

Inter-office Correspondence Recommendation Form

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

ALF Address 9827 SOUTHALL ROAD

Permit No. (if required) ~~B~~ UP-2023-0001AL

Intake Planner's Name JASON SEIDELMAN

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

Filing Date 5 / 11 / 2023

RE: Assisted Living Facility I or II

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 COPATABILITY / APPEARANCE INFORMATION (As Required under A and B below):

CHIDERA UZOMA 2805 BROAD WING DR., ODENTON, 21113 443-449-1339 DERAUZOMA@GMAIL.COM

Print Name of Applicant Applicant Address Telephone Number Email Address

ALF Lot Address 9827 SOUTHALL RD. Election District 2nd Council District 4th Sq. Ft. of Lot 9,345

Lot Location: N/E/S/W/side/corner of SOUTHALL RD feet N/E/S/W corner of RAYTON RD
Street Street

Land Owner: CHIDERA UZOMA 10 Digit Tax Account Number 0208652860

Address: 9807 SOUTHALL RD., RANDALLSTOWN 443-449-1339 DERAUZOMA@GMAIL.COM
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) | / | |
| 2. Building Permit Application or Copy (If available) | | X N/A |
| 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% of lot area | / | |
| Statement of Compliance with Checklist Note 5.A | / | |
| Statement of Compliance with Checklist Note 6 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) | / | |
| 4. Building Elevation Drawings (these may be waived 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 adjoin buildings, the proposed building, and the surrounding neighborhood | / | |
| 6. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR | / | |
| 7. Applicant Confirms that the Building Plans Review Office was contacted regarding automatic sprinkler system requirements | / | |
| 8. Current Zoning Classification: DR 5.5 | | |

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 Date: 5/15/23
For the Director, Office of Planning

Revised 11/2022

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Jenifer G. Nugent

DATE: May 15, 2023

FROM: Brett M. Williams
Development Review

SUBJECT: 9827 Southall Road
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility plan and accompanying pictures. The applicant is proposing an assisted living facility I for a maximum of five beds. Two car parking spaces are being proposed in the side of the property. According to the plan accompanying the application, the parking area will be set back 10 feet from the property line.

The property covers an area of 9,345 square feet. The applicant is providing 935 square feet of contiguous open space in the rear of the property.

The Department of Planning 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.