

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 3rd of September, 20 03, that 6818 Collinsdale Road should be and the same is hereby granted (street address) permission to operate a "Class A" Assisted Living Facility for a maximum of five (5) beds, subject to the amended site plans and elevation drawings approved by the Office of Planning.

Receipt # 25093
Permit No.

Anthony Kotroco
Director

Planner's Initials JNP

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25093

DATE 7/24/03

ACCOUNT R 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Akerele, 6818 Collinsdale Road

FOR: Assisted Living Facility Application
for 5 Beds

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DRUG
7/24/2003 7/24/2003 09:51:33 2

REC# MS02 MAIL JEVA, JEE

> RECEIPT # 253426 7/24/2003 OFLN

Dept. 15 528 ZONING VERIFICATION

CR NO. 025093

Receipt Tot 50.00

50.00 DA

Baltimore County, Maryland

CASHIER'S VALIDATION

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey 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

8/11/03

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:

TITILAYO O. AKERELE, 6818 COLLINGDALE ROAD TOWSON, MD 410-296-8914
Print Name of Applicant Address Telephone Number

6818 COLLINGDALE RD TOWSON Election District 09 Councilmanic District 05 Square Feet 8,250
Lot Address

Lot Location: (NE S W side) corner COLLINGDALE ROAD 620 feet from (NE S W) corner TAYLOR AVENUE
(street) (street)

Land Owner: TITILAYO AKERELE AND OLASEINSE AKERELE Tax Account Number 09-13-920860

Address: 6818 COLLINGDALE ROAD TOWSON, MD 21234 Telephone Number (410) 296-8914

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 ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>JNP</u> Date: <u>7/24/03</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 (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	—	N/A	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: <u>DR 5.5</u>			

TO BE FILLED IN BY THE

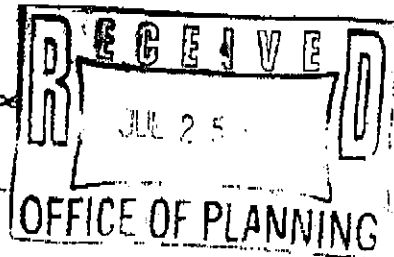
RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on req

Provide landscaping (Class A screen) along west boundary between parking driveway and adjacent residential. Submit plan to Office of Planning.

Signed by: [Signature]
for the Director, Office of Planning and Community Conservation

Post-It® Fax Note 7671	Date <u>8/14/03</u> pages <u>1</u>
To <u>Jeff Perlow?</u>	From <u>Lynn Lambert</u>
Co./Dept <u> zoning</u>	Co. _____
Phone # _____	Phone # <u>887-3490</u>
Fax # <u>2874</u>	Fax # _____



Date: 8/14/2003

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey 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:

TITILAYO O. AKERELE 6818 COLLINGDALE ROAD, BALTO. MD 410-296-8914
Print Name of Applicant Address Telephone Number

Lot Address 6818 COLLINGDALE RD, BALTO. Election District 09 Councilmanic District 5 Square Feet 8,250

Lot Location: NE S W side/corner of COLLINGDALE ROAD, 00620 feet from NE S W corner of TAYLOR AVENUE
(street) (street)

Land Owner: TITILAYO AKERELE AND OLASEINDE AKERELE Tax Account Number 09-13-920860

Address: 6818 COLLINGDALE ROAD TOWSON, MD 21234 Telephone Number (410) 296-8914

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 ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>JNP</u> Date: <u>7/24/03</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 (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	___	<u>N/A</u>	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	___	
6. Current Zoning Classification: <u>DR S-5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

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: _____

**ZONING USE PERMIT
PLAN FOR CLASS "A"**

**ASSISTED LIVING FACILITY
LOCATED AT**

123 SMITH ROAD.

BALTIMORE COUNTY, MD. 20204

3RD ELEC. DIST.

**PROPERTY OWNER: JOHN AND LINDA
SMITH**

ADD. #321 BROOK LA. TOWSON MD.

