

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE - W/S Cedar Avenue, * ZONING COMMISSIONER
 120' N of the c/l Maple Avenue * (814 Cedar Avenue)
 15th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District * Case No. 98-334-XA
 Gloria Temple Friend *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Gloria Temple Friend. The Petitioner requests a special exception to permit a Class B Assisted Living Facility on the subject property and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 432.5.A.2 to permit a Class B Assisted Living Facility to be located on a lot size of 19,697 sq.ft. in lieu of the minimum required 43,560 sq.ft.; from Section 1B02.C.1.a to permit a front yard setback of 35 feet in lieu of the required 40 feet; from Section 409.4.A to permit a driveway width of 18 feet in lieu of the required 20 feet for two-way traffic; from Section 409.4.C to permit an aisle width of 18 feet in lieu of the required 22 feet; from Section 409.8.A.2 to permit a portion of the parking facility to be gravel in lieu of the required durable, dustless surface; from Section 1B01.1.B.1.e.(2) to permit a Class B Assisted Living Facility to be as close as 4 feet and 30 feet from the tract boundary (for the facility and garage), with a landscape buffer of 0 feet in lieu of the required setback of 75 feet with a landscape buffer of 50 feet; and from Section 1B01.1.B.1.e.(5) to permit a parking lot to be located 22 feet from the property line with a landscape buffer of 4 feet in lieu of the required setback of 75 feet with a landscape buffer of 50

ORDER RECORDED FOR FILING
 Date 5/11/98
 By [Signature]

feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Gloria Temple Friend, legal owner of the property, Charles C. Bergquist, the Contractor engaged by the Petitioner to make improvements to the property, Thomas Phelps, Registered Property Line Surveyor who prepared the site plan for this project, and Maia B. McFliggins. Lenwood Johnson, a representative of the Office of Planning, also appeared in support of the request. Numerous residents from the surrounding community appeared in opposition to the request, all of whom signed the Protestants Sign-In Sheet. Included among those individuals were Bernard and Jerrie Ulbrich, and James E. Rhodon, adjoining property owners, and Eugene Allen, President of the Goodwood Improvement Association.

Testimony and evidence offered revealed that the subject property is a rectangularly shaped lot, approximately 100 feet wide and 196 feet deep, consisting of a gross area of 19,697 sq.ft., zoned D.R. 5.5. The property is located off of Hyde Park Drive and Maple Avenue in Essex, and is within the Chesapeake Bay Critical Areas in the vicinity of Muddy Gul Creek. The property is improved with a one-story frame dwelling, an above-ground swimming pool with a deck surrounding same, and a detached garage. The Petitioner is desirous of operating a Class B Assisted Living Facility on the property in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. As can be seen from the site plan, the Petitioner proposes to remove the existing deck and swimming pool to allow for a one-story frame addition to the existing dwelling which will provide the additional living space needed for prospective residents. Due

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1/1/89

to the size and zoning of the property, the requested special exception and variances are necessary in order to proceed as proposed.

On behalf of the request, Ms. Temple Friend testified that she has owned and resided on the subject property for approximately 18 years. Ms. Temple Friend testified that her vocation is to care for the elderly and that currently, 3 elderly individuals reside with her on the subject property. Each of these individuals is over 85 years of age and needs assistance in carrying out the normal activities associated with daily living. She is licensed to care for 3 individuals and wishes to expand her operation to accommodate up to 15 individuals. As noted above, the site plan shows that the existing swimming pool and deck will be removed and that a 30' x 59' addition will be added to the rear of the dwelling. A small deck is proposed to be added to the addition. Moreover, an increased area for parking will be provided.

Ms. Temple Friend offered testimony regarding the proposed operation. She described the internal aspects of the proposed addition and the accommodations which will be provided to the residents. She also generally discussed staffing needs, but seemed somewhat unclear on the exact requirements. In response to an inquiry from this Zoning Commissioner, she seemed uncertain about deliveries to the property; however, indicated that she would handle most of the acquisition of food and other items herself. She opined that the proposed use will be good for the neighborhood in that it will allow its elderly residents the opportunity to remain in the community and that the proposed use will fill a significant need in this area.

Mr. Bergquist, the Contractor who has been engaged by the Petitioner to construct the proposed addition, also testified in support of the request. Mr. Bergquist indicated that the proposed addition will be

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ZONING DEPARTMENT
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built in accordance with all County standards and building codes. He was uncertain whether this facility would have to be sprinkled but indicated he would do whatever is necessary to bring the property into compliance.

Testimony was also received from Maia McFliggins, a resident of the surrounding community. She endorsed Ms. Temple Friends' proposal and believes that same is appropriate for the neighborhood. She also indicated that there were other uses in the neighborhood which were not purely residential in character, including, for example, a foster home not far from the subject site. She believes that the proposed Class B Assisted Living Facility is appropriate and questioned the motives of those who appeared in opposition.

Testimony was also received from Lenwood Johnson of the Office of Planning. Mr. Johnson's role with that agency is to preserve and protect the historic African American communities which exist throughout Baltimore County. He described in some detail the historic nature of the subject community. He also opined that it is important for the community to provide elderly housing for its residents. Mr. Johnson indicated that there had been few opportunities to provide housing for the elderly in this area and that the Petitioner's proposal is appropriate.

Significant testimony was also received from a number of the Protestants. Mr. Allen is specifically concerned about the precedent and business nature of the proposed use. Although the facility will provide a residential living environment for the elderly, Mr. Allen believes that the for-profit nature of the operation makes same commercial. He believes that such a commercial intrusion into this residential community is inappropriate and will have an unstabling influence on surrounding properties.

Similar testimony was received from Rev. Willie S. Chambers. He is concerned about the potential expansion of the subject site, or other commercial facilities moving into the neighborhood.

Mr. Bernard Ulbrich also testified in opposition to the request. He opined that the proposed use will be detrimental to the welfare of the neighborhood and adversely impact property values.

Lastly, testimony was received from Mr. James Rhudon, another nearby resident. He is particularly concerned about the narrowness of the streets in this community and the potential for traffic congestion and vehicular accidents involving neighborhood children.

The above is but a summation of the testimony and evidence offered at the hearing. The entire record is available to any party for further review and will disclose that a significant volume of testimony and evidence was presented, both in support of and in opposition to the relief requested.

It first need be observed that Ms. Temple Friend's goal is surely laudable. Baltimore County's elderly population is increasing in number and there is significant need for facilities to accommodate these elderly individuals. Moreover, Mr. Johnson's comments are well-taken, insofar as his goal of preserving historic African American communities is concerned. These points being acknowledged, the issue presented in this case is more focused. As noted above, the matter comes before me as a Petition for Special Exception to approve a Class B Assisted Living Facility on the subject property. Therefore, my inquiry is restricted as to whether the proposed use at this location is appropriate, irrespective of whether housing for the elderly and preservation of historic communities is laudable policy.

In considering the special exception, I must be guided by the criteria set forth in Section 502.1 of the B.C.Z.R. That Section sets out the standards which must be applied to any proposed special exception use. Those standards require an examination of the potential impacts of the proposed use. I must consider whether the use will overcrowd the land, cause undue traffic congestion, be detrimental to the environment, etc. In essence, it must be determined whether the use proposed will be detrimental to the health, safety and general welfare of the surrounding locale.

In this case, I am not persuaded that the Petitioner has met her burden. I am particularly troubled over several factors. First, is that the property itself is quite small, and clearly residential in character. The proposed addition will significantly alter the residential character of the existing dwelling. Moreover, the activity is a business, irrespective of the fact that it provides a residential service. In my judgment, the insertion of this business activity on this property in this neighborhood is inappropriate.

I am also troubled by Ms. Temple Friend's lack of clarity in explaining her proposal. One example was her response to my pointed question during the hearing as to signs on the property. When questioned as to whether there would be a sign identifying the operation, she replied that there would be no sign so as to not disrupt the residential character of the neighborhood. Although I am appreciative of her goal in this regard, such a position is not practical and not in the best interests of the potential residents. Specifically, it can be envisioned that an emergency ambulance service may be called to the site to meet the medical needs of certain elderly residents. The emergency personnel must have clear direction as to the location of the property and must be able to

find same quickly. Without an identification sign, the timely arrival of emergency medical services could be jeopardized. In such situations, minutes, or even seconds, can be significant. This is but one example of my concern that the proposal here is not carefully thought out.

Finally, I note the size of the lot. The property is less than one-half acre in area and the proposed expansion, including parking lot, represents, in my judgment, an overcrowding of the land.

Based upon these factors, I am persuaded that the Petition for Special Exception should be denied. I sincerely hope that Ms. Temple Friend finds a property in the area where she can carry out her pursuits. However, in my judgment, the subject property is not an acceptable candidate.

Having denied the Petition for Special Exception, the request for variance relief must likewise be denied.

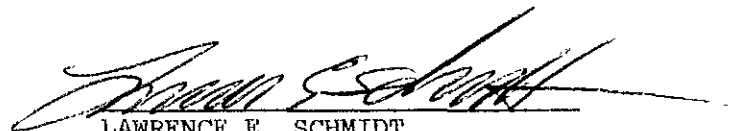
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the special exception and variance relief shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 1998 that the Petition for Special Exception to permit a Class B Assisted Living Facility on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 432.5.A.2 to permit a Class B Assisted Living Facility to be located on a lot size of 19,697 sq.ft. in lieu of the minimum required 43,560 sq.ft.; from Section 1B02.C.1.a to permit a front yard setback of 35 feet in lieu of the required 40 feet; from Section 409.4.A to permit a

driveway width of 18 feet in lieu of the required 20 feet for two-way traffic; from Section 409.4.C to permit an aisle width of 18 feet in lieu of the required 22 feet; from Section 409.8.A.2 to permit a portion of the parking facility to be gravel in lieu of the required durable, dustless surface; from Section 1B01.1.B.1.e(2) to permit a Class B Assisted Living Facility to be as close as 4 feet and 30 feet from the tract boundary (for the facility and garage), with a landscape buffer of 0 feet in lieu of the required setback of 75 feet with a landscape buffer of 50 feet; and from Section 1B01.1.B.1.e.(5) to permit a parking lot to be located 22 feet from the property line with a landscape buffer of 4 feet in lieu of the required setback of 75 feet with a landscape buffer of 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 11, 1998

Ms. Gloria Temple Friend
814 Cedar Avenue
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
W/S Cedar Avenue, 120' N of the c/l Maple Avenue
(814 Cedar Avenue)
15th Election District - 5th Councilmanic District
Gloria Temple - Petitioner
Case No. 98-334-XA

Dear Ms. Temple Friend:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles C. Bergquist, 1444 Maple Avenue, Baltimore, Md. 21221
Mr. Thomas Phelps, 945 Barron Avenue, Baltimore, Md. 21221

