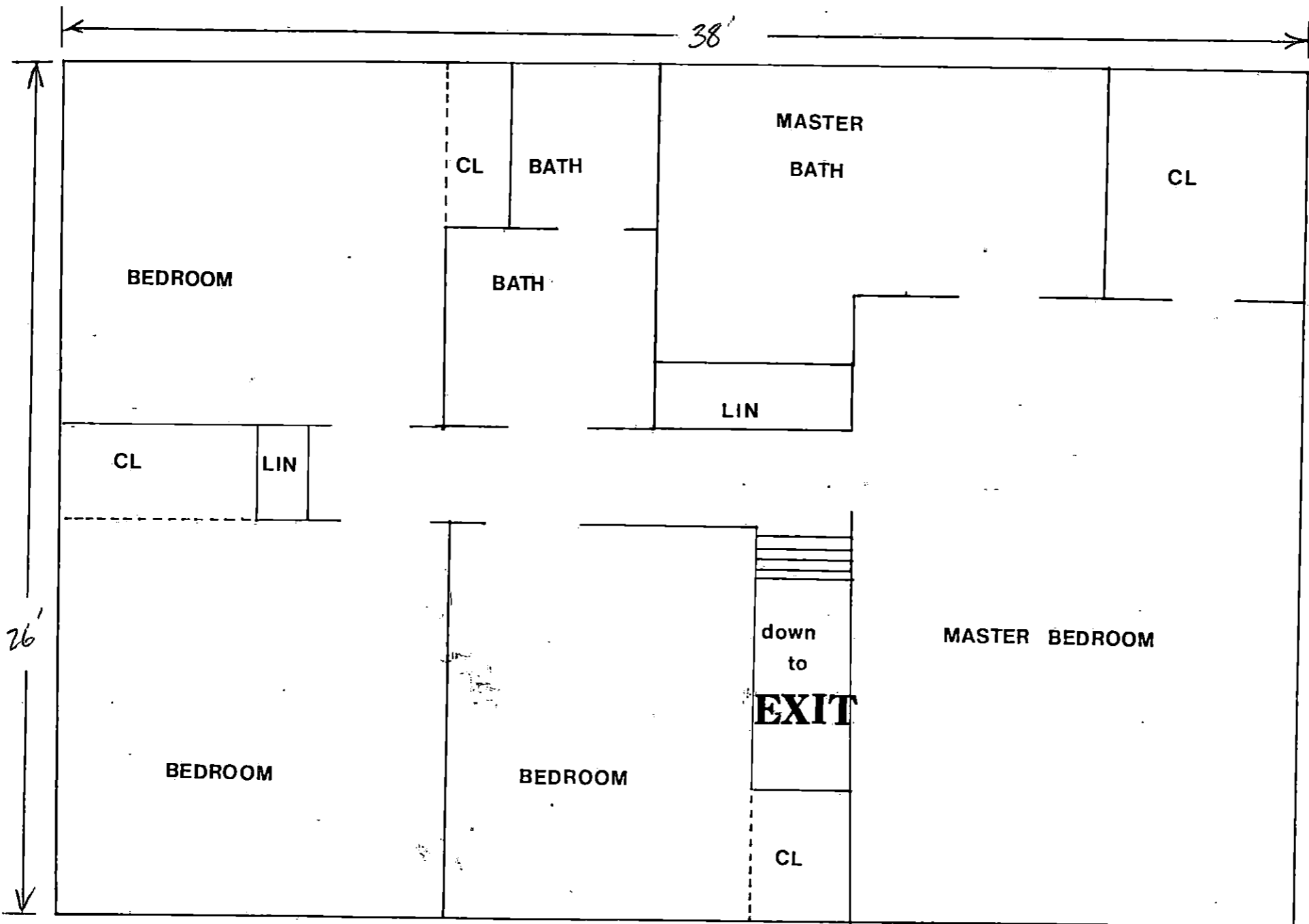


SCALE: 3/16" = 1'
1-30-96

EXIT

1ST FLOOR
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

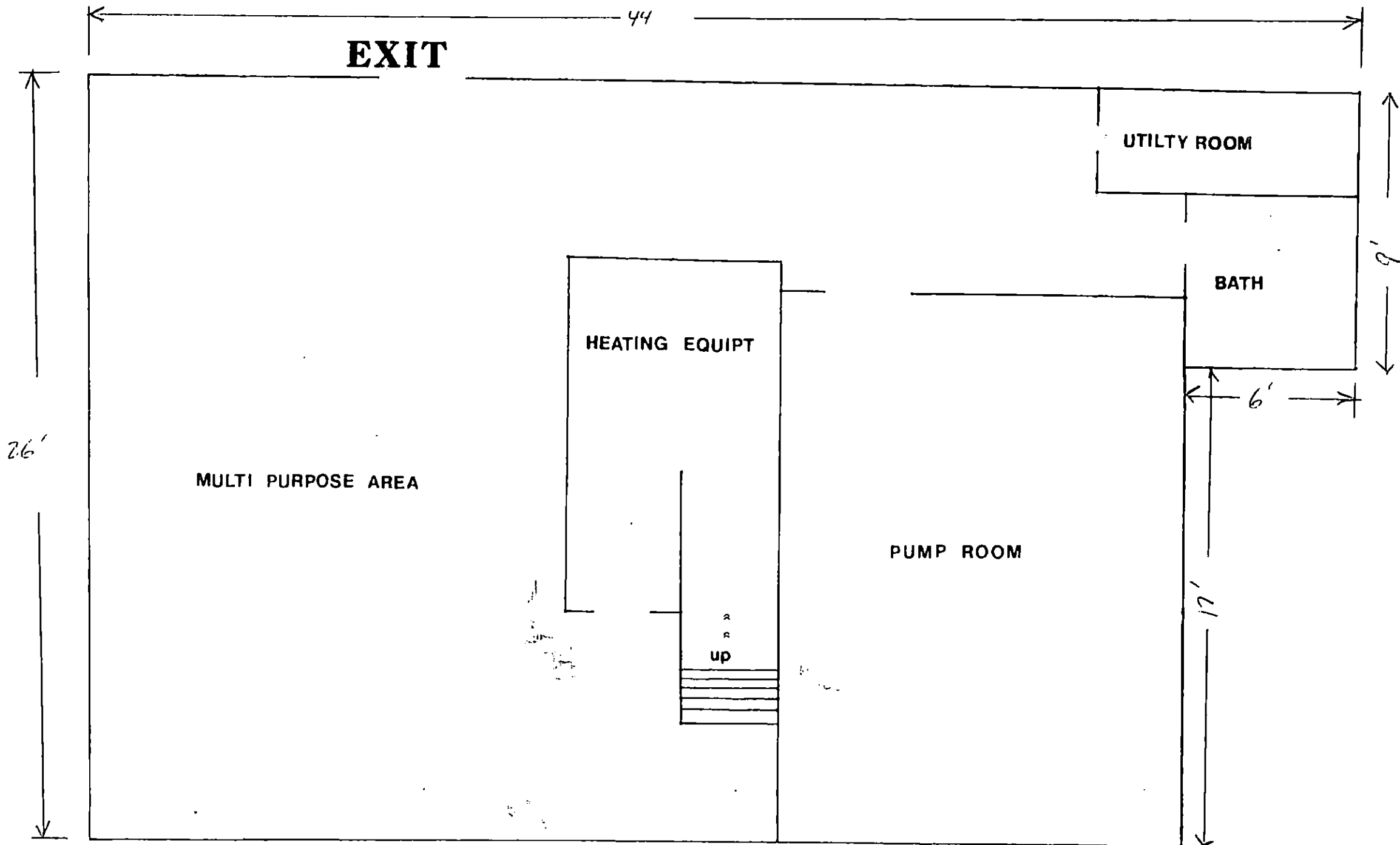
MARK N. WOOD + ANNA FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030



