

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 21st day of FEBRUARY, 2018, that SHAREBA KERRIEM located at
(Individual or business name)
9917 LIBERTY RD should be and the
(Street address)

same is hereby granted permission to operate a: Assisted Living
Facility I (5 BEDS) (SEE ATTACHED CONDITIONS)

163146
Permit (or Receipt) Number
Approved by: Brett Williams
Office of Planning
Revised 10/17/11


Director, Permits Approvals and Inspections
Planner's Initials: JF

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2017, Legislative Day No. 12

Bill No. 45-17

Mrs. Cathy Bevins, Councilwoman

By the County Council, July 3, 2017

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Assisted-Living Facilities

FOR the purpose of limiting the proximity of assisted-living facilities I and II to other such facilities; and generally relating to the location of assisted-living facilities.

BY repealing and re-enacting, with amendments
Article 4 – Special Regulations
Section 432A.1.A
Baltimore County Zoning Regulations

- 1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

ARTICLE 4 – Special Regulations

§ 432A. Assisted-Living Facility; Housing for the Elderly

§ 432A.1 Permitted zones; conditions for use.

A. An assisted-living facility is permitted in the D.R., R.O., R.O.A., R.A.E., B.R., B.M., and OR-2 Zones as follows:

1. An assisted-living facility I is permitted by use permit.

2. An assisted-living facility II is permitted by use permit if it has frontage on a principal arterial street.

3. IN A D.R. ZONE, AN ASSISTED-LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1,000 FEET OF ANOTHER PROPERTY WITH AN EXISTING ASSISTED-LIVING FACILITY I OR II OR ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTED-LIVING FACILITY I OR II.

[3] 4. An assisted-living facility III is permitted in a D.R.16, R.A.E., R.O., R.O.A., or B.M. Zone by use permit. An assisted-living facility III is permitted in the OR-2 Zone by special exception and is limited by the use, area and bulk regulations of the D.R.10.5 Zone. A facility located in an R.O. zone is also subject to review by the design review panel for compatibility with surrounding uses.

[4] 5. Housing for the elderly is permitted by right in R.A.E. Zones.

SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by the affirmative vote of five members of the County Council, shall take effect on August 21, 2017.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

ALF Address 9917 Liberty Rd.

Permit No. (if required) B _____

Jenifer Bute

FROM: Arnold E. Jablon, Director
Department of Permits, Approvals and Inspections
M.S. 1105

RE: Assisted Living Facility I or II

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):

A. Shareba Keriem 9917 Liberty Road 443857-5230 sakpara@aol.com
Print Name of Applicant Address Telephone Number Email Address
Randallstown, MD 21133
Lot Address 9917 Liberty Rd, Randallstown, MD 21133 Election District 2nd Councilmanic District 4th Square Feet of Lot 29,359
Lot Location: N E S W side/corner of Liberty Road 610 feet from N E S W corner of Martinsville Rd.
(street) (street)
Land Owner: Shareba Keriem 10 Digit Tax Account Number 23 000 10 233
Address: 9917 Liberty Rd, Randallstown, MD 21133 Telephone Number 443 857-5230 Email Address sakpara@aol.com
CHECKLIST OF MATERIALS- (to be submitted by applicant for required **compatibility** and/or **appearance** review by the Office of Planning)

B.

Planner to confirm information acceptance
by marking **X** below:

APPLICANT MUST PROVIDE 1 through 6

	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 - 10% lot area	☒	☐
Statement of Compliance with Checklist Note 5.A	☐	☐
4. Building Elevation Drawings (these <u>may be waived</u> 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>DR 3.5</u>		

Accepted for filing by JP / 1/22/18
Date

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: Brett M. Williams
for the Director, Office of Planning

RECEIVED

JAN 23 2018

Date: 2/12/18

DEPARTMENT OF PLANNING

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Brett Williams

DATE: February 7, 2018

FROM: Pat McDougall *Pat McDougall*

SUBJECT: Assisted Living Facility – 9917 Liberty Road

In response to the Department of Permits, Approvals and Inspection's request on the matter of compatibility of the subject site, 9917 Liberty Road, I offer the following:

- The plan accompanying the application does not properly identify and label the required open space. While the 10% open space calculation is shown, the plan does not identify it as the open space calculation. Nor is the extent of the open space delineated on the plan (instead, there is a vague handwritten label of "* open space").
- I performed a site visit on Tuesday, January 23rd. The subject property appeared to be in fair condition overall. However, the photos provided with the application show damaged, cracked, uneven driveway and parking area paving. The applicant should be required to have the driveway repaired, and the required two parking spaces must be lined, as per Baltimore County Zoning Regulations for off-street parking (Section 409.8).
- I found no record of other assisted living facility I or II within 1,000' of the subject address.
- All zoning regulations associated with parking appear to be achievable though the striping of the 2-space parking pad displayed on the site plan, which will comply with requirements for set back from the side property line.

