

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 408
401 Boalby Avenue
Towson, MD 21204

ZADM ALF # _____

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:

Susan Elizabeth Peyton 304 Harding Avenue Baltimore, MD 21220 (410)391-0393
Print Name of Applicant Address Telephone Number

Lot Address 304 Harding Avenue Election District 15 Councilmanic District 6 Square Feet 16,342

Lot Location: N E S W side/corner of Harding Avenue , 85' feet from N E S W corner of Windlass Drive
(street) (street)

Land Owner: Susan Elizabeth Peyton Tax Account Number 1519711780

Address: 304 Harding Avenue Baltimore, MD 21220 Telephone Number (410) 391-0393 *day*

CHECKLIST OF MATERIALS- (to be submitted by applicant for required *competibility* 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 _____ Date: _____
	YES	NO	
1. This Recommendation Form (3 copies)	<u>x</u>	_____	
2. Permit Application (if available)	_____	<u>x</u> (n/a)	
3. Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<u>x</u>	_____	
Topo Map (2 copies): available in Room 208, County Office Building - (please label site clearly)	<u>x</u>	_____	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<u>x</u>	_____	
4. Building Elevation Drawings	_____	<u>x</u> (n/a)	
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>x</u>	_____	
Surrounding Neighborhood	<u>x</u>	_____	
6. Current Zoning Classification: <u>D.R. -16 /B.L.</u>			

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**

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204

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	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<input type="checkbox"/>	<input checked="" type="checkbox"/> (n/a)	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/> (n/a)	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>D.R.-16/B.L.</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

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

Date: _____

5/11/99

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

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4. Building Elevation Drawings	_____	<u>X</u> (n/a)	
5. Photographs (please label all photos clearly) Adjoining Buildings Surrounding Neighborhood	<u>X</u> <u>X</u>	_____ _____	
6. Current Zoning Classification: <u>D.R.-16 / B.L.</u>			

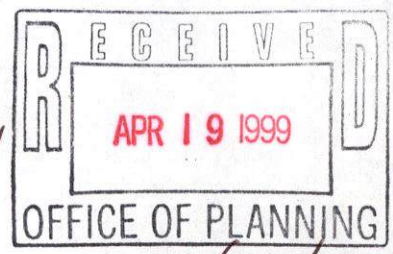
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Staff recommends that the chain link fence be replaced with a board-on-board or other similar type wooden fence. In addition, the applicant should provide landscaping and an area for seating in the back yard.

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



Date: 4/27/99

APR 1 1999
OFFICE OF PLANNING

RECEIVED
APR 30 1999
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **066459**

DATE 4/13/99 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Harry Shapiro

FOR: ALF - 304 Harding Ave.

PAID RECEIPT

PROCESS ACTUAL TIME
4/13/1999 4/13/1999 09:51:14
REG 1302 CASHIER LGMT LXS DRAWER 2
5 MISCELLANEOUS CASH RECEIPT
Receipt # 008402 OFLN
CR NO. 066459

Recpt Tot 40.00
43.40 CK .00 CA
Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 6, 1999

Ms. Susan Elizabeth Peyton
304 Harding Avenue
Baltimore, MD 21220

Dear Ms. Peyton:

RE: Assisted Living Facility, 304 Harding Avenue

Enclosed is your application for an Assisted Living Facility (ALF) at the above address. Prior to issuance of the Use Permit for an ALF, you should review the recommendations made by the Department of Planning and inform this office as to the type of action taken to implement those recommendations.

If you need additional information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