SCALE: 1/4" = 1'
1-30-96

USE PERMIT PLAN CLASS A
2ND FLOOR
SENIOR ASSISTED LIVING FACILITY

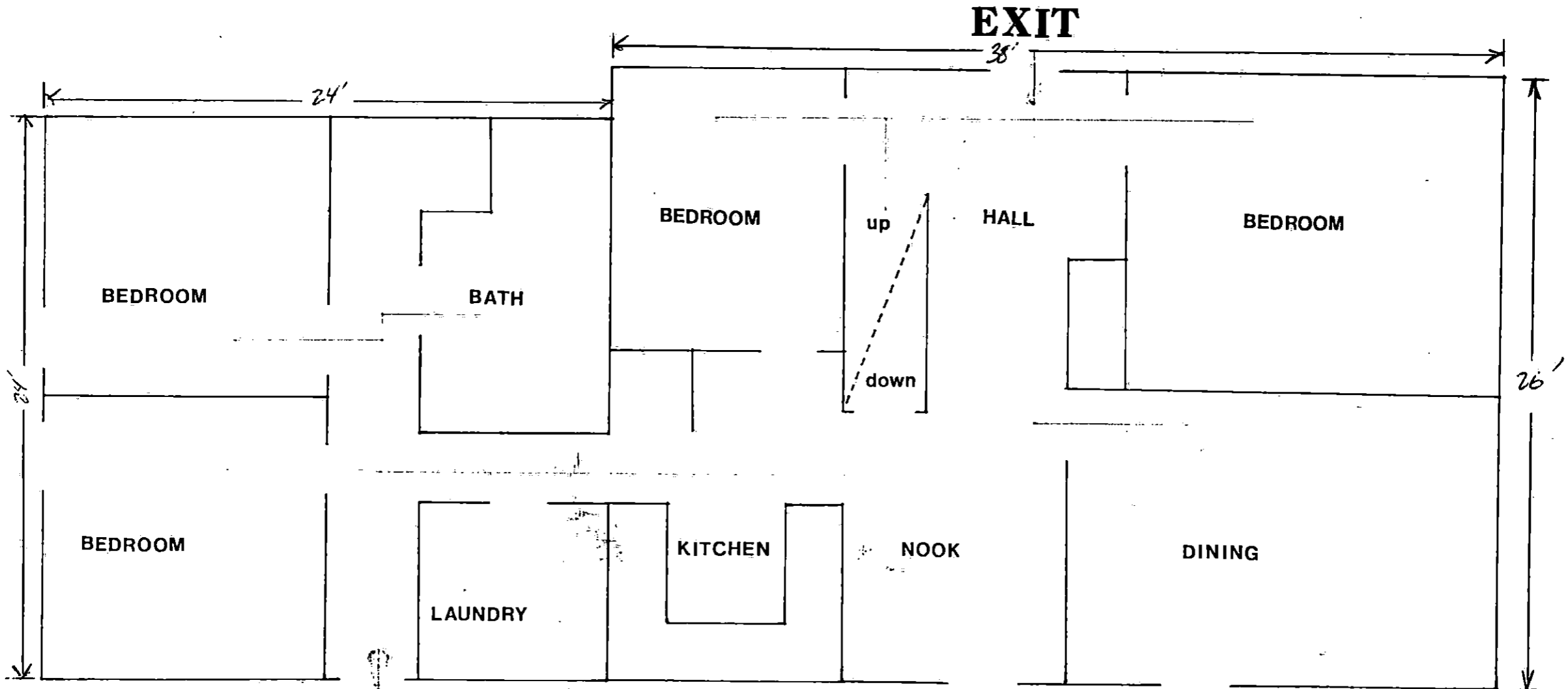
MACK N. WOOD & ANNA FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030



SCALE: 1/4" = 1'
1-30-96

BASEMENT
LISE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

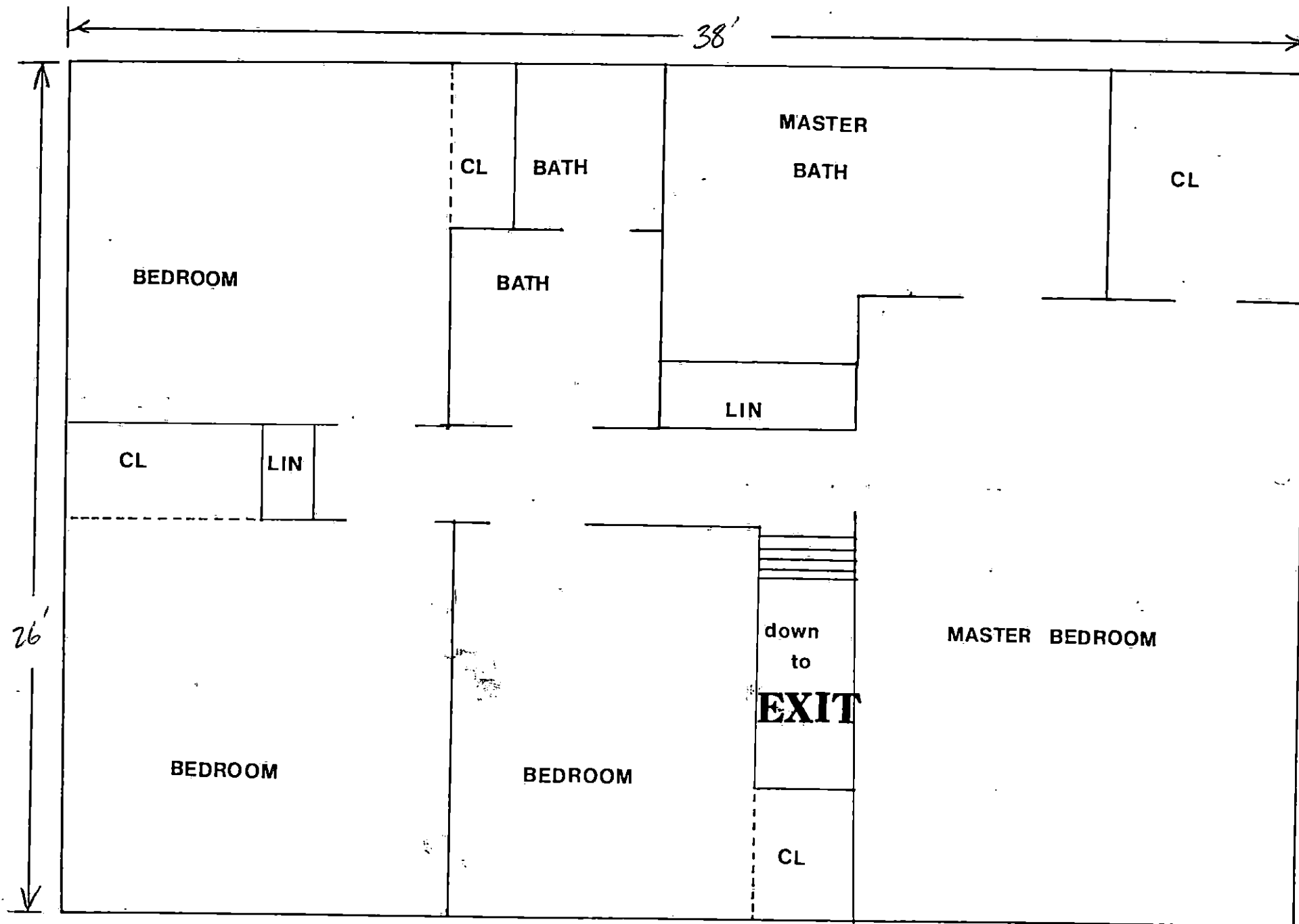
MARK W. WOOD & ANN FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030