Mr. & Mrs. Bernard H. Ulbrich, 811 Cedar Avenue, Baltimore, Md. 21221
Mr. James E. Rhodon, 809 Cedar Avenue, Baltimore, Md. 21221
Rev. Willie S. Chambers, 1325 Maple Avenue, Baltimore, Md. 21221
Mr. Eugene Allen, 1424 Maple Avenue, Baltimore, Md. 21221
Mr. Vernon Lynch, 1317 Goodwood Avenue, Baltimore, Md. 21221
Ms. Anna Russell, 1316 Goodwood Avenue, Baltimore, Md. 21221
Mr. Ray Wiley, 1326 Goodwood Avenue, Baltimore, Md. 21221
Mr. William Carter, 1428 Maple Avenue, Baltimore, Md. 21221

Mr. Lenwood Johnson, Office of Planning
People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 814 Cedar Avenue

which is presently zoned DR5..5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for Class B Assisted living facility

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Gloria Temple

(Type or Print Name)

Signature

(Type or Print Name)

Signature

814 Cedar Avenue 410 686 3381

Address

Phone No

Baltimore

Md

21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Thomas Phelps

Name

945 Barron Ave 410 574 6744

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: CAM

DATE 13 Mar 98

ORDER RECEIVED FOR FILING

Date

Revised 9/5/95

98-334-XA

334



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

814 Cedar Avenue

which is presently zoned

DR5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be discussed at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Gloria Temple Friesel

(Type or Print Name)

Signature

(Type or Print Name)

Signature

814 Cedar Avenue 410 686 3381

Address

Phone No.

Baltimore Maryland 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Thomas Phelps

Name

945 Barron Ave 410 574 6744

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-334-XA

334

ORDER RECEIVED FOR FILING

Date

By

Variancel from Section 432.5, A. 2
to allow a Class "B" assisted living facility.
to be located on a lot size of 19,697 sq. feet
in lieu of the minimum 43,560 sq. feet

OPB - 1 B02, C. 1. a to permit a
front yard setback of 35' in lieu
of the required 40'.

409. 4. A to allow a Driveway of 18'
in lieu of the required 20' for two way
traffic.

409. 4. C to allow an aisle width
of 18' in lieu of the required 22.

409. 8. A. 2 to allow a portion of
the parking facility to be gravel in
lieu of the required durable, dustless
surfaces.

1 B01. 1. B. 1. c (2) To allow a
Class "B" assisted living facility to be as
close as 4 feet and 30 feet (for facility
and garage) from the tract boundary with
a landscape buffer of zero feet in

ORDER RECEIVED FOR FILING

Date

By

lieu of the required 75 foot setback
with a 50 foot landscape buffer.

1 B.O.I. 1.B.1.C.(5) to permit a
parking lot to be located 22 feet
from the property line with a
4 foot landscape buffer in lieu of
the required 75 foot setback ~~in~~ with
a 50 foot landscape buffer.

ORDER RECEIVED FOR FILING

Date

By



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 814 Cedar Avenue

which is presently zoned DR5..5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for Class B assisted living facility

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Gloria Temple

(Type or Print Name)

Signature

(Type or Print Name)

Signature

814 Cedar Avenue 410 686 3381

Address

Phone No.

Baltimore Md 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Thomas Phelps

Name

945 Barron Ave 410 574 6744

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Revised 9/5/95

98-334-XA

334

● -- Zoning Description ●

ZONING DESCRIPTION FOR 814 Cedar Avenue
(address)

Beginning at a point on the West side of
(north, south, east or west)

Cedar Avenue which is 40
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 120 North of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Maple Avenue
(name of street)

which is 40 wide. *Being Lot # 68
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of Goodwood Farms
(name of subdivision)

as recorded in Baltimore County Plat Book # 6, Folio # 168.

containing 19627 Sq Ft Also known as _____
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.



98-334-XA 33A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1732

DATE 12/12/10 ACCOUNT 2-001-2152

AMOUNT \$ 550.00

RECEIVED FROM: EDDA FOOD

FOR: 814 Adams Ave

98-334-XA

98-334-XA
CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-334-XA
814 Cedar Avenue
WIS Cedar Avenue, 120' N of
centerline Maple Avenue
15th Election District
5th Commencement District
Legal Owner(s)
Gloria Temple Friend
Special Exceptions for a
Class "B" Assisted Living Facility.

Variance: to allow a Class "B" Assisted Living Facility to be located on a lot size of 19,697 square feet in lieu of the minimum 43,560 square feet; to permit a front yard setback of 35 feet in lieu of the required 40 feet; to allow a driveway of 18 feet in lieu of the required 20 feet for two-way traffic; to allow an aisle width of 18 feet in lieu of the required 22 feet; to allow a portion of the parking facility to be gravel in lieu of the required durable, dustless surface; to allow a Class "B" Assisted Living Facility to be as close as 4 feet and 30 feet from the tract boundary with a landscape buffer of zero feet in lieu of the required 75-foot setback with a 50-foot landscape buffer; and to permit a parking lot to be located 22 feet from the property line with a 4-foot landscape buffer in lieu of the required 75-foot setback with a 50-foot landscape buffer.

Hearing: Tuesday, April 28, 1998 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bockley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the file and/or hearing, Please Call (410) 887-3351.

4/138 April 9 0219665

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/9/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/9/, 1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
814 Cedar Avenue, W/S Cedar Avenue,	*	ZONING COMMISSIONER
120' N of c/l Maple Ave		
15th Election District, 5th Councilmanic	*	OF BALTIMORE COUNTY
Gloria Temple Friend	*	CASE NO. 98-334-XA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Thomas Phelps, 945 Barron Avenue, Baltimore, MD 21221, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

CERTIFICATE POSTING

RE: Case No.: 98-334XA

Petitioner/Developer: GLORIA T. FRIEND

C/O TOM PHELPS

Date of Hearing/Closing: 4/28/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #814 Cedar Ave.

The sign(s) were posted on 4/12/98
(Month, Day, Year)

SIGNS CL'D & FIXED

Sincerely,

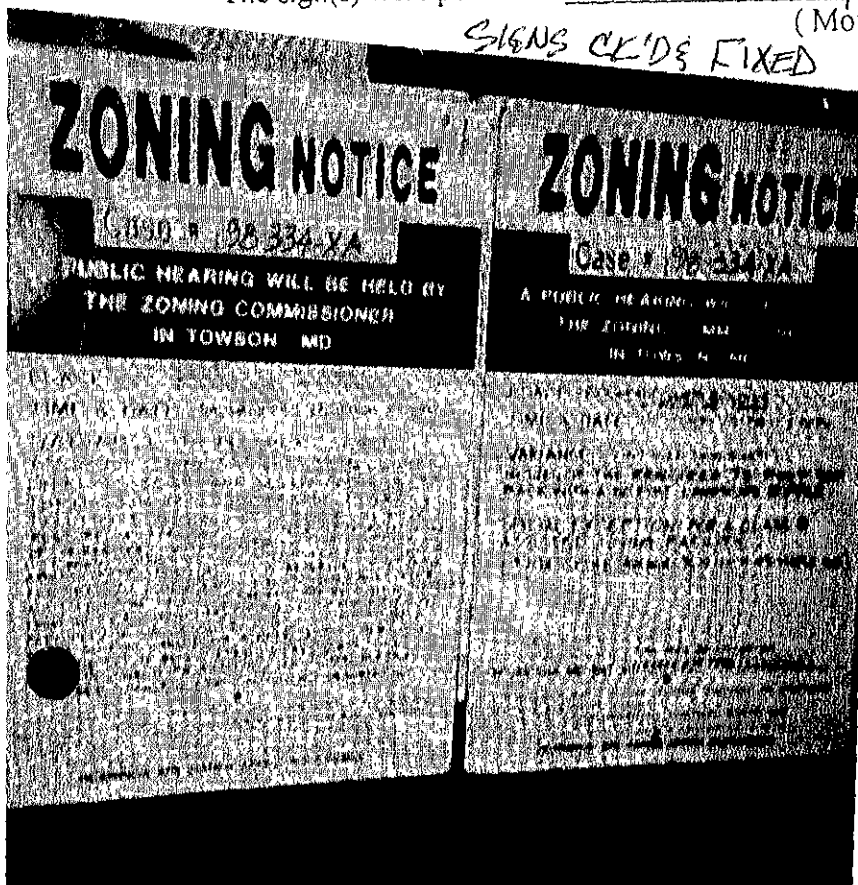
Patrick M. O'Keefe 4/21/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

2-666-5366 ; CELL-410-905-8571
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-334-XA
814 Cedar Avenue
W/S Cedar Avenue, 120' N of centerline Maple Avenue
15th Election District - 5th Councilmanic District
Legal Owner: Gloria Temple Friend

Special Exception for a Class "B" Assisted Living Facility. Variance to allow a Class "B" Assisted Living Facility to be located on a lot size of 19,697 square feet in lieu of the minimum 43,560 square feet; to permit a front yard setback of 35 feet in lieu of the required 40 feet; to allow a driveway of 18 feet in lieu of the required 20 feet for two-way traffic; to allow an aisle width of 18 feet in lieu of the required 22 feet; to allow a portion of the parking facility to be gravel in lieu of the required durable, dustless surface; to allow a Class "B" Assisted Living Facility to be as close as 4 feet and 30 feet from the tract boundary with a landscape buffer of zero feet in lieu of the required 75-foot setback with a 50-foot landscape buffer; and to permit a parking lot to be located 22 feet from the property line with a 4-foot landscape buffer in lieu of the required 75-foot setback with a 50-foot landscape buffer.

HEARING: Tuesday, April 28, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with the initials "SES" written below it.

Arnold Jablon
Director

c: Thomas Phelps
Gloria Temple Friend

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 13, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-334-XA
814 Cedar Avenue
W/S Cedar Avenue, 120' N of centerline Maple Avenue
15th Election District - 5th Councilmanic District
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Special Exception for a Class "B" Assisted Living Facility. Variance to allow a Class "B" Assisted Living Facility to be located on a lot size of 19,697 square feet in lieu of the minimum 43,560 square feet; to permit a front yard setback of 35 feet in lieu of the required 40 feet; to allow a driveway of 18 feet in lieu of the required 20 feet for two-way traffic; to allow an aisle width of 18 feet in lieu of the required 22 feet; to allow a portion of the parking facility to be gravel in lieu of the required durable, dustless surface; to allow a Class "B" Assisted Living Facility to be as close as 4 feet and 30 feet from the tract boundary with a landscape buffer of zero feet in lieu of the required 75-foot setback with a 50-foot landscape buffer; and to permit a parking lot to be located 22 feet from the property line with a 4-foot landscape buffer in lieu of the required 75-foot setback with a 50-foot landscape buffer.