c. Jeff Long

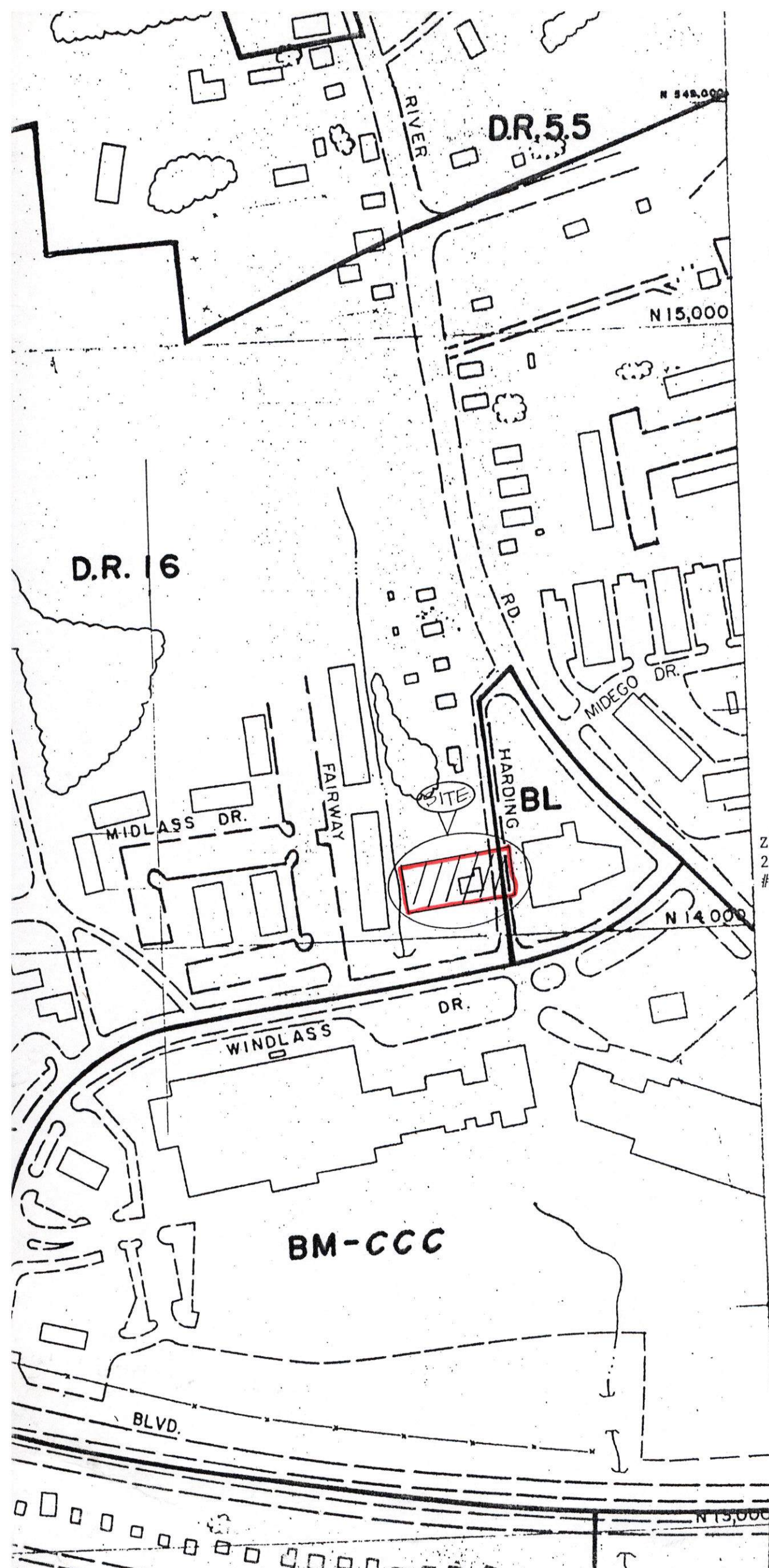
BR:ggs

Enclosure

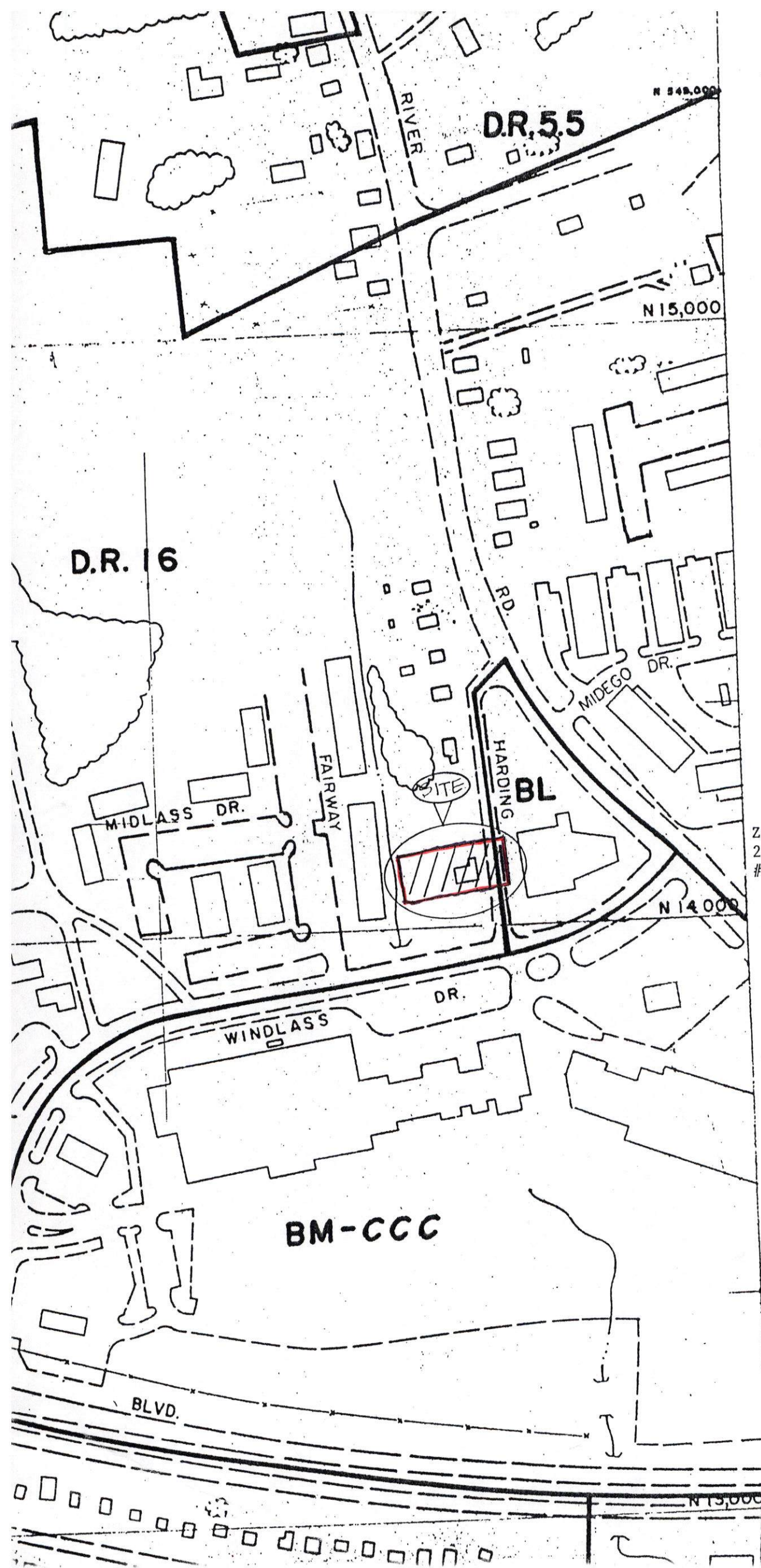
Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Zoning Map N.E. 4-H
200' Scale
#304 Harding Avenue



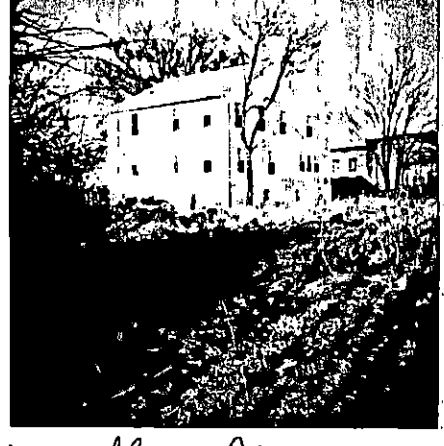
Zoning Map N.E. 4-H
200' Scale
#304 Harding Avenue



