

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 12 day of March, 2020, that Abraham Shwartz located at 37 Willow Avenue 21286 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate ~~a~~ an Assisted Living Facility I (4 beds)

195509
Permit (or Receipt) Number

irA. Munj
Director, Permits, Approvals and Inspections

Planner's Initials gh

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Director, Permits, Approvals and Inspections

Planner's Initials gh

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Office of Planning, Development Review Office
Attention: ALF REVIEWER
Jefferson Building
105 W. Chesapeake Avenue, Room 101
Towson, MD 21204
M.S. 3402

ALF Address 37 Willow Avenue, 21286
Permit No. (if required) B _____
Intake Planner's Name Dorey Huxit
Filing Date 02, 20, 2020

FROM: Department of Permits, Approvals and Inspections
Zoning Review Office
M.S. 1105

RE: Assisted Living Facility I or II

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

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

Abraham Schwartz 2435 Sylvale Road (410) 236-1503
Print Name of Applicant Applicant Address 21209 Telephone Number Email Address
ALF Lot Address 37 Willow Avenue, 21286 Election District 9 Councilmanic District _____ Sq. Ft. of Lot 10044
Lot Location: N E S W side/corner of Meridan Lane (street) _____ feet from N E S W corner of Maryland Avenue (street)
Land Owner: Abraham Schwartz 10 Digit Tax Account Number 0907583500
Address: 2435 Sylvale Road, Ba Himore MD (410) 236-1503 schwartz@verizon.net
21209 Telephone Number Email Address

B. APPLICANT MUST PROVIDE THE FOLLOWING ITEMS (1 THROUGH 7) BELOW:

(to be submitted by applicant for required compatibility and/or appearance review by the Office of Planing)

Intake Planner to confirm
information acceptance
by marking X below:

	YES	NO
1. This Completed Recommendation Form (3 copies) ✓	X	—
2. Building Permit Application or Copy (if available)	—	X
3. Site Plan (See Zoning Use Permit Checklist on Page 2 for Requirements): Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area ✓	X	—
Statement of Compliance with Checklist Note 5.A ✓	X	—
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR ✓	X	—
Statement of Compliance with Checklist Note 10 regarding automatic sprinkler system requirement of County Building Code (For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-887-3987)	X	—
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	—	X
5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood ✓	X	—
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR ✓	X	—
7. Applicant Confirms that Building Plans Review Office was contacted regarding automatic sprinkler system requirements Building Plans Review Office can be reached at 410-887-3987 ✓	X	—
8. Current Zoning Classification: <u>DR 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application and/or site plan to conform with the following
Comments below (or attached):

Signed by: _____
for the Director, Office of Planning

Date: _____

37 WILLOW AVE, BALTIMORE, MD 21206

14th ELECTION DISTRICT

OWNER : ABRAHAM SHWARTZ

ADDRESS : 22 HOUNDWOOD CT
BALTIMORE, MD 21209

DATE : 16 FEB, 2020

PHONE : 410 236 1504

Tax ID# 0907583500

LOT SIZE : 10,044 s.f.

ZONE DR 5.5

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 5 years. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area as of 5 years before the date of this application) to the exterior of the building have occurred. No additions are proposed.

The applicant is aware & certifies that a building permit for the installation and inspection of an "automatic sprinkler system" for the principle building will be required, prior to the operation and occupancy of an assisted living facility (ALF I, II, or III), pursuant to the Baltimore County Code, section 308 and / or section 310.

PARKING : 1 Parking space for each 3 beds

4' beds. 2 spaces only

EXISTING FLOOR AREAS SQ. FT.

1ST FLOOR AND SUN ROOM = 803 s.f.

2ND FLOOR = 672 s.f.

TOTAL : = 1,475 s.f.

BASEMENT = 672 s.f.

The applicant is aware & certifies that in a D.R. Zone, an assisted living facility I or II is not permitted within 1000 feet of an another property with an existing assisted living facility I or II or another property for which an application for a use permit has been filed for an assisted living facility I or II, pursuant to section 432 A.1.A.3. BCZR.

OPEN SPACE : .10 x lot area (10,044 s.f.) $\leq$ 1,100 s.f.

