

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

Post-It® Fax Note	7671	Date	6/11/03	# of pages	1
To	Joe Murray	From	Lynn Lankham		
Co./Dept.	Zoning	Co.	Planning		
Phone #		Phone #	3480		
Fax #	2824	Fax #			

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effect from the Office of Planning and Community Conservation prior to this office

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant: MELVIN T. ZEIDERS III + REEIK AGRI Address: 515 GARRISON FOREST ROAD OWINGS MILLS MD 21117 Telephone Number: 410.581.8038

Lot Address: 26 WALSTON AVE. REISTERSTOWN MD 21136 Election District: 4 Councilmanic District: 2 Square Foot: 33,563

Lot Location: NE S W side/corner of WALSTON AVE 2000ft<sup>±</sup> feet from NE S W corner of MAIN ST  
(street) (street)

Land Owner: Melvin T. Zeiders III + Reek Agri Tax Account Number: 0467001090

Address: 515 GARRISON FOREST ROAD OWINGS MILLS MD 21117 Telephone Number: (410) 581.8038

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!

This Recommendation Form (3 copies)

PROVIDED?  
YES  NO   
Accepted for filing by JCM  
Date: 4-24-03

Permit Application (if available)

Site Plan

Property (3 copies) including lot site and square foot 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

Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)

Photographs (please label all photos clearly) PICTURES WILL BE SUPPLIED TO PLANNING BY APPLICANT AFTER FILING.

Current Zoning Classification: DR 3.5

**6/12/03 USE PERMIT  
mailed TO  
APPLICANT!**

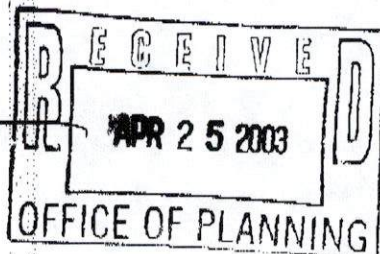
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

COMMENDATIONS / COMMENTS:

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

*None other*

by: Lynn Lankham  
for the Director, Office of Planning and Community Conservation



Date: 5/2/03

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 23637

DATE 4.24.03 ACCOUNT 001-006-86150

AMOUNT \$ 50.00

RECEIVED FROM: M. Zeiders 26 WALSTON AVE.

FOR: AST. LG. F.

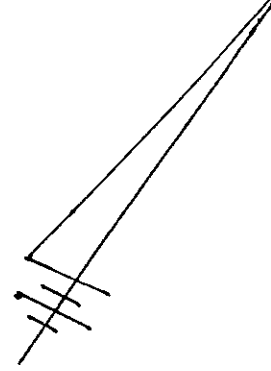
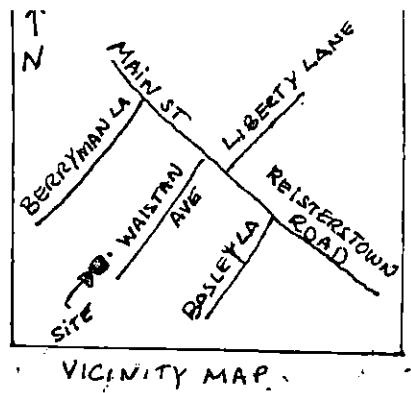
DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
4/25/2003	4/24/2003	15:23:48	2
REG W902	MAIL	JENA JEE	
>>RECEIPT # 266684 4/24/2003 OFLN			
Dept	5	528 ZONING VERIFICATION	
CR #	023637		
Recpt Tot		\$50.00	
	50.00	CK	.00 CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

ZONING USE PERMIT  
 PLAN FOR CLASS "A"  
 ASSISTED LIVING FACILITY  
 LOCATED AT  
 26 WALSTAN AVENUE  
 REISTERSTOWN, MD 21136  
 4<sup>th</sup> ELECTION DISTRICT



PROPERTY OWNERS:  
 MELVIN T. ZEIDERS III  
 AND  
 REFIK AGRI

ADDRESS:  
 515 GARRISON FOREST RD  
 DWINGS MILLS, MD 21117  
 Date: 4/24/03  
 PHONE: 410.581.8038

LOT SIZE = 33,563 sq. ft.  
 OR 0.77 AC ±

ZONING MAP: NW 15 J

DENSITY: DR 3.5  
 AREA REQUIRED FOR  
 8 BEDS = 14,500 SQ. FT.

PARKING: 1 SPACE FOR EACH  
 8 BEDS = 8 PARKING SPACES

8 PARKING SPACES SHOWN (PRIOR TO  
 LISTED PRIOR TO DATE 2-25-94)  
 THIS PLAN. ALL PARKING  
 WILL BE PERMANENTLY  
 GRIPED.

EXISTING FLOOR AREA  
 SQ. FT (A)

1<sup>st</sup> FLOOR = 1,677 A  
 2<sup>nd</sup> FLOOR = 1,568 A  
 TOTAL = 3,245 A

ADDITIONAL FLOOR AREA  
 FOR STORAGE  
 OF MECHANICAL EQUIPMENT =  
 702 A

EXISTING GARAGE = 900 A

ADDITIONAL FLOOR AREA  
 FOR STORAGE AND  
 MECHANICAL EQUIPMENT = 1,568 A

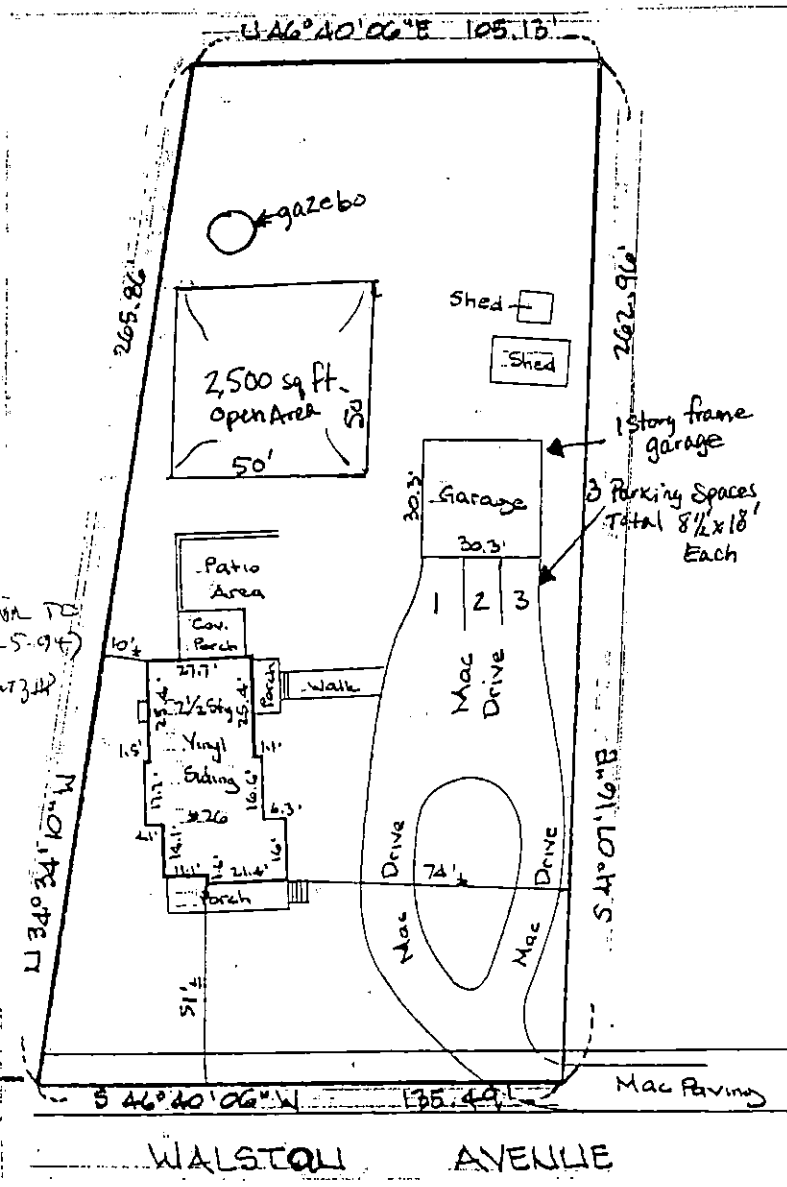
\* DENSITY CALCULATIONS  
 For 8 BEDS: DR 3.5

12,500 SQ. FT FOR 7 BEDS +  
 2,000 SQ FT FOR EACH ADDITIONAL  
 BED

12,500 SQ. FT.  
 + 2,000 SQ FT

14,500 SQ. FT. TOTAL  
 REQUIRED FOR 8 BEDS.

THERE HAVE NOT  
 BEEN ANY EXTERIOR  
 ENLARGEMENTS TO  
 THIS BUILDING IN  
 THE PAST 5 YEARS.



THE UNDERSIGNED ARE  
 RESPONSIBLE FOR THE  
 ACCURACY OF THE  
 INFORMATION ON THIS  
 PLAN (OWNERS).

MELVIN T. ZEIDERS III 4/24/03  
 PRINT OR TYPE NAME DATE  
 Melvin T. Zeiders III  
 SIGNATURE  
 REFIK AGRI 4/24/03  
 PRINT OR TYPE NAME DATE  
 Refik Agri  
 SIGNATURE

SCALE 1" = 50'

"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 section 450 BCZR and zoning sign policies or be varniced.

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:

MELVIN T. ZEIDERS III + REFIK AGRI SIS GARRISON FOREST ROAD OWINGS MILLS MD 21117 410.581.8038  
Print Name of Applicant Address Telephone Number

Lot Address 26 WALSTON AVE. REISTERSTOWN MD 21136 Election District 4 Councilmanic District 3 Square Feet 33,563

Lot Location: NE S W side/corner of WALSTON AVE, 200ft<sup>±</sup> feet from NE S W corner of MAIN ST.  
(street) (street)

Land Owner: Melvin T. Zeiders III and Refik Agri Tax Account Number 0467001090

Address: SIS GARRISON FOREST ROAD OWINGS MILLS MD 21117 Telephone Number (410) 581.8038

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>JCM</u> Date: <u>4-24-03</u>
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"/>	
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 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"/>	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly) <u>PICTURES will BE SUPPLIED TO PLANNING BY APPLICANT AFTER FILING.</u> Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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:

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

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