



JOHN A. OLSZEWSKI, JR.  
*County Executive*

C. PETE GUTWALD, AICP  
*Director, Department of Permits,  
Approvals and Inspections*

# USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 28<sup>th</sup> day of **August, 2022**, that the property location at **4034 McDonogh Road** should be and the same is hereby granted permission to operate a: **7Bed Assisted Living Facility**

217078  
Permit (or Receipt) Number

  
\_\_\_\_\_  
Director, Permits, Approvals and Inspections

Planner's Initials SC



# BALTIMORE COUNTY, MARYLAND

## INTRA-OFFICE MEMORANDUM

**TO:** **Brett Williams**  
Development Review Section

**DATE:** 8/23/2022

**FROM:** Sophie Kotzker  
Sector Planner, Western Sector

**SUBJECT:** 4034 McDonogh Road, Randallstown, MD 21133  
Assisted Living Facility I

The Department of Planning has reviewed the Assisted Living Facility plan. The applicant is proposing an assisted living facility I with 7 beds in an existing structure on the site. The structure was built in 1966 and is located in a DR 5.5 zone. The applicant provided various photographs of the property and the existing building to show the current state. The site is located within the boundaries of the Liberty Road Community Council community association and within the boundaries of the Liberty West Community Plan and the Western Baltimore County Pedestrian and Bicycle Access Plan.

The Department of Planning does not object this application and offers the following comments:

- The exterior of the existing dwelling shall not be altered
- No signs that identify the property as an Assisted living Facility shall be erected on the premises
- The outdoor areas of the property shall be properly maintained (i.e., no litter, debris or tall grass)
- Submit a compatibility finding pursuant to Section 32-4-402 of the Baltimore County Code

**Prepared by:**

**Sophie Kotzker**

---

Sophie Kotzker

**BALTIMORE COUNTY, MARYLAND**  
 OFFICE OF BUDGET AND FINANCE  
 MISCELLANEOUS CASH RECEIPT

No. 217078

Date: 8/1/22

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$100

Total: \$100

Rec From: Bafitis and Associates LLC  
 For: Use Permit ALF II  
4034 McDonogh Road

DISTRIBUTION  
 WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

SL

**BAFITIS AND ASSOCIATES LLC** 06-19  
 1249 ENGLEBERTH RD  
 BALTIMORE MD 21221

Date: 7/28/2022 990  
 15-172/540  
 223

Pay to the Order of: Baltimore County  
One Hundred and <sup>00</sup>/<sub>100</sub> Dollars \$ 100.<sup>00</sup>

**TD Bank**  
 America's Most Convenient Bank®  
 For: 4034 McDonogh Rd  
APR Fee  
Will [Signature] MP

TD Bank, N.A.

