

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 17<sup>th</sup> of JULY, 2002, that 3515 MELODY LN, 21207 should be and the same is hereby granted  
(street address)

permission to operate a ASSISTED LIVING FACILITY  
(CLASS A)

SIX BEDS

14308  
Permit No.

Carl J. Faber  
Director

Planner's Initials DT

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 408  
401 Bosley Avenue  
Towson, MD 21204

PDM ALF # \_\_\_\_\_

Permit No. (if required) B \_\_\_\_\_

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

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.

APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant: MARJORIE FONDER Address: 3108 THORNFIELD RD. 21207 Telephone Number: 410-265-1325  
Lot Address: 3515 MELODY LN, 21207 Election District: 2 Councilmanic District: 2 Square Feet: 8887  
Location: NE SW side/corner of S/E CORNER CHARMEL DR. + MELODY LN. (street) (street)  
Owner: HELEN E. LANGSTON Tax Account Number: 0202850450  
Address: 31 CARRIAGE LAKE DR., STOCKBRIDGE, GA 30281 Telephone Number: (404) 464-8278

LIST 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?                           |                                     | Accepted for filing by <u>DT</u><br>Date: <u>6/10/02</u> |
|--|-------------------------------------|-------------------------------------|--|
|  | YES                                 | NO                                  |  |
| Is Recommendation Form (3 copies)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| Permit Application (If available)  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |  |
| Site Plan<br>Certificate (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square feet | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| Site Map (2 copies): available in Room 208, County Office Building - (please label site clearly)                                       | <input type="checkbox"/>            | <input checked="" 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"/>            |  |
| Building Elevation Drawings (these may be waived if note 5.A. from the Building Use Permit Checklist can be stated on the plans)       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| Photographs (please label all photos clearly)<br>Including Buildings, the Proposed Building,<br>and Surrounding Neighborhood           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| Current Zoning Classification: <u>DR S, S</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:

|         |               |
|---------|---------------|
| Date    | 6/26/02       |
| From    | Arnold Jablon |
| Co.     | Zoning        |
| Phone # | 3400          |
| Fax #   | 2824          |

by: Arnold Jablon  
for the Director, Office of Planning and Community Conservation

Date: 6/26/02

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:

MARJORIE FONDER 3108 THORNFIELD RD. 21207 410-265-1325  
Print Name of Applicant Address Telephone Number

Lot Address 3515 MELODY LN, 21207 Election District 2 Councilmanic District \_\_\_\_\_ Square Feet 8827

Lot Location: NESW side/corner of S/E CORNER CHARMELE DR + MELODY LN. feet from NESW corner of \_\_\_\_\_ (street) \_\_\_\_\_ (street)

Land Owner: HELEN E. LANGSTON Tax Account Number 0202850450

Address: 31 CARRIAGE LAKE DR., STOCKBRIDGE, GA 30281 Telephone Number (404) 464-8278

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? |     | Accepted for filing by <u>DT</u><br>Date: <u>6/10/02</u> |
|---|-----------|-----|--|
|   | YES       | NO  |  |
| 1. This Recommendation Form (3 copies)  | ✓         | ___ |  |
| 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                 | ✓         | ___ |  |
| Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)                                  | ___       | ✓   |  |
| 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)<br>Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood      | ✓         | ___ |  |
| 6. Current Zoning Classification: <u>D.R. S.S</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:

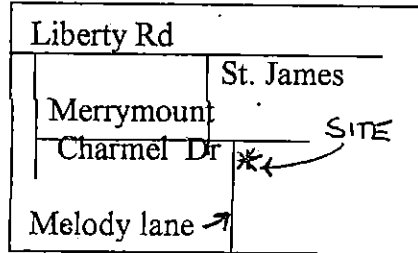
Signed by: \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation

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

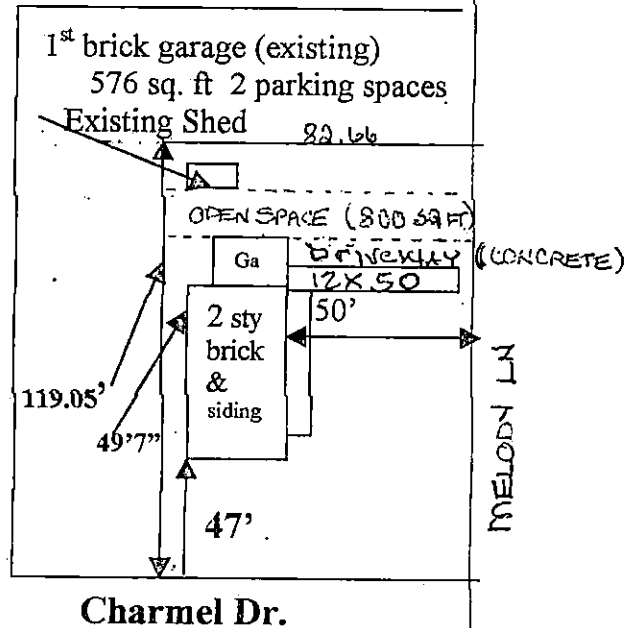
# 3515 MELODY LANE FOOT PRINT

**NORTH**

ZONING USE PERMIT  
 PLAN for CLASS "A"  
 ASSISTED LIVING FACILITY  
 # 3515 MELODY LANE  
 BALTIMORE COUNTY, MD. 21207  
 Property Owner: HELEN EILEEN LANGSTON  
 ADD; 31 Carriage Lake Drive  
 STOCK BRIDGE, GA. 30281 Date: May 7, 2002  
 PHONE: 404-464-8278  
 LOT SIZE-8887 sq.ft. +/-  
 Zoning Map 77  
 ZONING DR. 5.5 - Tax Acct # 02 02850450  
 Parking : 1 space for each 3 beds= 2 parking spaces



Existing Floor Areas sq. ft  
 1<sup>st</sup>. Floor  
**Room 1464 sq.ft**  
**2<sup>nd</sup> Floor-1055 sq. ft.**  
**TOTAL= 2518 SQ.FT.**  
**BASEMENT for**  
 Storage  
 Mechanical equipment  
 Laundry  
 1054 sq. ft.  
 Existing garage 576 sq.ft.

