

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

O.P. PACK SENT  
TO ERV MCDANIELS  
10/22/98 JLL

ZADM ALF # \_\_\_\_\_

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

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:

JL Care Enterprises / Home Again JL Telephone Number 410-719-9558  
 Print Name of Applicant \_\_\_\_\_ Address \_\_\_\_\_  
 Lot Address 601 Aldershot Rd Election District # 1 Councilmanic District # 1 Square Feet 28,800  
 Lot Location: N E S W side/corner of NW CORNER OF ALDERSHOT RD AND EDMUNDSON AVE. feet from N E S W corner of \_\_\_\_\_ (street)  
 Land Owner: Matthew L. Jones Tax Account Number 01-23-155374  
 Address: 3910 Frierson Rd Towson Telephone Number 410-521-0638

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   |
|--|---|--|
|  | YES   | NO   |
| 1. This Recommendation Form (3 copies)   | <input checked="" type="checkbox"/>   | <input type="checkbox"/> Date: <u>10/22/98</u>                                   |
| 2. Permit Application (if available)   | <input type="checkbox"/>  | <input type="checkbox"/>   |
| 3. Site Plan<br>Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square<br>Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)<br>Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| 4. Building Elevation Drawings <u>WAIVED, JLL</u>  | <input type="checkbox"/>  | <input checked="" type="checkbox"/>  |
| 5. Photographs (please label all photos clearly)<br>Adjoining Buildings<br>Surrounding Neighborhood  | <input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                       | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| 6. Current Zoning Classification: <u>BC &amp; BC-AS. ADJACENT RES ZONE DR 10, 5 DR 16 SW 1E.</u>   | <input type="checkbox"/>  | <input type="checkbox"/>   |

PENDING THIS RECOMMENDATION

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:

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

Date: \_\_\_\_\_

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

CALLERED  
M.J.  
MSG 11/5/98  
Lewis  
ZADM ALF # \_\_\_\_\_

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Lot Location: N E S W side of W side corner of W side of ALDERSHOT Rd AND EDMONDSON AVE.  
(street) (street)  
Land Owner: Matthew L. Jones Tax Account Number 01-23-155374  
Address: 3910 Frierson Rd - Randallstown Telephone Number 410-521-0638

CHECKLIST OF MATERIALS- (to be submitted by applicant for required completeness 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!

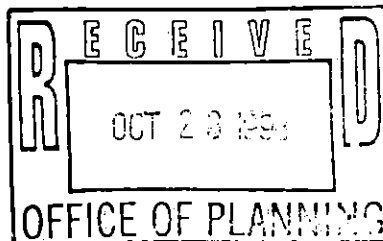
- |  | PROVIDED?   | Accepted for filing by   |
|--|---|--|
|  | YES   | NO   |
| 1. This Recommendation Form (3 copies)   | <input checked="" type="checkbox"/>   | <input type="checkbox"/> Date: <u>10/27/98</u>                                   |
| 2. Permit Application (if available)   | <input type="checkbox"/>  | <input type="checkbox"/> Pending this <u>Review</u>                              |
| 3. Site Plan<br>Property (3 copies): including lot size and square foot of buildings, parking and open space - minimum 500 square<br>Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)<br>Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
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| 5. Photographs (please label all photos clearly)<br>Adjacent Buildings<br>Surrounding Neighborhood   | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/>                             |
| 6. Current Zoning Classification: <u>BC &amp; BC-AST</u><br><u>RES. ZONE DR. 10.5</u> <u>SWIE</u>  | <input type="checkbox"/>  | <input type="checkbox"/>   |

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:

The zone lines should be shown on the plan as per 1" = 200' scale zoning map SWIE.



Signed by: Jeffrey M. Long  
for the Director, Office of Planning and Zoning

Date: 11-4-98

REV. PLAN SENT TO JEFF LONG. USE PERMIT ISSUED AND GIVEN TO M. JONES 11/6/98 JLL.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 060731

DATE 10/22/98 ACCOUNT ~~30.00~~ R0016150  
AMOUNT \$ 40.00

RECEIVED FROM: \_\_\_\_\_

FOR: CLASS A ALF USE PERMIT APPLICATION

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
10/22/1998 10/22/1998 11:58:47