Overall, this application appears to fulfill the compatibility requirements of Section 32-4-402 of the Baltimore County Code. In addition to the above notes pertaining to repairing and striping the driveway and parking pad, the following conditions should apply:

- The exterior of the existing dwelling may not be altered.
- No signs that identify the property as an Assisted living Facility will be erected on the premises, except for those in compliance with Section 450 of the Baltimore County Zoning Regulations.

Please let me know if you have any questions or require further information.

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Lot Address 9917 Liberty Rd, Randallstown, MD 21133 Election District 2nd Councilmanic District 4th Square Feet of Lot 29,359
Lot Location: N E (S W) side/corner of Liberty Road 610 feet from N E (S W) corner of Marriottsville Rd.
(street) (street)
Land Owner: Shareba Kerriem 10 Digit Tax Account Number 23 000 10 233
Address: 9917 Liberty Rd, Randallstown MD 21133 Telephone Number 443 857-5230 Email Address sakpara@aol.com
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| 3. Site Plan:
Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area | ☒ | ☐ |
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Adjoining Buildings, the Proposed Building, | ☒ | ☐ |
| and Surrounding Neighborhood | ☐ | ☐ |
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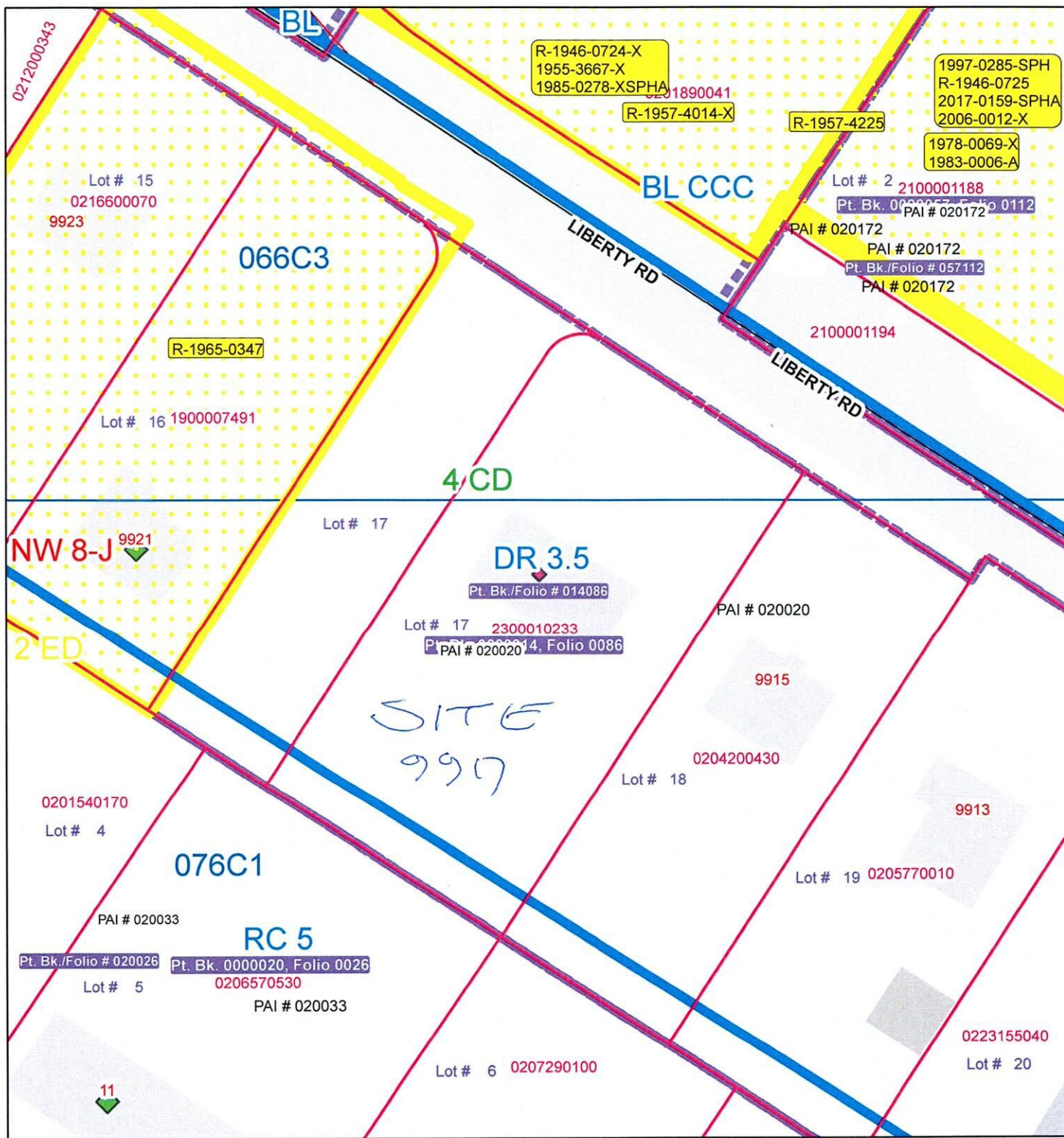


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Signed by: _____
for the Director, Office of Planning

Date: _____

9917 Liberty Road



Publication Date: 1/22/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet