

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 27TH day of JUNE, 2013, that JOANN HOPKINS located at

236 EMBLETON ROAD, should be and the
(Individual or business name)
(Street address) OWINGS MILLS, MD 21117

same is hereby granted permission to operate a: ASSISTED LIVING FACILITY I (3 BEDS)

099647
Permit (or Receipt) Number

Carl J. Johnson
Director, Permits, Approvals and Inspections

Planner's Initials AT

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 236 EMBLETON RD
Permit No. (if required) B

FROM: Arnold E. Jablon, Director
Department of Permits, Approvals and Inspections
M.S. 1105

RECEIVED

JUN 20 2013

RE: Assisted Living Facility I or II (3 BEDS)

OFFICE OF PLANNING

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):

A. JoAnn Hopkins 236 Embleton Rd., Owings Mills Md ²¹¹¹⁷ 410-363-7817
Print Name of Applicant Address Telephone Number Email Address

Lot Address 236 Embleton Rd. Election District 4th Councilmanic District 2nd Square Feet of Lot 0.25
Lot Location: N E S W/side/corner of Academy (street), _____ feet from N E S W corner of EMBLETON RD & ACADEMY AVE (street)

Land Owner: _____ 10 Digit Tax Account Number 0413026690
 Address: _____ 410, 363-7817 Johnson b19@comcast.net
Telephone Number Email Address

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

B. Planner to confirm information acceptance by marking X below:

APPLICANT MUST PROVIDE 1 through 6

	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 -- 10% lot area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Compliance with Checklist Note 5.A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 3.5</u>		

Accepted for filing by A. Tsui 6/19/13
Date

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 [Signature]
for the Director, Office of Planning

Date: 6/27/13

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 236 EMBLETON RD
Permit No. (if required) B _____

FROM: Arnold E. Jablon, Director
Department of Permits, Approvals and Inspections
M.S. 1105

RE: Assisted Living Facility I ~~ort~~ (3 BEDS)

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):

A. JOAnn Hopkins 236 Embleton Rd, Owings Mills Md ²¹¹¹⁷ 410 363-7817
Print Name of Applicant Address Telephone Number Email Address

Lot Address 236 Embleton Rd. Election District 4th Councilmanic District 2nd Square Feet of Lot 0.25

Lot Location: N E S W/side/corner of Academy (street), _____ feet from N E S W corner of EMBLETON RD & ACADEMY AVE (street)

Land Owner: _____ 10 Digit Tax Account Number 04 13 02 6 6 9 0

Address: _____ Telephone Number (410) 363-7817 Email Address WJohnson619@comcast.net

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

B.

Planner to confirm information acceptance by marking **X** below:

APPLICANT MUST PROVIDE 1 through 6

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1. This Recommendation Form (3 copies) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Permit Application (If availabl) | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Site Plan: | | |
| Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Statement of Compliance with Checklist Note 5.A | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Current Zoning Classification: <u>DR 3.5</u> | | |

Accepted for filing by A Tau, 6/19/13
Date

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

Date: _____

Maryland Department of Assessments and Taxation Real Property Data Search (vw4.1A) BALTIMORE COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
---	---

Account Identifier: District - 04 Account Number - 0413076690

Owner Information

Owner Name:	HOPKINS ALBERT J HOPKINS JOANN L	Use:	RESIDENTIAL
Mailing Address:	236 EMBLETON RD OWINGS MILLS MD 21117-1727	Principal Residence:	YES
		Deed Reference:	1) /20806/ 00341 2)

Location & Structure Information

Premises Address	Legal Description
236 EMBLETON RD 0-0000	AKA 411 ACADEMY AVE SUBURBIA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0058	0002	0590		0000	5	A	6	1	Plat Ref:	1 0031/ 0088

Special Tax Areas

<u>Town</u>	NONE
<u>Ad Valorem</u>	
<u>Tax Class</u>	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,288 SF	10,881 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>		
		<u>As Of</u>	<u>Phase-in Assessments</u>	
		01/01/2013	07/01/2012	07/01/2013
Land	68,700	52,200		
Improvements:	137,100	103,000		
Total:	205,800	155,200	205,800	155,200
Preferential Land:	0			0