SCALE: $\frac{3}{16}'' = 1'$
 1-30-96

1ST FLOOR
 USE PERMIT PLAN CLASS A
 SENIOR ASSISTED LIVING FACILITY

MARK N. WOOD + ANNA FRANCIS - WOOD
 10815 POWERS AVENUE
 COCKEYSVILLE, MD. 21030

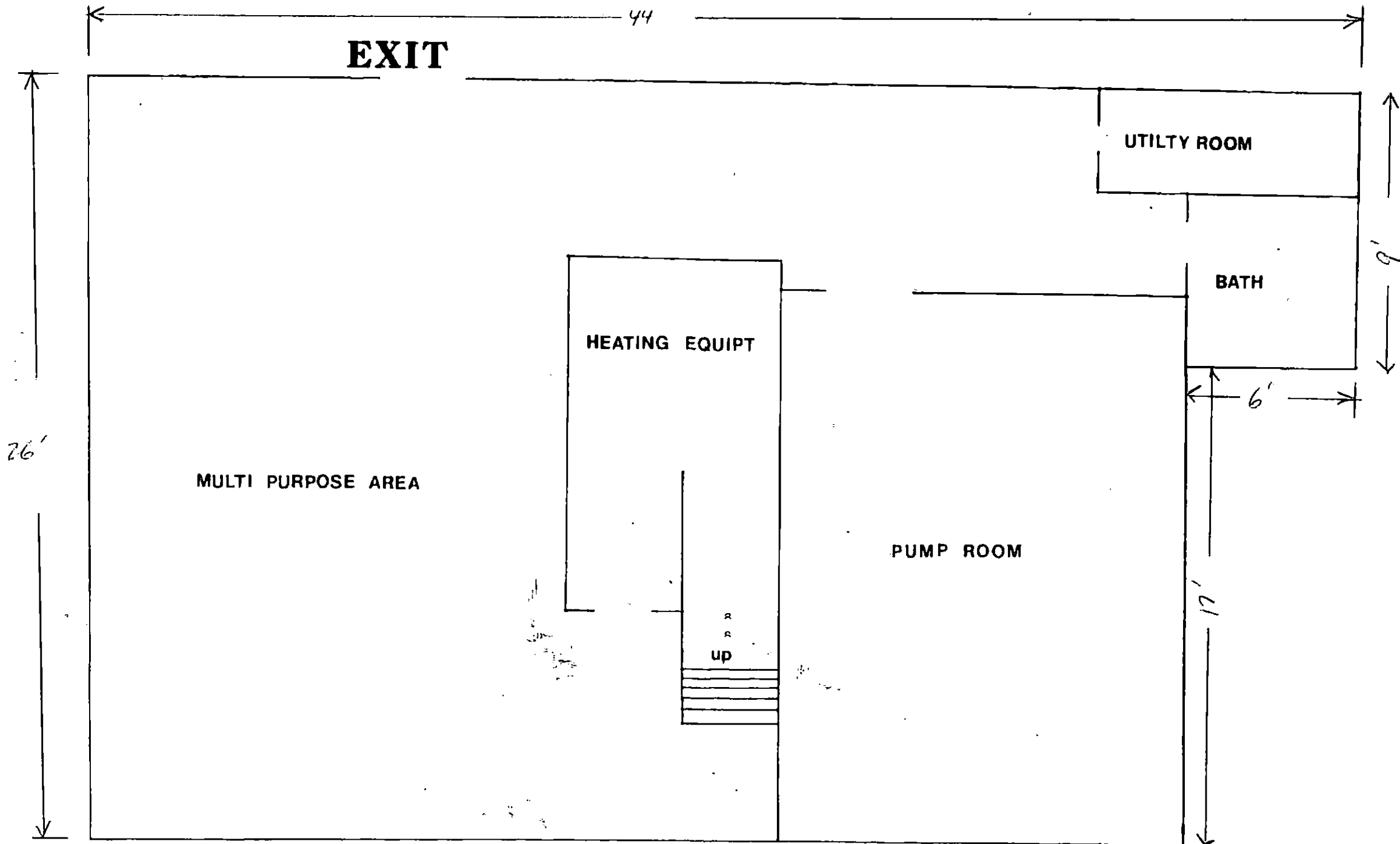


SCALE: 1/4" = 1'
1-30-96

2ND Floor
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK N. WOOD & ANNA FRANCIS WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030

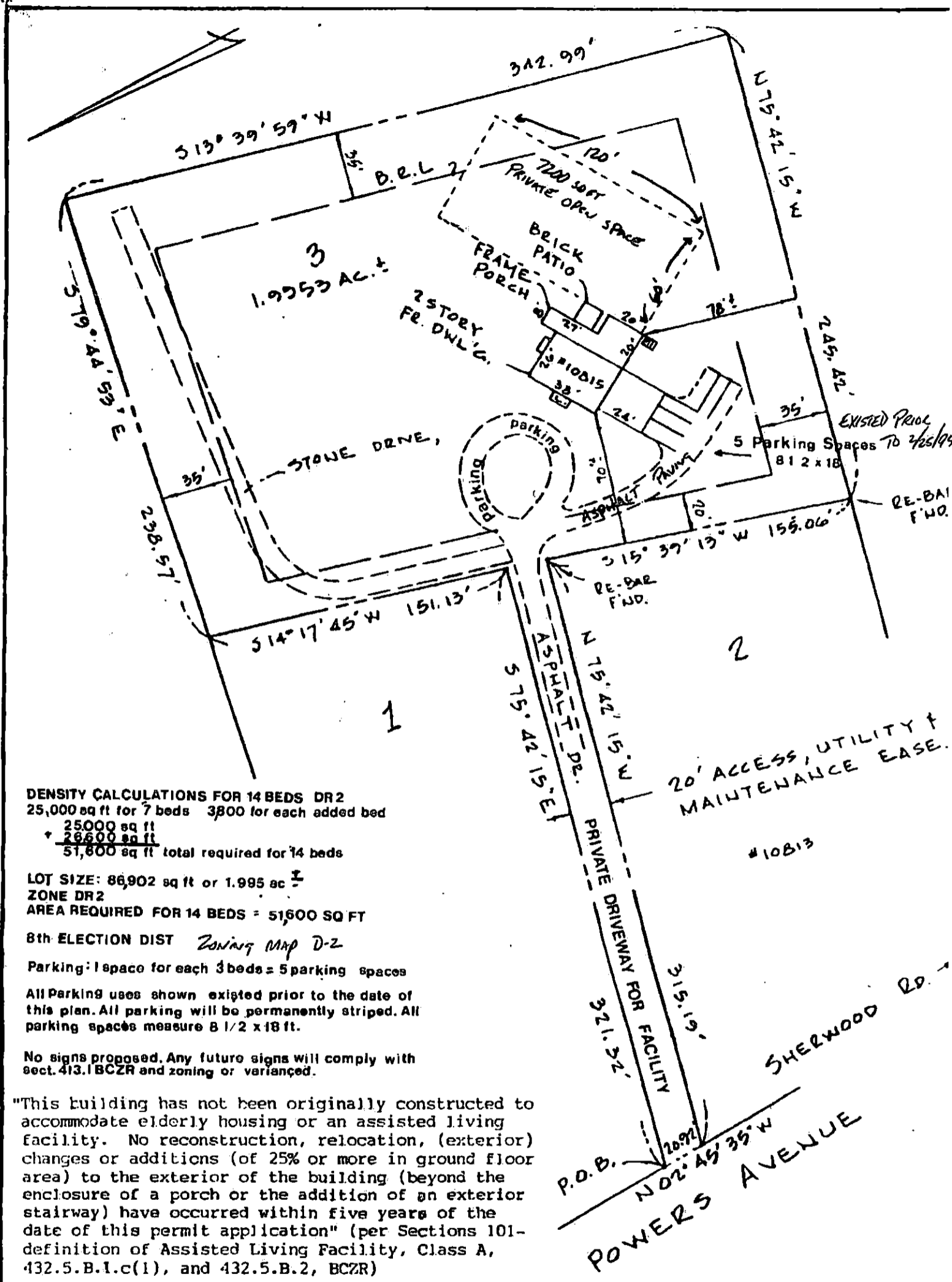
PAGE 5 OF 6



Scale: 1/4" = 1'
1-30-96

BASEMENT
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK W. WOOD & ANN FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030




