

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 22 of SEPTEMBER, 2004, that 112 S. SYMINGTON AVE. should be and the same is hereby granted
(street address)

permission to operate a ASSISTED LIVING FACILITY
CLASS A MAXIMUM 5 BEDS

37271
Permit No.

Jeff Kozlowski
Director

Planner's Initials LTM

3 sets

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: Timothy M. Kotroco
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: Lillie M. Dabney Address: 112 S. Symington Avenue Telephone Number: 410 869-0734
Lot Address: _____ Election District: 1 Councilmanic District: 1 Square Feet: 5616

Lot Location: NE(SW)side/corner of 112 S. Symington 350 feet from NE(SW) corner of FREDERICK
(street) (street)

Land Owner: LILLIE ; WILLIAM DABNEY Tax Account Number: 01.02002200

Address: 112 S SYMINGTON AVE Telephone Number: (410) 869-0734

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 |
|--|---|------------------------|
| | YES NO | Date: <u>5/14/04</u> |
| 1. This Recommendation Form (3 copies) | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <u>CW</u> |
| 2. Permit Application (If available) | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| 3. Site Plan
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square feet | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| 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"/> YES <input type="checkbox"/> NO | |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| 6. Current Zoning Classification: <u>DRS-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: _____

35018

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 # 37271

Permit No. (if required) B

FROM: Timothy M. Kotroco
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

Post-It* Fax Note	7671	Date	5/25	# of pages	2
To	Lloyd Moxley	From	Lynn Lankford		
Co./Dept.	Zoning	Co.			
Phone #		Phone #	3480		
Fax #	2824	Fax #			

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective Fe from the Office of Planning and Community Conservation prior to this office's ap

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant Lillie M. Dabney Address 112 S. Symington Avenue Telephone Number 410-869-0734

Lot Address 112 S SYMINGTON AVE Election District 1 Councilmanic District 1 Square Feet 5616

Lot Location: NE(SW)/side/corner of 112 S Symington 350 feet from NE(SW) corner of FREDERICK (street)

Land Owner: LILLIE & WILLIAM DABNEY Tax Account Number 0102002200

Address: 112 S SYMINGTON AVE Telephone Number (410) 869-0734

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>CW</u> Date: <u>5/14/04</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<input type="checkbox"/>	<input type="checkbox"/>	
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	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Photographs (please label all photos clearly) Adjacent Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current Zoning Classification: <u>DR 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:

See attached

for the Director, Office of Planning and Community Conservation
Lynn Lankford

Date: 5/25/04

MAY 17 2004

Revised 02/05/02

CALLER 5/26/04 951AM NO ANSWER
CALLER 5/28/04 LEFT MESSAGE FOR PERSON

BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE
AMENDED COMMENTS**

To: Lloyd Moxley
Department of Permits and
Development Management
Zoning

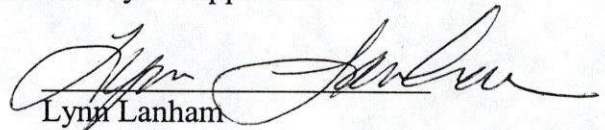
DATE: July 13, 2004

FROM: Lynn Lanham
Development Review Section
Office of Planning

SUBJECT: Assisted Living, Class A
112 S. Symington Avenue

The Office of Planning has reviewed the above referenced project and offers the following comments:

The sidewalk along this property is in poor condition. The Department of Public Works should inspect the sidewalk and determine what repairs should be made by the applicant.


Lynn Lanham

LL:kma

CALLER
7/14/04
2:27 NO
ANSWER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Lloyd Moxley
Department of Permits and
Development Management
Zoning

DATE: May 25, 2004

FROM: Lynn Lanham
Development Review Section
Office of Planning

SUBJECT: Assisted Living, Class A
112 S. Symington Avenue

The Office of Planning has reviewed the above referenced project and offers the following comments:

The sidewalk along this property is in poor condition. The Department of Public Works should inspect the sidewalk and determine what repairs should be made by the applicant prior to the issuance of any use permit.


Lynn Lanham

LL:kma

*DPW
SIDEWALK REPAIR
410 387-3932*

Post-it® Fax Note 7671		Date 5/25	# of pages 2
To Lloyd Moxley	From Lynn Lanham		
Co./Dept. Zoning	Co.		
Phone #	Phone # 3480		
Fax # 2824	Fax #		

Lloyd Moxley - Ms Dabney

From: Lynn Lanham
To: Moxley, Lloyd
Date: 09/21/2004 4:31 PM
Subject: Ms Dabney

Dennis looked at it. She has installed a sidewalk.

Lynn Lanham
Chief, Development Review
mlanham@co.ba.md.us
Phone: 410-887-3480
Fax: 410-887-5862
Baltimore County Office of Planning
410 Bosley Ave, Suite 406
Towson, MD 21204

PLANNING OK
AS PER CONVERSATION
W / LYNN LANHAM
9/22/04

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE AMENDED COMMENTS

To: Lloyd Moxley
Department of Permits and
Development Management
Zoning

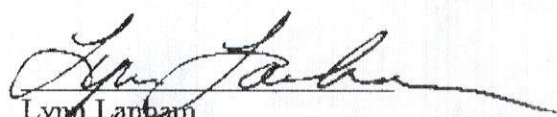
DATE: July 16, 2004

FROM: Lynn Lanham
Development Review Section
Office of Planning

SUBJECT: Assisted Living, Class A
-112 S. Symington Avenue

The Office of Planning has reviewed the above referenced project and offers the following comments:

1. The sidewalk along this property is in poor condition. The Department of Public Works has inspected the sidewalk and has determined what repairs should be made by the applicant.
2. The Office of Planning approves this project conditioned upon replacement of the sidewalk within eight months; by April 1, 2005.