REG WS05 CASHIER LSMI LXS DRAWER 5

5 MISCELLANEOUS CASH RECEIPT

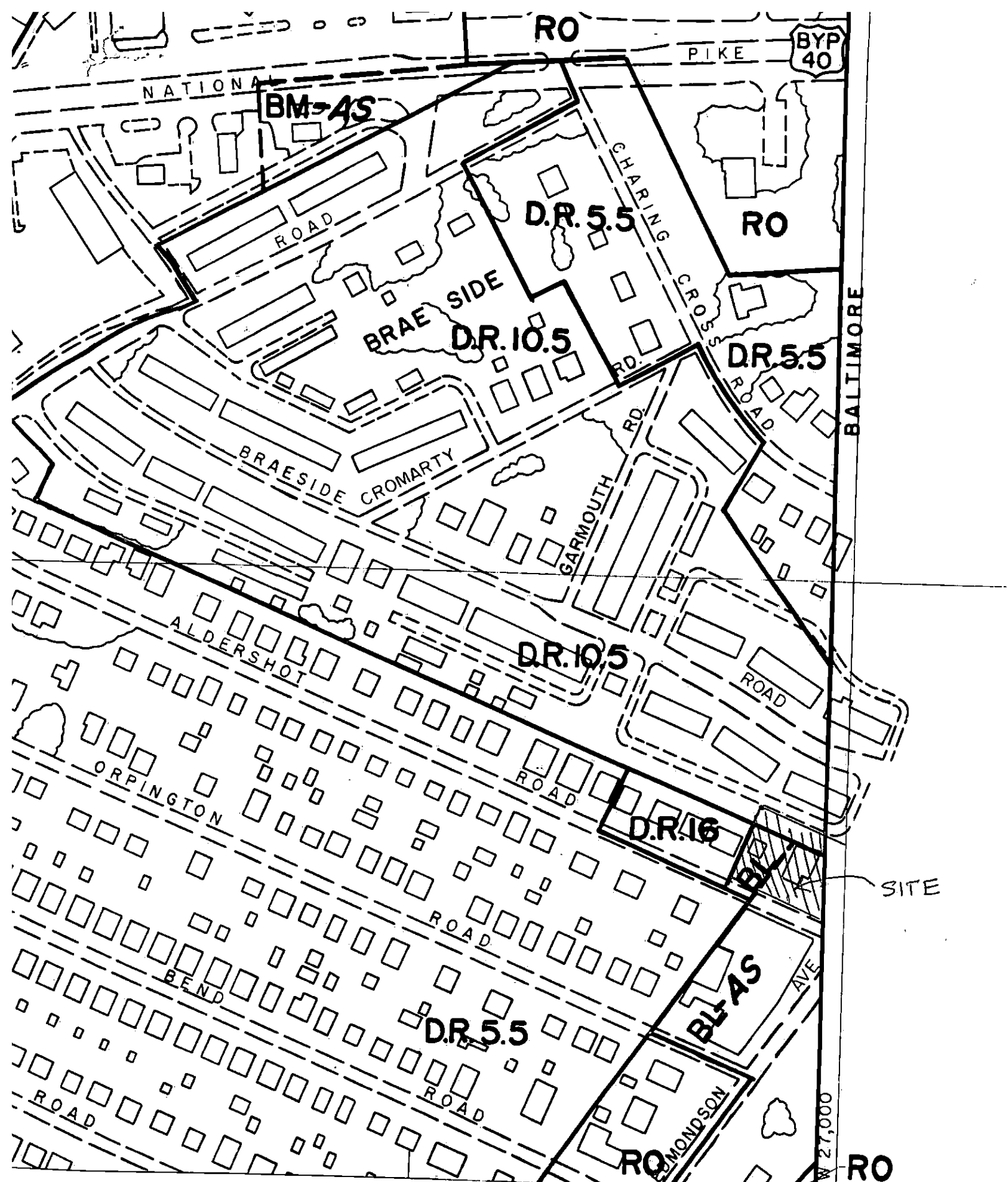
Receipt # 079841 OFLN

CR NO. 060731

40.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION



MAP

INCIL

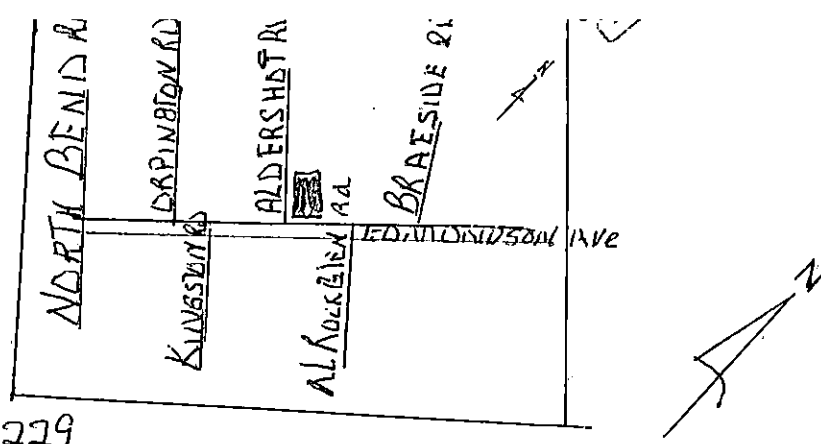
6, 134-96, 135-96

(SHEET SW-2-E)