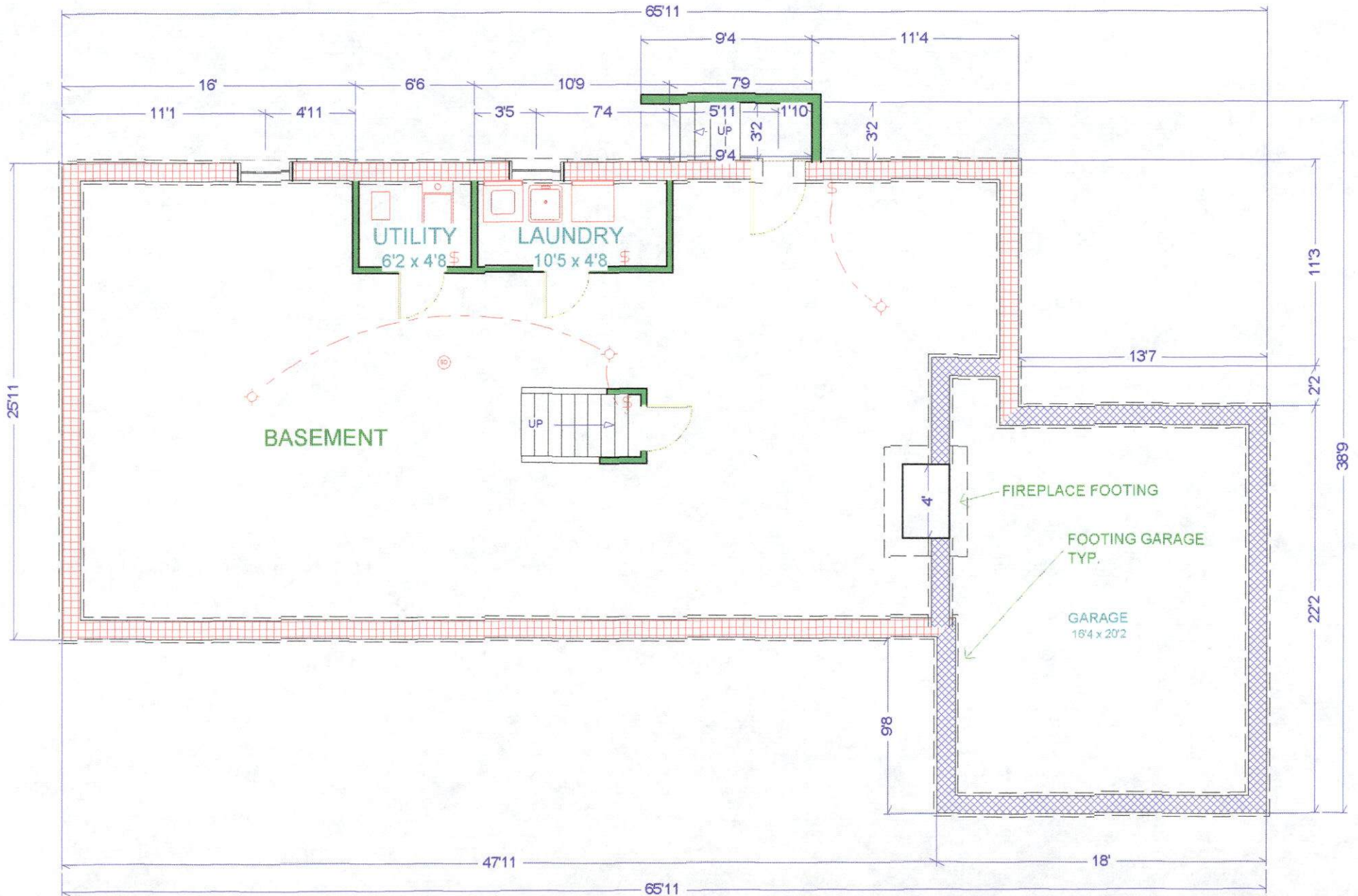


## CHARMEL DRIVE

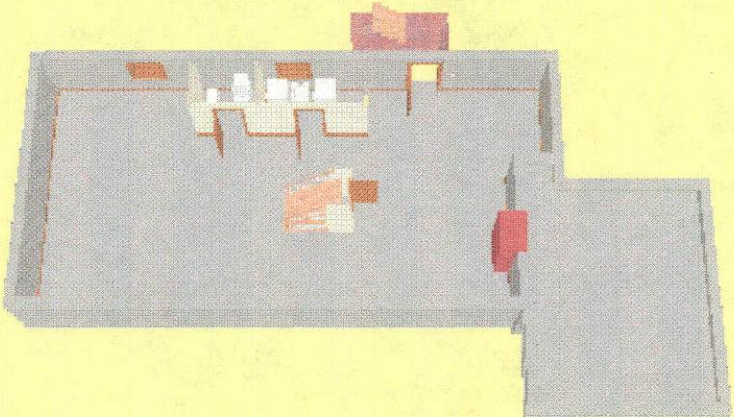
This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor areas) to the exterior of the building (beyond the enclosure of a porch or the addition of exterior stairway) have occurred within five years of the date of this permit application. No SIGN ARE PROPOSED. ANY FUTURE SIGN WILL COMPLY WITH SECT. 450 BLDG AND ZONING SIGN POLICES OR BE ARIANED Scale : 1"=50'

The undersign are responsible for the accuracy of the information on this plan  
 Warren Bumgardner June 9, 2002

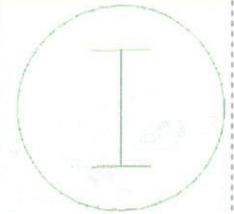
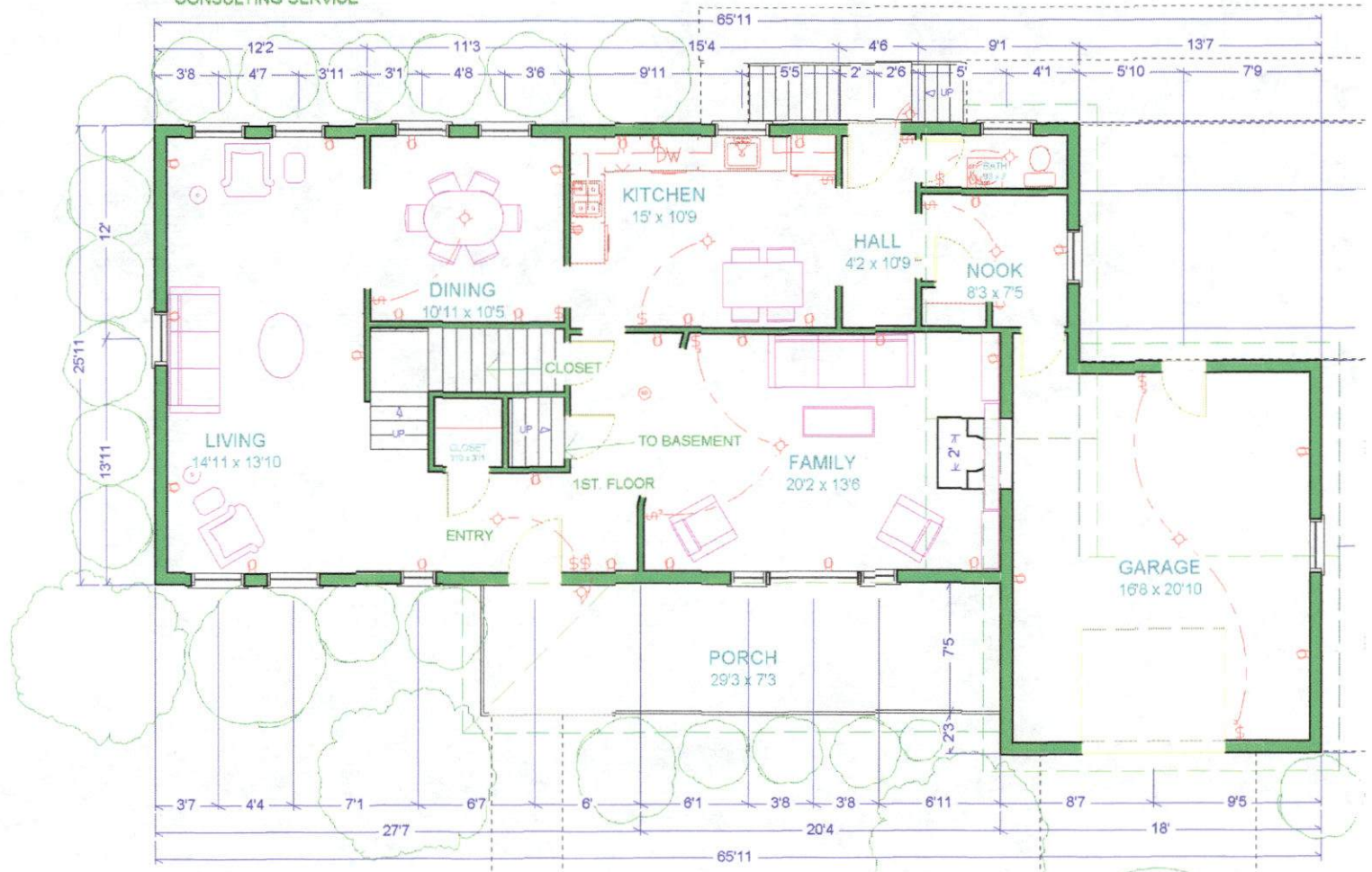
EXISTING FLOOR PLAN  
3515 MELODY LANE  
ASSISTED LIVING  
DRAWN BY: ASK WARREN  
CONSULTING SERVICE