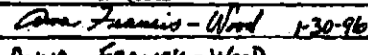
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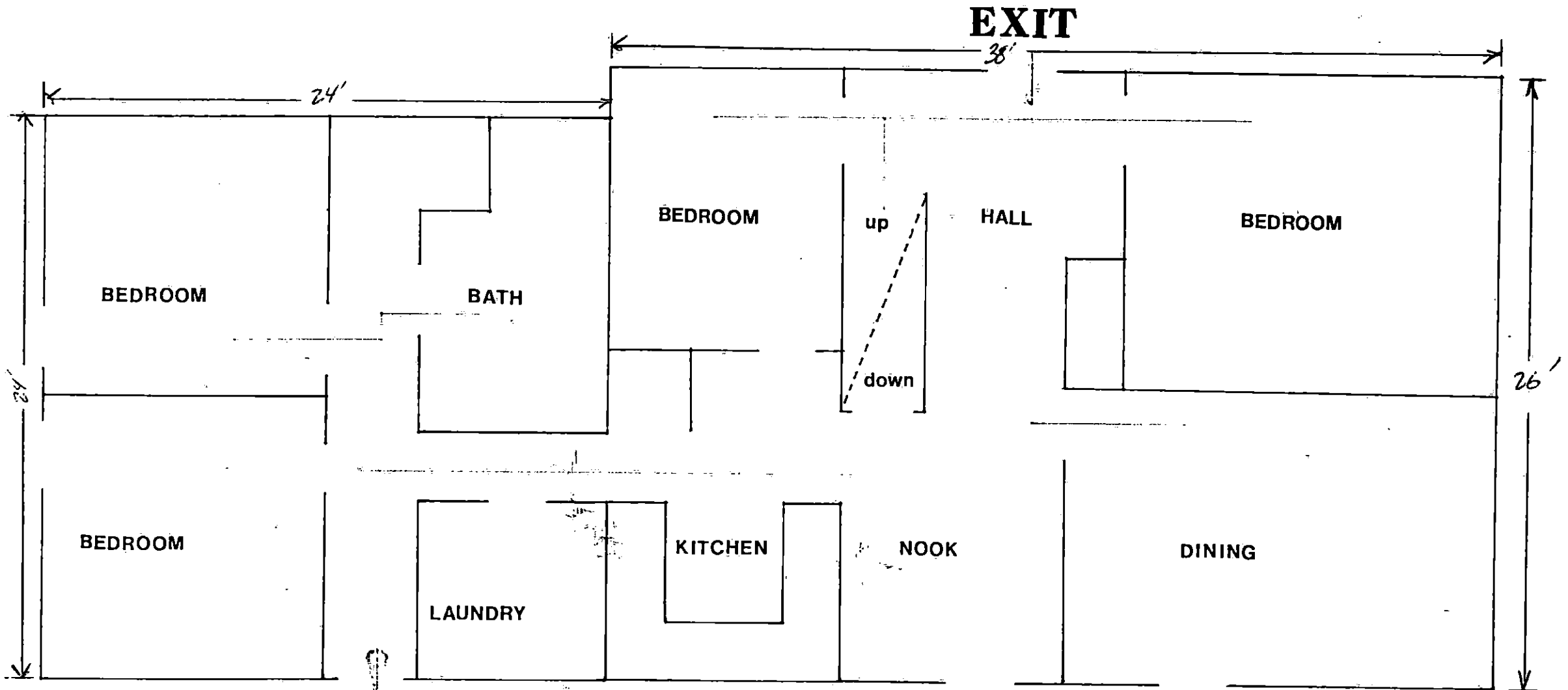
8th ELECTION DIST ZONING MAP D-2
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SCALE 1" = 60'	USE PERMIT PLAN CLASS "A" ASSISTED LIVING FACILITY FOR 10815 Powers Avenue 8th District Balto., Md. 21030	Page 1 of 6 The undersigned are responsible for the accuracy of the information on plan.  1-30-96 MARK N. WOOD  1-30-96 ANNA FRANCIS-WOOD
DATE JAN 30 1996	PROPERTY OWNERS MARK N. WOOD & ANNA FRANCIS - WOOD 10815 POWERS AVENUE HUNT VALLEY, MD. 21030 410 - 666 - 7442	

