

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

ALF Address UP-2022 0010-AL
Permit No. (if required) B _____
Intake Planner's Name C. FRANK
Filing Date 08 / 23 / 2022

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

RECEIVED
AUG 26 2022

RE: Assisted Living Facility I or II

DEPARTMENT OF PLANNING

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):

Melanie J. Wells	902 Thompson Blvd, Essex, MD 21221	813-267-6395	allswellhc@gmail.com
Print Name of Applicant	Applicant Address	Telephone Number	Email Address
ALF Lot Address <u>1950 Merritt Blvd, Dundalk, MD 21222</u>	Election District <u>12</u> Councilmanic District _____	Sq. Ft. of Lot <u>8,712</u>	
Lot Location: <u>NE S W</u> side/corner of <u>Merritt Blvd</u>	<u>168</u> feet from <u>NE S W</u> corner of <u>Kirk Leigh Road</u>		
	(street)	(street)	
Land Owner: <u>Melanie J. Wells</u>	10 Digit Tax Account Number <u>2 2 0 0 0 0 8 5 2 8</u>		
Address: <u>902 Thompson Blvd, Essex, MD 21222</u>	(<u>813</u>) <u>267-6395</u>	<u>allswellhc@gmail.com</u>	
	Telephone Number	Email Address	

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)	<u>X</u>	_____
2. Building Permit Application or Copy (if available)	<u>X</u>	_____
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	<u>X</u>	_____
Statement of Compliance with Checklist Note 5.A	<u>X</u>	_____
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	<u>X</u>	_____
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)	<u>X</u>	_____
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)	_____	<u>X</u>
5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	<u>X</u>	_____
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR	<u>X</u>	_____
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)	<u>X</u>	_____
8. Current Zoning Classification: <u>DR 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: 9/19/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Brett Williams

DATE: September 15, 2022

FROM: David Birkenthal
Northern Sector Planner

SUBJECT: 1950 Merritt Boulevard
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility plan at 1950 Merritt Boulevard. The applicant is proposing an assisted living facility with a maximum of 4 beds in an existing structure. There is no other Assisted Living Facility within 1000 feet of the property. The Department of Planning has no objection to the request pending the following conditions are addressed:

- Open space marked on the submitted site plan does not clearly meet the required 10% of lot coverage for useable, contiguous and private open space. The site plan should be updated to properly reflect adherence to this requirement.
- 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
- 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

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ALF Address UP-2022 0010-AL
Permit No. (if required) B _____
Intake Planner's Name C. F. Zink

FROM: Department of Permits, Approvals and Inspections
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DEPARTMENT OF PLANNING

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

Melanie J. Wells	902 Thompson Blvd, Essex, MD 21221	813-267-6395	allswellhc@gmail.com
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Lot Location: <u>NE SW</u> side/corner of <u>Merritt Blvd</u>	<u>168</u> feet from <u>NE SW</u> corner of <u>Kirk Leigh Road</u>	(street) (street)	
Land Owner: <u>Melanie J. Wells</u>	10 Digit Tax Account Number <u>2 2 0 0 0 0 8 5 2 8</u>		
Address: <u>902 Thompson Blvd, Essex, MD 21222</u>	(<u>813</u>) <u>267-6395</u>	<u>allswellhc@gmail.com</u>	
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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	___
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5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	X	___
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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. WILSON
for the Director, Office of Planning

Date: 9/16/22

SITE PLAN FOR ALF I

ZONING USE PERMIT

PLAN FOR AN ASSISTED LIVING FACILITY I FOR A MAXIMUM OF 4 BEDS

1950 MERRITT BLVD
BALTIMORE COUNTY MD 21222
ELECTION DISTRICT 12
OWNER: MICHAEL & MELANIE WELLS
ADDRESS: 902 THOMPSON BLVD, ESSEX, MD 21221
DATE: 8/8/2022 (PLAN DATE)
PHONE: 813-267-1293

LOT SIZE: 8,712 SQ.F
ZONING MAP N.W.5F
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 AN ASSISTANT LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1.3, BCZR.

PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES REQUIRED. (BASED ON 4 BEDS PROPOSED)

EXISTING FLOOR AREAS SQ. FT.
1ST FLOOR AND SUN PORCHES = 1,788 SQ.F
TOTAL = 1,788 SQ.F

BASEMENT FOR STORAGE AND MECH. EQUIP. = 900 SQ.F

OPEN SPACE: 0.10 X LOT AREA (8712SQ.F) = 871.2SQ.F


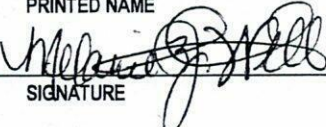
THE APPLICANT IS AWARE & CERTIFIES THAT A BUILDING PERMIT FOR THE INSTALLATION AND INSPECTION OF AN "AUTOMATIC SPRINKLER SYSTEM" FOR THE PRINCIPAL BUILDING ON THE PROPERTY WILL BE REQUIRED, PRIOR TO OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY (ALF 1, II OR III), PURSUANT TO THE BALTIMORE COUNTY BUILDING CODE, SECTION 308 AND / OR SECTION 310

FOR MORE THAN 4 BEDS SEE THE DENITY CHART AT THE BOTTOM OF PAGE 2 OF THIS CHECKLIST. SHOW CALCULATIONS IN THIS AREA ON YOUR PLAN

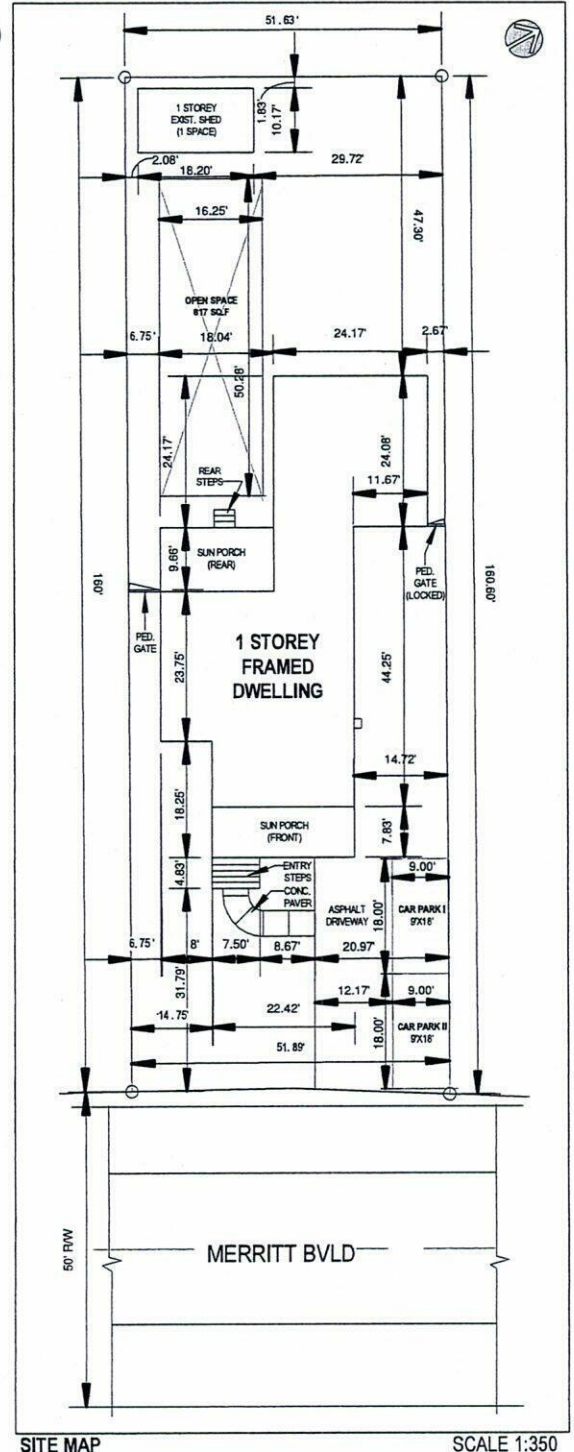
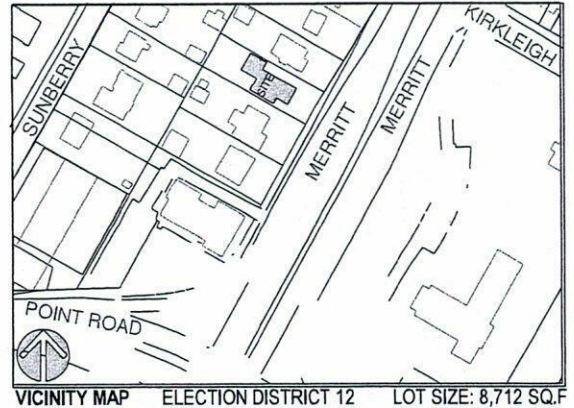
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMODATE ELDERLY HOUSING OR ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R

THE UNDERSIGNED (STATE IF OWNER OR APPLICANTS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN

	8/23/22
SIGNATURE	DATE
Michael Wells	August 23, 2022
<hr/>	
PRINTED NAME	DATE
	8/23/22
SIGNATURE	DATE
Melanie J. Wells	August 23, 2022
<hr/>	
PRINTED NAME	DATE

ENGINEER'S SCALE
1" = 350 FT.