This property is in compliance with the 1000' proximity requirement.

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

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

SIGNATURE

DATE

Abraham Shwartz
PRINTED

2/20/20

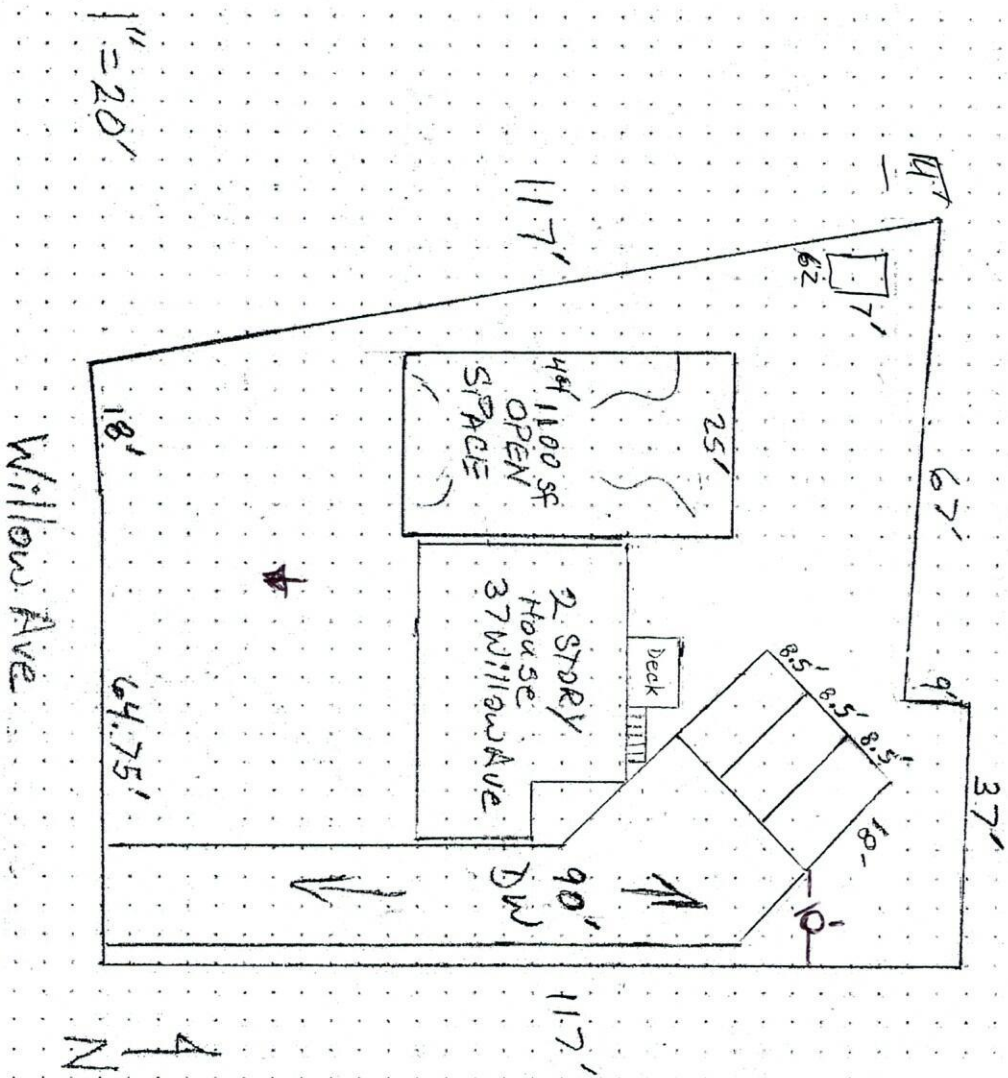
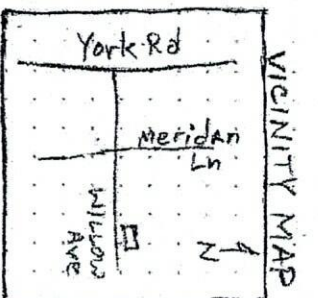
A. Shwartz
SIGNATURE