NOTE: This plot is not intended for

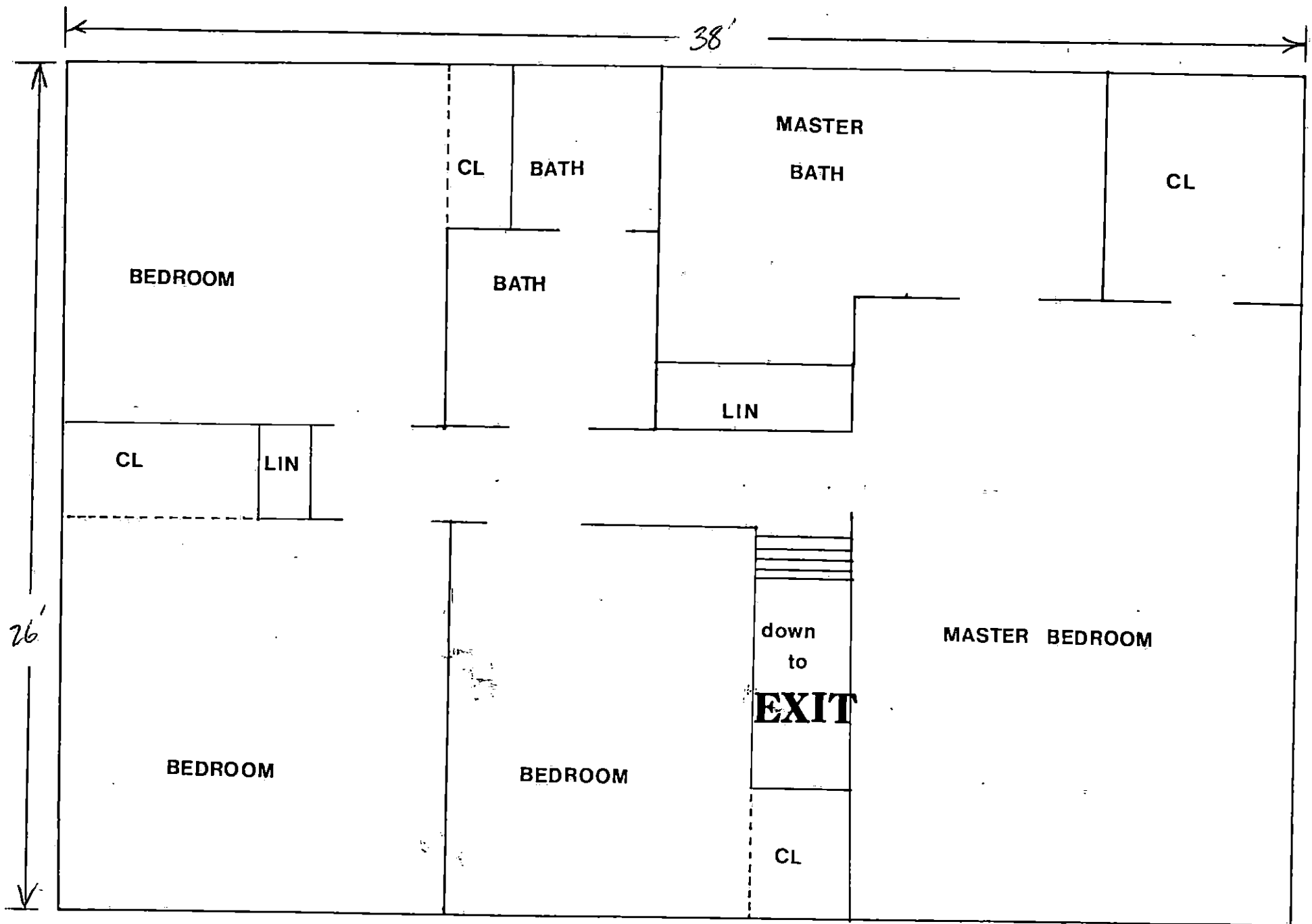


SCALE: $\frac{3}{16}'' = 1'$
1-30-96

EXIT

1ST FLOOR
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

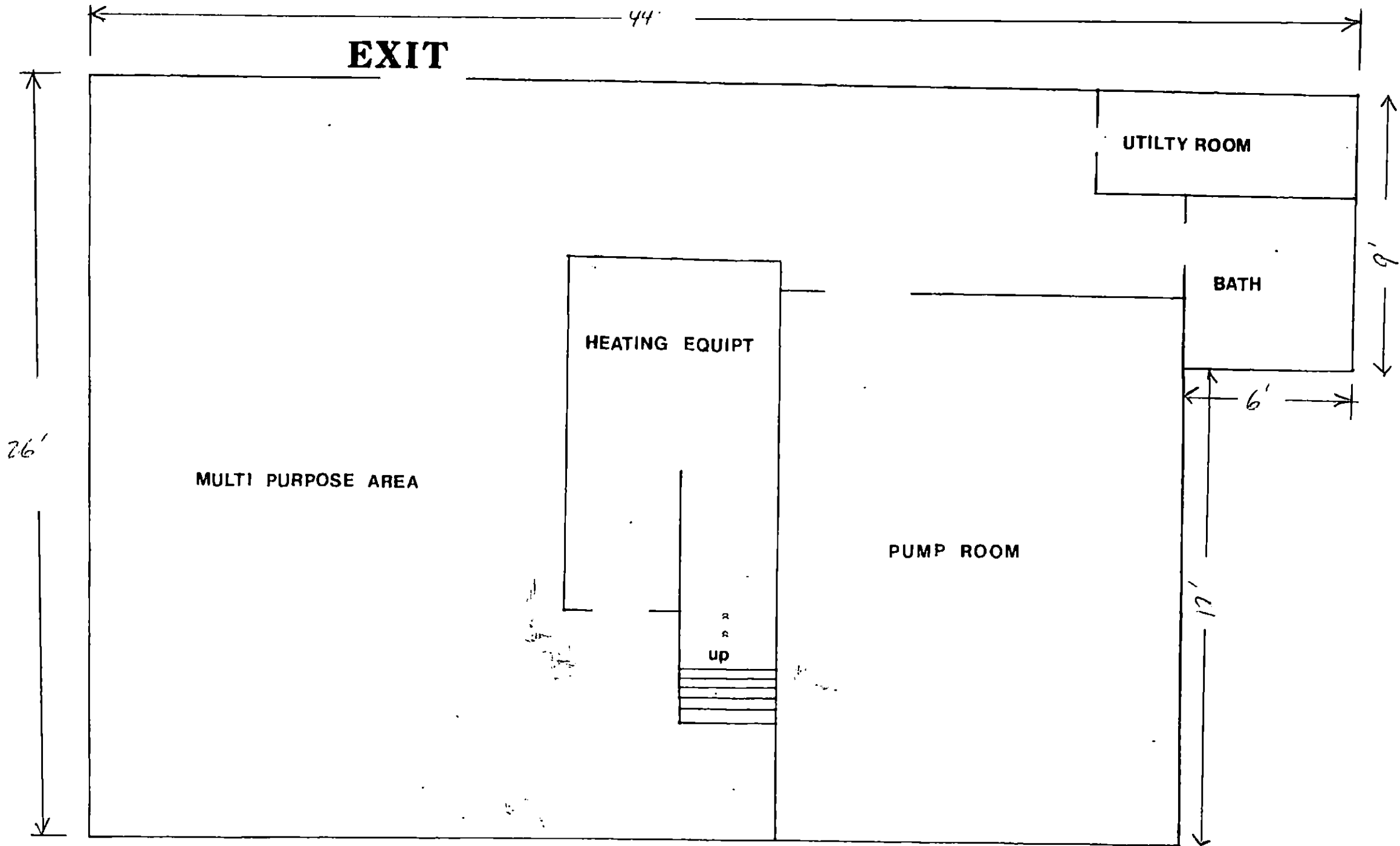
MARK N. WOOD + ANNA FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030



SCALE: 1/4" = 1'
1-30-96

2ND FLOOR
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

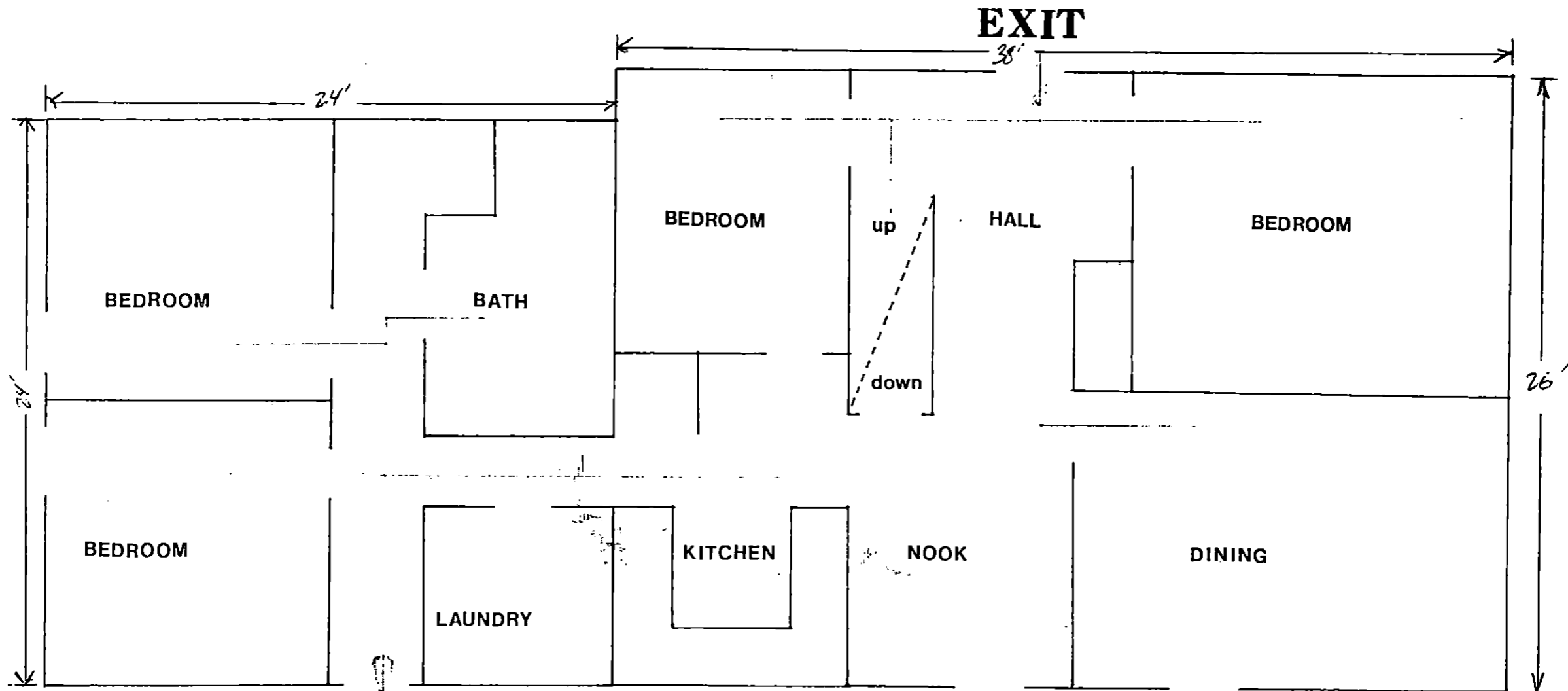
MARK N. WOOD & ANNA FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030



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1-30-96

BASEMENT
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK N. WOOD + ANN FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030