UP. 2022. 0008. A2



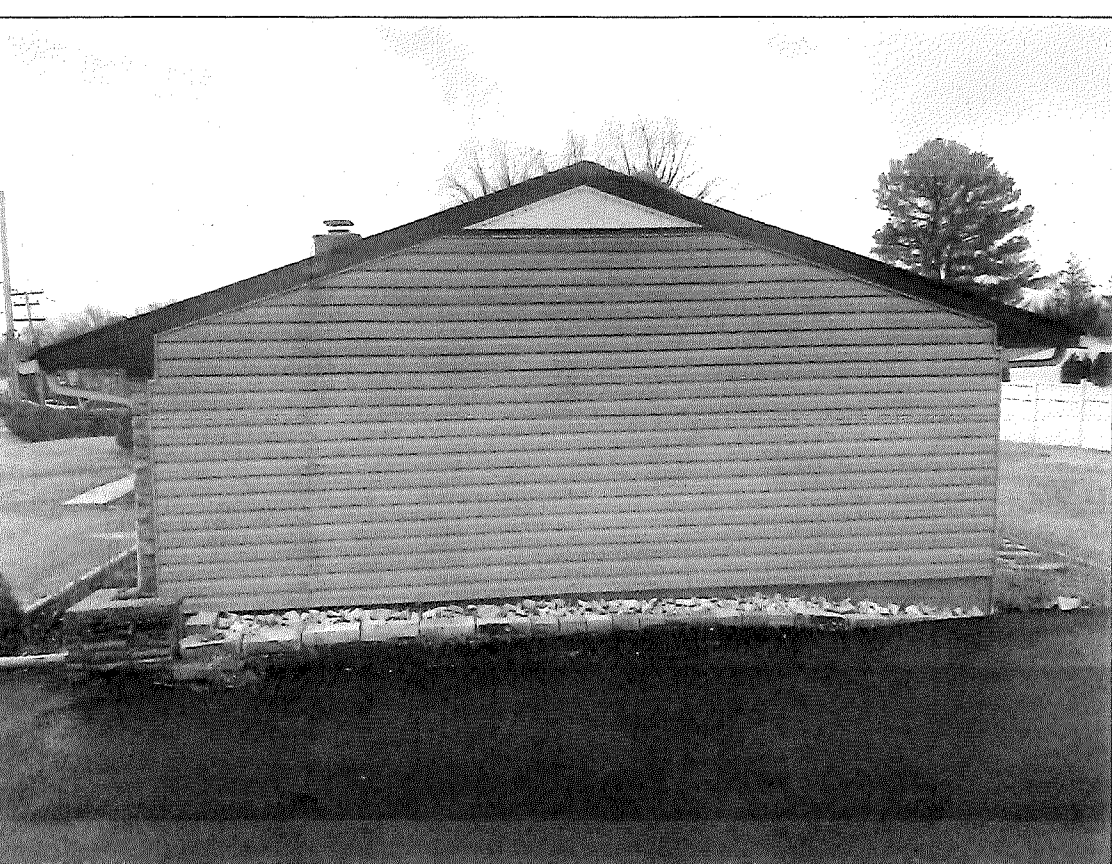
GENERAL NOTES - PHOTOGRAPHS:

APPROVED PERMIT PLAN SET  
 PERMIT # CO0221-0112  
 PERMIT ISSUED DATES: 05/24/2022

BELOW PHOTOGRAPHS ARE LABELED TO INDICATE LOCATION VIEWS TO, AND FROM THE PROPERTY. EXISTING BUILDING, ADJOINING BUILDINGS (IF APPLICABLE), AND PROPOSED BUILDINGS (IF APPLICABLE) ARE SHOWN IN THE BELOW VIEWS. THE SURROUNDING NEIGHBORHOOD AND ADJACENT NEIGHBORHOOD BUILDINGS ARE ALSO SHOWN IN THE BELOW LOCATION VIEWS ON, TO, AND FROM THE PROPERTY.



