



BALTIMORE COUNTY  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

August 8, 2008

Herbert Edmond  
6723 Parsons Avenue  
Baltimore, MD 21215

RE: Assisted Living Facility  
6723 Parsons Avenue

Dear Mr. Edmond,

Please find enclosed a copy of the Planning Office's approval for your proposed Assisted Living Facility at the above address. Also find enclosed your zoning use permit from the Zoning Review Office. Should you have any questions, please contact the office at 410-887-3391.

Sincerely,

Craig McGraw  
Planner II  
Zoning Review Office

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO:

ALF Address 6723 PARSONS AVE

Post-it® Fax Note	7671	Date	8.7.08	# of pages	1
To	C. McGraw	From	J. German		
Co./Dept.	PDM	Co.	Planning		
Phone #	x 3391	Phone #	x 3480		
Fax #	X 3048	Fax #	X 5862		

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

RECEIVED

JUL 21 2008

OFFICE OF PLANNING

FROM:

RE: Assisted Living Facility I or II

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:

HERBERT EDMUND 6723 PARSONS AVE. BALT. MD 21215 443 386 0664  
 Print Name of Applicant Address Telephone Number

Lot Address 6723 PARSONS AVENUE Election District 3<sup>rd</sup> Councilmanic District \_\_\_\_\_ Square Feet of Lot 19340

Lot Location: N E S W side/corner of \_\_\_\_\_ (street) feet from N E S W corner of PARSONS AVENUE (street)

Land Owner: HERBERT EDMUND Tax Account Number 03-19-052840

Address: 6373 PARSONS AVENUE Telephone Number (443) 386 0664

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>COY</u> Date: <u>7-18-08</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Site Plan: Property (3 copies): including lot size and square foot of buildings, parking and open space - 10% lot area Statement of Compliance with Checklist Note 5.A	<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 type="checkbox"/>	
5. Photographs (please label all photos clearly). Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>D12.5.5</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: [Signature]  
for the Director, Office of Planning and Community Conservation

Date: 8/6/08

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning & Community Conservation  
Attention: ALF REVIEWER  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204  
M.S. 3402

ALF Address 6723 PARSONS AVE  
Permit No. (if required) B: \_\_\_\_\_

**FROM:** Timothy M. Kotroco  
Department of Permits & Development Management  
M.S. 1105

**RE:** Assisted Living Facility I or II

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:**

HERBERT EDMUND 6723 PARSONS AVE. BALT MD 21215 443 386 0664  
Print Name of Applicant Address Telephone Number  
Lot Address 6723 Parsons Avenue Election District 3<sup>rd</sup> Councilmanic District \_\_\_\_\_ Square Feet of Lot 19340  
Lot Location: N E S W/side/corner of \_\_\_\_\_ (street) feet from N E S W corner of PARSONS AVENUE (street)  
Land Owner: HERBERT EDMUND Tax Account Number 03-19-052840  
Address: 6723 PARSONS AVENUE Telephone Number (443) 386 0664

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!**

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2. Permit Application (if available)	/	—	
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area	/	—	
Statement of Compliance with Checklist Note 5.A	/	—	
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5. Photographs (please label all photos clearly) .. Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	/	—	
6. Current Zoning Classification: <u>DZ 5-5</u>			

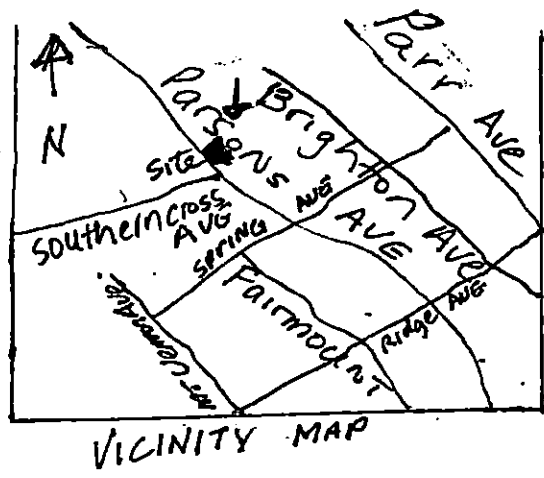
**TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!**