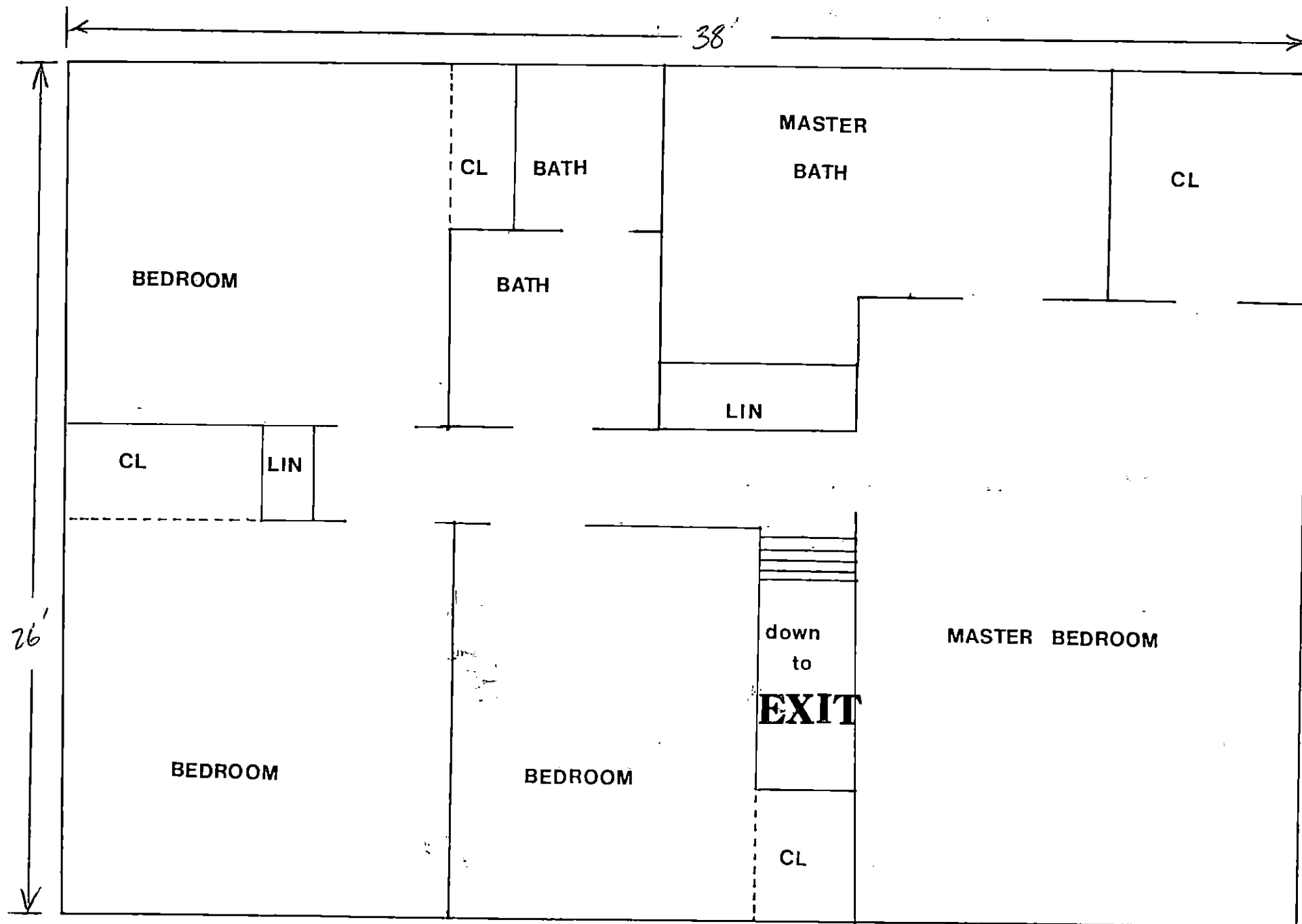


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1-30-96

EXIT

1ST FLOOR
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK N. WOOD + ANNA FRANCIS - WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030

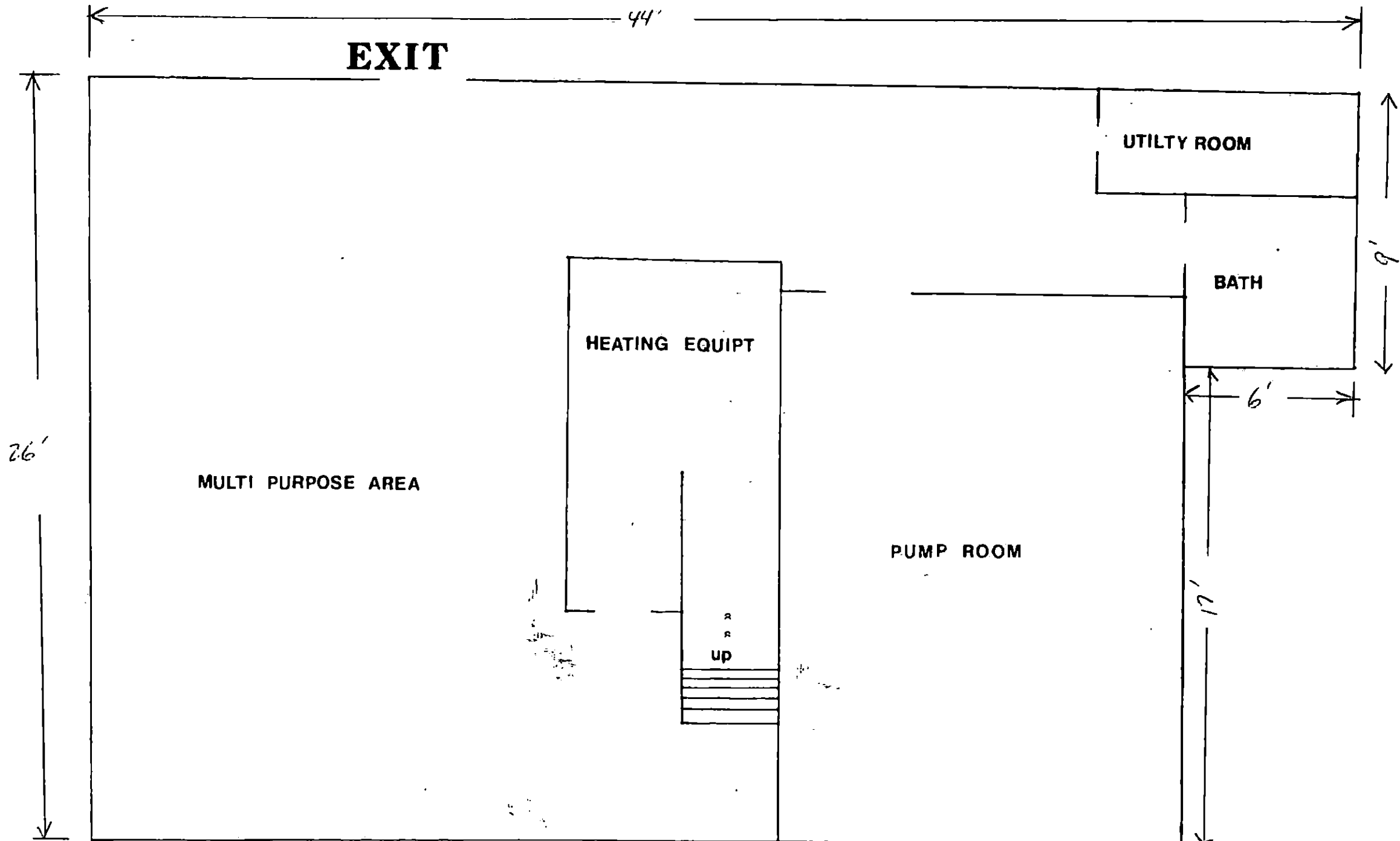


SCALE: 1/4" = 1'
1-30-96

2ND FLOOR
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK N. WOOD & ANNA FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030

PAGE 5 OF 6



SCALE: 1/4" = 1'
1-30-96

BASEMENT
USE PERMIT PLAN CLASS A
SENIOR ASSISTED LIVING FACILITY

MARK W. WOOD & ANNA FRANCIS-WOOD
10815 POWERS AVENUE
COCKEYSVILLE, MD. 21030

Zoning File.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 1-30-96
OEA: SMO/KRA
HISTORIC DISTRICT/BLDG.

PERMIT #: B 259249
RECEIPT #: A 287572
CONTROL #: 100
XREF #:

PROPERTY ADDRESS 10815 Powers Ave
SUITE/SPACE/FLOOR _____
SUBDIV: _____
TAX ACCOUNT #: 200008883

YES NO
DO NOT KNOW
DISTRICT/PRECINCT 8 03

FEE: \$3500
PAID: 2500
PAID BY: _____
INSPECTOR: _____

OWNER'S INFORMATION (LAST, FIRST)
NAME: Wood Marc + Dorbert Anna
ADDR: 10815 Powers Ave 21030

DOES THIS BLDG. HAVE SPRINKLERS
YES NO

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Marc & Wood
COMPANY: _____
STREET: 10815 Powers Ave
CITY, ST, ZIP: Hanover MD 21030
PHONE #: 666 7772 MHC LICENSE #: _____
APPLICANT SIGNATURE: [Signature] TRACT: _____ BLOCK: _____
PLANS: CONST PLOT PLAT DATA EL 2 PL 2
TENANT CONTR: owner
ENGR: _____
SELLR: _____

BUILDING 1 or 2 FAM.
CODE _____
BOCA CODE 1931

- TYPE OF IMPROVEMENT
- 1. NEW BLDG CONST
 - 2. ADDITION
 - 3. ALTERATION
 - 4. REPAIR
 - 5. WRECKING
 - 6. MOVING
 - 7. OTHER chgo of occ

DESCRIBE PROPOSED WORK: Change of occupancy from old to 14 person assisted facility. Field Inst. WAIVE PLANS H.S.R.