Lynn Lanham

LL:kma

Post-It [®] Fax Note	7671	Date	7/16	# of pages	1
To	Lloyd Moxley	From	Lynn Lanham		
Co./Dept.		Co.			
Phone #		Phone #	3480		
Fax #	2824	Fax #			

CALLWD 7/21/04 SPOKE TO MS PABHOY

Jan,

7/16/04
2:21

Lily Dabney
410-362-0678

rx: Condition of
Approval

(112 S. Symington
Ave.)

Lily
Dabney

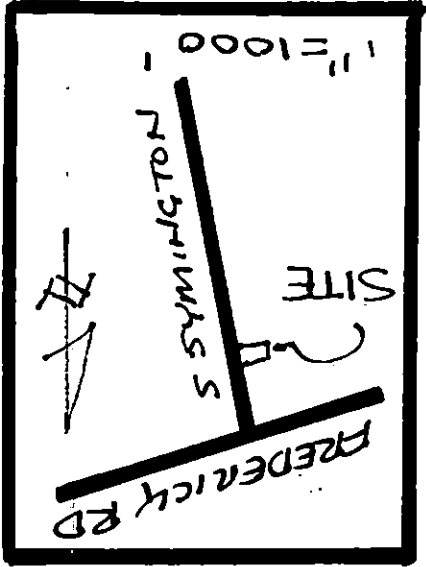
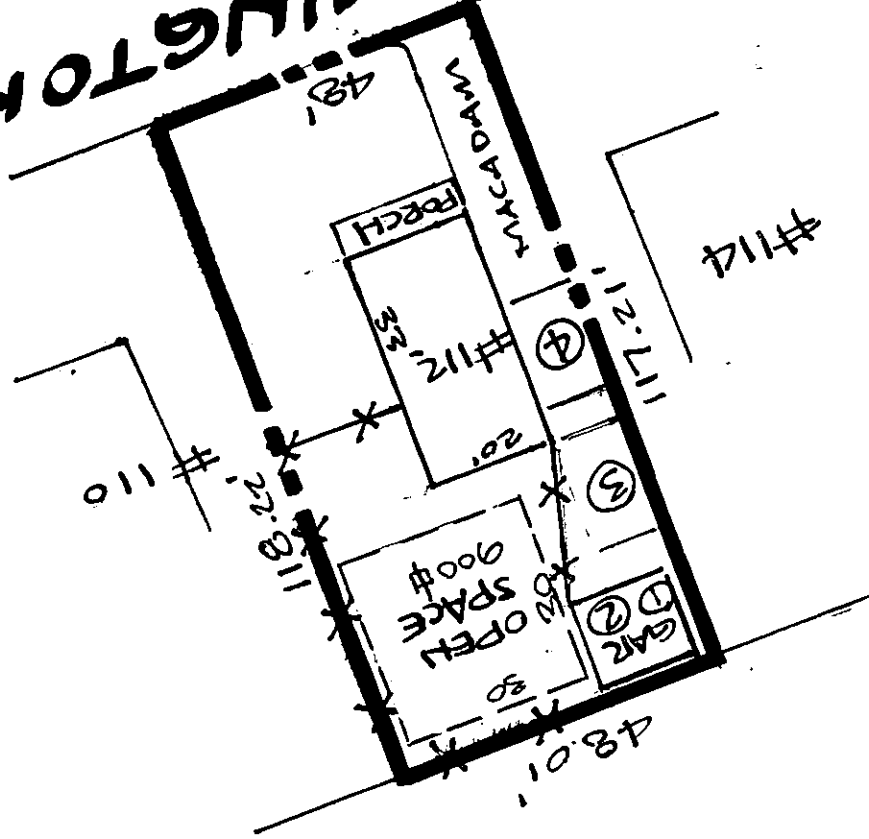
ZONING USE PERMIT

CLASS A
 ASSISTED LIVING FACILITY
 112 S. SYMINGTON AVE.
 BALT. CO. MD 21228

1ST ED 1ST COUNCILMANIC
 DR S.5
 OWNER: WILLIAM & LILLIE
 DABNEY
 LOT SIZE: 5616 sq ft
 ZONING: SM 2-3 E
 MAP 4: SM 2-3 E
 PARKING: 1 SP FOR EACH

3 BEDS
 5 BEDS TOTAL
 REQ 2 SPACES
 4 SPACES PROVIDED
 ALL PARKING USES
 SHOWN EXISTED
 PRIOR TO THE DATE
 OF THIS PLAN.
 ALL PARKING WILL
 BE PERMANENTLY
 STRIPED

S. SYMINGTON RD



The building has not been
 originally constructed to accommodate
 elderly living, or an assisted living
 facility. The reconstruction, relocation,
 (extension) changes or addition 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, and
 further signs will comply
 with section 43, BCTR +
 zoning sign policies or be
 variances.

The undersigned is responsible
 for the accuracy of the info.
 on this plan
~~of this plan~~
~~of this plan~~

EXISTING Floor Area = 1,100 sq ft
 2nd Floor = 792 sq ft
 TOTAL = 1892 sq ft
 BASEMENT for
 STORAGE +
 MECHANICAL EQUIPMENT
 792 sq ft
 EXISTING Garage = 440 sq ft