

7/24/03

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 # 38054

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:

Harvey M. Danneberg  
Linda Lomax  
Print Name of Applicant  
1900 Talbot St, Woodlawn, Md 21207  
Address  
1900 Talbot St, Woodlawn, Md 21207  
Lot Address  
Election District 1 Councilmanic District 4  
Telephone Number 410-944-4555  
Square Feet 6600  
Lot Location: N E SW corner of Talbot St  
Land Owner: Linda Lomax  
Tax Account Number 01-19-51750  
Address: 1900 Talbot Street, Woodlawn, Md 21207  
Telephone Number (410) 944-4555

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 Date: _____
	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 <i>on site plan</i>	/		
4. Building Elevation Drawings (these may be waived (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: <i>D.R. 5.5</i>			

TO BE FILLED IN BY THE C

Post-it® Fax Note	7671	Date	7/23/03	# of pages	1
To	John Alexander	From	Lynn Lomax		
Co./Dept.		Co.			
Phone #		Phone #	X 3480		
Fax #	2824	Fax #			

RECOMMENDATIONS / COMMENTS:

Approval  Disapproval  Approval conditioned on requi

Signed by: *Lynn Lomax*  
for the Director, Office of Planning and Community Conservation

Date: 7/23/2003

Zoning USE PERMITTED  
 PLAN FOR CLASS "A"  
 ASSISTED LIVING  
 FACILITY

Located at  
 900 Talbot Street  
 Woodlawn, Md. 21207

2<sup>nd</sup> ELEC. DIST

Property Owner: Linda Lomax

Date: 5/16/03

Phone: 410-944-4555

Lot Size: 61600 Sq. Ft. or .015 Act

Zoning Map NW 2-E

Zone DR 5.5

Area Required for 6 beds:  
N.A. Sq. Ft.

Parking: 1 space for each  
 3 beds = 3 parking spaces  
 required. All parking uses  
 shown existed prior to  
 the date of this plan.  
 All parking will be  
 permanently stripped

Existing Floor Areas

1st floor = 1040 sq ft

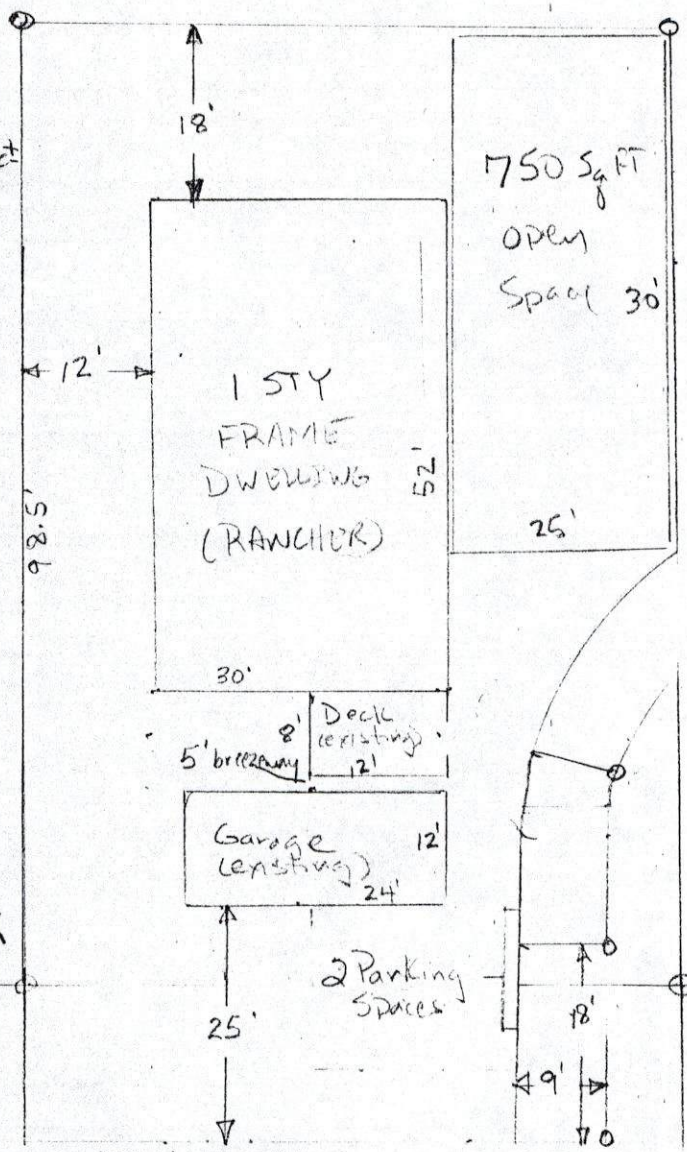
Deck = 96 sq ft 2 bedrooms  
 Walk out for storage, both