**A** DRIVELWAY VIEW TO REAR 1  
 SCALE: NTS



**B** SIDEYARD DRIVELWAY VIEW  
 SCALE: NTS



**C** DRIVELWAY VIEW TO STREET  
 SCALE: NTS

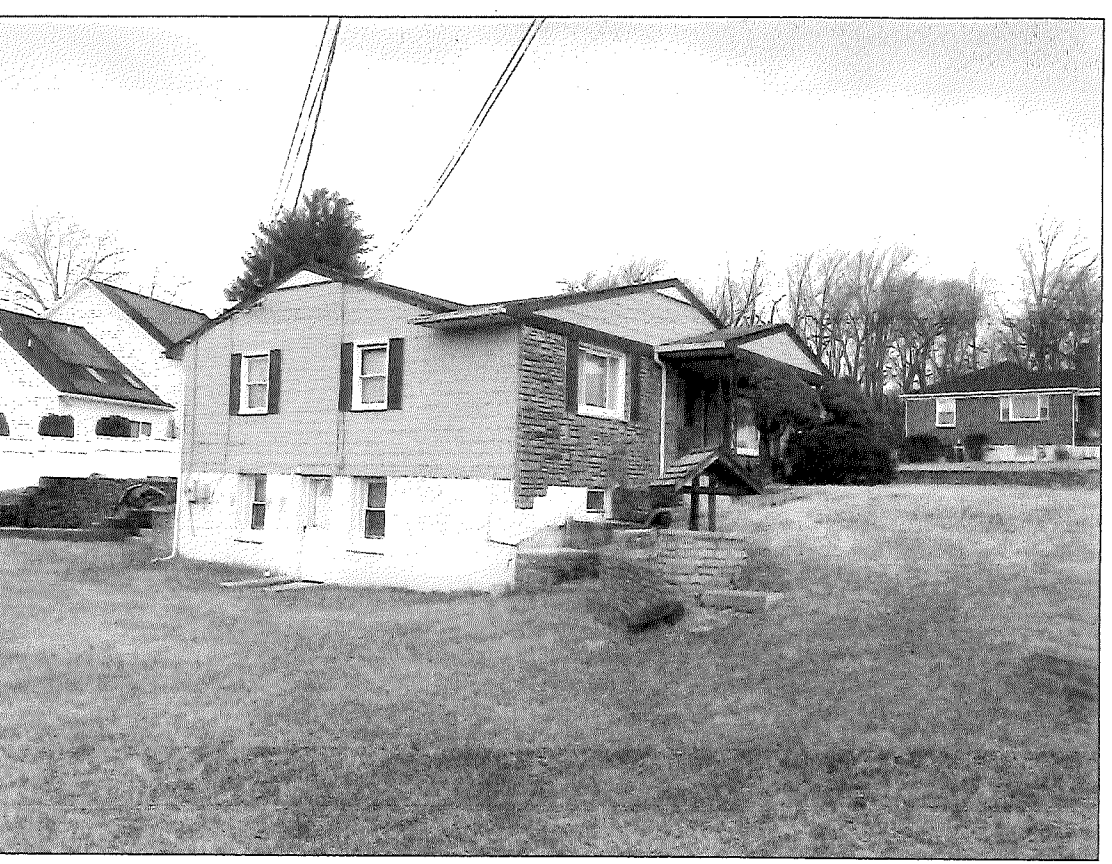


**D** SIDE YARD VIEW TO STREET  
 SCALE: NTS

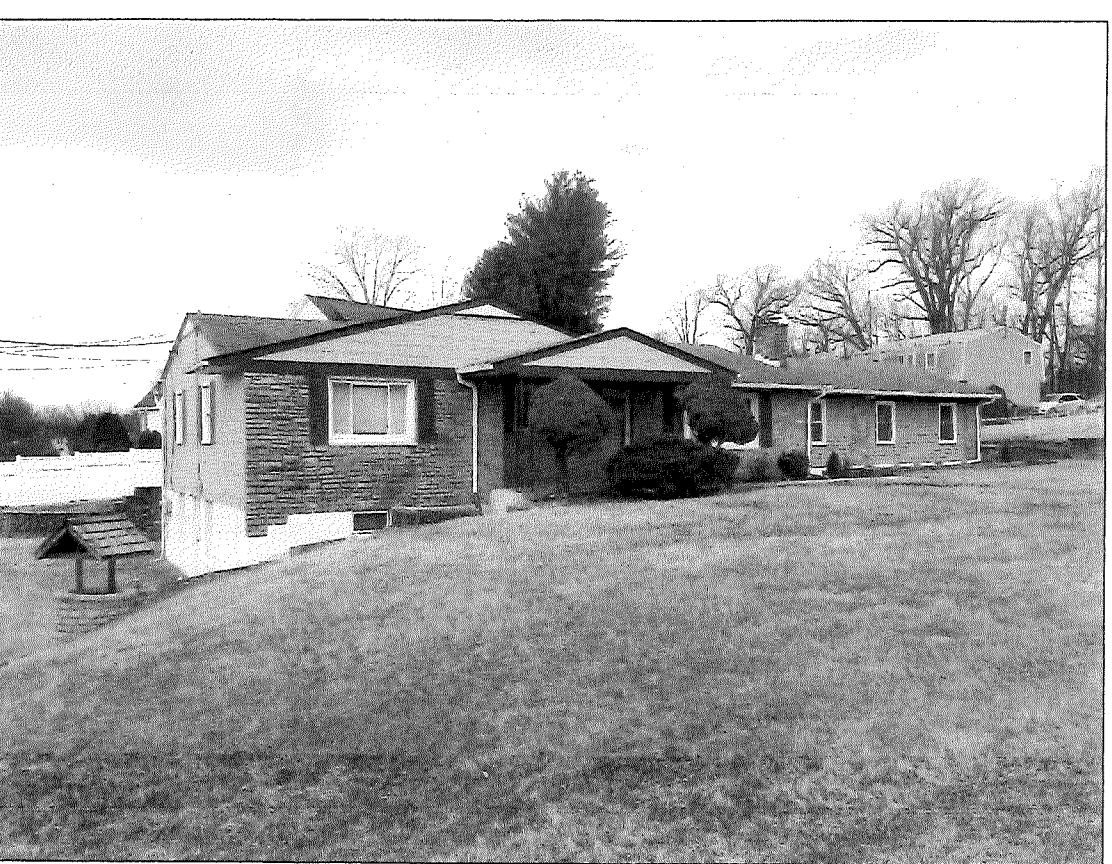


**E** SIDE/REAR YARD VIEW  
 SCALE: NTS

**1** ASSISTANT LIVING FACILITY II - PHOTOS A THRU E  
 SCALE: NTS



**F** SIDE YARD/FRONT VIEW 1  
 SCALE: NTS



**G** SIDE YARD/FRONT VIEW 2  
 SCALE: NTS



**H** FRONT VIEW FROM STREET  
 SCALE: NTS



**I** REAR YARD/REAR VIEW  
 SCALE: NTS



**J** DRIVELWAY VIEW TO REAR 2  
 SCALE: NTS

**2** ASSISTANT LIVING FACILITY II - PHOTOS F THRU J  
 SCALE: NTS

ARCHITECT:  
  
**DKMB & Associates**  
 ARCHITECTURE | INTERIORS | PLANNING | MANAGEMENT  
 1411 Calvercroft Road Baltimore, Maryland 21229  