PLANS REQUIRED

applicant desires to file at own risk prior to zoning use permit approval

TYPE OF USE

- RESIDENTIAL
- 01. ONE FAMILY
 - 02. TWO FAMILY
 - 03. THREE AND FOUR FAMILY
 - 04. FIVE OR MORE FAMILY (ENTER NO UNITS)
 - 05. SWIMMING POOL
 - 06. GARAGE
 - 07. OTHER chgo of occ

- NON-RESIDENTIAL
- 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
 - 09. CHURCH, OTHER RELIGIOUS BUILDING
 - 10. FENCE (LENGTH HEIGHT)
 - 11. INDUSTRIAL, STORAGE BUILDING
 - 12. PARKING GARAGE
 - 13. SERVICE STATION, REPAIR GARAGE
 - 14. HOSPITAL, INSTITUTIONAL, NURSING HOME
 - 15. OFFICE, BANK, PROFESSIONAL
 - 16. PUBLIC UTILITY
 - 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
 - 18. SIGN
 - 19. STORE MERCANTILE RESTAURANT SPECIFY TYPE
 - 20. SWIMMING POOL SPECIFY TYPE
 - 21. TANK, TOWER
 - 22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
 - 23. OTHER

- TYPE FOUNDATION
- 1. SLAB
 - 2. BLOCK
 - 3. CONCRETE
- BASEMENT
- 1. FULL
 - 2. PARTIAL
 - 3. NONE

TYPE OF CONSTRUCTION

- 1. MASONRY
- 2. WOOD FRAME
- 3. STRUCTURE STEEL
- 4. REINF. CONCRETE

TYPE OF HEATING FUEL

- 1. GAS
- 2. OIL
- 3. ELECTRICITY
- 4. COAL

TYPE OF SEWAGE DISPOSAL

- 1. PUBLIC SEWER EXISTS PROPOSED
- 2. PRIVATE SYSTEM EXISTS PROPOSED
- SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

- 1. PUBLIC SYSTEM EXISTS PROPOSED
- 2. PRIVATE SYSTEM EXISTS PROPOSED

CENTRAL AIR: 1. N/A
ESTIMATED COST: \$ _____
OF MATERIALS AND LABOR

PROPOSED USE: 14 person assisted living facility
EXISTING USE: _____

OWNERSHIP

- 1. PRIVATELY OWNED
- 2. PUBLICLY OWNED
- 3. SALE
- 4. RENTAL

RESIDENTIAL CATEGORY:

- 1. DETACHED
 - 2. SEMI-DET.
 - 3. GROUP
 - 4. TOWNHSE
 - 5. MIDRISE
 - 6. HIRISE
- #EFF: _____ #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____
1 FAMILY BEDROOMS _____
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS _____ CLASS 4. _____
POWDER ROOMS _____ KITCHENS _____ LIBER _____ FOLIO _____

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 0 SIZE 1.995AC
WIDTH _____ FRONT STREET _____
DEPTH _____ SIDE STREET _____
HEIGHT _____ FRONT SETBK _____
STORIES _____ SIDE SETBK _____
LOT #'S _____ SIDE STR SETBK _____
CORNER LOT REAR SETBK _____
1. Y 2. N ZONING DR2

APPROVAL SIGNATURES		DATE
BLD INSP	<u>[Signature]</u>	<u>1/30/96</u>
BLD PLAN	<u>[Signature]</u>	<u>1/30/96</u>
FIRE	<u>[Signature]</u>	<u>1/30/96</u>
SEDI CTL		
ZONING	<u>[Signature]</u>	<u>1/30/96</u>
PUB SERV	<u>[Signature]</u>	<u>1-30-96</u>
ENVRMNT	<u>[Signature]</u>	<u>1-30-96</u>
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND -- NO PERMIT FEES REFUNDED

Approved OPCC 2/21/96

OPCC COPY

Released Permit for zoning + PS. 2/21/96 JLL

USE PERMIT SENT SAME DATE

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 1-30-96

OE: MD/KRA
HISTORIC DISTRICT/BLDG.

PERMIT #: B 259249
RECEIPT #: 1287572
CONTROL #: NO
XREF #:

PROPERTY ADDRESS 10815 POWERS AVE YES NO
SUITE/SPACE/FLOOR _____ DO NOT KNOW
SUBDIV: _____
TAX ACCOUNT #: 2100008883 DISTRICT/PRECINCT 03

FEE: \$3500
PAID: 3500
PAID BY: _____
INSPECTOR: _____

OWNER'S INFORMATION (LAST, FIRST)
NAME: WOOD MARK + DORBERT ANNA
ADDR: 10815 POWERS AVE 21030

DOES THIS BLDG. HAVE SPRINKLERS
YES NO

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

NAME: MARK & ANN WOOD

COMPANY: _____

STREET: 10815 POWERS AVE

CITY, ST, ZIP: HAVER HILL (MD) 21031

PHONE #: 666 7442 MHC LICENSE #: _____

APPLICANT SIGNATURE: [Signature] TRACT: _____ BLOCK: _____

PLANS: CONST PLOT PLAT DATA EL 2 PL 2

TENANT _____

CONTR: none

ENGR: _____

SELLR: _____

BUILDING 1 or 2 FAM.

CODE CODE _____

BOCA CODE 1931

TYPE OF IMPROVEMENT

- 1. NEW BLDG CONST
- 2. ADDITION
- 3. ALTERATION
- 4. REPAIR
- 5. WRECKING
- 6. MOVING chgo of occ
- 7. OTHER chgo of occ

DESCRIBE PROPOSED WORK:

Change of occupancy from old to 14 person assisted facility. Field Inst. WAIVE PLANS H.S.R.

PLANS REQUIRED

applicant desires to file at own risk

prior to zoning use permit approval

TYPE OF USE

RESIDENTIAL

- 01. ONE FAMILY
- 02. TWO FAMILY
- 03. THREE AND FOUR FAMILY
- 04. FIVE OR MORE FAMILY (ENTER NO UNITS) _____
- 05. SWIMMING POOL
- 06. GARAGE chgo of occ
- 07. OTHER chgo of occ

NON-RESIDENTIAL

- 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- 09. CHURCH, OTHER RELIGIOUS BUILDING
- 10. FENCE (LENGTH HEIGHT)
- 11. INDUSTRIAL, STORAGE BUILDING
- 12. PARKING GARAGE
- 13. SERVICE STATION, REPAIR GARAGE
- 14. HOSPITAL, INSTITUTIONAL, NURSING HOME
- 15. OFFICE, BANK, PROFESSIONAL
- 16. PUBLIC UTILITY
- 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
- 18. SIGN
- 19. STORE MERCANTILE RESTAURANT
- 20. SWIMMING POOL SPECIFY TYPE _____
- 21. TANK, TOWER
- 22. TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
- 23. OTHER _____

TYPE OF CONSTRUCTION

- 1. MASONRY
- 2. WOOD FRAME
- 3. STRUCTURE STEEL
- 4. REINF. CONCRETE

TYPE OF HEATING FUEL

- 1. GAS
- 2. OIL
- 3. ELECTRICITY
- 4. COAL

TYPE OF SEWAGE DISPOSAL

- 1. PUBLIC SEWER EXISTS PROPOSED
- 2. PRIVATE SYSTEM EXISTS PROPOSED
- SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. N/A

ESTIMATED COST: \$ _____

OF MATERIALS AND LABOR

PROPOSED USE: 14 person assisted living facility

EXISTING USE: _____

OWNERSHIP

- 1. PRIVATELY OWNED
- 2. PUBLICLY OWNED
- 3. SALE
- 4. RENTAL

RESIDENTIAL CATEGORY:

- 1. DETACHED
 - 2. SEMI-DET.
 - 3. GROUP
 - 4. TOWNHSE
 - 5. MIDRISE
 - 6. HIRISE
- #EFF: _____ #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____
- GARBAGE DISPOSAL I. Y 2. N BATHROOMS _____ CLASS 4
POWDER ROOMS _____ KITCHENS _____ LIBER _____ FOLIO _____