Basement for storage  
 and mechanical equipment  
 1040 sq ft

Existing Garage = 288 sq ft

also for storage and  
 mechanical equipment

This building has not been originally constructed to  
 accommodate elderly housing or an assisted living facility.  
 No reconstruction, relocation, (exterior) changes, or  
 additions (not 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 BCZK and Zoning  
 Sign Policies or be variances!



Note and Check One  
 There have been  
 There have not been   
 Exterior changes to  
 this building in the past  
 5 years

- deck
- garage

Cecil Ave

Talbot St.

The Undersigned  
 Responsible for the  
 accuracy of the info  
 on this plan

Harvey McDaniel 5/16/03  
 Harvey McDaniel  
 Linda Lomax  
 Linda Lomax 5-16-03

Scale  
 1" = 20'



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PDM ALF # 25054

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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:**

Harvey McDaniel  
Linda Loney      1900 Talbot St., Woodlawn, Md. 21207      410-944-4555  
Print Name of Applicant      Address      Telephone Number  
1900 Talbot St.      1      4      6600+  
Lot Address      Election District      Councilmanic District      Square Feet  
 Lot Location: N E S W side/corner of Talbot St      feet from N E S W corner of \_\_\_\_\_  
(street)      (street)  
 Land Owner: Linda Loney      Tax Account Number 01-19-511250  
 Address: 1900 Talbot Street, Woodlawn, Md 21207      Telephone Number 410, 944-4555

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 _____ Date: _____
	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)	N.A.	—	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years <u>onsite plan</u>	/	—	
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>D.R. 5.5</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: \_\_\_\_\_

ZONING USE PERMIT  
PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY  
LOCATED AT

# 123 SMITH ROAD.

BALTIMORE COUNTY, MD. 20204

3RD ELEC. DIST.

PROPERTY OWNER: JOHN AND LINDA SMITH

ADD. #321 BROOK LA. TOWSON MD.

21044 DATE: 2/24/94 (PLAN DATE)

PHONE 410-325-1700

LOT SIZE = 24,410 SQ. FT. OR .56 AC ±

ZONING MAP N.W 5 F

ZONE DR 3.5

AREA REQUIRED FOR

11 BEDS = 20,500 SQ. FT. SEE \*

PARKING: 1 SPACE FOR EACH  
3 BEDS = 4 PARKING SPACES  
REQUIRED. ALL PARKING  
USES SHOWN EXISTED  
PRIOR TO THE DATE  
OF THIS PLAN. ALL PARKING  
WILL BE PERMANENTLY STRIPED.

EXISTING FLOOR AREAS, SQ. FT. (±)