HEARING: Tuesday, April 28, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Thomas Phelps
Gloria Temple Friend

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 13, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 9, 1998 Issue - Jeffersonian

Please forward billing to:

Gloria Temple Friend
814 Cedar Avenue
Baltimore, MD 21221

410-686-3381

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-334-XA

814 Cedar Avenue

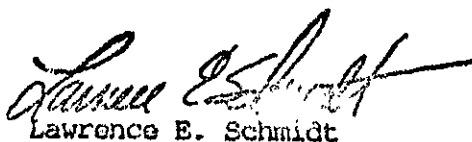
W/S Cedar Avenue, 120' N of centerline Maple Avenue

15th Election District - 5th Councilmanic District

Legal Owner: Gloria Temple Friend

Special Exception for a Class "B" Assisted Living Facility. Variance to allow a Class "B" Assisted Living Facility to be located on a lot size of 19,697 square feet in lieu of the minimum 43,560 square feet; to permit a front yard setback of 35 feet in lieu of the required 40 feet; to allow a driveway of 18 feet in lieu of the required 20 feet for two-way traffic; to allow an aisle width of 18 feet in lieu of the required 22 feet; to allow a portion of the parking facility to be gravel in lieu of the required durable, dustless surface; to allow a Class "B" Assisted Living Facility to be as close as 4 feet and 30 feet from the tract boundary with a landscape buffer of zero feet in lieu of the required 75-foot setback with a 50-foot landscape buffer; and to permit a parking lot to be located 22 feet from the property line with a 4-foot landscape buffer in lieu of the required 75-foot setback with a 50-foot landscape buffer.

HEARING: Tuesday, April 28, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 33A

Petitioner: GLORIA TEMPLE FRIEND

Location: 814 CEDAR AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GLORIA TEMPLE FRIEND

ADDRESS: 814 CEDAR AVE

BALTIMORE MD 21221

PHONE NUMBER: 410 886 3381

AJ:ggs

(Revised 09/24/96)

98-334-XA

33A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-334-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Exception For A CLASS B assisted
living Facility AND VARIANCES To permit
a front yard setback of 35' in lieu of 40'; A
driveway width of 18' in lieu of 20'; AN Aisle
width of 18' in lieu of 22'; to allow A gravel (see back)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Facility is lieu of durable + dustless; From RTA
Requirement to Allow structure to remain at ^{as close as} 14' and 30'
in lieu of 75'; A buffer of 0' in lieu of 50' and
parking at a distance of 22' in lieu of 75' and
a buffer of 4' in lieu of 50'

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: March 30, 1998

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 30, 1998
 Item No. 334

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Cedar Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE0330.334

Due Date: March 30, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley
SUBJECT: Zoning Item #334

Friend Property, 814 Cedar Avenue

Zoning Advisory Committee Meeting of March 23, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X----- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

GP:sp

**Baltimore County, Maryland
Inter-Office Correspondence**3/30/98
9

TO: Gwen Stephens
Permits and Development Management

FROM: Steve Lafferty
Manager, Neighborhood Revitalization
Office of Community Conservation

SUBJECT: Gloria Temple, 814 Cedar Avenue
Item 334

DATE: March 30, 1998

This Office wishes to state its concurrence with the Planning Office's position regarding the above request. While this Office recognizes that there is a need for Assisted Living Facilities in the County, this is not one which should be approved in its current form. The applicant's request for variances acknowledges that the proposed use is too large for the site and cannot serve the residents of the facility or the community in which the facility is located. In its present form, it is incompatible with and contrary to the goals of Community Conservation.

We agree that written consent of the adjacent and surrounding property owners should be required prior to approval along with a clear landscape/buffering plan and elevations.

Post-it® Fax Note	7671	Date	3/30	# of pages	1
To	GWEN STEPHENS		From	S. LAFFERTY	
Co./Dept.	PDM		Co.	COMM. CONS.	
Phone #			Phone #	6063	
Fax #	5708		Fax #		



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-20-91
Item No. 334 CAM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

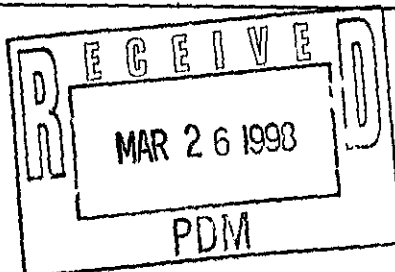
My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

MARCH 23, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: THOMAS TZOMIDES - 321
HJR - BENSON VENTURE LLC - 327
R. BENSON PHELPS, LLC - 328
W. WORTH MCKEITHAN AND EVELYN B. MCKEITHAN -
331
GLORIA TEMPLE FRIEND - 334

Location: DISTRIBUTION MEETING OF MARCH 23, 1998

Item No.: 321, 327, 328, 331, 334 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



4/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 22, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 814 Cedar Avenue - Assisted Living Facility Addition

INFORMATION:

Item Number: 334
Petitioner: Gloria Temple
Property Size: 19627 Square Feet
Zoning: DR 5.5
Requested Action: Special Exception and Variance
Hearing Date: April 28, 1998

SUMMARY OF RECOMMENDATIONS:

The site is in an isolated formerly segregated African American Settlement. It is one of about 6 areas in the southeast portion of the County, where blacks working in the defense industries were allowed to live.

Families with several generations continue to live in this settlement with an intact tradition of the younger looking after the older. In this settlement there are extended family members, churches and other social organizations that are life extending and serve as a tonic kind of an influence on older people.

The proposed assisted living facility would allow older people, who can no longer take care of a house, to continue to live in their community surrounded by the familiar. It will also serve to help stabilize this nearly 100 year old settlement.

Housing elderly people in large generic nursing facilities, away from family, churches, and other institutions can be and often is traumatic.

If the adjoining property owners have no objections to the proposed facility, (a signed petition is forthcoming), and health and safety guidelines can be met, staff would be in favor of supporting the variance request.

MEMO TO: Arnold Jablon
April 22, 1998
Page 2

The petitioner is willing to provide landscaping plans and elevation renderings.

In addition please note the following:

- the garage is used as garages are generally used, i.e.: for parking of motor vehicle and perhaps some storage;
- the site is in the critical area and the variance request for crusher run driveway is an attempt to help mitigate stormwater run off. The parking lot will be durable and dustless; and
- no government funding is to be used for this project.

Prepared by:

Jeff W. Z

Division Chief:

Gary L. Kerns

AFK:JL:lsn

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Jeff Long

DATE: April 14, 1998

FROM: Lenwood Johnson

SUBJECT: 814 Cedar Avenue - Assisted Living Facility Addition

INFORMATION:

Item Number: 334
Petitioner: Gloria Temple
Property Size: 19627 Square Feet
Zoning: DR 5.5
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Hearing Date: April 28, 1998

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Shipping elderly people off to large generic nursing facilities, away from family, churches, and other institutions can be and often is traumatic.

If the adjoining property owners have no objections to the proposed facility, (a signed petition is forth coming), and health and safety guidelines can be met, I would be in favor of supporting the variance request.

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MEMO TO: Jeff Long

April 14, 1998

Page 2

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No government funding is to be used for this project.

LJ:lsn

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Maia B. McFliggins
Gloria Friend
CHARLES C. BERGQUIST
THOMAS PHILIPS
LONWOOD JOHNSON

1309 Maple Ave 21221
814 Cedar Ave 21221
1444 MAPLE AVE 21221
945 BARRON AVE 21221
PLANNING OFFICE



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Eugene Allen

1424 Maple Ave 21221

Vernon Lynch

1317 Goodwood Ave 21221

Anna Russell

1316 Goodwood Ave 21221

Rev. Chambers

1325 Maple Ave 21221

Ray Wilson

1326 Goodwood Ave 21221

JOSEPH DEKOWSKI

800 Cedar Ave 21221

WILLIAM CARTER

1428 MAPLE AVE 21221

FERRIE ULBRICH

811 Cedar Ave. 21221

JAMES E. RHODES

809 CEDAR AVE. BALT. 21221

BERNARD H. ULBRICH

811 CEDAR AVE 21221

copy of sermon



4/10/98

To Whom It May Concern:

I have known and worked for Gloria Friend for over a year.

The work we do is to assist senior Citizens who are unable to live alone.

The business is growing and we need extra space.

Our people are happy and healthy and enjoy being at our home.

As others need our services we would need to get more space.

Gloria is very responsible and a very good business woman. Our people love her and need her.

The extra addition is badly need.

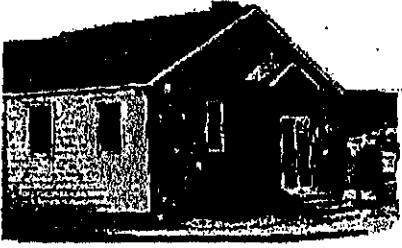
I am excited for the growth of our business. This business is a growing need in all community.

April 15, 1998

To Whom it may Concern-

My Mother has been a resident
at Gloria Priests home since Sept. 8, 1997
She is very contented there, and has
received quality care from Gloria and
her staff.

