

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

UP-2021-002-AL

TO: Office of Planning, Development Review Office
Attention: ALF REVIEWER
Jefferson Building
105 W. Chesapeake Avenue, Room 101
Towson, MD 21204
M.S. 3402

FROM: Department of Permits, Approvals and Inspections
Zoning Review Office
M.S. 1105

RE: Assisted Living Facility I or II

ALF Address 8 Carmelita Ct
Reisterstown, MD 21136
Permit No. (if required) B 987852

Intake Planner's Name S. Crawford

Filing Date 07/09/2021

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

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

Print Name of Applicant: Shanita Nwoji Applicant Address: 9574 Georgian Way Owings Mills, MD 21136 Telephone Number: 347-623-8861 Email Address: Shanita.nwoji@yahoo.com

ALF Lot Address: 8 Carmelita Ct Election District: 4 Councilmanic District: 2 Sq. Ft. of Lot: 17,850

Lot Location: NE/S W/side/corner of Norfolk Rd, 351 feet from NE/S W corner of Norfolk Rd (street) (street)

Land Owner: Shanita Nwoji 10 Digit Tax Account Number: 0418001660

Address: 9574 Georgian Way Owings Mills, MD 21136 Telephone Number: (347) 623-8861 Email Address: Shanita.nwoji@yahoo.com

B. APPLICANT MUST PROVIDE THE FOLLOWING ITEMS (1 THROUGH 7) BELOW:

(to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

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

	YES	NO
1. This Completed Recommendation Form (3 copies)	X	___
2. Building Permit Application or Copy (if available)	X	___
3. Site Plan (See Zoning Use Permit Checklist on Page 2 for Requirements):		
Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area	X	___
Statement of Compliance with Checklist Note 5.A	X	___
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	X	___
Statement of Compliance with Checklist Note 10 regarding automatic sprinkler system requirement of County Building Code (For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-887-3987)	X	___
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)	X	___
5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	X	___
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR	X	___
7. Applicant Confirms that Building Plans Review Office was contacted regarding automatic sprinkler system requirements Building Plans Review Office can be reached at 410-887-3987	X	___
8. Current Zoning Classification: <u>DC 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 and/or site plan to conform with the following Comments below (or attached):

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

Date: 8/13/21

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 8th day of AUGUST, 2021, that Sharda Dasoj located at 8 Carmelita Court should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Assisted Living Facility

UP-2021-007-AL
Permit (or Receipt) Number

C.P.R.
Director, Permits, Approvals and Inspections

Planner's Initials SC

Revised 10/17/11

3 bed w/o
Parkings
Variance?

SITE PLAN for ALF I – LIFEPLUS SUPPORT SERVICES, LLC (8 Carmelita Ct, Reisterstown, MD, 21136)

Zoning Use Permit

Plan for Assisted Living Facility I for a maximum of 3 Beds

8 Carmelita Ct
Reisterstown, MD, 21136
4th Election District
Owners: Shanita & Ugochukwu Nwoji
Date: 05/28/21 (Plan Date)
Phone: 347-623-8861 or 240-483-5789

Lot size: 0.41 Acres
Zoning Map:
Zone: DR 3.5

The Applicant is aware & Certifies that in a D.R. Zone, an assisted living facility I or II is not permitted within 1000 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 Assistant Living Facility I or II, pursuant to section 432.1.A.3.BC2R.

Parking: 1 Space for each 3 beds = 2 parking spaces required. (Based on 4 beds proposed)

Existing floor areas sq ft.
Upper level: 1,152 SF
Lower level: 800 SF
Total: 1,952 SF

Open Space:
.10X17,850=1,785
Density Calculation:
17,850/43,560X3.5 =1.434

The Applicant is aware & Certifies that a building permit for the installation and inspection of an "automatic sprinkler system" for the principal building on the property will be required, prior to the operation and occupancy of an assisted living facility (ALF I, II or III), Pursuant to the Baltimore County Building Code, Section 308 and/or section 310.

This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No construction, Relocation, Exterior changes or additions of 25% or more in ground floor area as it has existed for 5 years before the date of this application has occurred to the exterior of the building. No additions are proposed.

Signs will comply with section 450 (B.C.Z.R.) and all zoning sign policies or a zoning variance is required.

The undersigned (State if owners or applicant) are responsible for the accuracy of the information on this plan.

Shanita Nwoji
Signature

5/28/21
Date

Shanita Nwoji
Printed Name

5/28/21
Date

Description

To Accompany Petition for Special Exception

0.41± Parcel

West side of Carmelita Court

8 Carmelita Court

Fourth Election District, Baltimore County, Maryland

Beginning for the same at a point on the western right-of-way of Carmelita Court, (50' width right-of-way) at the end of a curve to the right having a radius of 50.00 feet and a long chord bearing of South 5 degrees 32 minutes 8 seconds west and a long chord distance of 35.36 feet; thence leaving said point of beginning and continuing with said right-of-way and running for the six following courses and distances:

- 1) 61.59 feet along the arc of a curve to the left having a radius of 50.00 feet which forms the bulb of the Carmelita Court cul-de-sac, thence
- 2) North 45 degrees 39 minutes 43 seconds West 143.15 feet, thence
- 3) North 79 degrees 43 minutes 8 seconds West 33.13 feet, thence
- 4) North 53 degrees 11 minutes 8 seconds West 90.00 feet thence
- 5) North 13 degrees 18 minutes 47 seconds East 26.89 feet thence
- 6) North 68 degrees 48 seconds East 198.41 feet to the point of beginning.

Containing 0.41 acres of land, more or less.

Being all of those parcels of land which by deed dated March 5, 2021 and recorded among the Land Records of Baltimore County in Liber 44455, Folio 230 was conveyed by John S. Smith and Seionne M. Shand to Shanita Latoya Nwoji and Ugochukwu Benson Nwoji.

Being also that parcel of land known as Lot 32 in Block D, as shown on that Plat of Section III, Crandon, which Plat is recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 31, Folio 8.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

I hereby certify that I either personally prepared or was in responsible charge over the preparation of this description, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 11039, Expiration date September, 16, 2022.

Shaun Crawford

From: Shanita Nevers <shanitanever05@yahoo.com>
Sent: Friday, July 09, 2021 2:16 PM
To: Shaun Crawford
Subject: Re: 8 Carmelita Court

CAUTION: This message from shanitanever05@yahoo.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello Shaun,

Yes, please make the necessary updates to reflect 3 beds. Thank you!

Sent from Yahoo Mail on Android

On Fri, Jul 9, 2021 at 2:14 PM, Shaun Crawford
<scrawford@baltimorecountymd.gov> wrote:

Shanita,

Per our phone conversation, It is okay to change the site plan note from 5 beds to 3 beds? I also want to confirm it is okay to change the application to 3 beds?

Shaun Crawford

Planner, Zoning Review

scrawford@baltimorecountymd.gov

410-887-3391



Get your COVID-19 vaccine today.