1ST FLOOR AND SUN-

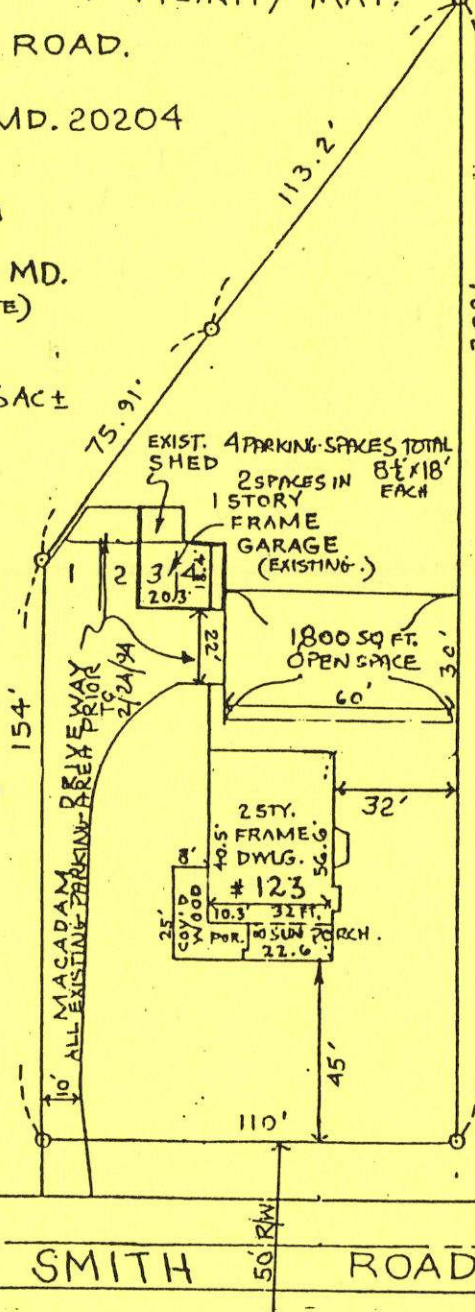
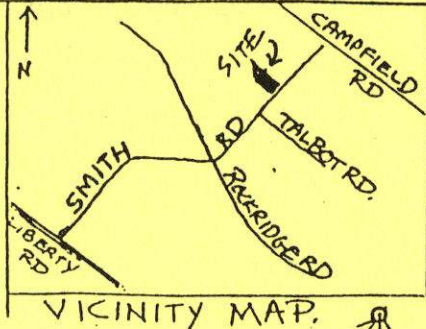
ROOM = 1987 #

2ND FLR = 1811 #

TOTAL = 3798 #

BASEMENT FOR  
STORAGE AND  
MECHANICAL  
EQUIPMENT  
1811 #

EXISTING  
GARAGE = 374 #



DENSITY CALCULATIONS

FOR 11 BEDS DR 3.5 =  
12,500 SQ. FT. FOR 7 BEDS +  
2,000 SQ. FT. FOR EACH ADDED  
BED. 12,500 SQ. FT.  
+ 8,000 SQ. FT.  
20,500 SQ. FT. TOTAL  
REQUIRED FOR 11 BEDS.

NOTE AND CHECK ONE

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

IF THERE HAVE BEEN  
EXPLAIN WHAT THEY WERE:

EXPLANATION OF GROUND FLOOR  
ENLARGEMENTS HERE: →

IF MORE THAN AN EXISTING PORCH  
ENCLOSURE OR ADDITION OF EXTERIOR STAIR  
SHOW CALCULATIONS FOR THE % OF  
INCREASE HERE: →