21044 DATE: 2/24/94 (PLAN DATE)

PHONE 410-325-1700

LOT SIZE = 24,410 SQ. FT. OR .56 AC ±

ZONING MAP N.W. 5F

ZONE DR 3.5

AREA REQUIRED FOR

11 BEDS = 20,500 SQ. FT. SEE *

**PARKING: 1 SPACE FOR EACH
3 BEDS = 4 PARKING SPACES
REQUIRED. ALL PARKING
USES SHOWN EXISTED
PRIOR TO THE DATE
OF THIS PLAN. ALL PARKING
WILL BE PERMANENTLY STRIPED.**

**EXISTING
FLOOR AREAS, SQ. FT. (±)**

1ST FLOOR AND SUN-

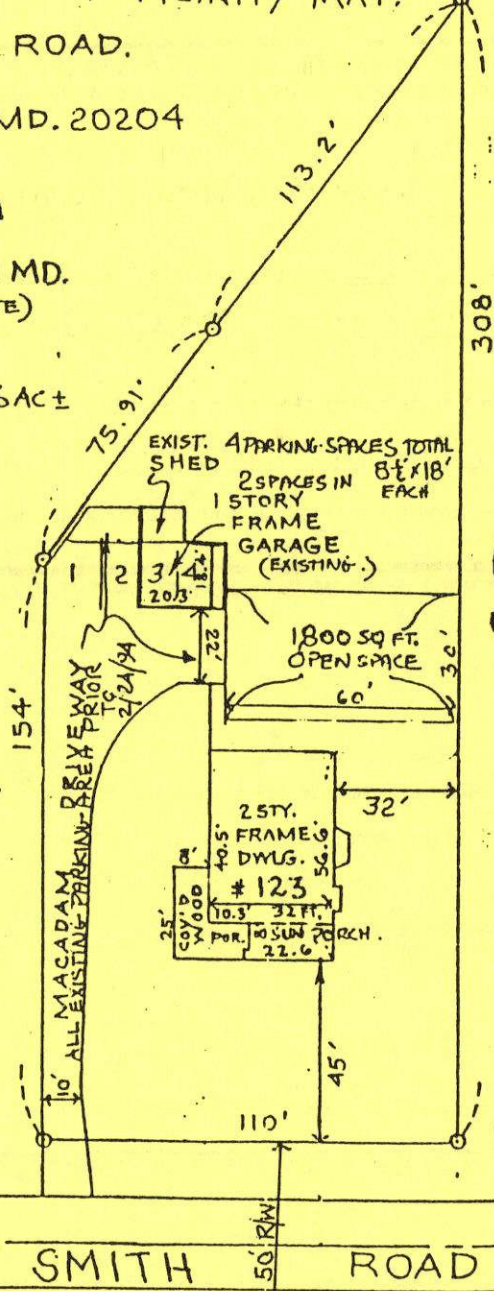
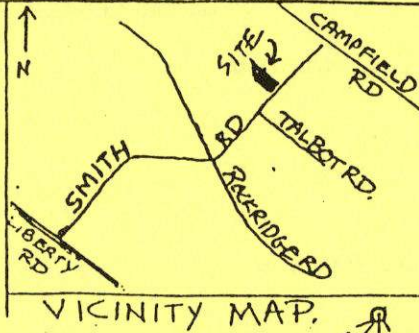
ROOM = 1987 ±

2ND FLR = 1811 ±

TOTAL = 3,798 ±

**BASEMENT FOR
STORAGE AND
MECHANICAL
EQUIPMENT
1811 ±**

**EXISTING
GARAGE = 374 ±**



*** DENSITY CALCULATIONS**

**FOR 11 BEDS DR 3.5 =
12,500 SQ. FT. FOR 7 BEDS +
2,000 SQ. FT. FOR EACH ADDED
BED. 12,500 SQ. FT.
+ 8,000 SQ. FT.
20,500 SQ. FT. TOTAL
REQUIRED FOR 11 BEDS.**

NOTE AND CHECK ONE

THERE HAVE BEEN
THERE HAVE NOT BEEN
EXTERIOR ENLARGEMENTS
TO THIS BUILDING IN THE
PAST 5 YEARS.