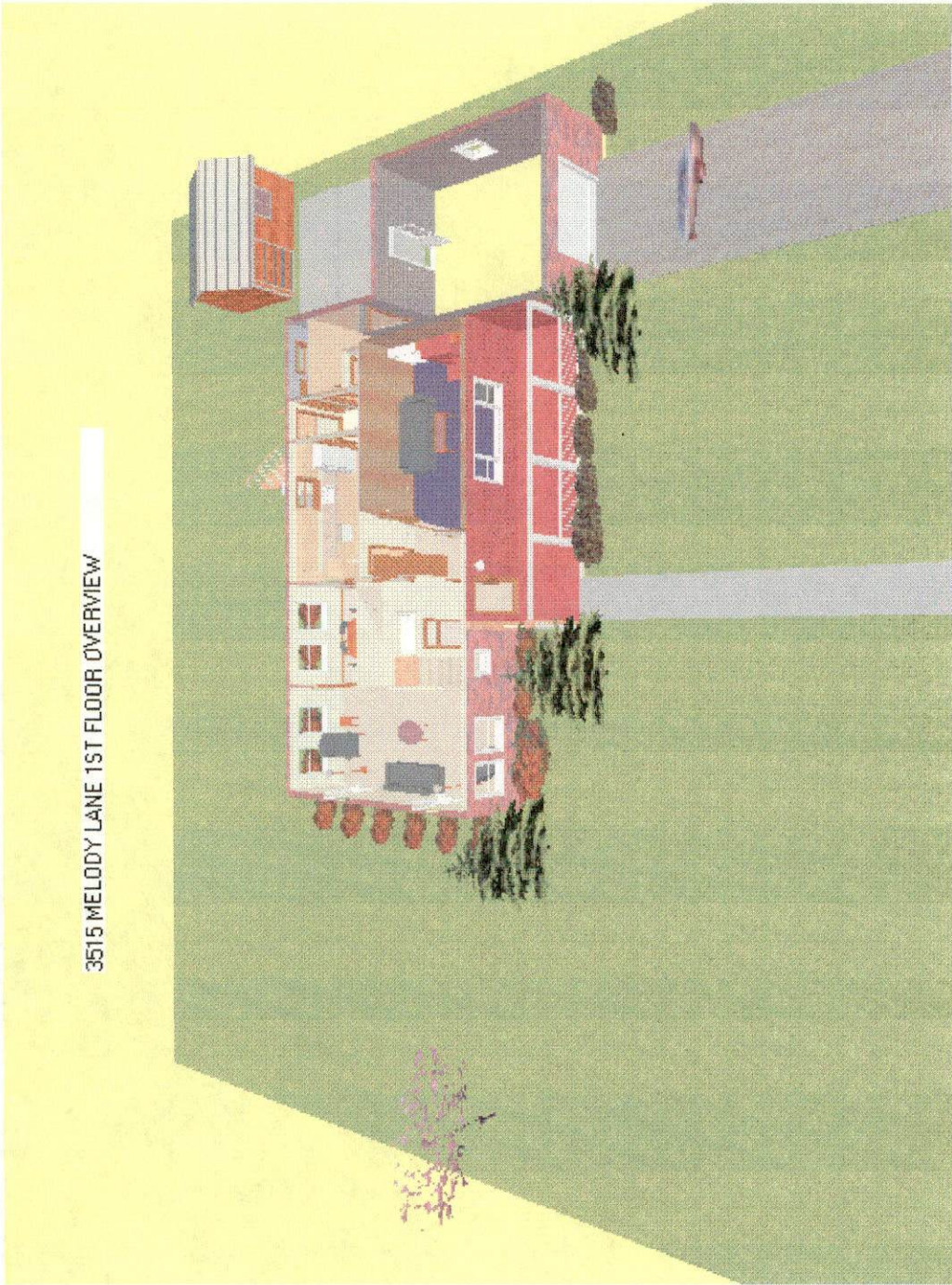
3515 MELODY LANE BASEMENT OVERVIEW



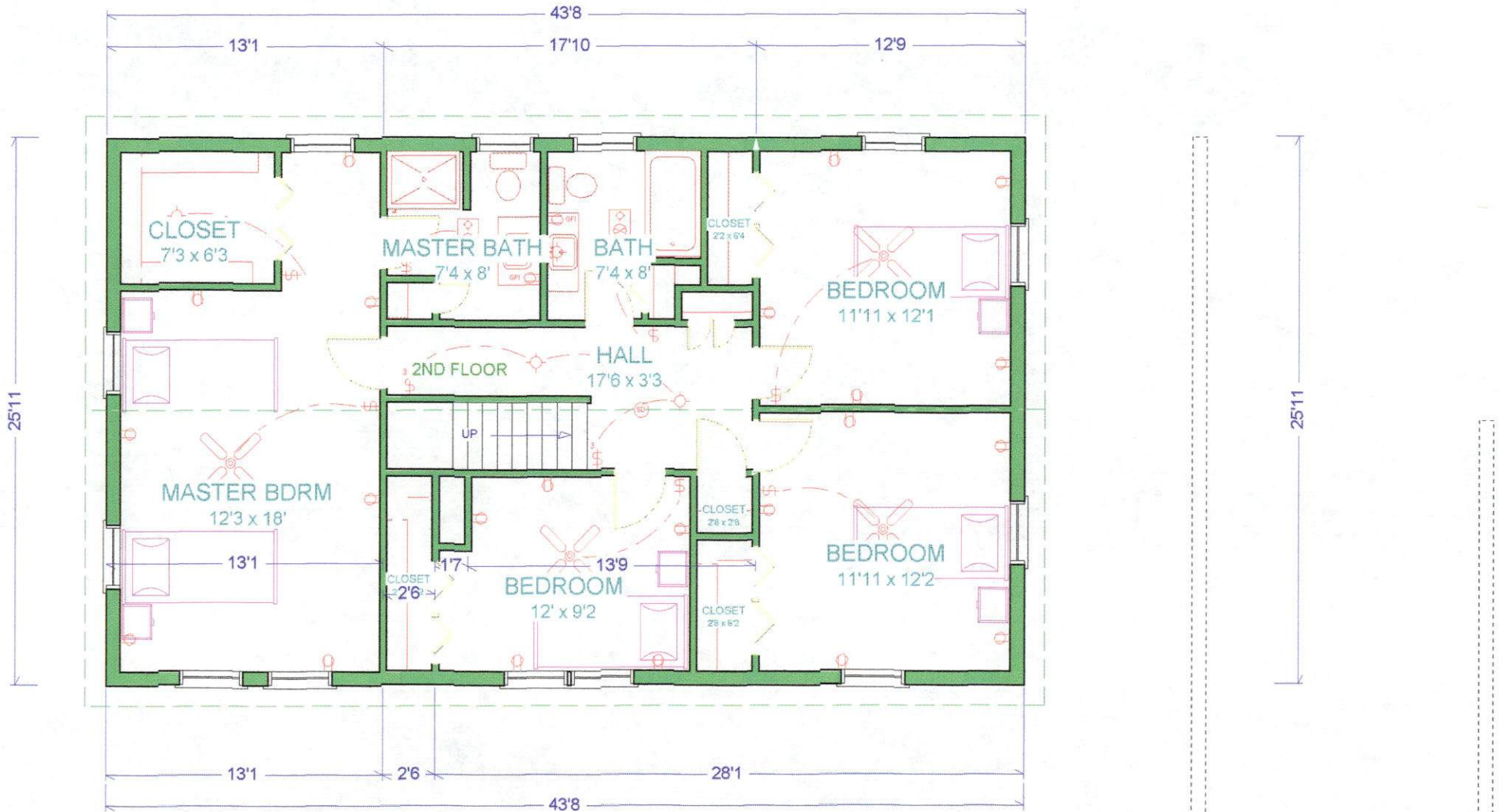
EXISTING 1st FLOOR PLAN  
3515 MELODY LANE  
ASSISTED LIVING  
DRAWN BY: ASK WARREN  
CONSULTING SERVICE