 Tel: 410-591-4032 Fax: N/A  
 email: dkmb@dkmbassociates.com website: www.dkmbassociates.com  
 © 2022 - DKMB & ASSOCIATES - DAVID BOWLES, ARCHITECT

SEAL:  
  
**David Bowles**  
 Digitally signed by David Bowles  
 Date: 2022.05.13 13:36:20 -04'  
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF MARYLAND, LICENSE NUMBER 13534 EXPIRATION DATE 06-30-2023"

**SUNNY SPRINGS ASSISTED LIVING - ALTERATIONS**  
 OWNER: SUNNY SPRINGS ASSISTED LIVING, LLC  
 4034 MCDONOUGH ROAD  
 RANDALLSTOWN, MARYLAND 21133

CLIENT/TENANT/CONTRACTOR:  
**SUNNY SPRINGS ASSISTED LIVING, LLC**  
 ORIGINAL DRAWING DATE: 05/16/22  
 REV. ISSUE/DESCRIPTION DATE

REV.	ISSUE/DESCRIPTION	DATE

DRAWING TITLE:  
**PHOTOGRAPHS A THRU J VIEWS**

SCALE: AS NOTED  
 PROJECT NO: 220215-007  
 DRAWN BY: RC/DKMB  
 CHECKED BY: DKMB  
 DRAWING NUMBER:

**A201**