

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 22nd of NOV, 20 03 that

1508 Rowling's Well DR. should be and the same is hereby granted
(street address)

permission to operate a Class A - Assisted Living
Facility

09989
Permit No.

Carl J. Jable
Director

Planner's Initials

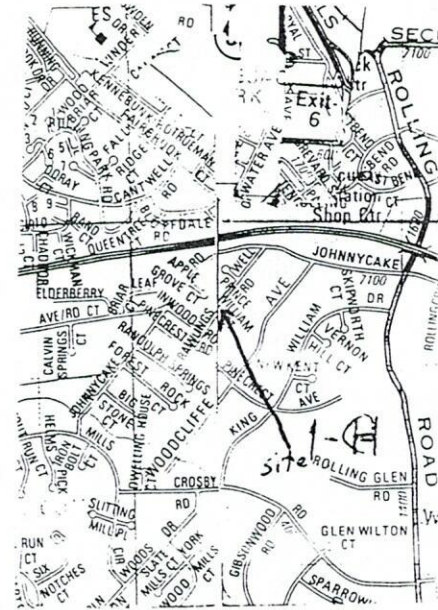
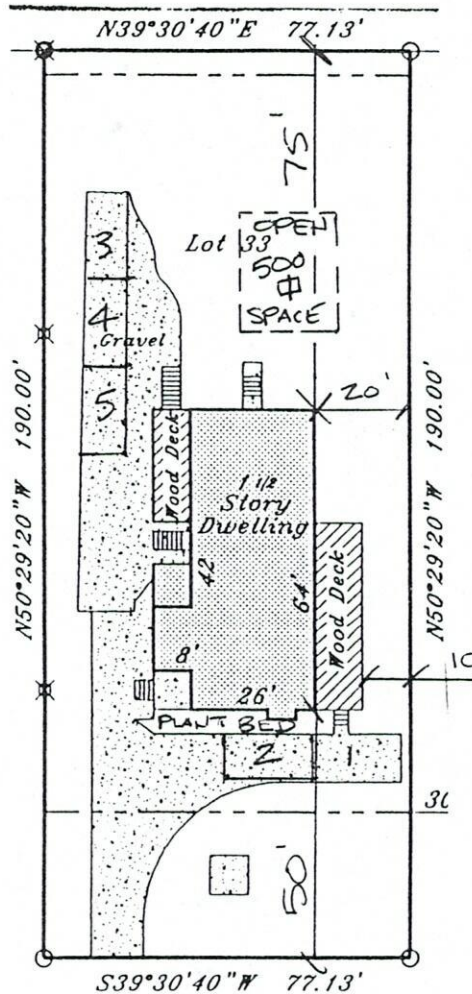
JMR

Zoning Use Permit Plan for Class "A" Assisted Living Facility

Located at
1508 Rawlings Well Drive
Baltimore County, Maryland 21228
1st Election District
Property Owner: Alice L. Winston
Add. 2808 Claybrooke Drive
Windsor Mill, Maryland 21244
(443) 250-3483
Lot Size .034 acreage / 14,630 square feet
Zoning Map D.R.3.5
Area Required for
8 Beds = 14,500 sq.ft. See *
Parking: 1 space for each
3 beds = (4) Parking - Spaces Required
All parking shown existed prior to the
date of this plan.
Existing floor area
Level (1) / 1,776
Level (2) 708
Basement 1,664
Total Gross living area 2,484
Basement for possibly additional (2)
Bedrooms, storage and mechanical equipment.

Density Calculations
For 11 beds D.R.3.5 =
12,500 sq.ft. For 7 beds
2,000 sq.ft. For each added
14,500 sq.ft. Total
Required for (8) beds.

Note and Check One
There have not been exterior
enlargements to this building
in the past 5 years.



Parking has existed
Prior to 1994.

RAWLINGS WELL DRIVE

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".

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL
COMPLY WITH SECT 450 BCZR AND ZONING SIGN POLICIES
OR BE VARIANCED.

SCALE
1"=30'
1"=40'

The undersigned is
responsible for the
accuracy of the
information gathered for
this plan.