IF THERE HAVE BEEN
EXPLAIN WHAT THEY WERE:

**EXPLANATION OF GROUND FLOOR
ENLARGEMENTS HERE: →**

IF MORE THAN AN EXISTING PORCH
ENCLOSURE OR ADDITION OF EXTERIOR STAIR
SHOW CALCULATIONS FOR THE % OF
INCREASE HERE: →

**S
A
M
P
L
E**

"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"

**NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL
COMPLY WITH SECT 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANED**

**SCALE
1" = 50'**

**THE UNDERSIGNED ARE
RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION
ON THIS PLAN (OWNERS)**

**JOHN SMITH
PRINT OR TYPE NAME** 2/24/94
DATE
**John Smith
SIGNATURE**
**LINDA SMITH
PRINT OR TYPE NAME** 2/24/94
DATE

ZONING USE PERMIT CHECKLIST
CLASS "A" ASSISTED LIVING FACILITY
Pursuant to Bill 188-93, Effective 2/25/94

Prior to applying for this Use Permit, contact the Baltimore County Department of Aging for general information concerning this use.

Three (3) use permit plans, per this checklist; one planning office compatibility and/or appearance review, per Sections 432.5.B.2.a and 432.5.B.1.c(1), Baltimore County Zoning Regulations (BCZR); and \$40.00 are required for filing the application. Due to the necessity of a full review of the materials, the staff strongly recommends that you contact 410-887-3391 for a filing appointment for this use permit.

Provide the following information on an (engineer) scaled drawing at a 1"=50' or larger scale.

1. Owner's name, date, address, daytime telephone number, and the address of the property under this use permit review.
2. Title: Use permit plan for Class "A" Assisted Living Facility (ALF). Street vicinity map with site indicated, north arrow, scale of drawing (must be at an engineer's scale and legible), election district, property outline, and dimensions in feet, the square footage of the lot, and the current zoning of the property per the 1"=200' scale official zoning map (per Section 432.5.A.1, BCZR). Provide a detailed density chart on the plan giving the maximum and requested number of elderly assisted living Class "A" residents under this use permit proposal. See Section 424.5 (BCZR) for the density chart information.
3. Location on the property, use and the dimensioned footprint of the ground floor area and gross floor area (all floors) of each structure on the lot in square feet (per Sections 432.2.B.2.A and 432.5.B, BCZR). Show and label a minimum of 500 square feet of yard area as "open space".
4.
 - A. Number of beds to be approved with parking calculations indicating 1 parking space for each 3 beds (round-up all numbers). Note that all parking and maneuvering will be paved with a durable, dustless surface (such as asphalt or concrete) and will be permanently striped. Indicate the location and dimension of all parking and maneuvering areas and note which are existing (with date of original installation) or proposed. Minimum parking space is 8-1/2 feet x 18 feet, which must be shown as a typical dimension (per Sections 409 and 432.5.B.1.b, BCZR).
 - B. Parking spaces not existing prior to 2/25/94 must be shown to comply with the following: 10 feet from all lot lines other than an alley which must be indicated not to abut the front or rear yard of a residentially used property. All parking and delivery areas in the side or rear yard only (per Section 432.5.B.1.b(1) and (2), BCZR).
5.
 - A. Note on the plan: "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).
 - B. Where compliance with note 5.A. cannot be stated, a public hearing may be required. The zoning office (PDM) should be contacted for further information (phone: 410-887-3391) (per Sections 101 - definition of Assisted Living Facility, Class B, 432.5.B.1.c, and 432.5.B.2.b, BCZR).
6. Note on the plan that any proposed signs will comply with Section 450 (BCZR) and all zoning sign policies or a zoning variance is required (per Section 432.5.B.1.a, BCZR).
7. Leave space on the plan for the approval stamp.

PLEASE READ AND PROVIDE ALL INFORMATION ON THESE CHECKLISTS: BE AWARE THAT INCOMPLETE OR INADEQUATE INFORMATION PRESENTED AT YOUR APPOINTMENT WILL USUALLY REQUIRE THAT ANOTHER APPOINTMENT FOR REVISION REVIEW BE SET.

Revised 6/1/00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

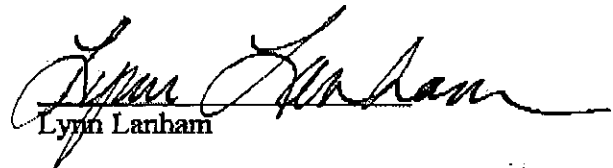
To: Jeff Perlow
 Zoning
 Department of Permits and
 Development Management

DATE: September 3, 2003

FROM: Lynn Lanham
 Development Review Section
 Office of Planning

SUBJECT: Assisted Living
 6818 Collinsdale Road

The Office of Planning has reviewed the revised plan for the assisted living and recommends approval.

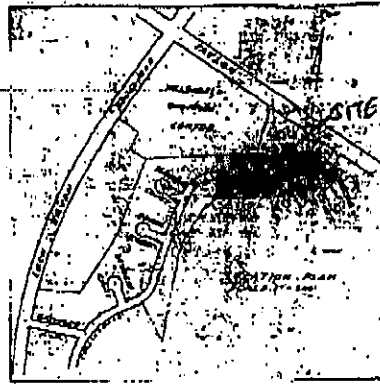


Lynn Lanham

Attachment
 LL:

Post-It® Fax Note	7671	Date	9/3/03	# of pages	3
To	Jeff Perlow	From	Lynn Lanham		
Co./Dept.	00 Zoning	Co.			
Phone #		Phone #			
Fax #	2824	Fax #			

Zoning Use Permit
 Plan For Class "A"
 Assisted Living Facility
 Located at 6818 Collinsdale Rd
 Baltimore County, MD 21234



Key | Scale 1" = 30'

Property line ---

1, 2, 3, 4 - Parking Sp

Shed

Landscape Key

15ft apron

6ft evergreen

30in shrubs

Note and Check one

There have been

There have not been

Exterior enlargements to this building in the past 5 yrs.

If there has been explain what they were.

Explanation of Ground Floor enlargements:

N/A

If more than exist no porch enclosure or addition of exterior stair show calculation for the % of increase here: N/A

The Underlined are responsible for the accuracy of the information on this plan (owners)

09 Elec. Dist

Property Owner:
 Olasinde and Titilayo Akerele
 Address: 6818 Collinsdale Rd.
 Baltimore County, MD 21234
 Phone: 410-296-8914
 Plan Date 7/1/03

Lot Size = 8250 sqft
 Zoning Map N°E = 8B

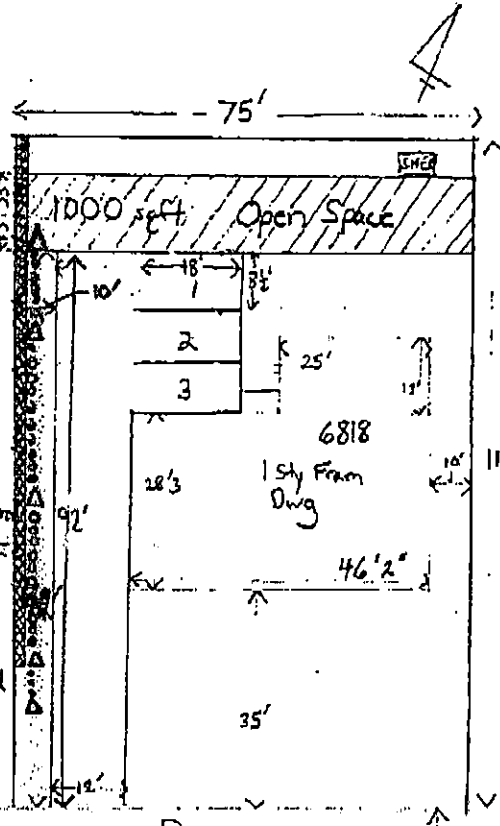
Zone DR = 5.5
 Area Required for 5 Beds = No Minimum Area Required
 Parking: 1 space for every 3 beds =
 2 Parking Space required + 3 Provided
 All parking uses shown existed prior to the date of this plan.
 All parking must be paved and permanently striped
Existing Floor Areas