Riding - Windlass
1



Harding right
2



Windlass Drive
near 7



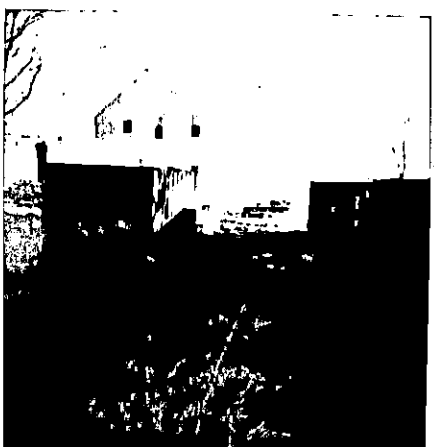
Harding Right side
3



Right side
4



Windlass Drive side
8



Right Rear
5



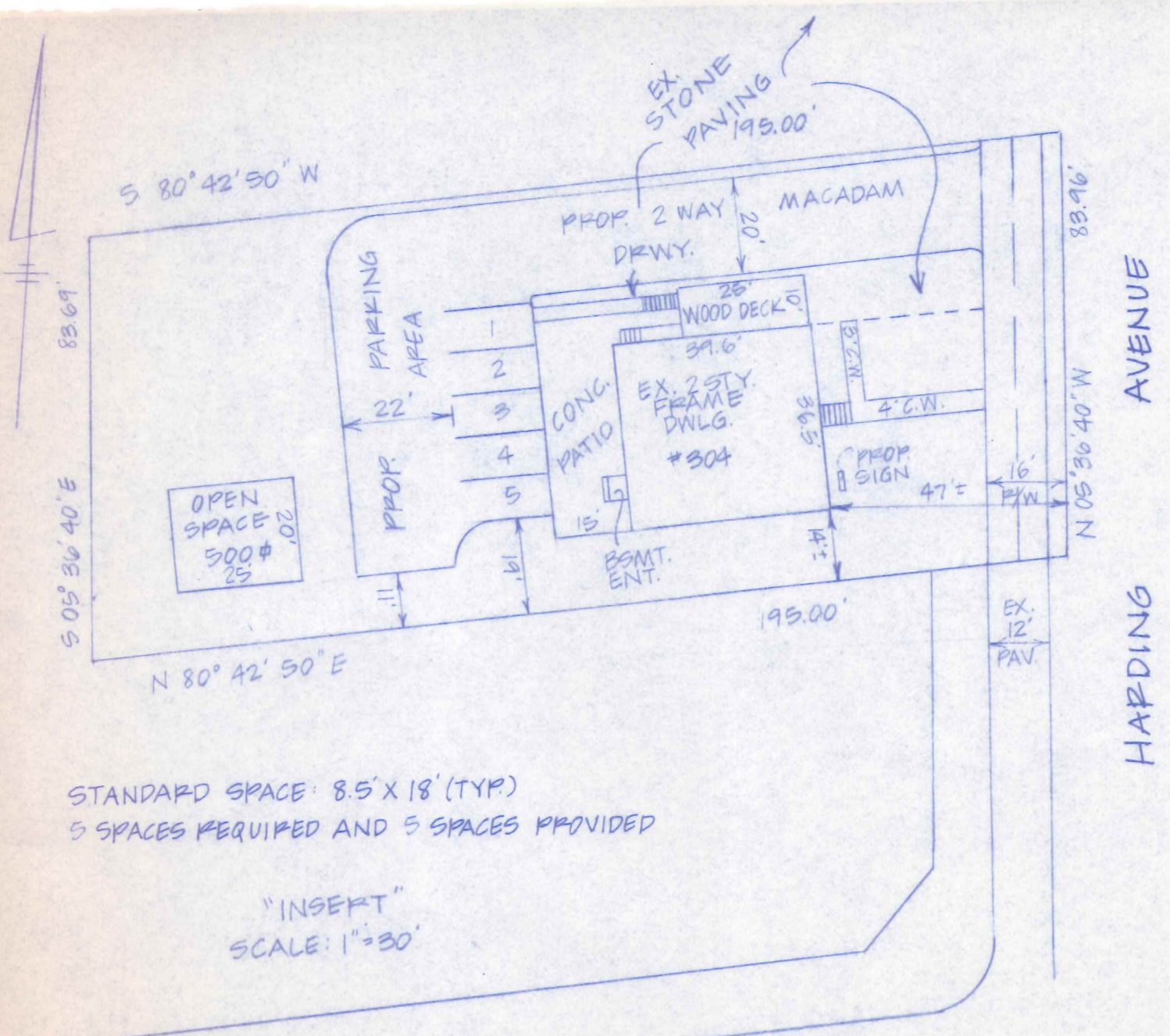
Rear left
6



I-NW I-NE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	MIDDLE RIVER	N.E 4-H
	10/22/54			
DATE OF PHOTOGRAPHY				
DEC. 1954				
Photography Compiled by Photogrammetric Methods TRANS. SERIAL SURVEY CORR LANSING MICH.				