2/20/20
DATE

PRINTED

ENGINEERS SCALE 1 in = 20 ft

37 Willow Ave
Baltimore, MD 21206



Baltimore County - Permit Review



91

0912002811

2500008636

206

204

2.02

202

2500008368

ALLEY

43

2500008635

62

2500008383

0912002810

20

0913751740

22

0912001750

28

0067406160

99

0907583500

37

0911671032

0911671031

41

0923157440

03

WILLOW AVE

6

1

100

1

1

1

1

1

BALTIMORE COUNTY, MARYLAND STATE AND COUNTY REAL PROPERTY TAXES

Ownership and Address Information

Parcel ID: 09-07-583500
Tax Year: 2020
Owner Name: Shwartz Abraham Etal
 Shwartz Nataly
Mailing Address: 22 Houndswood Ct, Baltimore, MD 21209
Parcel/Situs Address: 37 Willow Ave
District: 09
Property Class: 04 Residential
Semi-Annual Eligible: No
Miscellaneous:

Legal Description

LT 1 PT LT 2
 37 WILLOW AVE

Assessment Information

Full Year 233,500
 Tax rate for Full Year: County \$1.10000, State \$0.11200 per \$100 of Assessed Value

Tax Receivable Amounts

Bill Date: 07/01/2019

	Billed Amount	Paid	Outstanding	First SA	Second SA
Taxes/Charges	4,537.18	4,537.18	.00	.00	.00
Fees	.00	.00	.00	.00	.00
Gross/Base	4,537.18	4,537.18	.00	.00	.00
Discount Applied	.00	.00	.00	.00	.00
New Discount	.00	.00	.00	.00	.00
Interest Applied	45.38	45.38	.00	.00	.00
New Interest	.00	.00	.00	.00	.00
Total	4,582.56	4,582.56	.00	.00	.00





BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **195509**

PAID RECEIPT

Date: **2/26/2020**

BUSINESS ACTUAL TIME DRW
 2/26/2020 2/26/2020 09:36:44 1

REG #501 WALKIN LJR
 >>RECEIPT # 057871 2/26/2020 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	906	0000				0150					100

Def: 5 028 ZONING VERIFICATION

Rec: Tot \$ 100.00

100.00 CK .00 CA

Baltimore County, Maryland

Total: **100.00**

Rec From: **Abraham Schwartz**

For: **37 Willow Ave**

ALFI

UP 2020 0003 AL

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

UP-2020-0003-AL

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3/13/2020

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for the Director, Office of Planning

Page 4

RECEIVED

FEB 27 2020

Date: 3/11/20

DEPARTMENT OF PLANNING

BM-DT

E TOWSONTOWN BLVD

E TOWSONTOWN BLVD

VIRGINIA AVE

0919712100

0919712096

0919712097

DR 1 NC

RO

CZMP DEVELOPMENT HOLD (ISSUE # 5-062)

E SUSQUEHANNA AVE

20
0912002810
1960-5045-A

28
0912001750

CB

0923157440
Pt. Bk. 0000005, Folio 0077

30
Pt. Bk. 0000007B
PAI # 098126

PAI # 098126
1948-1288-X
0901890054

NE 10-A

070A2

5 CD

DR 1 NC

ALLEY
ALLEY

2500008635
Pt. Bk./Folio # 079194
2500008634

0913751740

2001-0552-A

0919074900

35

9 ED

PAI # 098047
0907583500
39
PAI # 098047

0911671032

41
Lot # 2 0911671031
Pt. Bk. 0000012, Folio 0002

0902656250
43

0902854640
Lot # 5

R-1950-1
R-1951-1

Lot # 11

WILLOW AVE

DR 5.5

WILDEN DR

ALLEY ALLEY

Lot # 121

2500009631

Pt. Bk./Folio # 079258

DR 16

DR 1 NC

Pt. Bk. 0000079, Folio 0258
2500009634

32

34

0904000960

0913080050

PAI # 090805
PAI # 090805
PAI # 090805

Pt. Bk./Folio # 002139
0904503300

PAI # 090805

0907582580

0919511251
214
212
0923153700

0919270700
208
0914900151

0919714610
206

0919641000

0913857940

0922000050

0919000110
215

0916602350
Pt. Bk. 0000005, Folio 0017

0903230190

211
0911150230

0920800050

207

0902005170

205