All measurements in Square Foot (sqft)

1st Floor and Sunroom
 ≈ 1604.2 sqft

Basement [for storage and mech. equipment]
 ≈ 1304.2 sqft

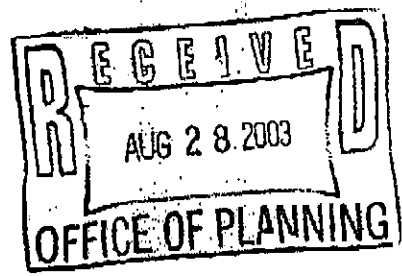
Total ≈ 2908.4 sqft



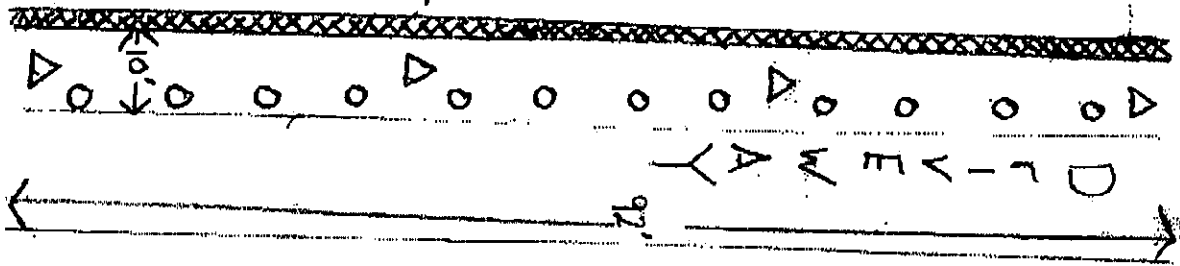
Olasinde Akerele
 Print or Type name 7/22/03
 Signature
 Titilayo Akerele
 Print or Type name 7/22/03
 Signature
 Date

"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 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"

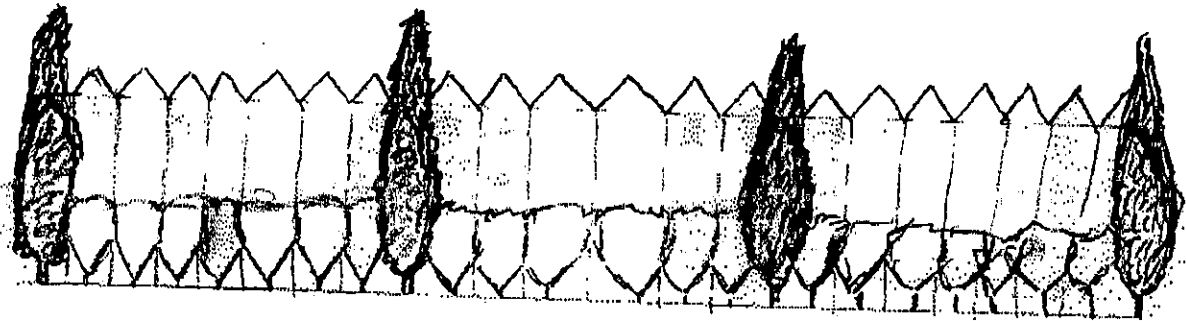
No signs are proposed. Any future signs will comply with SECT 450, BCZR and Zoning sign policies or be Varianced



Top View

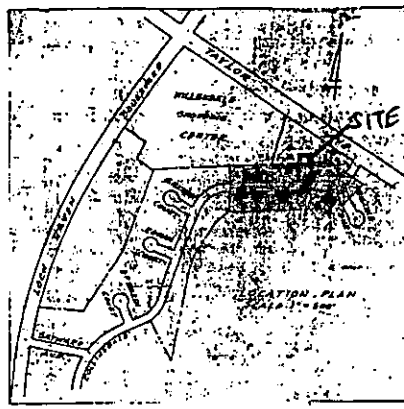


Side View



RECEIVED
AUG 28 2003
OFFICE OF PLANNING

Zoning Use Permit
 Plan For Class "A"
 Assisted living Facility
 Located at 6818 Collinsdale Rd
 Baltimore County, MD 21234
 09 Elec. Dist