Walter Clemmensen



FIRST BAPTIST CHURCH

THE CHURCH WITH A PROGRESSIVE PROGRAM

1613 HOPEWELL AVE

BALTIMORE, MARYLAND 21221

ISAIAH D. HILL, BISHOP (410) 687-3040

April 23, 1998

To: Whom It May Concern

Re: Gloria Friends House

~~~~~

This is to advise you of my support for the Gloria Friends House.

Further, I have known this lady over 30 years and she has always shown a loving and caring spirit to help others. I commend her even the more for wanting to aid the elderly in their waning years... after all one day we will be old too if we continue living on this side.

Again, the First Baptist Church family is in support of this worthwhile project

The End of Your Search for a Friendly Church

Neighbor Information Sheet  
Gloria Friends Home  
814 Cedar Ave

Gloria Friends Home, located at 814 Cedar Ave since 1996, is an assisted living home for the elderly who want to continue with as much independence as possible, with some assistance in a family and community environment.

I am now in the planning stage of expanding and greatly improving our home which would allow me to become more of an asset to the elderly and community, which I have been a part of for 18 years. Watching the neighborhood grow in a positive way with caring people with family values is something that I have great respect for and want to continue being a part of.

The planned addition will only be a one story ground level attachment to the rear of the house, giving the home an L-Shape design with beautiful landscaping, trees and other greenery. My grounds are presently kept by Mr. Wally who also lives on Cedar Ave .

I am presently working on my planned addition with another of my neighbors Mr. Bergquist from Berquist Home Improvement who lives on Maple Ave. Private parking will be in the rear of the home allowing no more than five cars.

The objective of my home is to bring better and more quality living to a small group of our elderly in a family and community atmosphere.

I am asking for your support in the form of your signature.

*Mrs. Geneva Brown*  
*1308 Maple Ave 21221*  
*410-391-1014*



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Mr. Mrs. Ronald Granger  
1313 Maple Ave

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Ana Tamburino  
1312 Maple Ave.

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Albert T. Bean

1446 Maple Ave Beltsville 21221

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*Jean Barnes Walters*

*1309 Maple Ave 21221-6028*

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Della L. Williams  
1321 Maple Ave

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Beverly G. Smith  
\_\_\_\_\_

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Clyde L Brown 1308 MAPLE AVE

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---

---

Gloria,

I am not against what you are planning to do, on the contrary I think it is needed more these days, but I haven't seen any plans to know what this would look like. If these plans are passed by zoning, building and environmental departments, then I have no problem! David Tenney 4-14-98



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Rodessa D Farmer  
814 Cedar Ave, Essex Md. 21221

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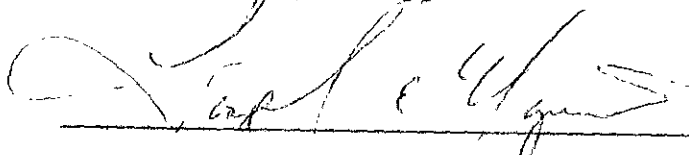
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I am asking for your support in the form of your signature.

  
\_\_\_\_\_  
413 Cedar Ave

Neighbor Information Sheet  
Gloria Friends Home  
814 Cedar Ave

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Elizabeth J. Swartz  
821 Cedar Ave