Transfer Information

Seller:	TANKIN ROBERT L	Date:	10/08/2004	Price:	\$198,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/20806/ 00341	Deed2:	
Seller:	BENNETT DAVID C	Date:	03/09/2004	Price:	\$80,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/19712/ 00705	Deed2:	
Seller:	BENNETT DAVID C	Date:	05/13/2002	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/16402/ 00630	Deed2:	

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

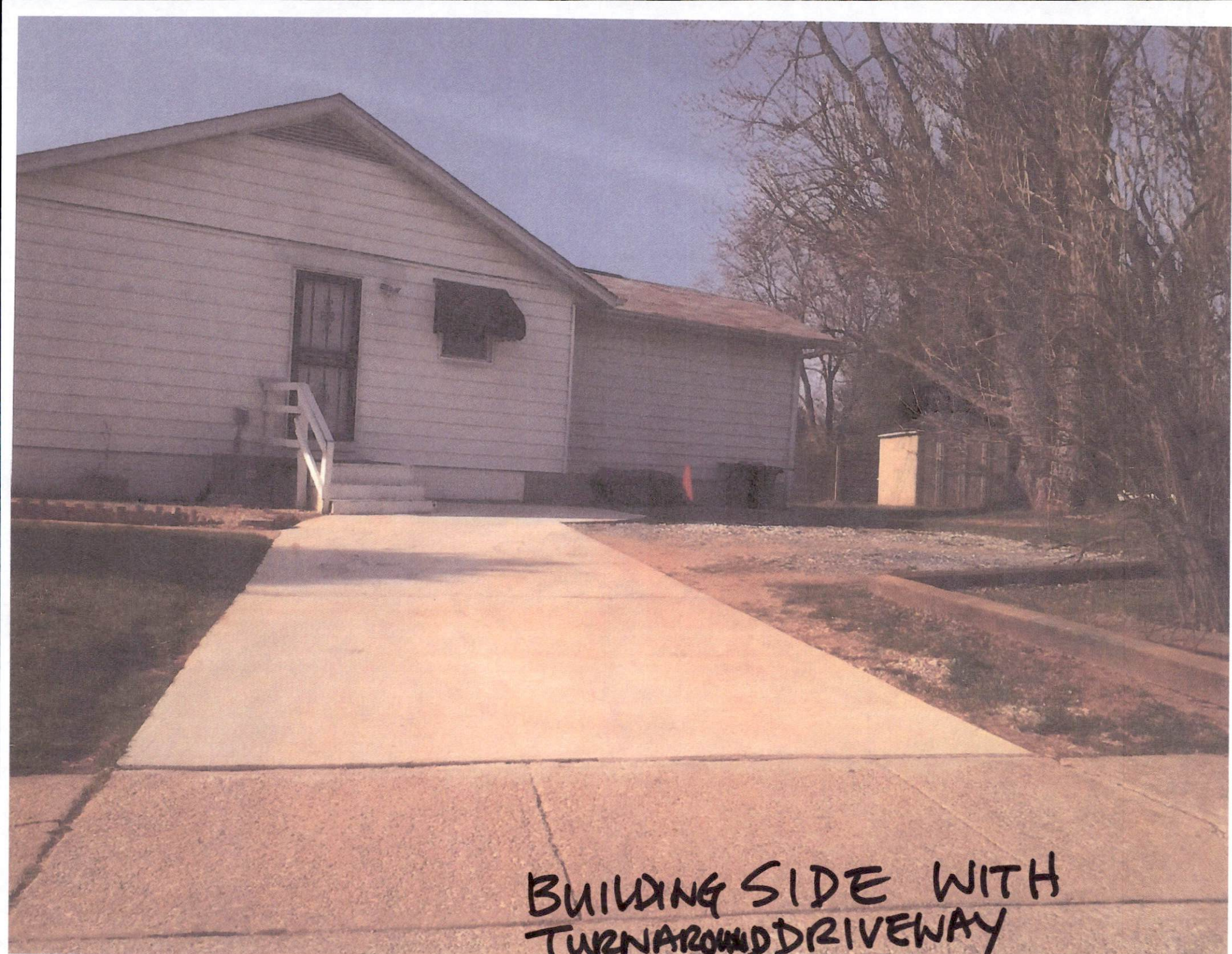
Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Application received







BUILDING SIDE WITH
TURNAROUND DRIVEWAY

Albert and JoAnn Hopkins
 236 Embleton Road, Owings Mills Md 21117

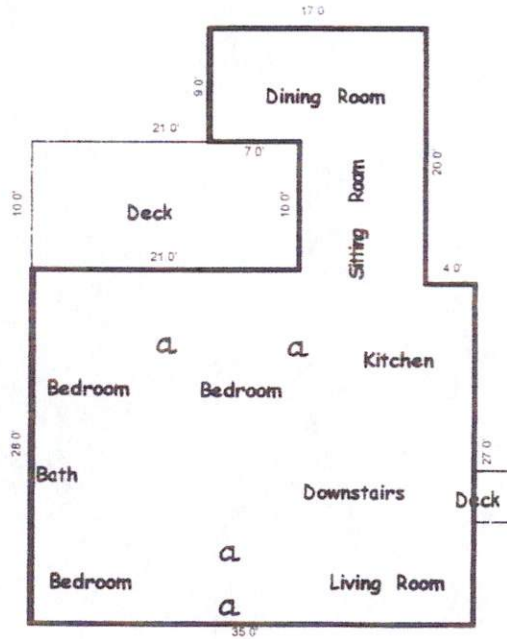


Basement
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
BSMT	Basement	945.0	945.0

AREA BREAKDOWN	
Breakdown	Subtotals

Albert & JoAnn Hopkins
 236 Embleton Road
 Owings Mills md 21117

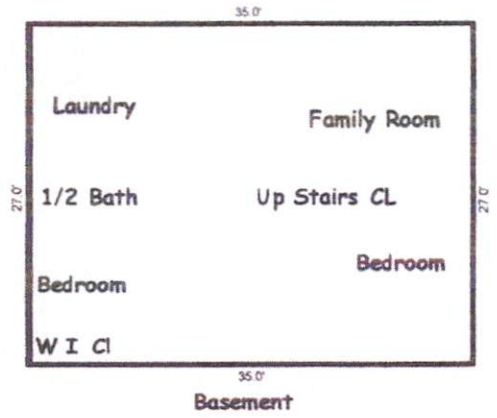


Comments

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1229.0	1229.0
P/P	Deck	210.0	
	Deck	12.0	222.0
Net LIVABLE Area		(Rounded)	1229

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
10.0 x 47.0		470.0
7.0 x 9.0		63.0
21.0 x 28.0		588.0
4.0 x 27.0		108.0
4 Items	(Rounded)	1229