**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

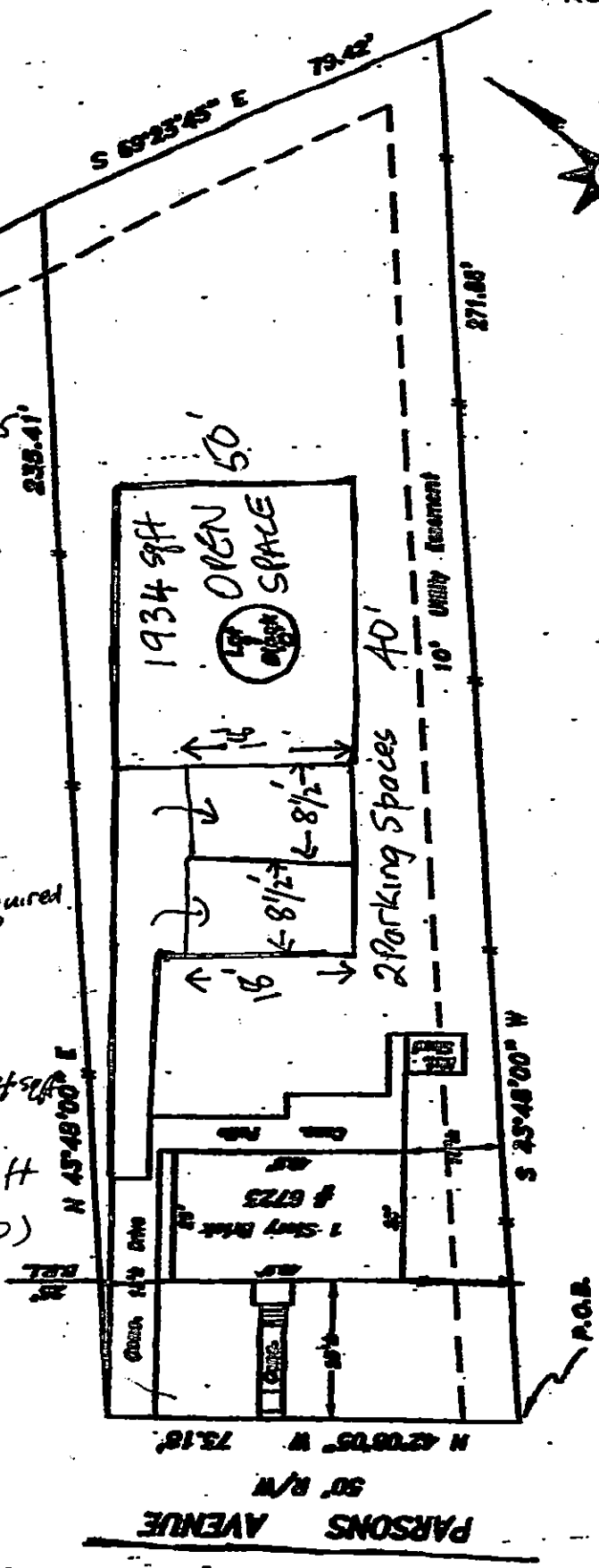
Date: \_\_\_\_\_



THIS BUILDING WAS NOT ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE(S) YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE(S) YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMITS FOR FIVE(S) YEARS FROM THE DATE OF THIS APPLICATION

6723 PARSONS AVENUE  
 Baltimore County MD 21215  
 3rd Election District  
 Owner: Herbert Edmund  
 Date: 6.20.07 (Plan date)  
 Phone: 443 386 0664  
 Lot size: 19,340

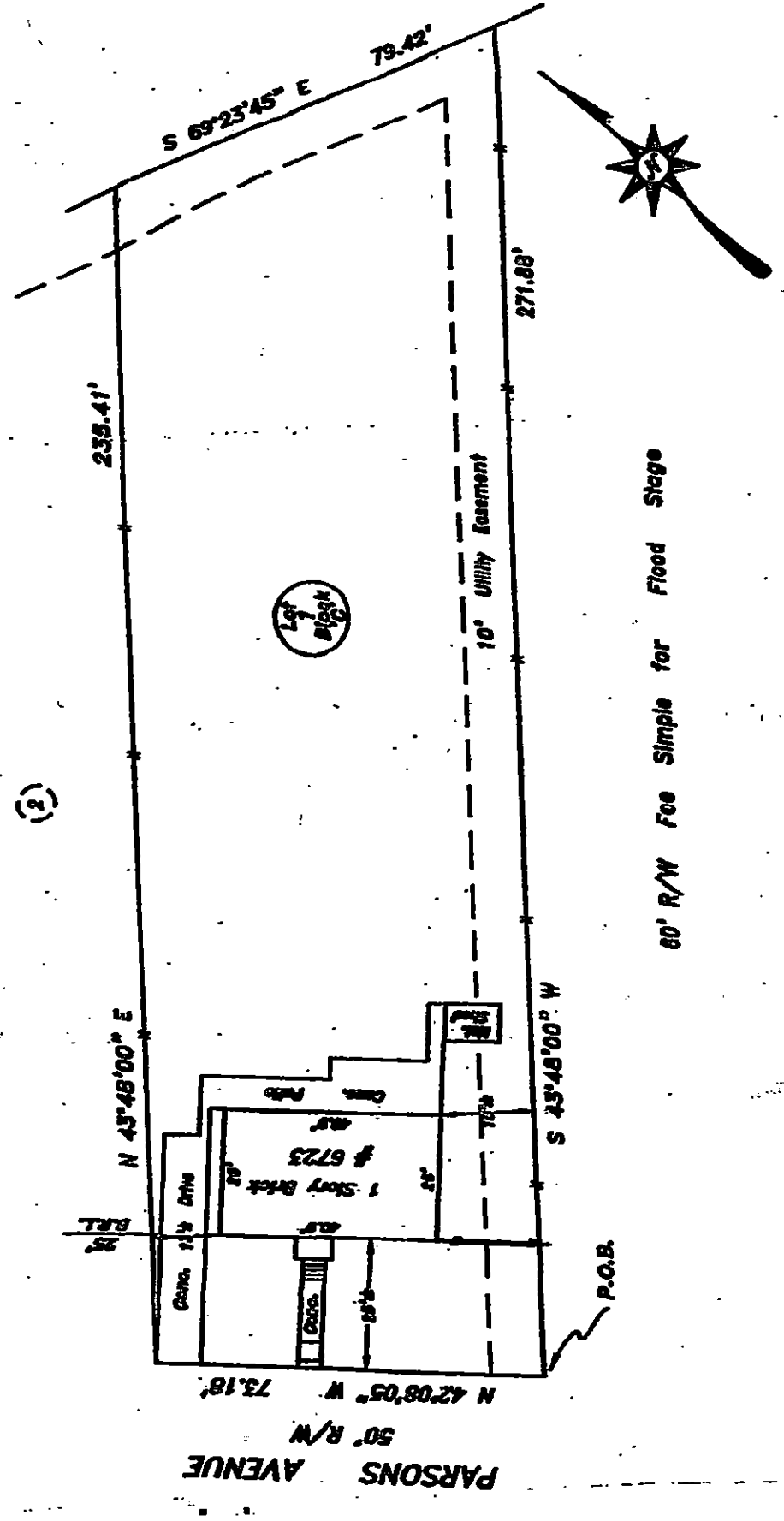
Parking: 1 Space For each 3 Beds  
 = 2 Parking Spaces Required  
 Existing Floor Areas sq. ft.  
 1 Floor = 1063.4 sq. ft.  
 Fully Finish Basement = 1063.4 sq. ft.  
 Existing Storage area = 485 sq. ft.  
 OPEN SPACE: .10 x Lot area (19,340)  
 = 1934 sq. ft.  
 ZONING D12 5.5



60' R/W Fee Simple for Flood Stage



Applying For A  
 5 BED FACILITY (3)



60' R/W Fee Simple for Flood Stage