Michael and Melanie Wells

1950 Merritt Blvd
Dundalk, MD 21222

September 19, 2022

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

Re: Compatibility Finding: 1950 Merritt Blvd, Dundalk, MD

Dear Mr. Williams,

This letter is in response to your correspondence dated September 15, 2022, regarding the conditional approval of the assisted living facility located at 1950 Merritt Blvd, Dundalk, MD. Please find attached the updated site plan that more clearly shows the free space of the property. In addition, below are the statement regarding the compatibility finding for the above-mentioned property.

Compatibility Objectives

1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood;
The property located at 1950 Merritt Blvd, Dundalk, MD complies with this objective.
2. The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood;
The property located at 1950 Merritt Blvd, Dundalk, MD complies with this objective.
3. The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood;
N/A
4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems;
N/A
5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design;
N/A
6. The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities;
The property located at 1950 Merritt Blvd, Dundalk, MD complies with this objective.

7. The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood; and
N/A
8. The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.
N/A

If you need additional information please contact Melanie Wells at (813) 267-6395 or allwellshc@gmail.com.

Thank you,



Melanie Wells,
Owner/Applicant

Enclosure

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 20 day of September, 2022, that Melanie J. Wells located at 1950 MERRITT Blvd should be and the same is hereby granted permission to operate a:

(Individual or business name)
(Street address)

4 Bed Assisted Living Facility

UP-2022-0010-AL
Permit (or Receipt) Number

C. P. [Signature]
Director, Permits, Approvals and Inspections

Planner's Initials CF

Photographs 1950 Merritt Blvd

Street View



Front of Home



Front- Right Side



Front- Left Side



Back Yard



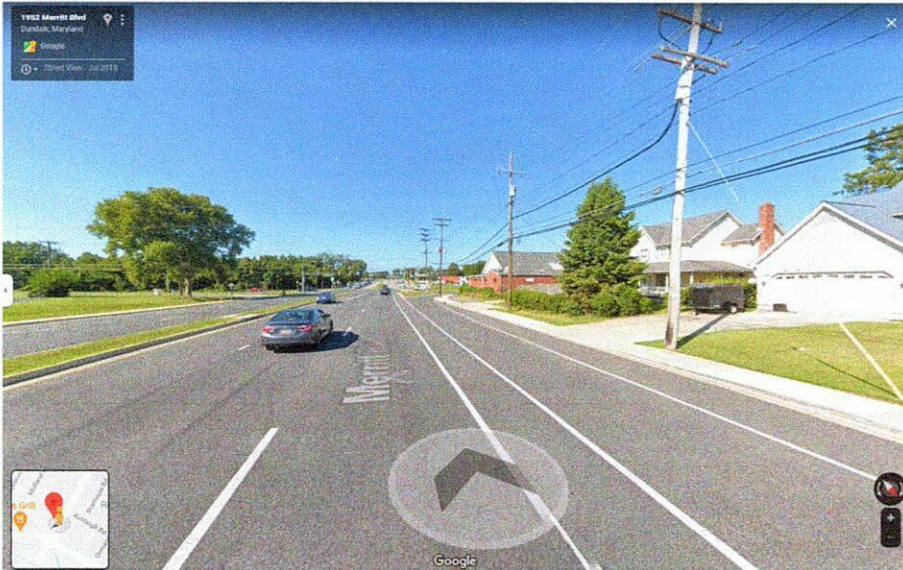
Street Views – Heading towards 1950 Merritt Blvd



Street Views – Directly in front of 1950 Merritt Blvd



Street Views – Heading away from 1950 Merritt Blvd



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

No. 217197

Date: 8-25-2022

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					100.00

Total: 100.00

Rec From: 1950 MERRITT BLVD

For: AIF I UP-2022-0010-AL

DR 3.5

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

CASHIER'S VALIDATION

CF 22-0830

1004

MMW VENTURES, LLC
 91950 MERRITT BLVD.
 DUNDALK, MD 21222

DATE August 23, 2022 7-11/520

PAY TO THE ORDER OF Baltimore County Maryland \$ 100.00

One hundred dollars and no/100 DOLLARS

FOR Zoning Application - ALF

M&T Bank

Melanie J. Well