Albert and JoAnn Hopkins
 236 Embleton Road, Owings Mills Md 21117

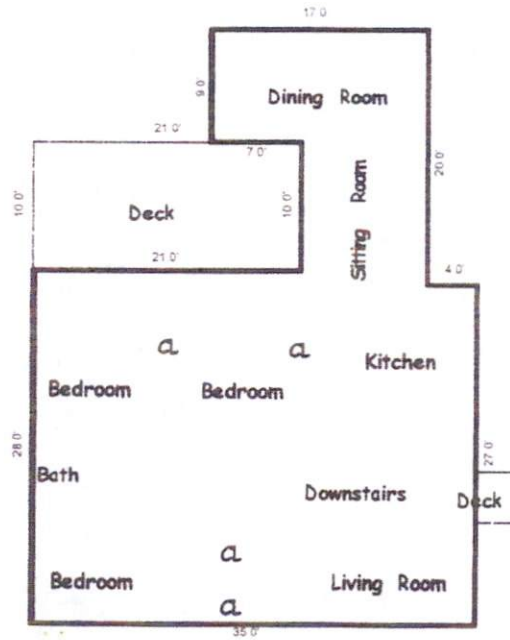


Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
B3MT	Basement	945.0	945.0

AREA BREAKDOWN	
Breakdown	Subtotals

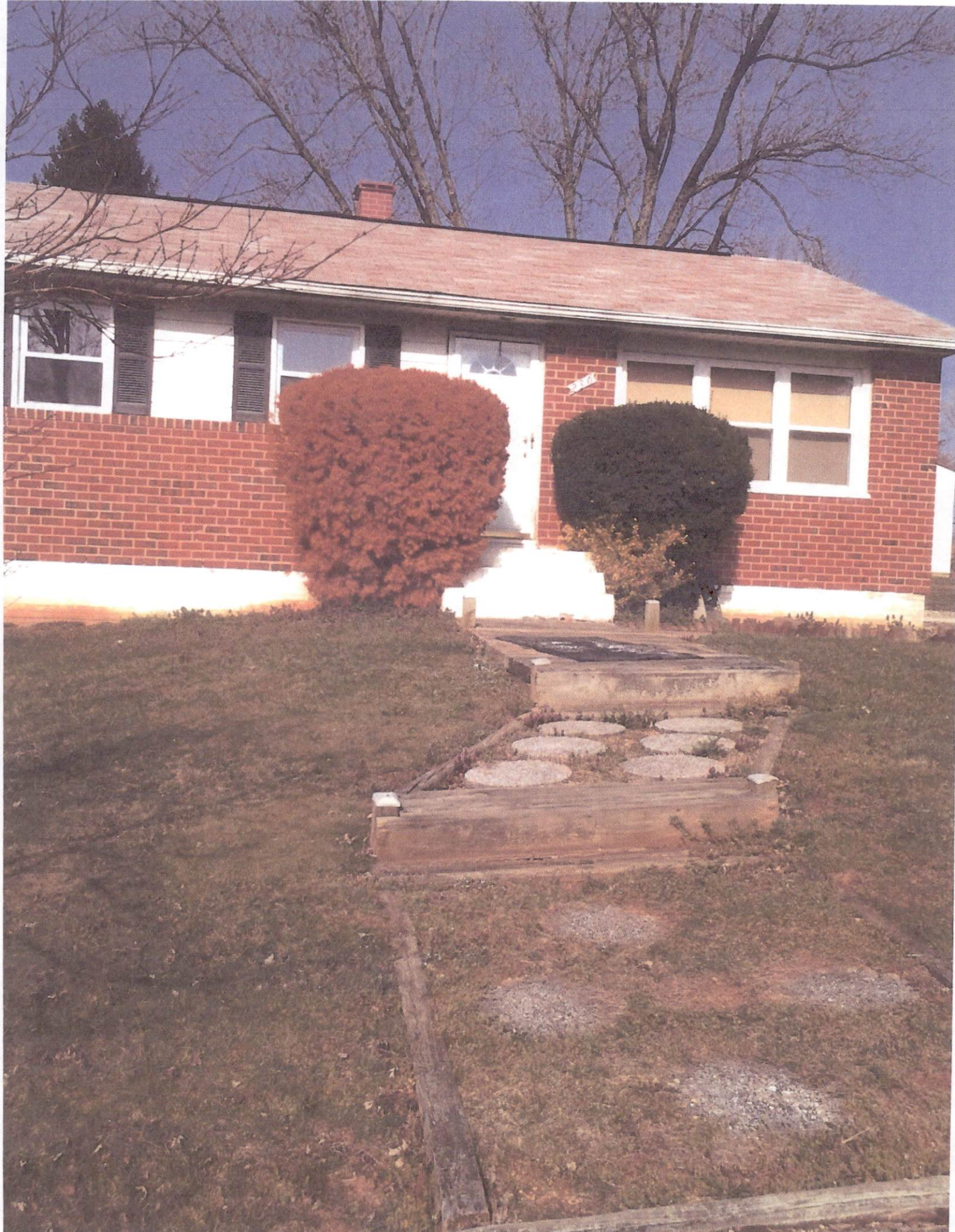
Albert & JoAnn Hopkins
 236 Embleton Road
 Owings Mills md 21117



Shelley Apple™
 Comments

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1229.0	1229.0
P/P	Deck	210.0	
	Deck	12.0	222.0
Net LIVABLE Area		(Rounded)	1229

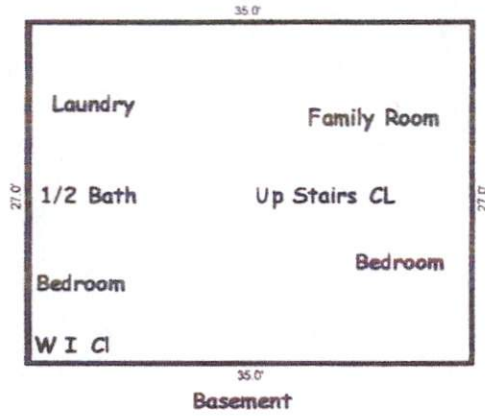
LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	10.0 x 47.0	470.0
	7.0 x 9.0	63.0
	21.0 x 28.0	588.0
	4.0 x 27.0	108.0
4 Items	(Rounded)	1229