# BALTIMORE CO

## OFFICE OF PLANNING

**ZONING USE PERMIT-  
PLAN FOR CLASS "A"  
ASSISTED LIVING FACILITY**  
LOCATED AT  
601 ALDERSHOT RD



BALTIMORE COUNTY MD 21229  
1st Elec. Dist

PROPERTY OWNER: MATTHEW L JONES  
3910 GRIERSON RD 21133  
410-521-0638

NW CORNER OF ALDERSHOT  
AND EDMONDSON AVE.  
**REVISED PLAN  
PER JEFF LONG'S  
COMMENTS**

LOT SIZE: 21,060  
ZONING MAP SW 1-E

ZONE: BL (AND) BL-AS-DRO  
ADJACENT RESIDENTIAL  
ZONE DR 10.5 AND DR 16  
AREA REQUIRED FOR BEDS:  
USING: DR 10.5 = 9,000 sq ft  
7 RESIDENTS

With 1,200 sq ft for each  
ADDITIONAL  
9,000 FOR 7  
10,500 sq ft for 8 SEE \*  
OPPOSITE DRAWING.

TOTAL - PERMITTED IS  
PROPOSED - 15

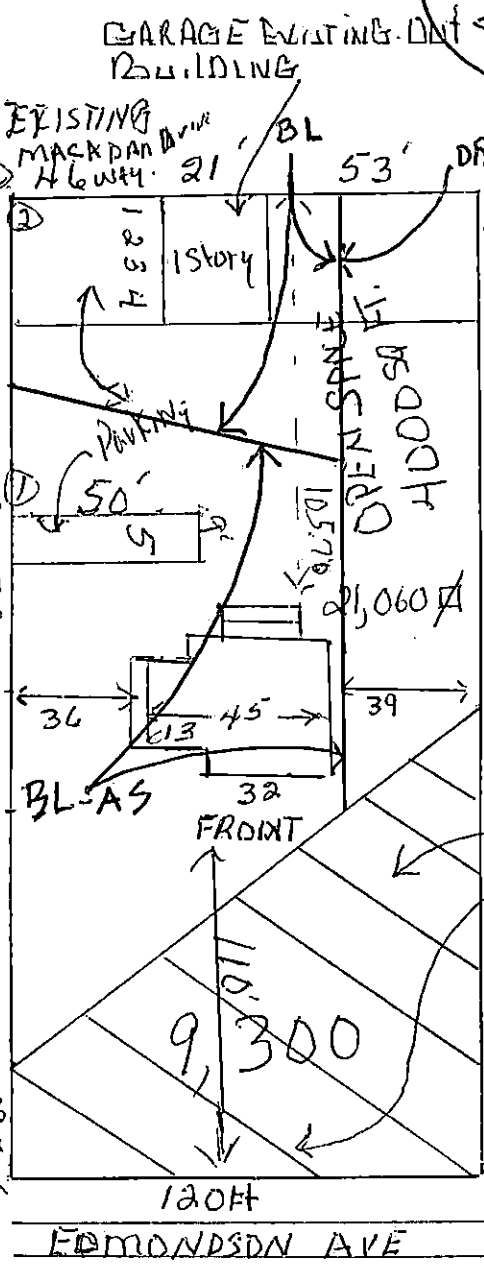
PARKING REQUIRED 1 SPACE  
FOR 3 BEDS  
ALL PARKING HAS BEEN  
EXISTING SINCE  
PRIOR TO 1994

5 SPACES REQUIRED  
5 PROVIDED WITH PARKING  
FOR 2 EXTRA VEHICLES  
IF NECESSARY

EXISTING FLOOR AREAS  
SQ FT 3082.52

1ST FLOOR - 1331.25 - Living Area  
w/ 2 Baths ETC  
2ND FLOOR - 999.95 - 3 BR + 2 Baths  
3RD FLOOR - 751.32 - 2 BR + 1 Bath

BASEMENT FOR  
STORAGE + MECHANICAL  
EQUIPMENT.



**DENSITY CALCULATIONS**  
FOR 7 BEDS DR 10.5 =  
9,000 SQ FT FOR 7 BEDS +  
1,200 SQ FT FOR EACH ADDED  
BED.  
9,000 SQ FT  
9,600 SQ FT  
18,600 SQ FT TOTAL  
REQUIRED FOR 15 BEDS

IN BALTO. CITY  
NOT PART OF THE  
AREA USED FOR  
SUPPORT OF THIS USE  
ANY PROPOSED SIGNS  
WILL COMPLY WITH SECTION  
456 (B.C.Z.R) AND ALL  
ZONING SIGN POLICIES OR  
A ZONING VARIANCE REQUIRED

SCALE 1" = 50'

THE APPLICANT / OWNER ATTESTS  
TO THE ACCURACY OF ALL INFORMATION  
MATTHEW L. JONES - OWNER  
*Matthew L. Jones* 10/22/98

1024

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 OF INGROUND 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 SECTION 101-DEFINITION  
OF ASSISTED LIVING FACILITY CLASS A. 432.5.B.1.C(1),  
AND 432.5.B.2. BCZR).



Given:

UNDERSIZED LOT FOR  
HOLD FILE

O.P. PACK SENT 10/22/98 JL.