SAMPLE

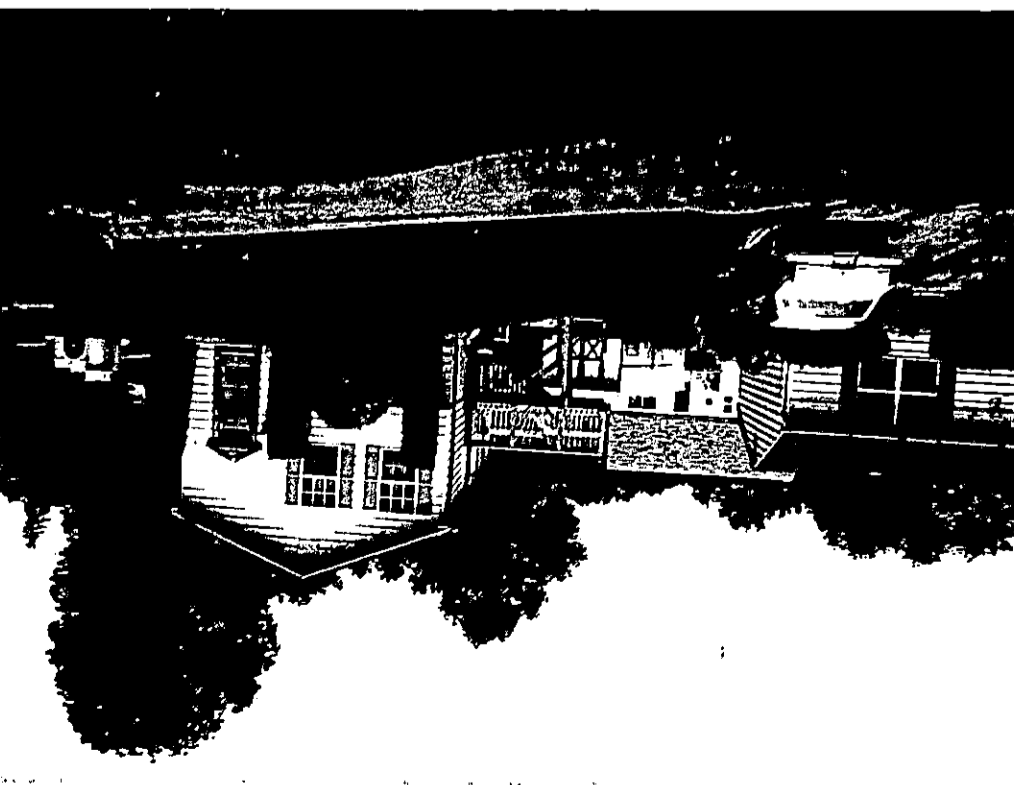
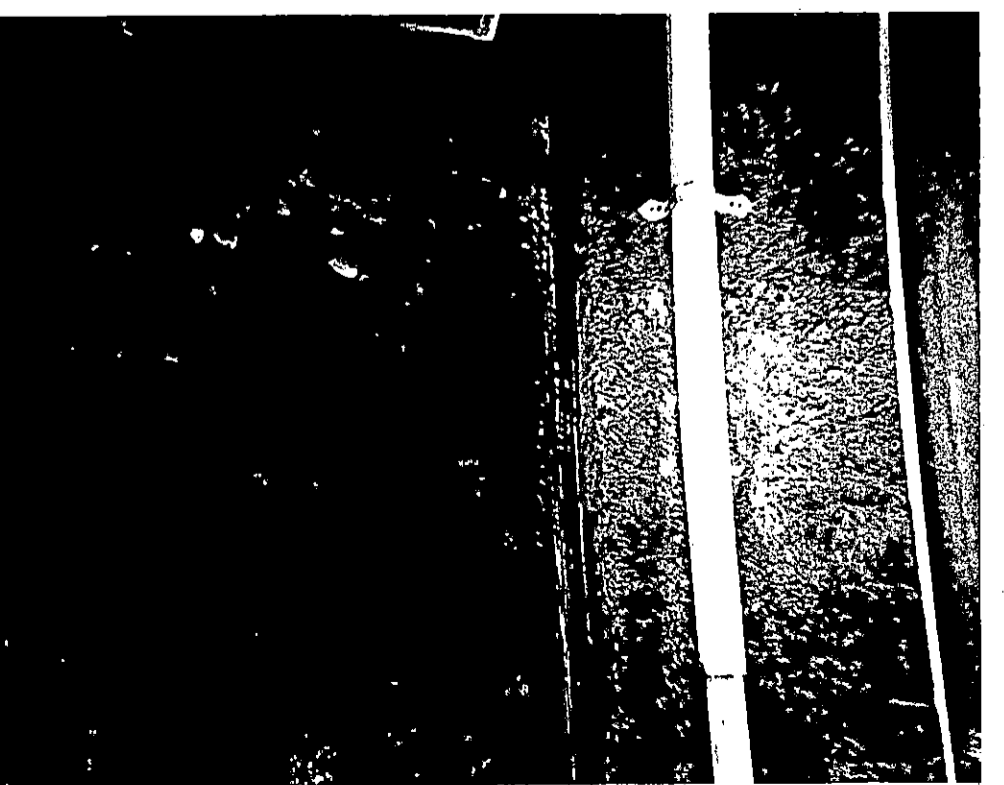
"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an 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 413.1 BCTR AND ZONING SIGN POLICIES OR BE VARIANED