STANDARD SPACE: 8.5' X 18' (TYP)
5 SPACES REQUIRED AND 5 SPACES PROVIDED

"INSERT"
SCALE: 1"=30'

DENSITY CALCULATIONS (FOR 13 BEDS)
ZONE D.R. 16
1000 SF FOR 7 BEDS PLUS 1200 SF FOR EACH ADDED BED
REQUIRED AREA: 9000 SF + 7200 SF = 16,200 SF
16,200 SF REQUIRED AREA FOR 13 BEDS
LOT SIZE: 16342 S.F.

EXISTING FLOOR AREAS (S.F.)
1. FIRST FLOOR = 1445.4 S.F.
2. SECOND FLOOR = 1445.4 S.F.
3. BASEMENT = 1445.4 S.F.

NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION, RELOCATION (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION.

[Handwritten Signature]



200 East Joppa Road
Room 101, Shell Building
Lanowen, Maryland
828-9060

HARDING AVENUE

WINDLASS DRIVE

ZONE D.R. 16

SECTION ONE
"WINDSOR HOUSE"
PLAT 34-3
5075-512
1600001008

ROSE BALK
8641-596
1519710720

EX. DWLG. #312

P. 476
EVANGELICAL TEMPLE
CHURCH OF GOD
6079-812
1508661170

EX. DWLG. #310

P. 742 VACANT
WM. L. BARTELS, ET AL.
322-526

ZONE BL
CATHEDRAL OF PRAISE
CHURCH OF GOD
9257-782
1501850430
1508007210
1508007211

P. 427 VACANT
WM. L. BARTELS, ET AL.
322-526

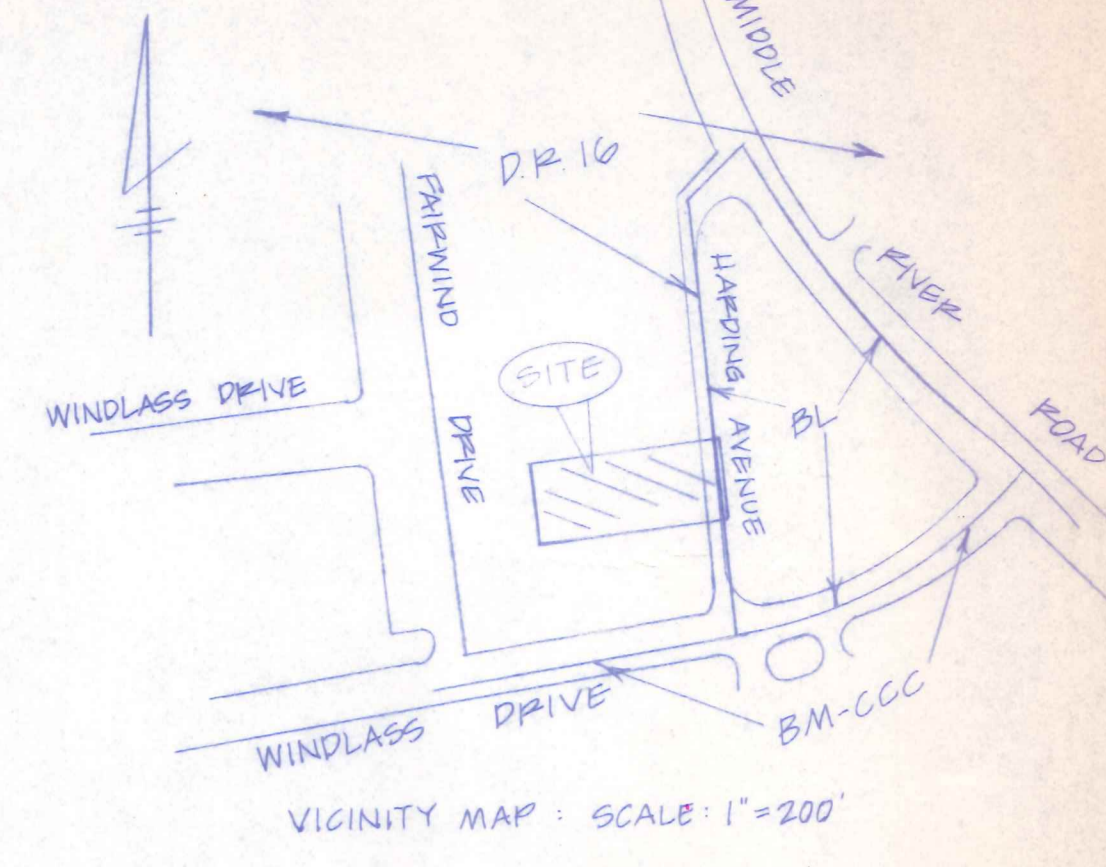
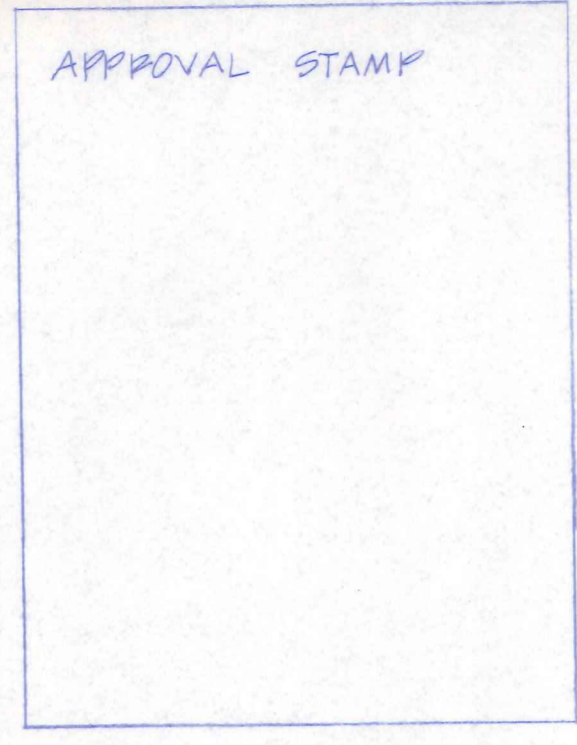
HARDING AVENUE

WINDLASS DRIVE

ZONE D.R. 16
ZONE BM-CCC

ZONE BM-CCC

"PLAN"
SCALE: 1"=50'

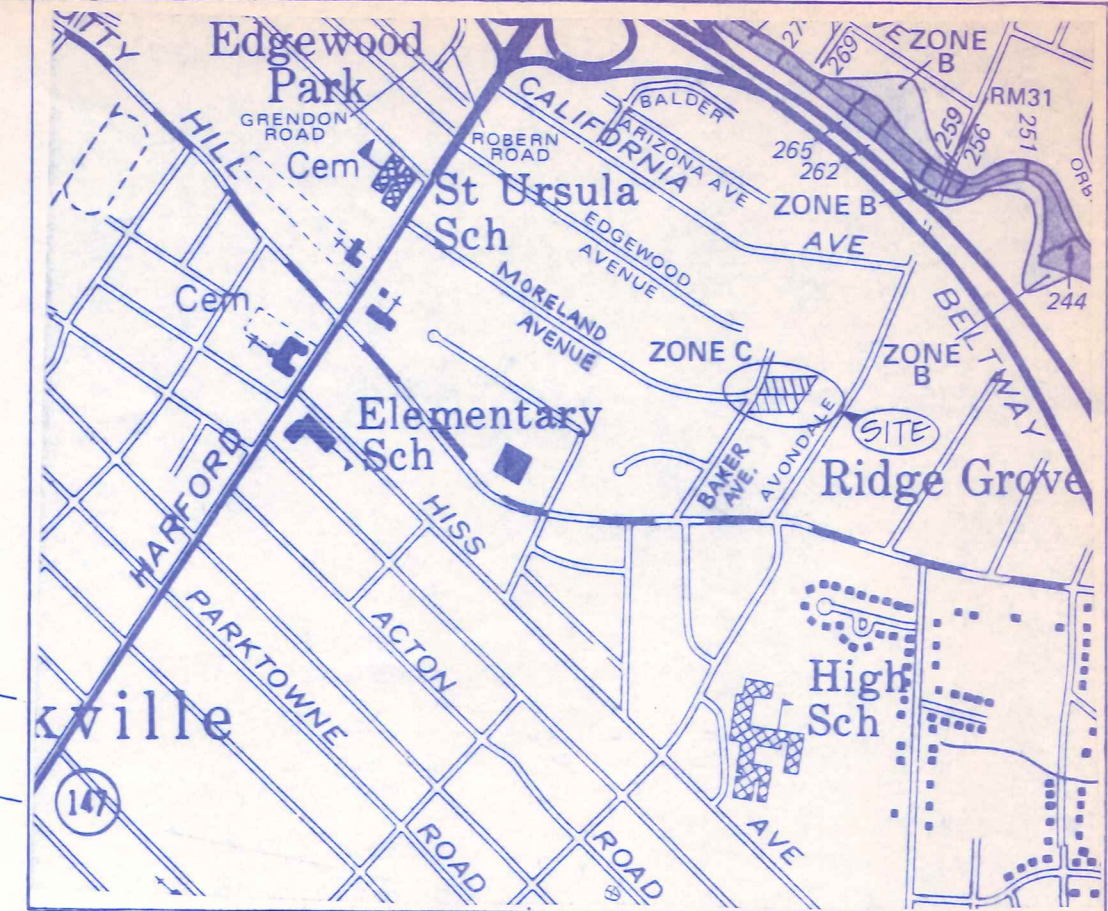
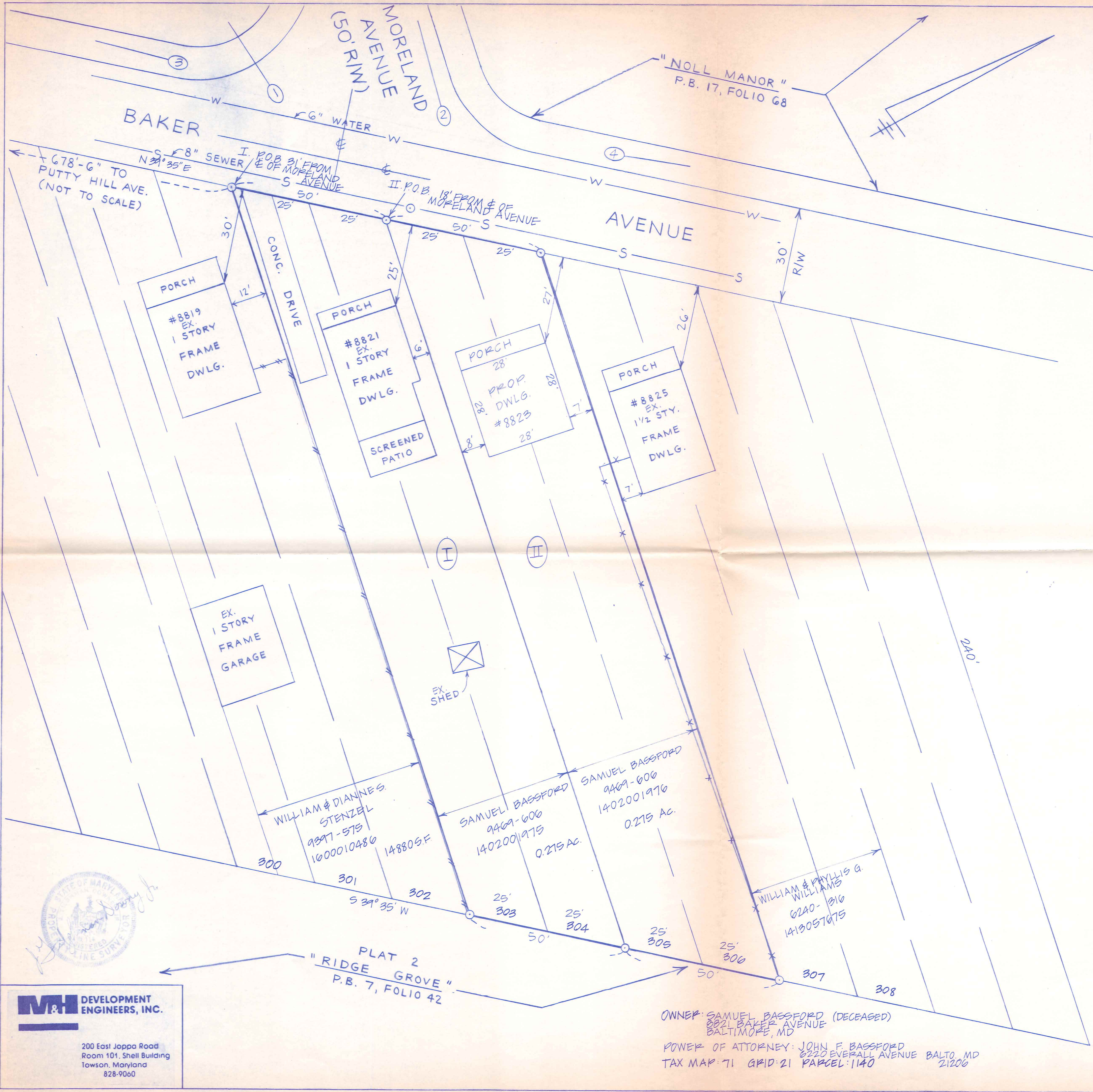