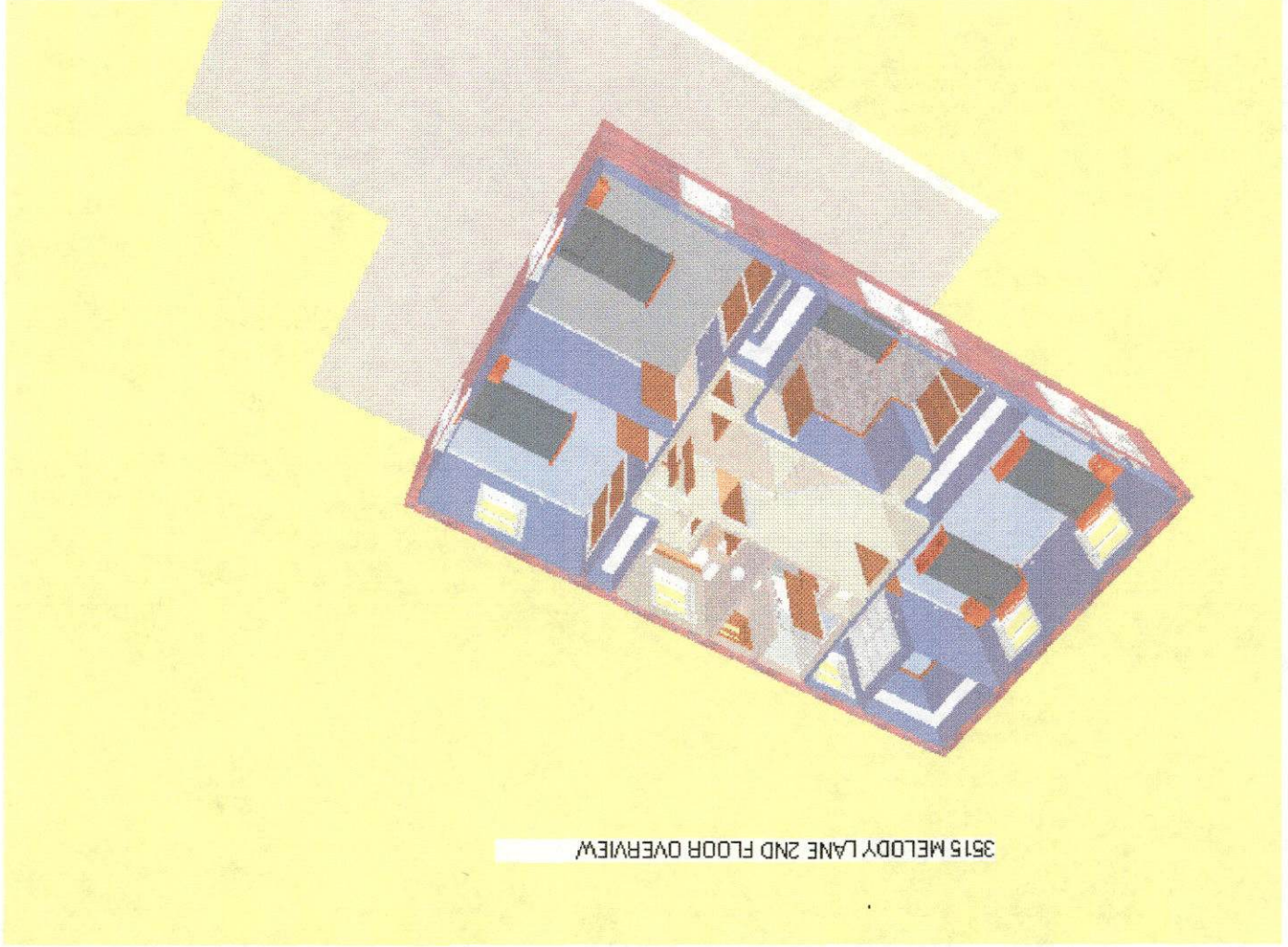


3515 MELODY LANE 1ST FLOOR OVERVIEW



EXISTING 2ND FLOOR PLAN  
3515 MELODY LANE  
ASSISTED LIVING  
DRAWN BY: ASK WARREN  
CONSULTING SERVICE





3515 MELODY LANE 2ND FLOOR OVERVIEW

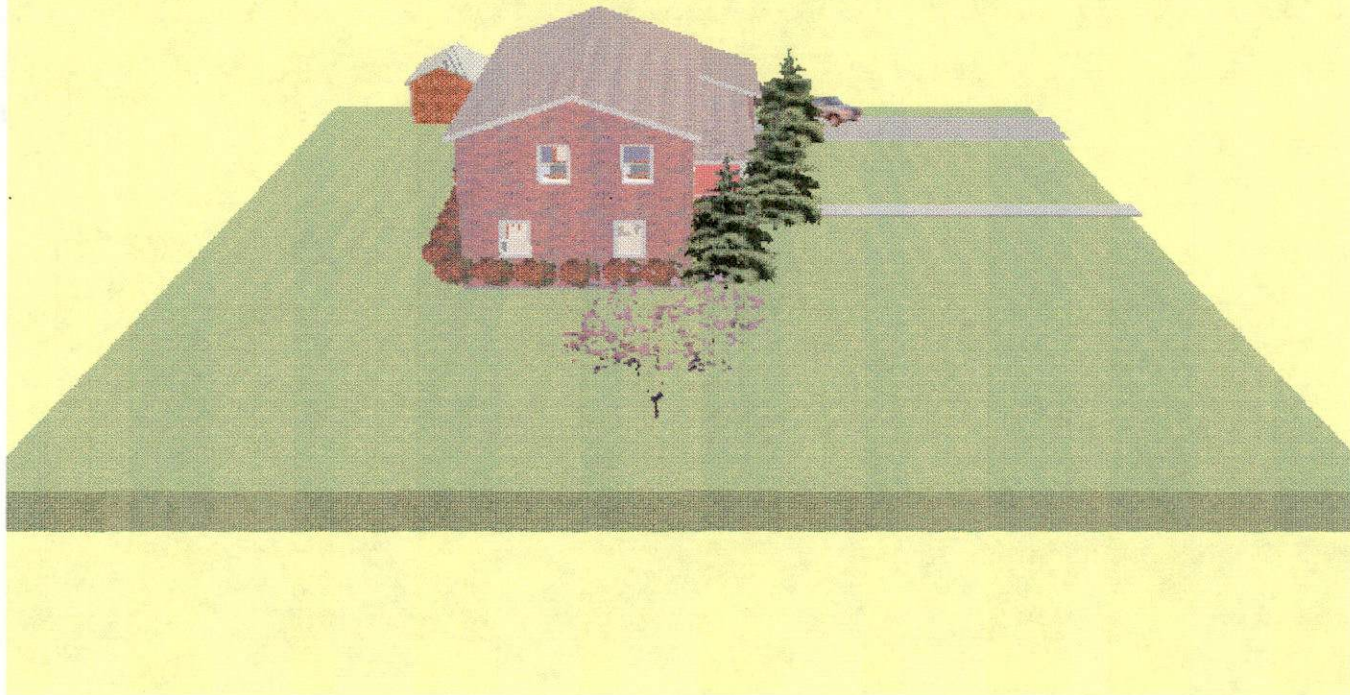
3515 MELODY LANE FRONT WEST ELEVATION



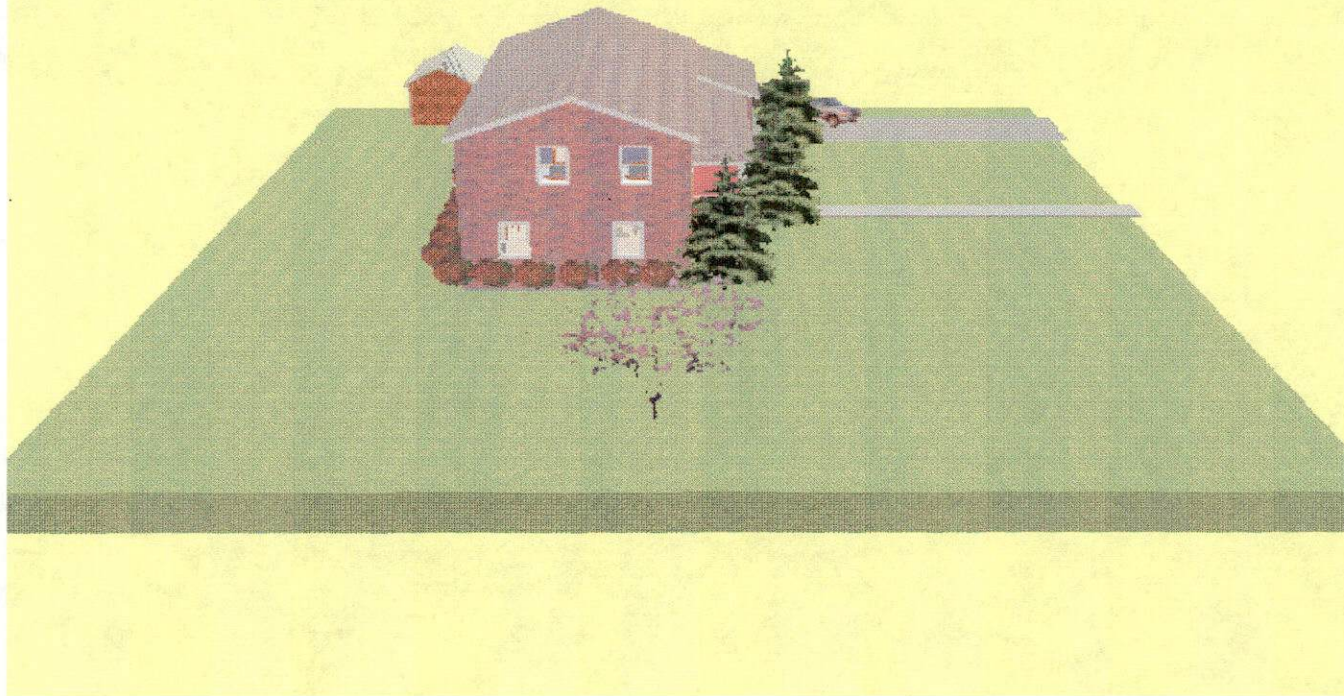


3515 MELODY LANE REAR EAST ELEVATION

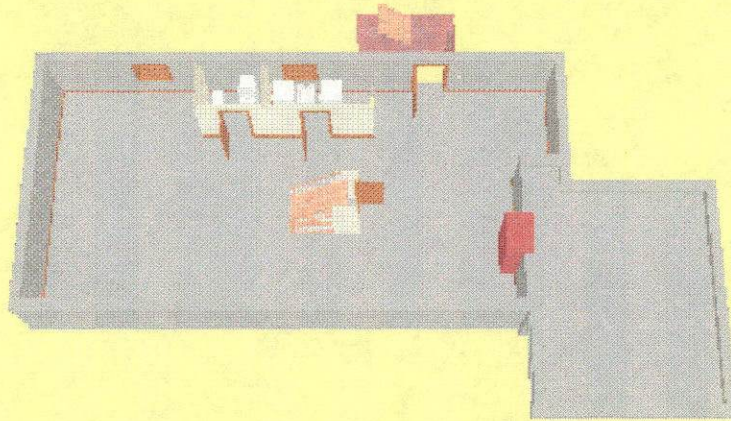
3515MELODY LANE NORTH - ELEVATION



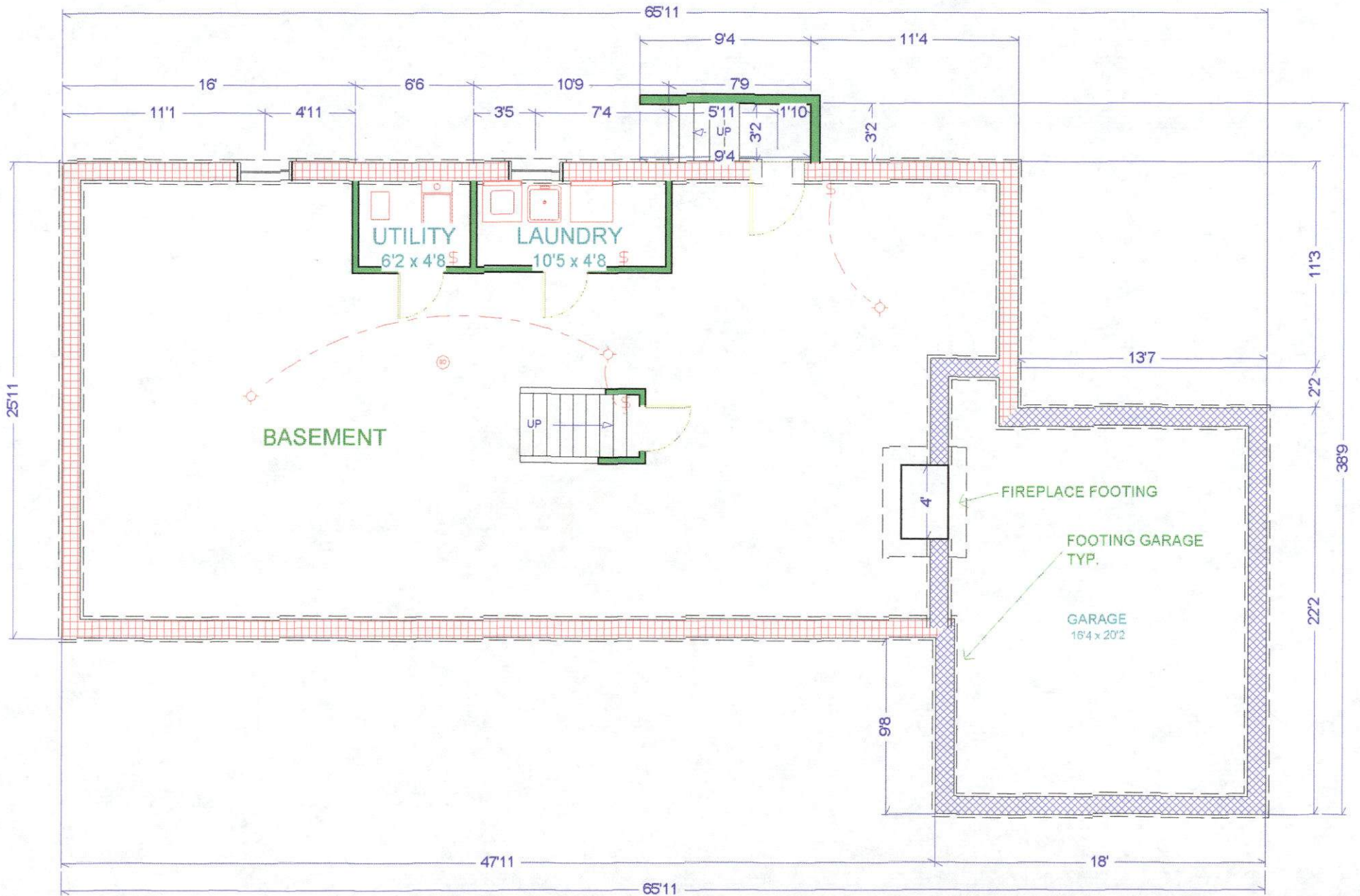
3515MELODY LANE NORTH - ELEVATION



3515 MELODY LANE BASEMENT OVERVIEW



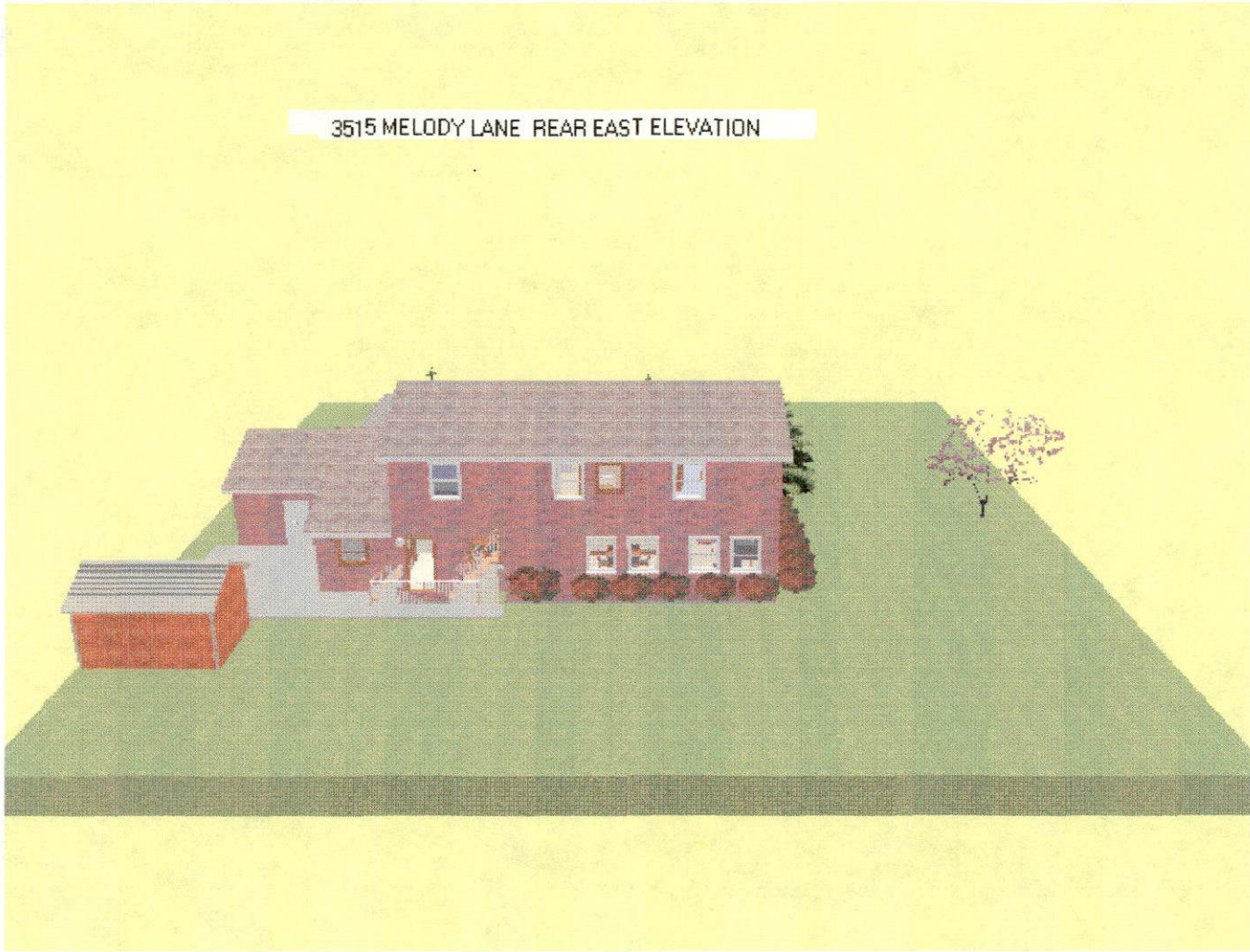
EXISTING FLOOR PLAN  
3515 MELODY LANE  
ASSISTED LIVING  
DRAWN BY: ASK WARREN  
CONSULTING SERVICE







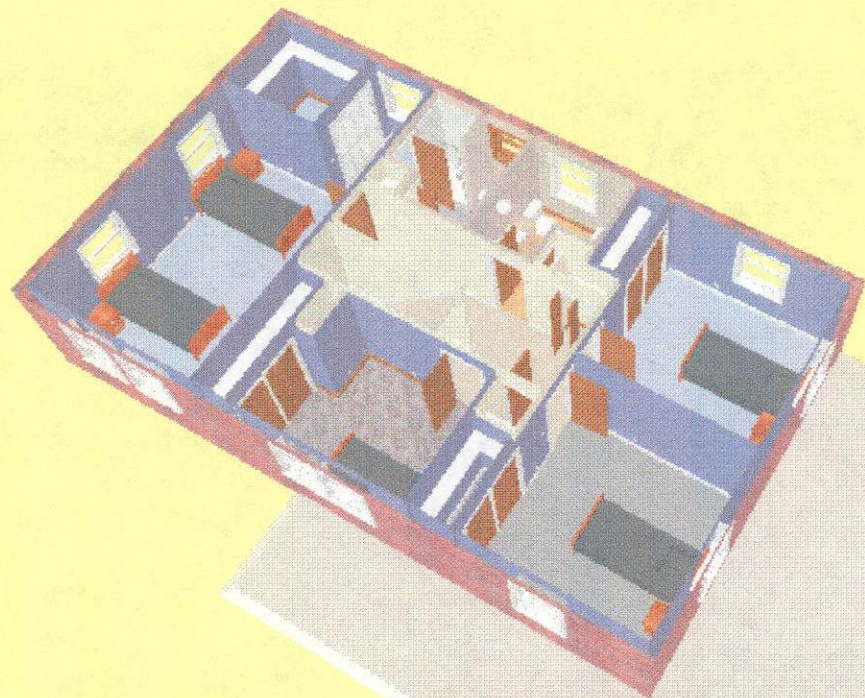
3515 MELODY LANE REAR EAST ELEVATION



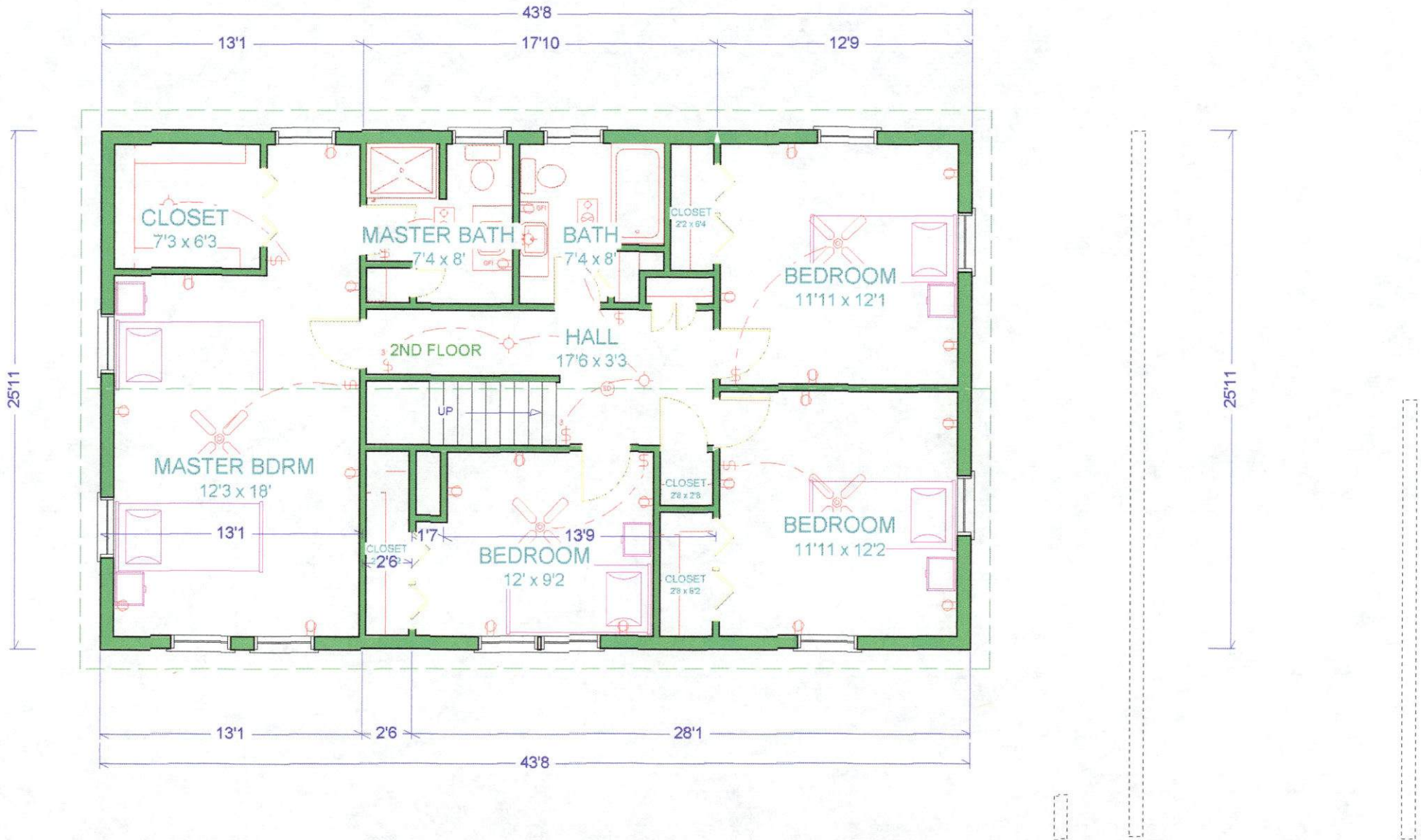
3515 MELODY LANE FRONT WEST ELEVATION



3515 MELODY LANE 2ND FLOOR OVERVIEW



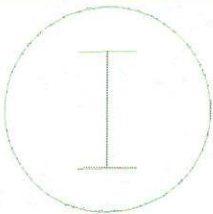
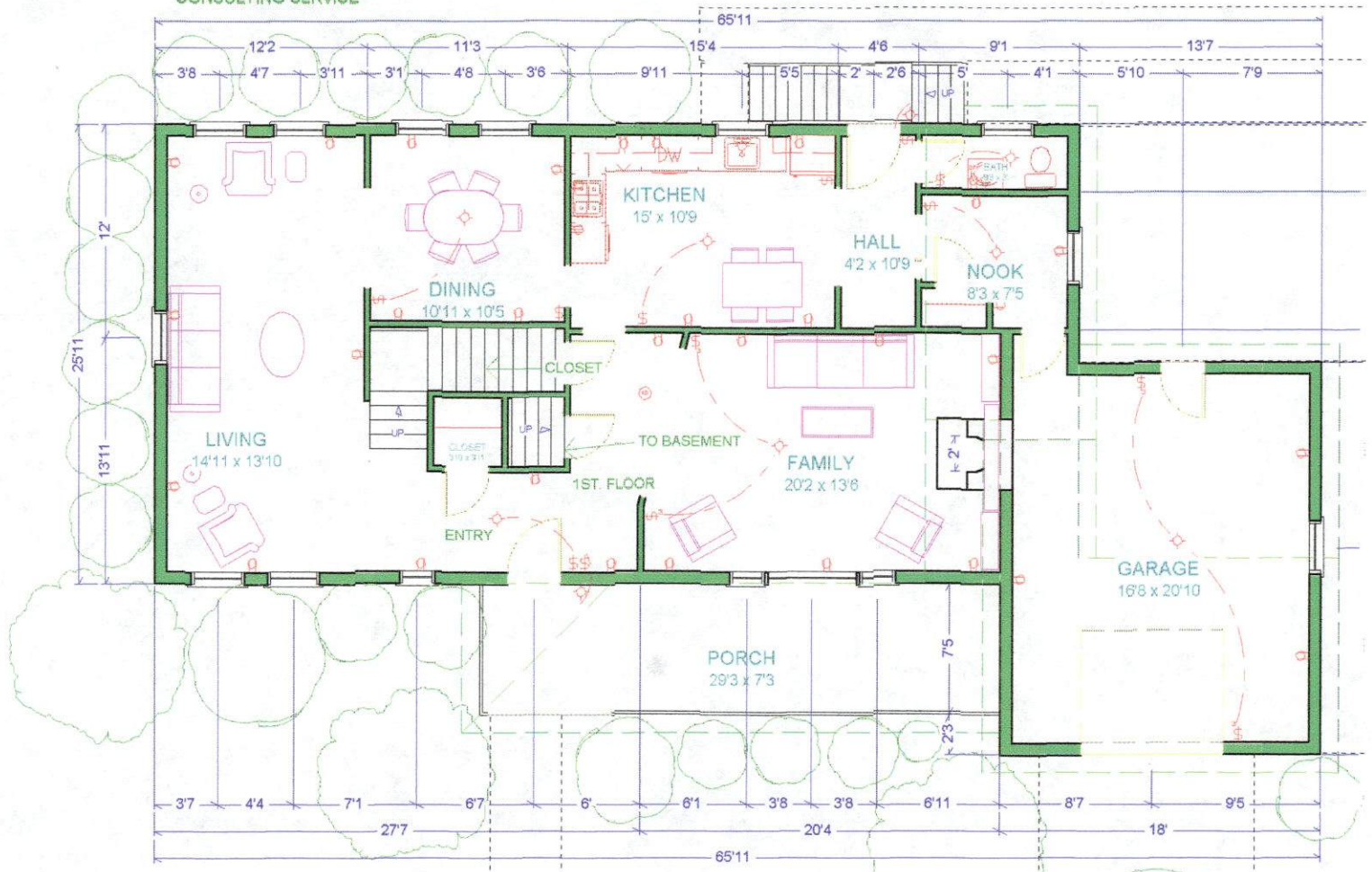
EXISTING 2ND FLOOR PLAN  