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Charles Bergquist  
1444 Maple Ave

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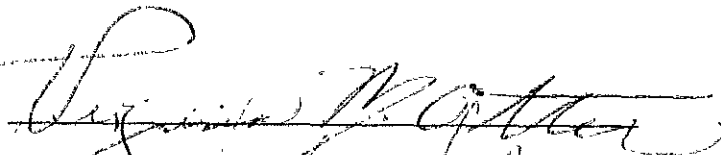
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①   
1425 Foxwood Ave  
② Hattie McCall  
1430 Foxwood Ave, 10

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David Akhaur  
819 Cedar Ave.

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Mrs Mrs Gurney Wilby

814 Cedar Ave near Bell 21221 and

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Mrs. Sandell Cox  
1330 Maple Ave  
Balt. Md 21221



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Thelma Johnson  
900 Hyde Park Rd. Balto. MD. 21221

To Whom It May Concern

RE: Gloria Friend's Assisted Living

On December 1, 1997 I had to place my father in assisted living. At first I was skeptical but now I'm glad I did. Since staying here he has gained weight and his spirit is much higher. At his own home he was lonely and could not properly care for himself. Pete now has people to socialize with and care for him. I know that he gets and takes his prescribed medications. Should there be an emergency I would be notified right away.

I highly recommend Gloria Friend's Assisted Living care. Just knowing that my father is getting the care that he needs and has 24 hour supervision care that takes alot of pressure off my mind.

Sincerely,

  
Wanda Ritterspuch

Letter of Recommendation

April, 1998

To whom it may concern:

I am a registered nurse. I have worked in the home health care field for over ten years and am employed by Community Home Health of Md. I had a patient who was no longer capable of functioning alone in his home and meet his ADL's (activities of daily living). His daughter made arrangements for him to move into the group home of Gloria Friend. I visited him just a week later and was happy to see how well he looked, how happy he was. He had a big smile on his face and was less confused. He had been eating three meals a day and already appeared better nourished. The house is clean. The meals I have observed were well balanced. I would not hesitate to refer another patient to this home if a similar situation should arise.

*Janet M. High R.N.*  
Janet M. High R.N.



Baltimore County  
Office of Planning

401 Bosley Avenue  
Towson, Maryland 21204  
(410) 887-3211  
Fax: (410) 887-5862

April 21, 1998

Mrs. Gloria T. Friend  
Goodwood Improvement Association  
814 Cedar Avenue  
Baltimore, Maryland 21221

Re: 814 Cedar Avenue

Dear Mrs. Friend:

The purpose of this letter is to inform the community that Gloria Temple has filed a Special Exception for a Class B Assisted Living Facility at the above referenced property. The Special Exception would only permit the Class B Assisted Living Facility, and no other uses would be permitted at the subject property, with the exception of any use which is currently permitted in a residential zone. Ms. Temple's request does not involve a zoning change, and no commercial uses would be permitted to be improved at her property as a result of the requested Special Exception.

If there should be any questions regarding the proposed use, please contact Lenwood Johnson in the Office of Planning on 410-887-3480.

Sincerely,

Jeffrey Long  
Zoning Coordinator

JL:lsn

c: Lenwood Johnson

|                         |  |                      |              |
|-------------------------|--|----------------------|--------------|
| Post-It® Fax Note 7671  |  | Date 4-22-98         | # of pages 1 |
| To GLORIA FRIEND        |  | From LENWOOD JOHNSON |              |
| Co./Dept. GOODWOOD I.A. |  | Co. PLANNING OF FIC  |              |
| Phone # 410-686-3381    |  | Phone # 410-887-3480 |              |
| Fax # 410-780-0146      |  | Fax # 410-887-5862   |              |



Stella  
F. Morse



Baltimore County  
Office of Planning

401 Bosley Avenue  
Towson, Maryland 21204  
(410) 887-3211  
Fax: (410) 887-5862

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Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffrey Long".

Jeffrey Long  
Zoning Coordinator

JL:lsn

c: Lenwood Johnson



Solers Homes was zoned industrial to note here that while the site of band which included industrial as part of an industrial extending to the city boundary, a small white community (51 homes) to the north within the band was zoned residential. It is also significant that both Solers Homes and the white community were in existence at the time the zoning was adopted in 1955. The recently-approved Guide Plan for the county quite reasonably includes the entire area west of the railroad in the industrial area. Nevertheless, the white area remains R-6.

Sparrows Point: Sparrows Point is a company town owned by Bethlehem Steel and located within the Sparrows Point works. Some of the housing was built before the turn of the century and was added to through the period of World War II. According to residents of the town, Black families have lived there since at least 1900. The 1960 Census showed that of the 676 occupied houses, 107 were rented to Black families.

Until 1967 the town was completely segregated, with Black families occupying the oldest housing in the northwest corner of the town. At that time five Black families selected by the company were invited to move to the white side of town. In addition a policy was established that housing vacated in the Black neighborhood would only be rented to white families. Although a few white families have moved into the formerly all-Black area, many houses have simply remained vacant and boarded up. When both sides of a semi-detached structure become vacant, the structure is demolished. Since the entire area is zoned industrial, the company has also been free to demolish housing from time to time in order to provide space for the expansion of plant facilities.

Lorris Lane: This is a street running north from North Point boulevard just southeast of the Baltimore Sewage Treatment plant on which 36 homes occupied by low-income Black families are demolished several years ago. The origin of the

community is not known. As was the case in Sparrows Point, all families were tenants, many were on welfare, and no relocation assistance was provided. About 40 Black households remain in the general area. The entire area is zoned industrial and is very sparsely populated.

Edgemere: This is an area on the peninsula which lies across Jones Creek east of Sparrows Point. The Black residential area is old, deteriorated, semi-rural in character. It is located between Sparrows Point Blvd. and Lodge Farm Road. Public improvements in the area are poor. Black population in 1960 consisted of 132 households totalling 518 persons, and median income was about \$4500.

The Black community here is very old. School records indicate that a "colored school" was established in this area in August 1874. The present population of the area is about equally divided between owners and tenants. The southern portion of the community between Sparrows Point Blvd. and Oak Ave. is zoned for business, and the northern portion is zoned R-6.

Back River Neck: In the area east of Patapsco Neck there are two Black communities. One is in the northern section of the area on Hopewell Ave., and the other is in the south on Goodwood, Maple, and Hyde Park Aves. The Hopewell community is the older and smaller of the two. Estimates of the age of the community range from 60 to 100 years. There are approximately 30 homes lining both sides of the street, and population in 1960 was 128. The area has not grown. Hopewell Ave. is not paved, but most homes are well kept in spite of their age. Zoning is R-5.

The Hyde Park community to the south is larger and of more recent origin than Hopewell. Major development of this area is believed to have begun about 50 years ago. The quality of the homes is somewhat better than on Hopewell Ave. There are presently 50 to 60 homes in this area, and signs of recent construction combined with a 1960 census count of 129

would indicate that there has been considerable growth<sup>1</sup> in this community. Present population is probably close to 200.

Streets in the area are unpaved, but a federally assisted water and sewer project is currently under way in the community. Zoning in this community is R-6, and extensive undeveloped areas to the north are zoned for row housing and apartments.

Benjies: This is an area in the Middle River Neck Peninsula which centers around the intersection of Eastern Ave. Ext. and Carroll Island Road. The area is semi-rural in character, and the present Black community lives principally in three enclaves. The first is located on both sides of Eastern Ave. Ext. between Carroll Island Road and the Chase Consolidated School; it contains about 15 homes. The second enclave is also along Eastern Ave. Ext. but is about a mile further east; it contains about 50 homes. Total population of these two areas in 1960 was 315.<sup>2</sup> Part of this second area is located on an unpaved street which runs south for a short way from Eastern Ave. Ext. The last enclave is north of Eastern Ave. on Benjies Road about 1/4 mile east of the intersection with Wampler Road; it had a population in 1960 of 176. Occupants of the three areas are about equally divided between owners and tenants.

According to local residents, the two enclaves on Eastern Ave. Ext. are somewhat older than the Benjies Road one and date back to Civil War times. An 1877 Atlas of the county shows a "Colored School House" about midway between the two present Eastern Ave. clusters, and the land for the Black church near the same site was acquired in 1869.

<sup>1</sup>The low figure may also be due to an undercount in the area.

<sup>2</sup>The figure also includes a few isolated Black-occupied homes located on farmland further to the southeast.

The first enclave near Carroll Island Road is zoned industry on the north side of Eastern Ave. Ext. and for business on the south side. The second enclave to the is zoned R-6. The enclave to north around Benjies Road also zoned for industry.

Again it is interesting to note that while the Benjies Road community is located in a broad belt of land zoned industry, a white subdivision just to the west and east within the industrial belt is zoned R-40.

Residents claim the Black community is dwindling here because the children of older residents have been to obtain land for housing and have therefore been forced to leave the area. It was also reported that several (or four) young Black families have purchased housing in a recently developed subdivision in the area south of Eastern Ave. Ext. and east of Carroll Island Road.