- LOCATION INFORMATION
- EXISTING ZONE: D.R. 16 & B.L.
 - 200' SCALE MAP: N.E. 4 H
 - PUBLIC WATER & SEWER
 - PRIOR ZONING HEARING: NONE
 - LOT SIZE: 0.375 ACRES 16342 S.F.
 - COUNCILMANIC DISTRICT N° 6
 - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL N° 240010 0430 B ZONE "C"
 - CHESAPEAKE BAY CRITICAL AREA: NO
 - DEED REF: 11593-052
 - TAX MAP: 90 GRID: 11 PARCEL: 423
 - TAX ACCOUNT N° 1519711780
 - PARKING REQUIRED 1 SPACE PER 3 BEDS
13 BEDS = 3 SPACES REQUIRED
N° OF SPACES PROVIDED: 5
ALL PARKING WILL BE PERMANENTLY STRIPED.
 - THE PROPOSED SIGN WILL COMPLY WITH SECTION 413.1 BCZP AND ZONING SIGN POLICIES OR BE VARIANCED. (PER SECTION 432.5 B & BCZP).
 - ① ——— PICTURE N° & DIRECTION
 - MINIMUM 500 S.F. FOR OPEN SPACE DESIGNATED.

ZONING USE PERMIT
PLAN FOR CLASS "A" ASSISTED
LIVING FACILITY LOCATED
AT
304 HARDING AVENUE
ELECTION DISTRICT N° 15
SCALE: 1"=50'
NOVEMBER 27, 1998
REV. FEBRUARY 10, 1999

OWNER: SUSAN ELIZABETH PEYTON
304 HARDING AVENUE
BALTIMORE, MD 21220
(410) 391-0393

THE UNDERSIGNED IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. (OWNER)
SUSAN ELIZABETH PEYTON
PRINT NAME
Susan Elizabeth Peyton
SIGNATURE



VICINITY MAP SCALE: 1"=1000'

LOCATION INFORMATION

1. ZONING: D.R. S.5
2. 200' SCALE MAP: N.E. 8-E
3. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
4. FLOOD HAZARD MAP: COMMUNITY PANEL NO: 240010 0210B ZONE: "C"
5. LOT SIZE: #8821 0.275 ACRES ± 12000 S.F.
#8823 0.275 ACRES ± 12000 S.F.
6. COUNCILMANIC DISTRICT: 6
7. PUBLIC WATER AND SEWER
8. PRIOR ZONING HEARING: NONE
9. (I) PICTURE NO & DIRECTION

I. PLAT TO ACCOMPANY PETITION FOR UNDERSIZED LOT APPLICATION AND A SIDEYARD VARIANCE

#8821 BAKER AVENUE LOTS 303 & 304

II. PLAT TO ACCOMPANY AN UNDERSIZED LOT APPLICATION AND A SIDEYARD VARIANCE

#8823 BAKER AVENUE LOTS 305 & 306

"RIDGE GROVE" (7-42)

ELECTION DISTRICT NO 14
BALTIMORE CO, MD
SCALE: 1"=20'
MARCH 23, 1999

99.381-A



M&H DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

OWNER: SAMUEL BASSFORD (DECEASED)
8821 BAKER AVENUE
BALTIMORE, MD
POWER OF ATTORNEY: JOHN F. BASSFORD
6220 EVERALL AVENUE BALTO, MD
TAX MAP: 71 GRID: 21 PARCEL: 1140 21206

ZONING OFFICE USE ONLY!		
REVIEWED BY:	ITEM NO	CASE NO
JF	381	

99-8185