Albert and JoAnn Hopkins
 236 Embleton Road, Owings Mills Md 21117

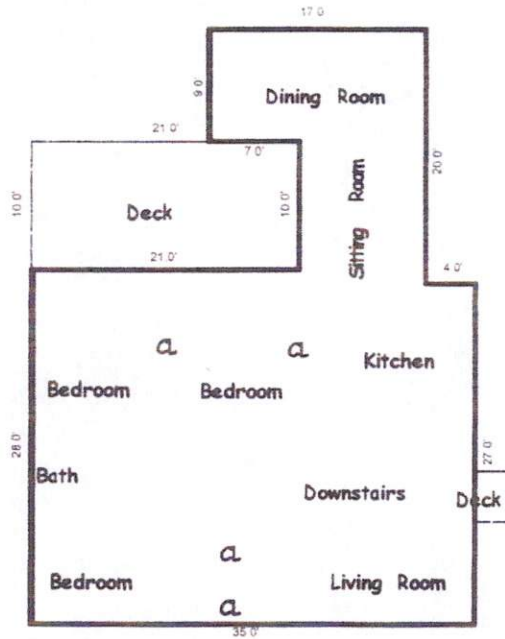


Basement Floor
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
BSMT	Basement	945.0	945.0

AREA BREAKDOWN	
Breakdown	Subtotals

Albert & JoAnn Hopkins
 236 Embleton Road
 Owings Mills md 21117



Shelby Apples™
 Comments

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1229.0	1229.0
F/P	Deck	210.0	
	Deck	12.0	222.0
Net LIVABLE Area		(Rounded)	1229

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
10.0 x 47.0		470.0
7.0 x 9.0		63.0
21.0 x 28.0		588.0
4.0 x 27.0		108.0
4 Items	(Rounded)	1229

ZONING USE PERMIT

PLAN FOR A ASSISTED LIVING FACILITY (3 BEDS)

236 EMBLETON ROAD

BALTIMORE COUNTY MD 21117

4th ELECTION DISTRICT 2nd COUNCIL DISTRICT

OWNER, ALBERT & JOANN HOPKINS

DATE : 06/19/2013 (PLAN DATE)

APPLICANT: IF NOT OWNER ADD ABOVE INFO.

PHONE: 410-363-7817

LOT SIZE: 0.25 ACRES (10,881 SQ. FT.)

ZONING MAP: 058A1

ZONE DR. 3.5

PARKING: 1 space for each 3 beds parking space required

EXISTING FLOOR AREAS SQ. FT. RANCHER

1ST FLOOR 1229 SQ. FT. OF GROSS LIVING AREA ABOVE GRADE

2ND FLOOR BASEMENT AND FAMILY ROOM 945.000 SQ. FT

TOTAL 2174 SQ. FT.

BASEMENT FOR STORAGE AND

MECHICAL EQUIPMENT 945.0000 SQ. FT.

EXISTING GARAGE 00000. SQ. FT.

OPEN SPACE .10X LOT AREA X 10881 = 1089 SQ. FT

OPEN SPACE PROVIDED: 25'x45' = 1125 SQ. FT.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

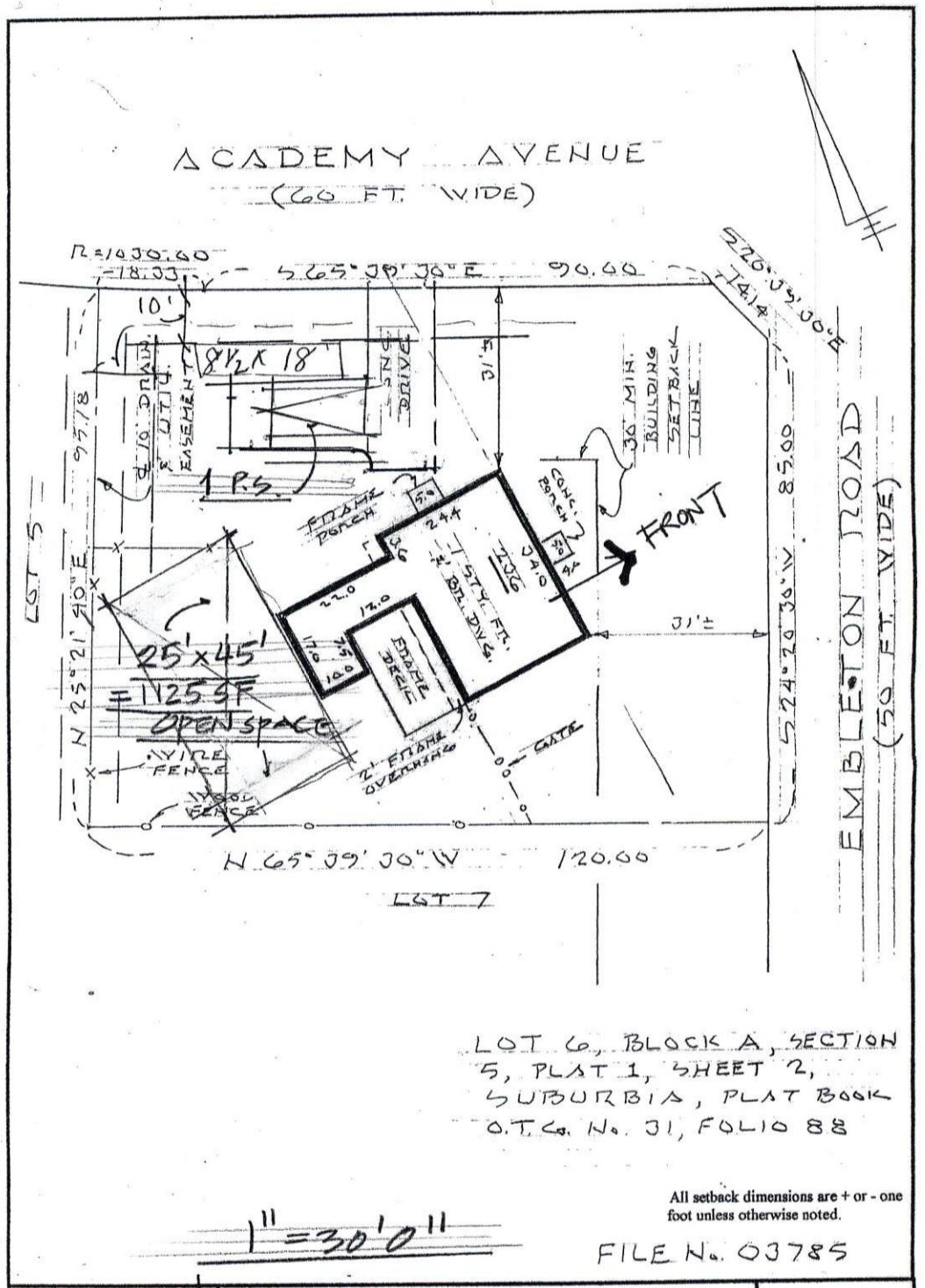
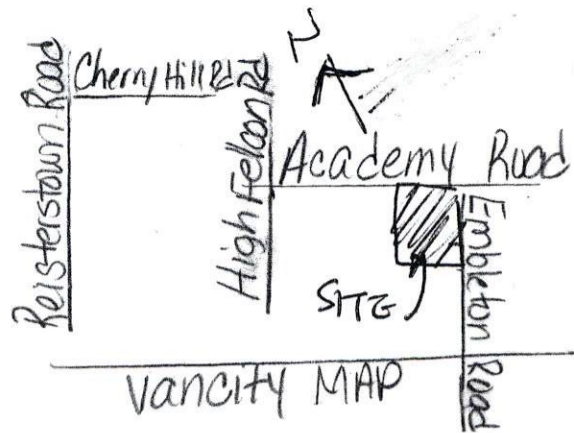
THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE: JoAnn Hopkins DATE

PRINTED NAME: JoAnn Hopkins

SIGNATURE: DATE: 6/19/13

PRINTED NAME:



LOT 6, BLOCK A, SECTION 5, PLAT 1, SHEET 2, SUBURBIA, PLAT BOOK O.T.C. No. 31, FOLIO 88

All setback dimensions are + or - one foot unless otherwise noted.

FILE No. 03785