Loreley:<sup>1</sup> This community is located in the northeast of the county within the major transportation corridor including I-95, Rt. 40, Rt. 1, and the B&O Railroad line. There are three enclaves, two just south of Big Gunpowder Falls and one just to the north. The two enclaves to the south are located on both sides of Rt. 40 on Redline Road and Loreley Road. The Census indicates there were 48 occupied homes in these two areas in 1960, with a total population of 212. About 3/4 of the homes were owner-occupied.

The enclave north of Big Gunpowder Falls contains homes with a total population of 111. About 2/3 of the homes were owner-occupied.

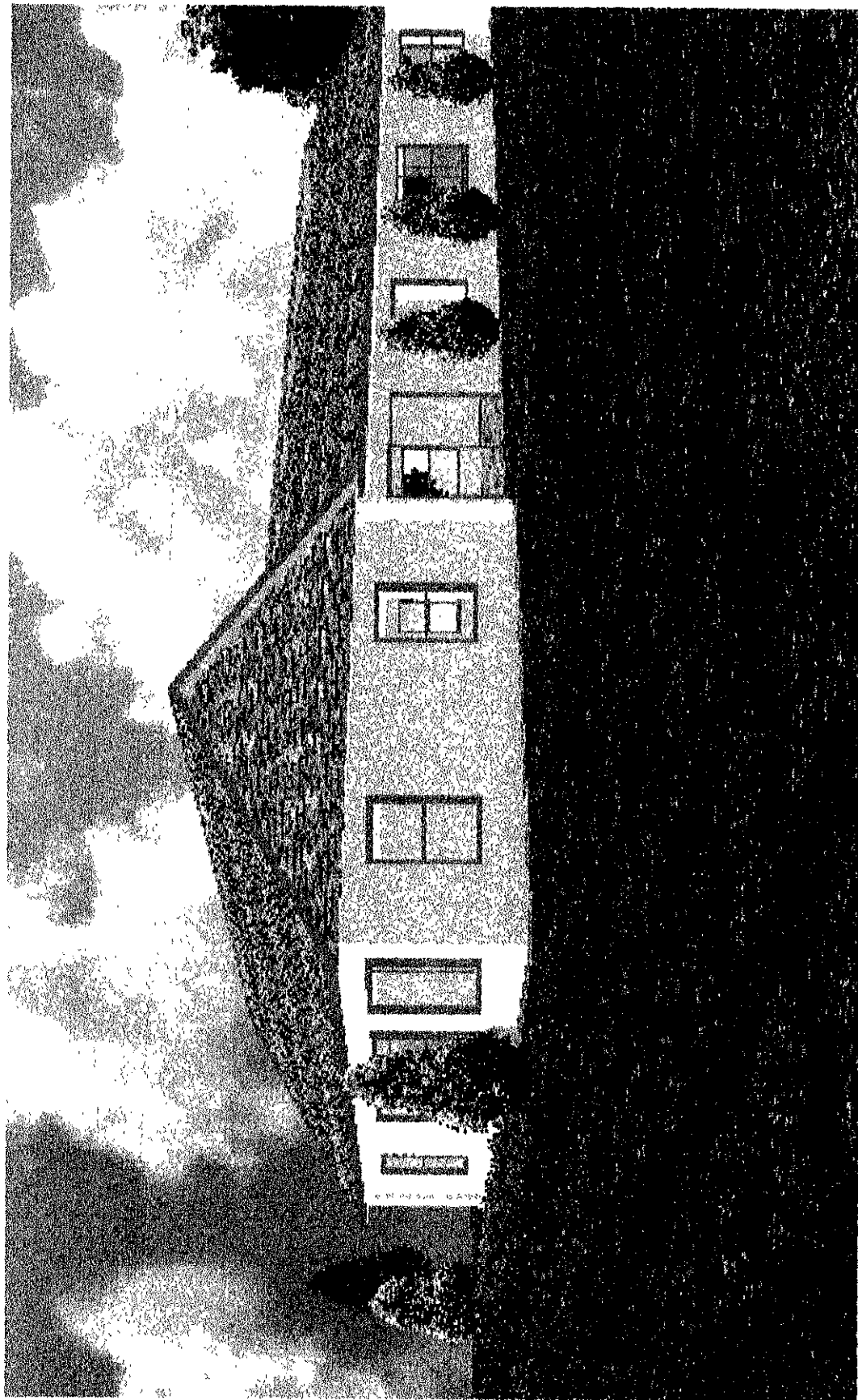
These communities are said to have originated in the early part of this century<sup>2</sup> and to have been at their

<sup>1</sup>The community was not surveyed. Information was obtained primarily from a local resident.

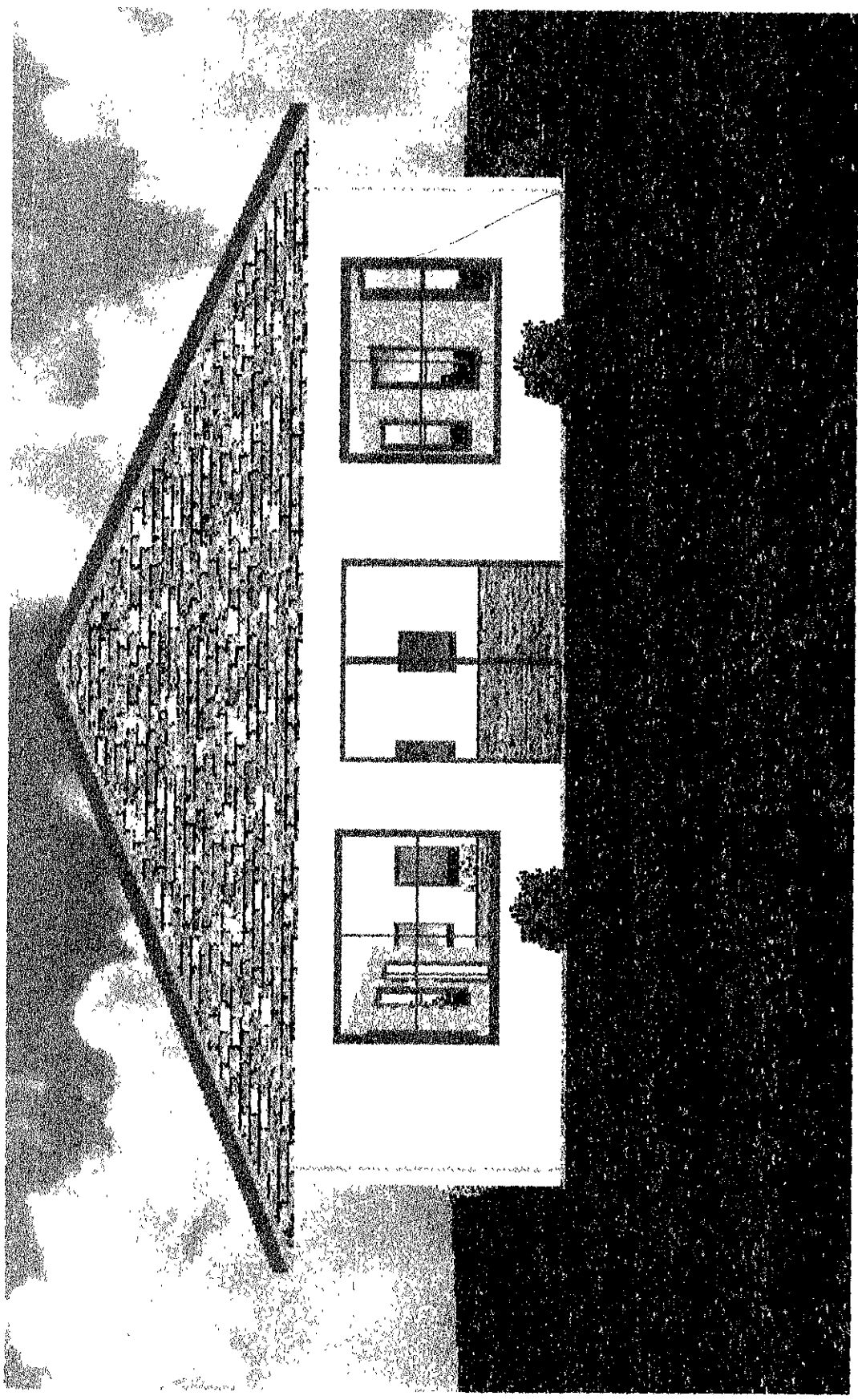
<sup>2</sup>However, school records indicate an all-Black school here in 1880.



Bright side of addition showing  
landscaping, trees and parking pad (5 cars)



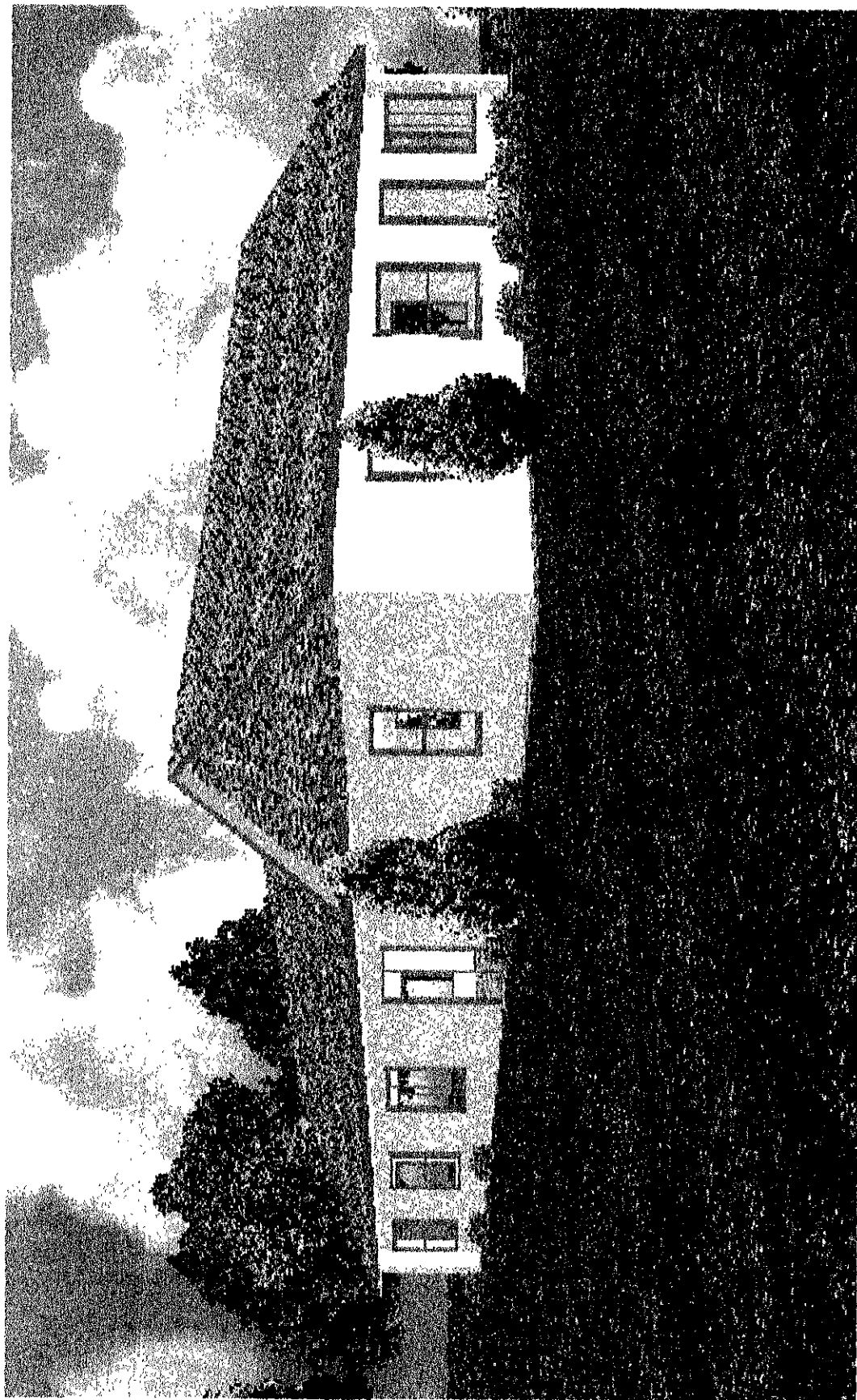
pan view of Addition  
wheel chair ramp not shown



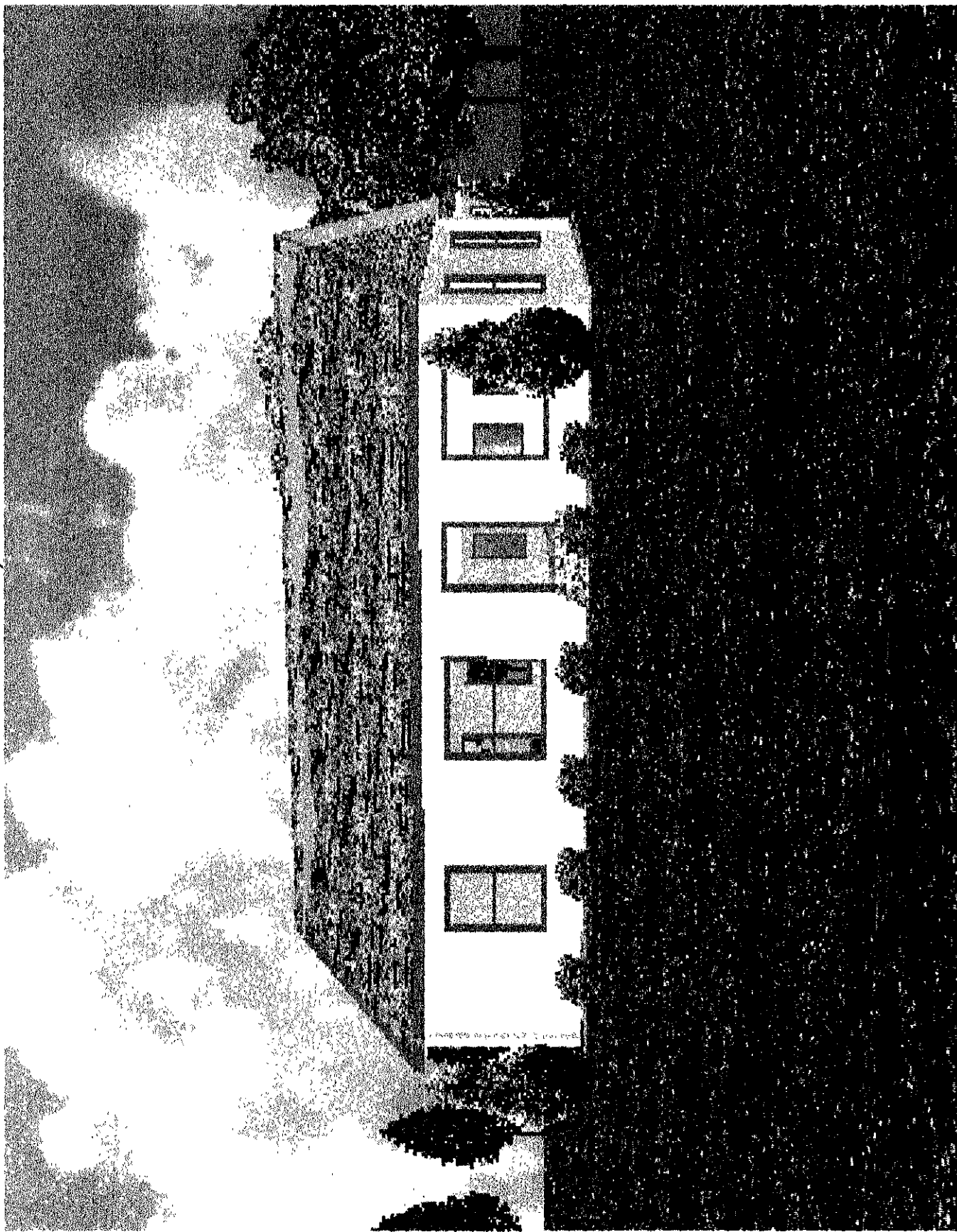
Front of existing Home Howard, 9-24-94  
Landscaping Trees



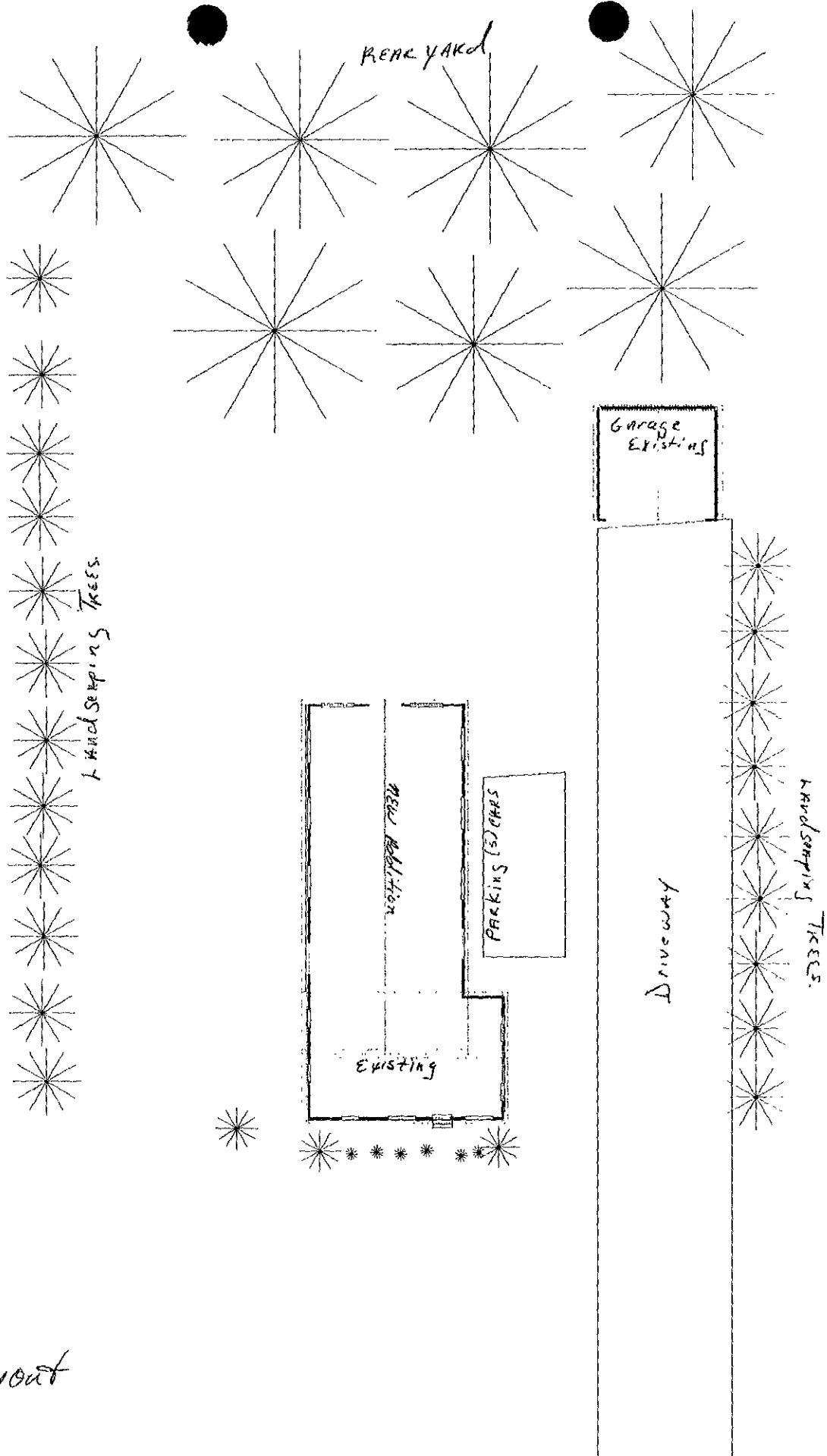
*Facing Home Left side of Addition  
Landscaped*



Front Existing Home  
814 Poplar Ave  
Landscape A

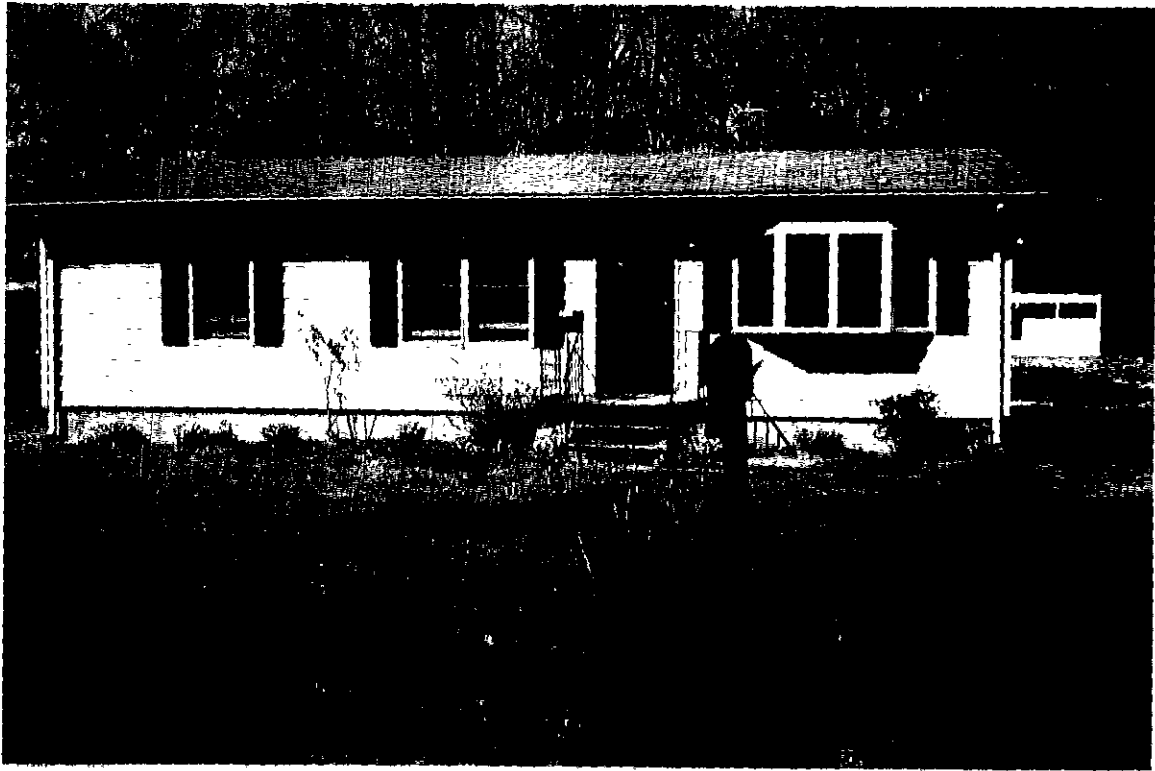


814 CEDAR AVE



last layout

814 Cedar Ave  
Existing



Front



Front & Side (right)



*Surrounding Homes*



*819 Cedar Ave*



*Across the street from 819 Cedar*



*Surrounding Road Area*



*Facing Lot Area (Right)*



*Facing the street from lot  
View to the Left*

Surrounding Homes



816 Cedar Ave



810 Cedar Ave

Surrounding Bear Area



816 Cedar River



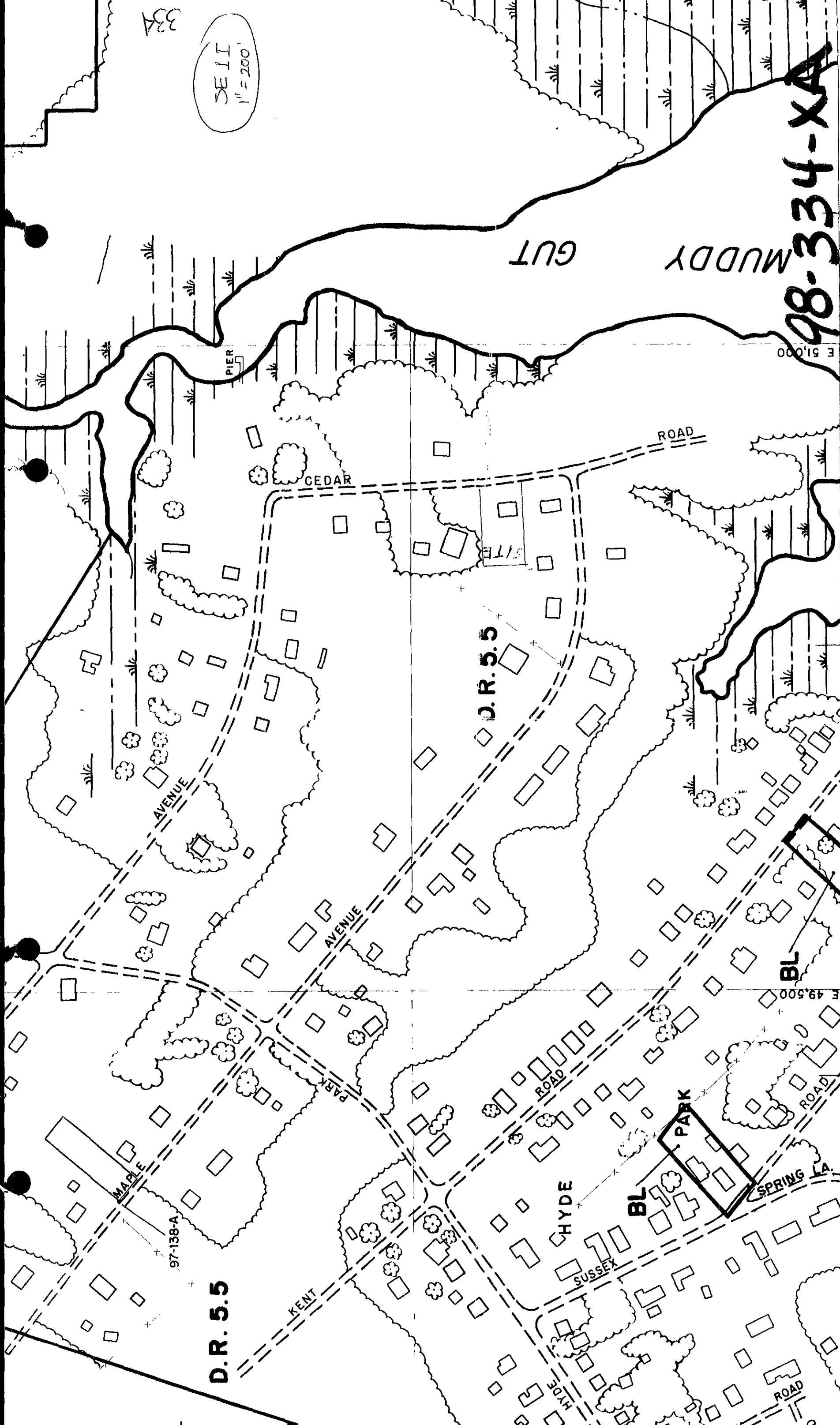
816 Cedar River

Surrounding Meas Area 814 Cedar Ave



Behind Lab





SE 11  
1" = 200'

F 51,000

F 49,500

(SHEET S.E. 2-1)

1996 COMPREHENSIVE ZONING MAP

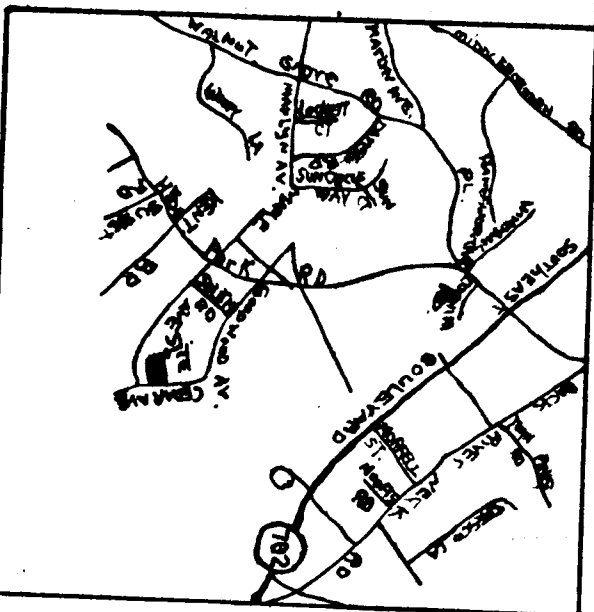
ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING



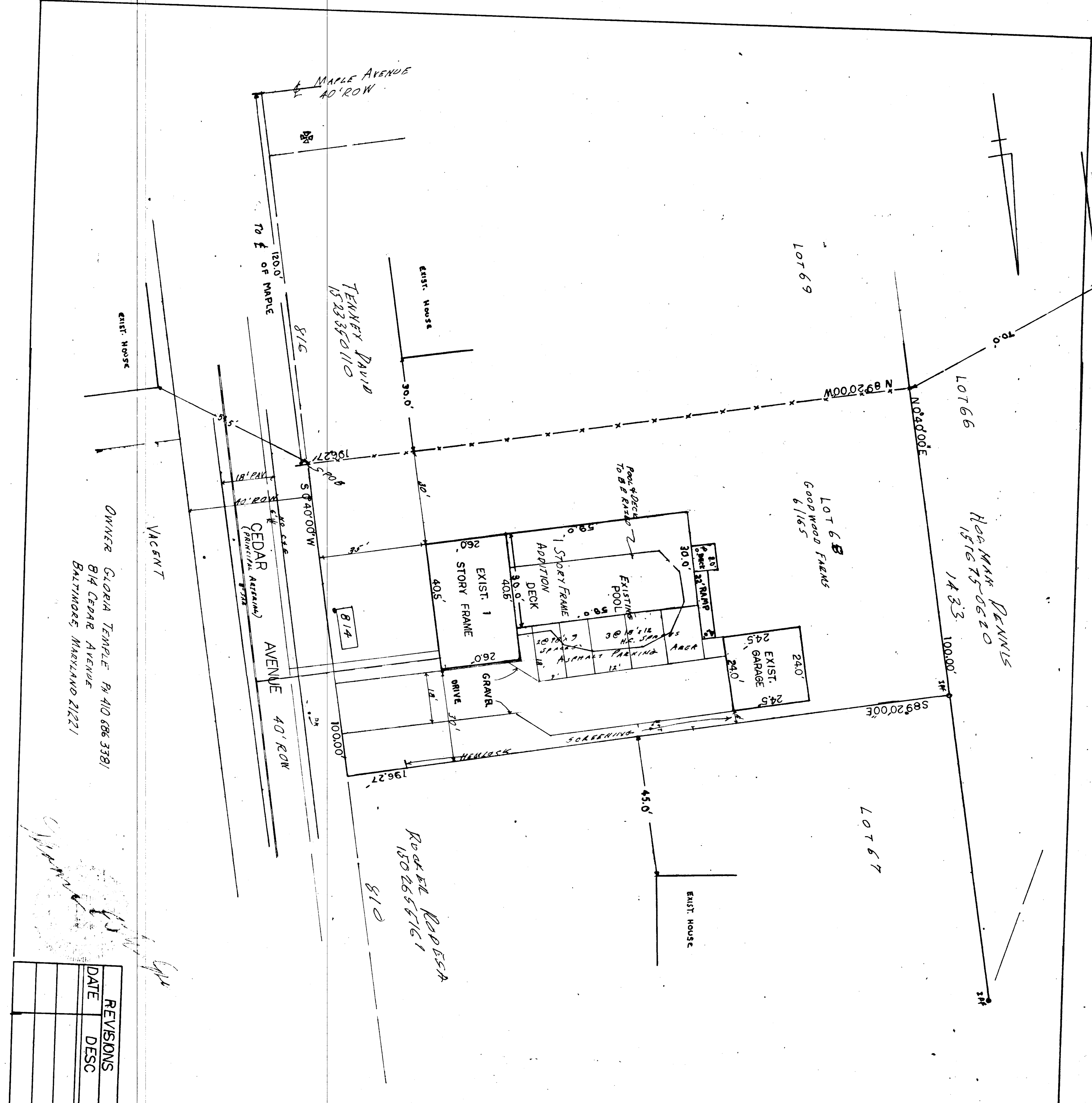
VICINITY MAP

1" = 2000'

NOTES

1. PROPERTY IS ZONED DR5.5
2. PUBLIC SEWER & WATER
3. LOT IS IN C.B.C.A.
4. LOT SIZE 19,697 SQ. FT.
5. IMPROVEMENT SIZE 3,085 SQ. FT. 15.6%
6. LOT IS IN FLOOD ZONE "C"
7. E.T.C. DIST 15 CORNER DIST 5
8. ZONING MAP SE 11 1"=200
9. TAX NO 1700005198
10. DEED NO 10749/149
11. NO KNOWN HEARINGS
12. NO SIGNS ARE PROPOSED
13. NO STREAMS ON SITE
14. RTA FOR ASSISTED LIVING - 1 SPAC FOR EACH 3 BEDS AT 33.5' NEEDED 409.6 A.I
15. NO SIGNS OR LIGHTING TO BE ERECTED

98-334-XA



PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING

THOMAS E PHELPS + ASSO INC  
945 BARON AVENUE  
BALTIMORE MARYLAND 21221  
PHONE (410) 574-6744

GLORIA TEMPLE PROPERTY  
814 CEDAR AVENUE  
BALTIMORE MARYLAND 21221

DRAWN BY: HRS  
Scale 1"=20'  
checked TEF Date 2/5/98

OWNER GLORIA TEMPLE PH 410 686 3381  
814 CEDAR AVENUE  
BALTIMORE, MARYLAND 21221

VACANT

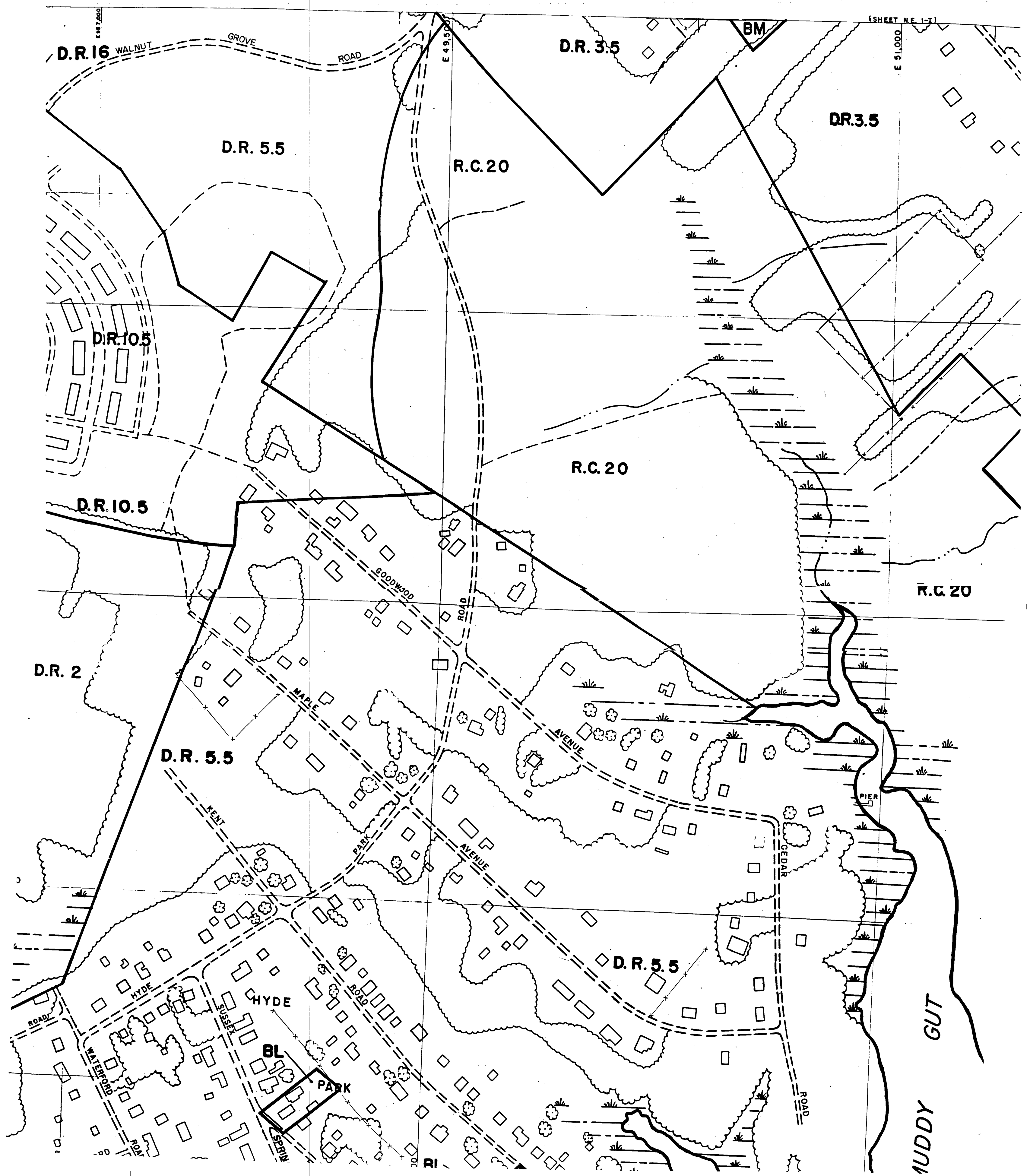
TENNEY DAVID  
1523350110

ROSEAL ROBERTA  
15026567161

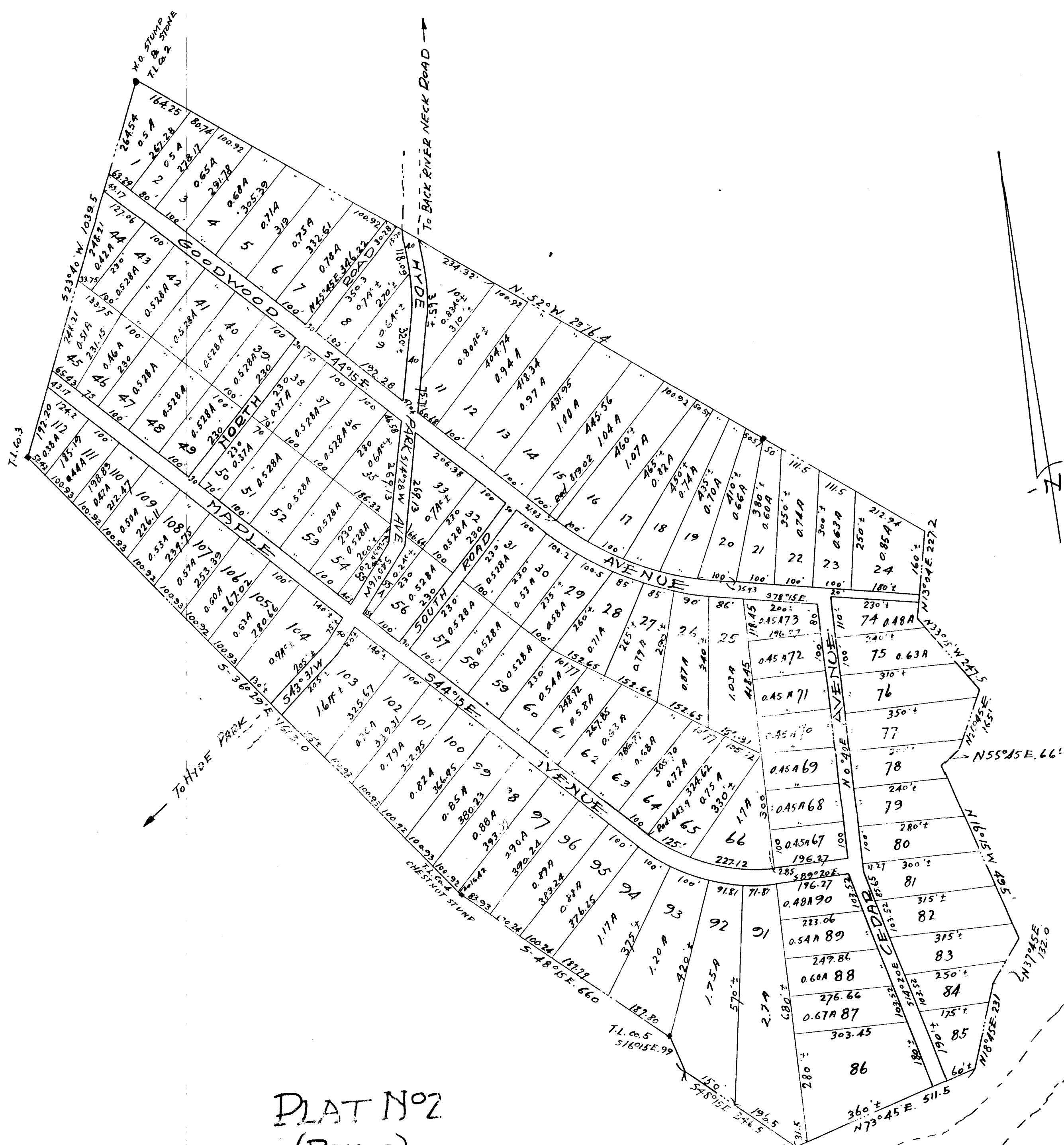
LOT 6 B  
GOOD WOOD FARMS  
6/165

HORMAN DENNIS  
1516750620  
1433









PLAT NO 2  
(REVISED)  
GOODWOOD FARMS  
OFFICE

10 EAST PLEASANT ST BALTO MD.

SUBDIVIDED & PLATTED  
By

J. S. HOWARD

CIVIL & CONSULTING ENGR. BALTO. Md.  
Scale 1" = 200 Ft. Nov. 1929

BACK

FILED FOR RECORD WITH  
FROM

Ex. Drawing DR. 5.5  
REAR SETBACK = 30'

SE 1-I  
Fin. Cont. Elev = 11  
9.4



I would not like to have to  
turn anyone away.

This business and service  
would be an asset to the  
Community.

If there are any questions,  
feel free to call me (410) 686-3381

Sincerely Yours,  
Leresa R. Melton