BUILDING SIZE

FLOOR 0
WIDTH _____
DEPTH _____
HEIGHT _____
STORIES _____
LOT #'S _____
CORNER LOT _____
1. Y 2. N ZONING DR 2

LOT SIZE AND SETBACKS

SIZE 1.993AC
FRONT STREET _____
SIDE STREET _____
FRONT SETBK _____
SIDE SETBK _____
SIDE STR SETBK _____
REAR SETBK _____

APPROVAL SIGNATURES

SIGNATURE	DATE
BLD INSP <u>[Signature]</u>	FINAL: <u>1/30/96</u>
BLD PLAN <u>[Signature]</u>	FINAL: <u>1/30/96</u>
FIRE <u>[Signature]</u>	FILE <u>[Signature]</u>
SEDI CTL _____	_____
ZONING <u>[Signature]</u>	OK TO FILE: <u>1/30/96</u>
PUB SERV <u>[Signature]</u>	_____
ENVRMNT <u>[Signature]</u>	FINAL: <u>1-30-96</u>
PERMITS _____	_____

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



Front 10817 Powers



Front 10813 Powers



Rear



Rear



Front 10815 POWERS AVE.



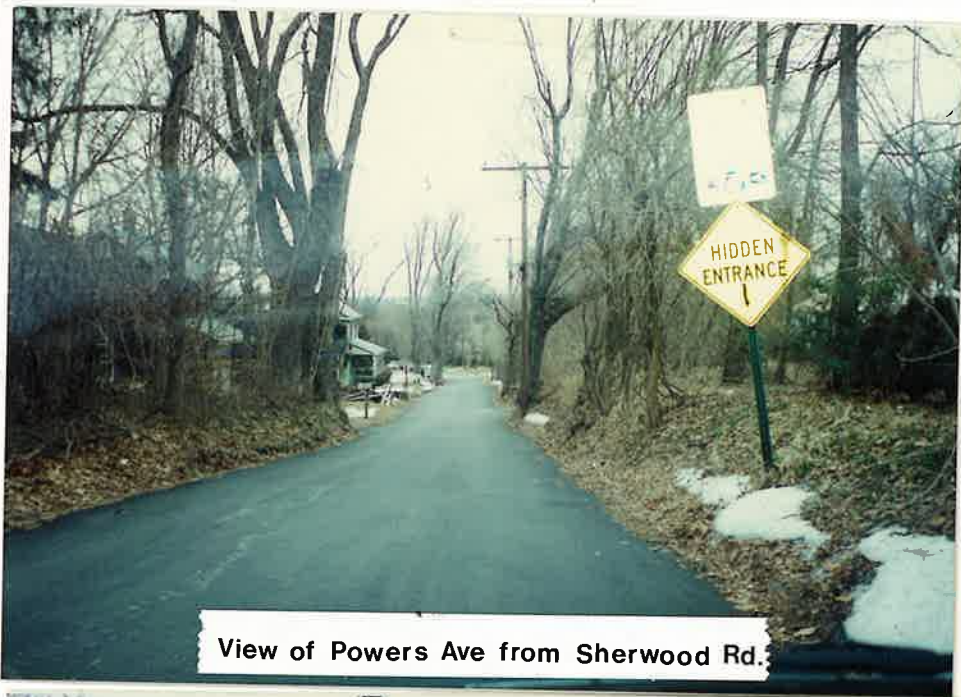
Rear



Left Side



Right Side



View of Powers Ave from Sherwood Rd.



Down driveway from street



leftside
Up driveway towards street

rightside
Up driveway towards street



View : NORTH



View : NORTHEAST



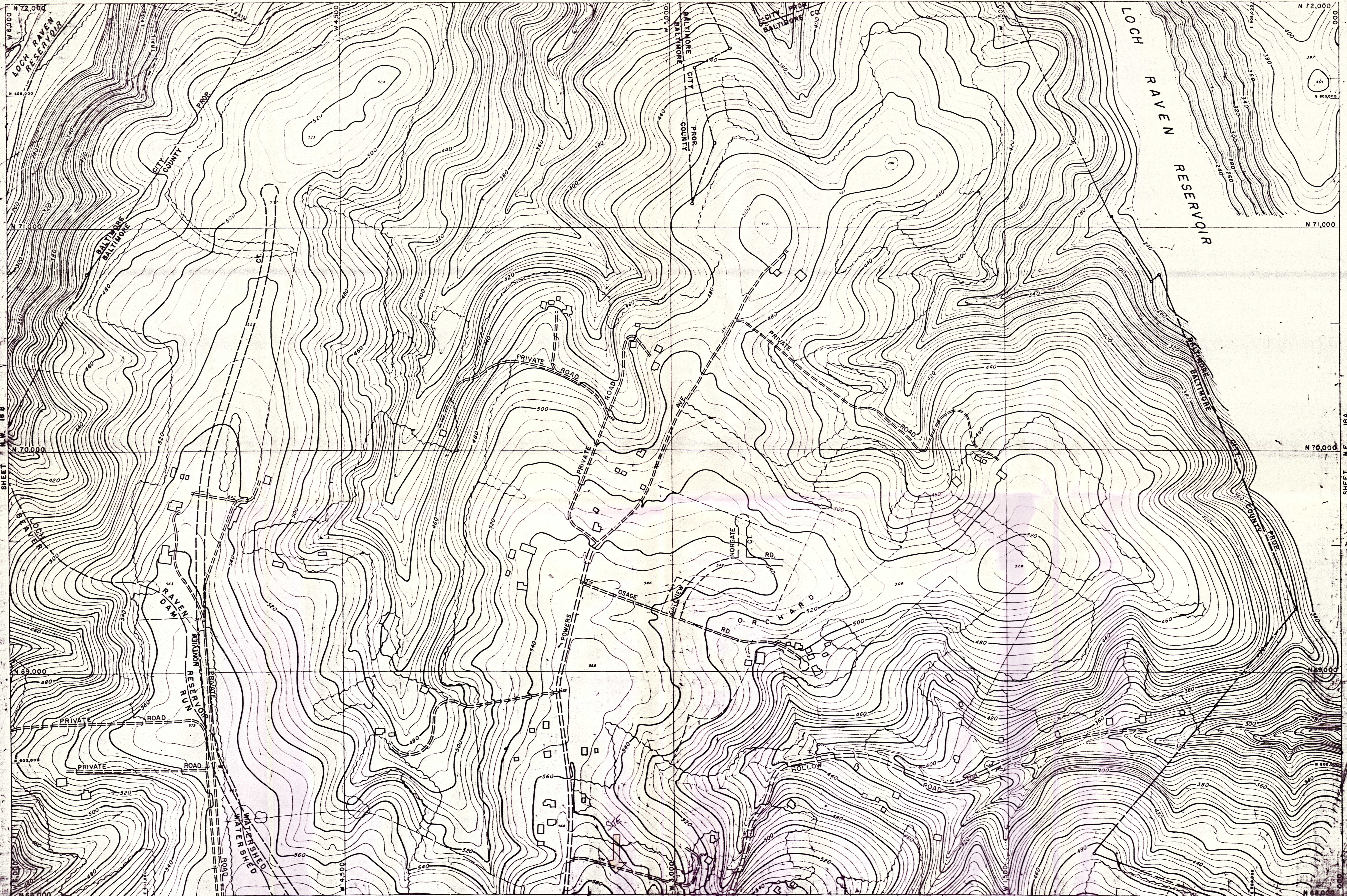
View : NORTHWEST



View : EAST

2000-0003

SHEET N.W. 19A



V-SE U-SW
 V-NE U-NW

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION
BY	DATE	1" = 200'	COCKEYSVILLE
	12/11/54	DATE OF PHOTOGRAPHY	ASHLAND
		APRIL 1953	

Topography compiled by Photogrammetric Methods
 AEROSPACE CORPORATION, PHILADELPHIA, PA.

Use Permit for Class A Senior Assisted Living Facility

TOPO

MARK N WOOD & ANNA FRANCIS-WOOD
10815 POWERS AVE
COCKEYSVILLE, MD 21030