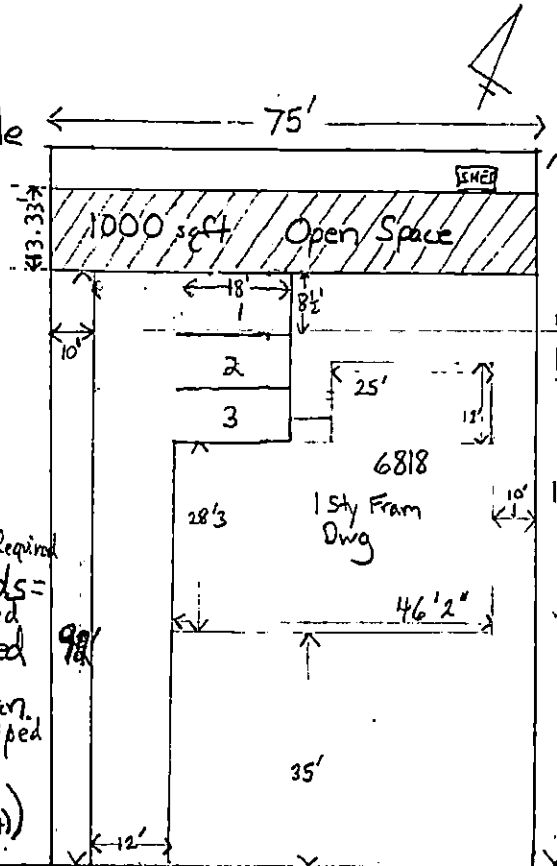
Key | Scale 1" = 30'
 Property line ---
 1, 2, 3, 4 - Parking Space
 □ - Shed

Property Owner:
 Olasinde and Titilayo Akerele
 Address: 6818 Collinsdale Rd.
 Baltimore County, MD 21234
 Phone: 410-296-8914

Plan Date 7/1/03
 Lot Size = 8250 sqft
 Zoning Map N°E = 8B

Zone DR = 5.5
 Area Required for 5 Beds = No Minimum Area Required
 Parking: 1 space for every 3 beds =
 2 Parking Space Required + 3 Provided
 All parking uses shown existed
 prior to the date of this plan.
 All Parking must be paved and permanently striped
 Existing Floor Areas

(All measurements in Square Foot (sqft))
 1st Floor and Sunroom
 ≈ 1604.2 sqft
 Basement [for storage and mech. equipment]
 ≈ 1304.2 sqft
 Total ≈ 2908.4 sqft



Note and Check one
 There have been
 There have not been
 Exterior enlargements
 to this building in the
 past 5 yrs.
 If there has been
 explain what they were:
 Explanation of Ground
 Floor enlargements:

N/A
 If more than existing
 porch enclosure or addition
 of exterior stair show
 calculation for the % of
 increase here: N/A

The Undersigned are
 responsible for the
 accuracy of the information
 on this plan (owners)

Collinsdale Road

50' R/W
 (30' PAVING)

Olasinde Akerele
 Print or type name
 [Signature] 7/22/03
 signature date
 Titilayo Akerele
 Print or type name
 [Signature] 7/22/03
 signature date

"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"

No signs are proposed. Any future signs will comply with SECT 450, BCZR and Zoning sign policies or Be Varianced

RAVEN PLACE

D.R. 3.5

HILLENDALE SHOPPING CENTER

N 565,000

542

B.L.-CCC

SITE

ROAD

N 31,000

D.R. 5.5

N-E
8.

GILCREST CT.

ROWAN

COURT

COLLINSDALE

POOL

EPWORTH CT.

ASGARD CT.

COURT

HILLENDALE

PELHAMWOOD

D.R. 10.5

N 30,000

D.R. 5.5

D.R. 16

(SHEET N.E. 8-C)

PRIVATE ROAD

Flume

CIRCLE

D.R. 16
72-52D

POOL

POOL