 3515 MELODY LANE  
 ASSISTED LIVING  
 DRAWN BY: ASK WARREN  
 CONSULTING SERVICE



3515 MELODY LANE 1ST FLOOR OVERVIEW



EXISTING 1st FLOOR PLAN  
3515 MELODY LANE  
ASSISTED LIVING  
DRAWN BY: ASK WARREN  
CONSULTING SERVICE

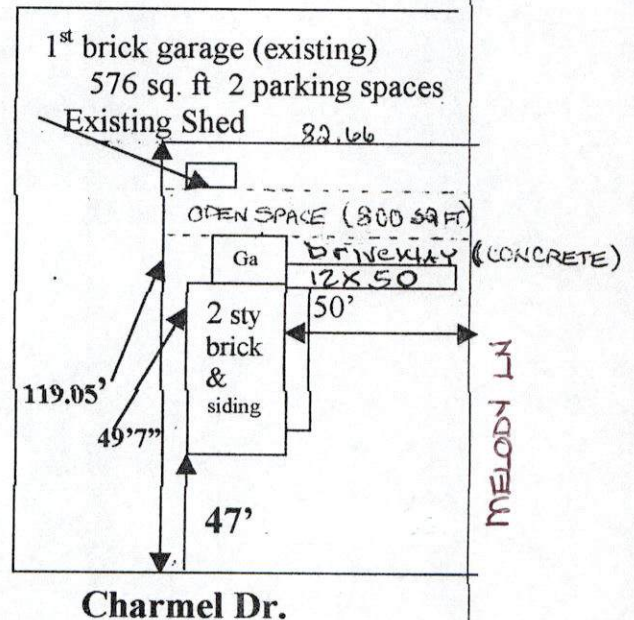
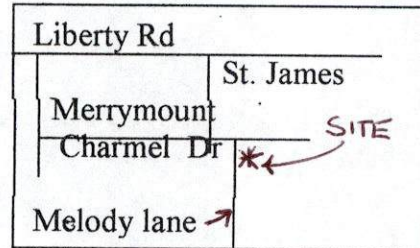


# 3515 MELODY LANE FOOT PRINT

↙ NORTH

ZONING USE PERMIT  
 PLAN for CLASS "A"  
 ASSISTED LIVING FACILITY  
 # 3515 MELODY LANE  
 BALTIMORE COUNTY, MD. 21207  
 Property Owner: HELEN EILEEN LANGSTON  
 ADD; 31 Carriage Lake Drive  
 STOCK BRIDGE, GA. 30281 Date: May 7, 2002  
 PHONE: 404-464-8278  
 LOT SIZE-8887 sq.ft. +/-  
 Zoning Map 77  
 ZONING DR. 5.5 - Tax Acct # 02 02850450  
 Parking : 1 space for each 3 beds= 2 parking spaces

Existing Floor Areas sq. ft  
 1<sup>st</sup>. Floor  
**Room 1464 sq.ft**  
**2<sup>nd</sup> Floor-1055 sq. ft.**  
**TOTAL= 2518 SQ.FT.**  
**BASEMENT for**  
**Storage**  
**Mechanical equipment**  
**Laundry**  
**1054 sq. ft.**  
**Existing garage 576 sq.ft.**



## CHARMEL 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 areas) to the exterior of the building(beyond the enclosure of a porch or the addition of exterior stairway) have occurred within five years of the date of this permit application. No SIGN ARE PROPOSAED. ANY FURTURE SIGN WILL COMPLY WITH SECT.450 BLDG AND ZONING SIGH POLICES OR BE ARIANED Scale : 1"=50'

The undersign are responsible for the accuracy of the information on this plan  
 Warren Bumgardner June 9, 2002

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 14308

DATE 6/10/02 ACCOUNT 0010066150

AMOUNT \$ 40.00

RECEIVED FROM: MARJORIE BOWDER

FOR: ASST LIVING FILING FOR 7M 3515 MELODY LN  
CLASS A

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT  
CHILD RECEIPT

BUSINESS ACTUAL TIME  
6/10/2002 6/10/2002 12:03:15  
REG 0504 WALKIN DOOR DND DRAWER 2  
>> RECEIPT N 184772 6/10/2002 OFLN  
Dep 5 528 ZONING VERIFICATION  
CR ID: 014308

Receipt Tot \$40.00  
00 CK 40.00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

RA1001B

DATE: 05/29/2002 STANDARD ASSESSMENT INQUIRY (1)  
TIME: 11:51:31

|                       |      |       |       |                       |          |     |           |
|-----------------------|------|-------|-------|-----------------------|----------|-----|-----------|
| PROPERTY NO.          | DIST | GROUP | CLASS | OCC.                  | HISTORIC | DEL | LOAD DATE |
| 02 02 850450          | 02   | 1-2   | 04-00 | N                     | NO       |     | 12/12/01  |
| LANGSTON HELEN EILEEN |      |       |       | DESC-1.. IMPSPT LT 1  |          |     |           |
| LANGSTON THOMAS G     |      |       |       | DESC-2.. MERRYMOUNT   |          |     |           |
| 31 CARRIAGE LAKE DR   |      |       |       | PREMISE. 03515 MELODY |          |     | LA        |

00000-0000

STOCKBRIDGE GA 30281-6276 FORMER OWNER: BURCH EARL R, JR

|                 |         |                       |         |         |         |         |
|-----------------|---------|-----------------------|---------|---------|---------|---------|
| ----- FCV ----- |         | ----- PHASED IN ----- |         |         |         |         |
|                 | PRIOR   | PROPOSED              |         | CURR    | CURR    | PRIOR   |
| LAND:           | 32,220  | 32,220                |         | FCV     | ASSESS  | ASSESS  |
| IMPV:           | 104,670 | 105,440               | TOTAL.. | 137,402 | 137,402 | 137,146 |
| TOTL:           | 136,890 | 137,660               | PREF... | 0       | 0       | 0       |
| PREF:           | 0       | 0                     | CURT... | 0       | 0       | 0       |
| CURT:           | 0       | 0                     | EXEMPT. |         | 0       | 0       |
| DATE:           | 08/97   | 07/00                 |         |         |         |         |

|       |                 |      |          |
|-------|-----------------|------|----------|
| ----  | TAXABLE BASIS   | ---- | FM DATE  |
| 02/03 | ASSESS: 137,402 |      | 04/13/01 |
| 01/02 | ASSESS: 137,146 |      | 06/01/01 |
| 00/01 | ASSESS: 54,750  |      | 06/01/00 |

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 05/29/2002 STANDARD ASSESSMENT INQUIRY (2)  
TIME: 11:51:40

| PROPERTY NO. | DIST | GROUP    | CLASS | OCC.     | HISTORIC | DEL             | LOAD DATE  |
|--------------|------|----------|-------|----------|----------|-----------------|------------|
| 02 02 850450 | 02   | 1-2      | 04-00 | N        | NO       |                 | 12/12/01   |
| LOT....      | 8    | BOOK.... | 0026  | MAP....  | 0077     | LOT WIDTH.....  | 74.63      |
| BLOCK..      | E    | FOLIO... | 0095  | GRID.... | 0022     | LOT DEPTH.....  | .00        |
| SECTION..    | D    |          |       | PARCEL.. | 0713     | LAND AREA..     | 8887.000 S |
| PLAT..       |      |          |       |          |          | YEAR BUILT..... | 00         |

-----TRANSFER DATA-----

NUMBER..... 055232  
DATE..... 06/05/86  
PURCHASE PRICE..... 99,000  
GROUND RENT..... 0  
DEED REF LIBER..... 07208  
DEED REF FOLIO..... 0694  
CONVEYED IND..... 1  
TOT-PART TRAN IND..... T  
GRANTOR ACCT NO.. 02-02-850450

| CRITICAL   | NEW CONST | CARD  |
|------------|-----------|-------|
| AREAS CODE | YEAR      | NO    |
|            |           | 04061 |

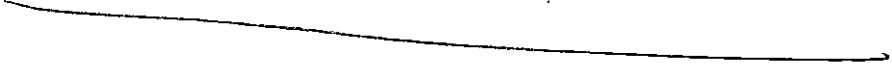
-----EXEMPT DATA-----

STATUS.....  
CLASS CODE..... 000  
STATE EXEMPT CODE..... 000  
COUNTY EXEMPT CODE..... 000  
CURR STATE EX ASMT.... 0  
PRIOR STATE EX ASMT... 0  
CURR COUNTY EX ASMT... 0  
PRIOR COUNTY EX ASMT.. 0

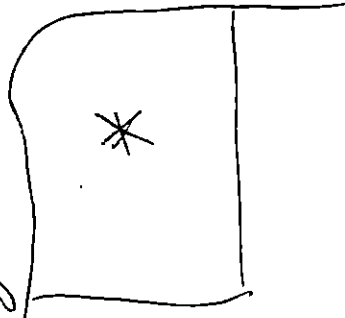
-----STRUCTURE-----

| CODE | SQ. FEET |
|------|----------|
|      | 2342     |

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF



Channel



Mebody