SCALE  
1" = 50'

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

JOHN SMITH  
PRINT OR TYPE NAME  
*John Smith*  
SIGNATURE  
LINDA SMITH  
PRINT OR TYPE NAME  
DATE 2/24/94



1900 Talbot St.  
(back view)

04 Cecil Ave (left)  
02 Cecil Ave (right)

5302 Cecil Ave (left)  
5300 Cecil Ave (right)

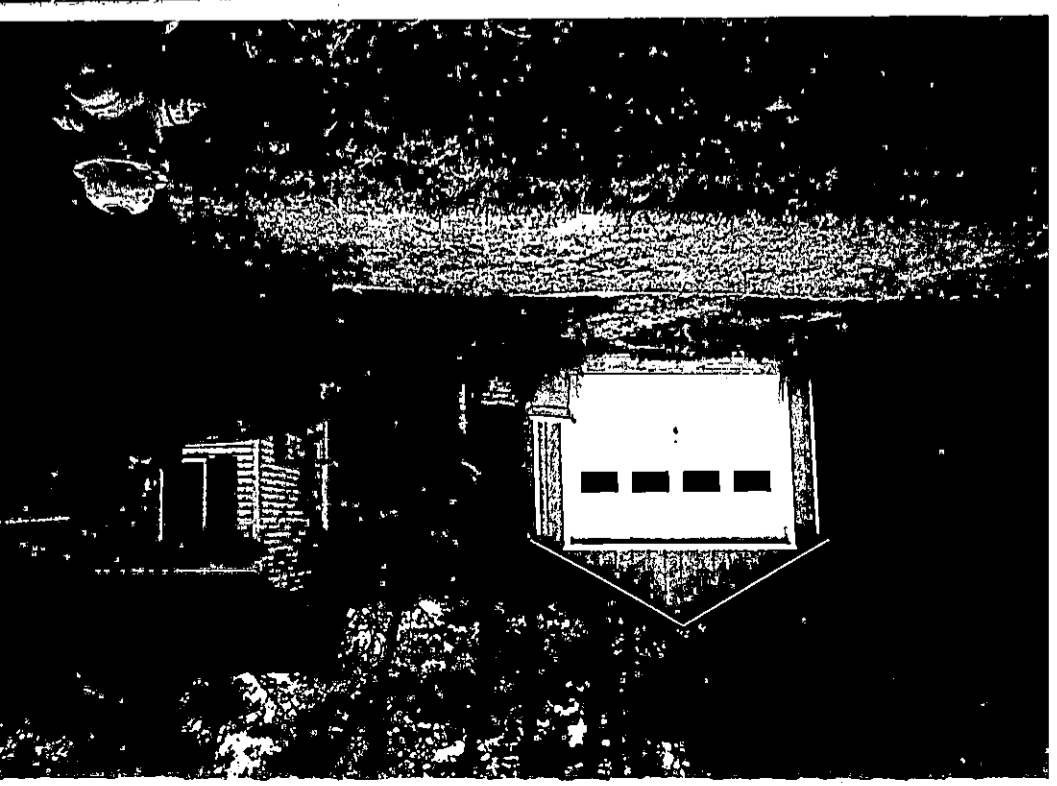
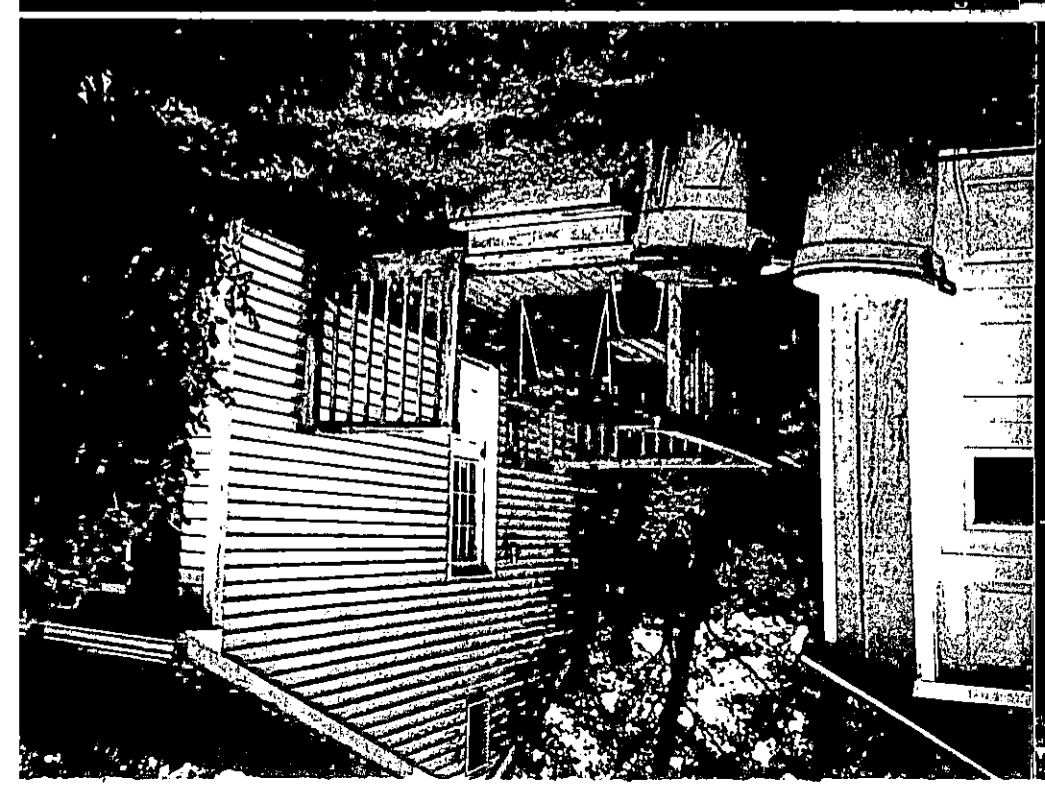
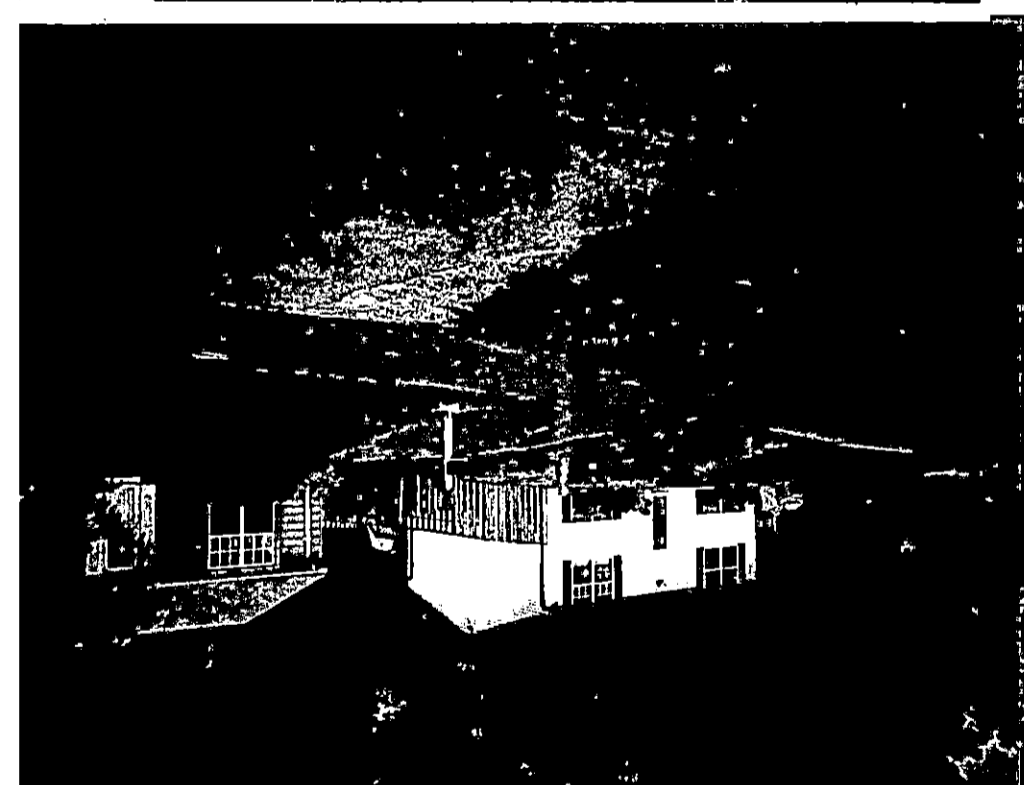
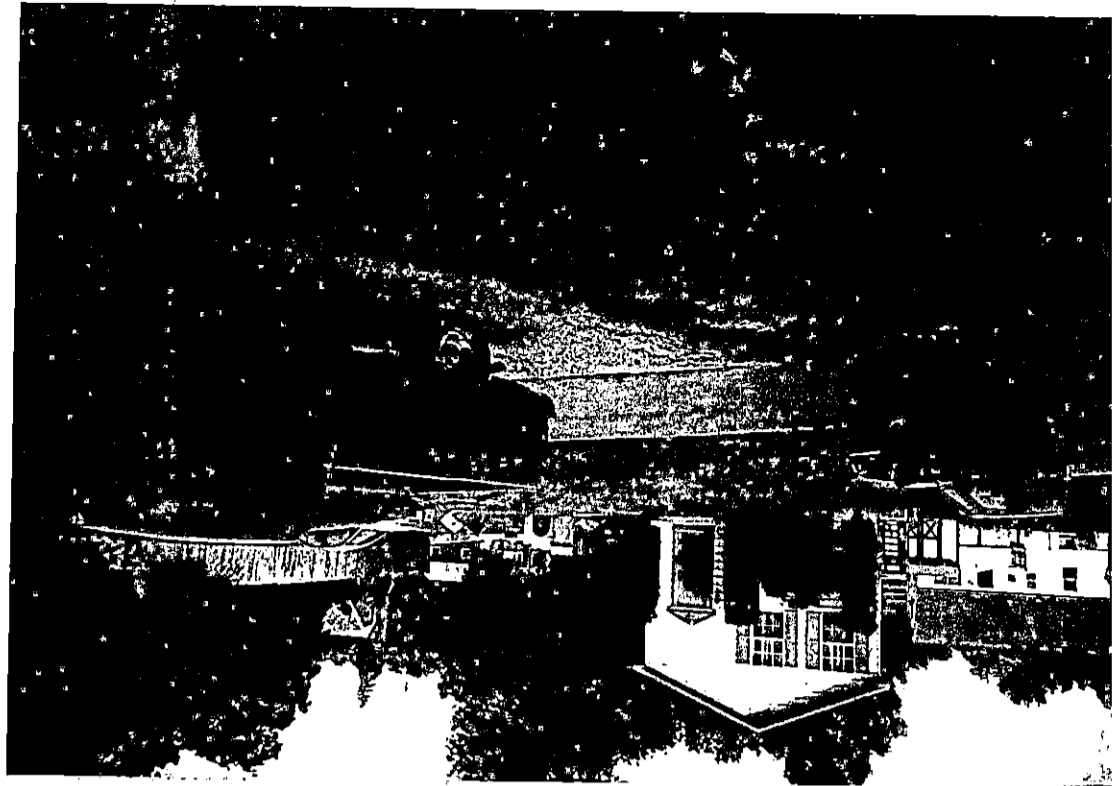
correct  
5320 Dogwood Rd

1900 Talbot St  
(side view)

1907 Talbot St. (left)  
1905 Talbot St. (right)

1905 Talbot St. (left)  
1901 Talbot St. (right)

1907 Talbot St.



Proposed and Adjoining Building

Adjoining Building

Proposed Building

Surrounding Neighborhood

Surrounding Neighborhood

Surrounding Neighborhood

Surrounding Neighborhood

Surrounding Neighborhood