Alice L. Winston 02/13/02

Alice L. Winston

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Lloyd Moxley
Department of Permits and
Development Management

FROM: Lynn Lanham
Development Review Section
Office of Planning

SUBJECT: 1508 Rawlings Well Drive
Class A Assisted Living

DATE: March 1, 2002

The Office of Planning has reviewed the Assisted Living Facility plan and offers the following comments:

1. The applicant should submit a revised parking plan to the Office of Planning. All off-street parking spaces should be provided with convenient access to the public street. No end-to-end parking spaces should be permitted. All parking spaces and driveway areas should be constructed and maintained with a durable and dustless surface as required by Section 409.8.A.2 of the BCZR. No graveled areas should be allowed to remain.
2. The area identified as parking space no. 1 should be converted to lawn.
3. The Director of Planning should review and make a determination on a revised parking plan pursuant to Section 432.5.B.2.a of the BCZR.
4. Parking on the unpaved areas of the lot should be expressly prohibited. Implementation of the recommendations contained in comments no. 1 and 2 above would be helpful in stopping this practice.
5. No exterior changes to the building should be made without the approval of the Office of Planning pursuant to Section 432.5.B.1.c of the BCZR.


Lynn Lanham

LL:kma



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

July 30, 2003

Ms. Alice L. Winston
2808 Claybrook Drive
Baltimore, MD 21244

Dear Ms. Winston:

Re: 1508 Rawlings Well Drive, Class A Assisted Living Facility

Baltimore County Code Inspector Mr. Ed Creed has informed this office of a violation at the above referenced address. Per Mr. Creed, this site contains the use of 2 apartments, which was denied by Case No. 02-069-A, and which are not assisted living facility units. As such the use permit for a Class A Assisted Living Facility approved and issued Nov. 22, 2002, has been suspended.

If you have any questions you may contact Mr. Creed at 410-887-2099 or this office at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

C: Mr. Ed Creed, Code Enforcement Office
Hearing file 02-069-A
ALF file #09989
Code Enforcement file, #02-0216

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



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

ALICE L. WINSTON 1508 Rawlings Well Drive, Catonsville (410) 944 8445
Print Name of Applicant Address Telephone Number
Lot Address 1508 Rawlings Well Drive Election District 1 Maryland 21228 Square Feet 14,630
Lot Location: N E S W/side/corner of Johnny Cake Road, 100 feet from N E S W corner of Inwood Road
(street) (street)
Land Owner: ALICE L. WINSTON Tax Account Number 16 00 007 945
Address 2808 Claybrooke Drive, Windsor Mill Telephone Number 410, 944 8445
Maryland 21244
CHECKLIST OF MATERIALS: (to be submitted by applicant for required **compatibility** and/or **appearance** review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	
1. This Recommendation Form (3 copies)	☒	☐	Accepted for filing by <u>LTM</u> Date: <u>2/14/02</u>
2. Permit Application (if available)	☐	☐	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	☒	☐	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☒	☐	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	☒	☐	
5. Photographs (please label all photos clearly)	☒	☐	
Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood			
6. Current Zoning Classification: <u>DR 3.5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

See attached from Lynn Lashore
= Conditional Approval.

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

Date: _____

3/1/02

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant ALICE L. WINSTON Address 1508 Rawlings Well Drive, Catonsville, MD 21228 Telephone Number (410) 944-8445
Lot Address 1508 Rawlings Well Drive Election District 1 Councilmanic District 1 Square Feet 14,630
Lot Location: N E S W side/corner of JOHNNYCAKE ROAD 100 feet from N E S W corner of INWOOD ROAD
(street) (street)
Land Owner: ALICE L. WINSTON Tax Account Number 1600 007 945
Address 2808 Rlaybrooke Drive, Windsor Mill, Maryland 21244 Telephone Number (410) 944 8445

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

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

1. This Recommendation Form (3 copies) PROVIDED? YES _____ NO _____ Accepted for filing by LTW Date: 2/14/02
2. Permit Application (If available) _____
3. Site Plan
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square feet
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years _____
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)
5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood
6. Current Zoning Classification: _____

Post-It* Fax Note	7671	Date	3/01	# of pages	2
To	Lloyd Moyer	From	Lynn Larkin		
Co./Dept.	Zoning	Co.			
Phone #		Phone #	23480		
Fax #	2824	Fax #			

TO BE FILLED IN BY THE

RECOMMENDATIONS / COMMENTS:

☐

Approval

☐

Disapproval

☒

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

See attached.

Signed by:

for the Director, Office of Planning and Community Conservation



Date:

3/01/02

Revised 02/05/02

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Lloyd Moxley
Department of Permits and
Development Management

FROM: Lynn Lanham
Development Review Section
Office of Planning

SUBJECT: 1508 Rawlings Well Drive
Class A Assisted Living

DATE: March 1, 2002

The Office of Planning has reviewed the Assisted Living Facility plan and offers the following comments:

1. The applicant should submit a revised parking plan to the Office of Planning. All off-street parking spaces should be provided with convenient access to the public street. No end-to-end parking spaces should be permitted. All parking spaces and driveway areas should be constructed and maintained with a durable and dustless surface as required by Section 409.8.A.2 of the BCZR. No graveled areas should be allowed to remain.
2. The area identified as parking space no. 1 should be converted to lawn.
3. The Director of Planning should review and make a determination on a revised parking plan pursuant to Section 432.5.B.2.a of the BCZR.
4. Parking on the unpaved areas of the lot should be expressly prohibited. Implementation of the recommendations contained in comments no. 1 and 2 above would be helpful in stopping this practice.
5. No exterior changes to the building should be made without the approval of the Office of Planning pursuant to Section 432.5.B.1.c of the BCZR.

LL:kma

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

3/1/02

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

ALICE L. WINSTON 1508 Rawlings Well Drive, Catonsville, MD (410) 944-8445
Print Name of Applicant Address Telephone Number
Lot Address 1508 Rawlings Well Drive Election District 1 Councilmanic District 1 Square Feet 14,630
Lot Location: N E S W side/corner of JOHNNYCAKE ROAD 100 feet from N E S W corner of INWOOD ROAD
(street) (street)
Land Owner: ALICE L. WINSTON Tax Account Number 1600007945
Address 2808 Blaybrooke Drive, Windsor Mill Telephone Number (410) 944 8445
Maryland 21244

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

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

- | | | |
|---|---|--------------------------------------|
| | PROVIDED? | |
| | YES NO | Accepted for filing by <u>LTM</u> |
| 1. This Recommendation Form (3 copies) | _____ | Date: <u>2/14/02</u> |
| 2. Permit Application (If available) | _____ | |
| 3. Site Plan | _____ | |
| Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square | | |
| Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years _____ | | |
| 4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) | Post-It® Fax Note 7671 | Date <u>3/01</u> # of pages <u>2</u> |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building,
and Surrounding Neighborhood | To <u>Lloyd Mosley</u>
Co./Dept. <u>Zoning</u> | From <u>Lynn Lashar</u>
Co. _____ |
| 6. Current Zoning Classification: _____ | Phone # _____ | Phone # <u>23480</u> |
| | Fax # <u>2824</u> | Fax # _____ |

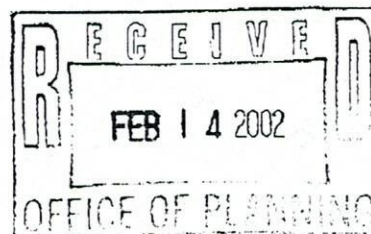
TO BE FILLED IN BY THE OFFICE OF PLANNING AND COMMUNITY CONSERVATION

RECOMMENDATIONS / COMMENTS:

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

See attached.

Signed by Lynn Lashar
for the Director, Office of Planning and Community Conservation



Date: 3/01/02

Revised 02/05/02

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 09989

DATE 2/14/02 ACCOUNT R001 006 6150

AMOUNT \$ 40.00

RECEIVED FROM: ALICE WINSTON

FOR: ALE APPLICATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
PAYMENT ACTUAL TIME
2/14/2002 2/14/2002 09:39:06
REG W005 CASHIER R003 LRD DRAWER 5
>>RECEIPT # 250990 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO. 009989
Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION