

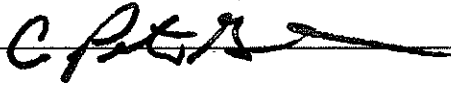
USE PERMIT



IT IS ORDERED:

by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 31th of August, 2023,

That **Ihuoma Chinala** located at 8100 Old Philadelphia Road should be and the same is hereby granted permission to operate a: 5 bed Assisted Living Facility



222571
Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials SC

Revised 10/17/11

23.0496
GH

OP- 2023- 0002- AL
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 8100 Old Philadelphia Road

Permit No. (if required) B _____

Intake Planner's Name Gary Hucik

Filing Date 06 / 08 / 2023

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

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

IHUOMA CHINAKA 9032 TARPLEYS CIR, ROSEDALE, MD 21237 443-570-4714 ANTOSAKA@MSN.COM

Print Name of Applicant _____ Applicant Address _____ Telephone Number _____ Email Address _____
ALF Lot Address 8100 OLD PHILADELPHIA RD, ROSEDALE, 21237 Election District 2ND Council District 7TH Sq. Ft. of Lot 10,481 SF

Lot Location: N/E/S/W side corner of OLD PHILADELPHIA RD 7 feet N/E/S/W corner of SELLIER AVE
Street Street

Land Owner: STACEY L. MCCLURE 10 Digit Tax Account Number 1 5 2 6 6 5 5 1 9 0

Address: 527 CHESAPEAKE AVE, BALTIMORE, MD 21225

410-508-5703

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% of lot area | <u>X</u> | _____ |
| Statement of Compliance with Checklist Note 5.A | <u>X</u> | _____ |
| 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) | <u>X</u> | _____ |
| 4. Building Elevation Drawings (these may be waived 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 adjoin buildings, the proposed building, and the surrounding neighborhood | <u>X</u> | _____ |
| 6. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR | <u>X</u> | _____ |
| 7. Applicant Confirms that the Building Plans Review Office was contacted regarding automatic sprinkler system requirements | <u>X</u> | _____ |
| 8. Current Zoning Classification: <u>DR5.5</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: B. M. Williams
For the Director, Office of Planning

Date: 8/21/23

Compatibility Finding for #9922 Richlynn Drive Property
ALF1 Use Permit Application

This property is an existing one story brick dwelling situated on the northeast corner of Richlynn Drive and Medolyn Road. Both Richlynn Drive and Medolyn Road are public roads with public utilities serving the properties. Richlyn Drive is located in the "Gunpowder Estates" area of Baltimore County, approximately 3000 feet south of Belair Road and east of Forge Road. Forge Road (posted 30 mph speed limit) is predominantly without curb and gutter or sidewalks, except for those newer subdivisions entrances. This area, presently, has a mix of individual parcels, old and new subdivisions, a dual highway (Honeygo Boulevard) and a significant State Park (Gunpowder Falls).

The zoning classifications differ significantly within the immediate area (DR3.5, RC 2, DR1H, DR1NC, DR2H, BL). Although the immediate area of the subject property is residential, Belair Road is a mix of commercial development and the construction of Honeygo Boulevard (major arterial road with posted 40 mph speed limit) has brought more development (residential and commercial) to the area.

The property is known and designated as Lot 1, Block "E" "Richlyn Manor" 23/16 dated 1956. According to SDAT, the house (one story brick dwelling) was constructed in 1968. This subdivision was created in 1956 with most of the homes built between 1956 and 1968. Richlynn Drive is a "No Thru Street" as evidenced by the road sign. It dead-ends into Baltimore County owned property and is surrounded by State property (Gunpowder Falls) to the north, east and south.

This area was predominately individual parcels and older subdivisions, as follows:

- "Richlyn Manor" 23/15 and 23/16 dated 1956 This subdivision is made up of one story brick single family dwellings with a mix of carports, garages and converted garages, no curb and gutter or sidewalk
- "Gunpowder Estates" 27/111 dated 1961 This subdivision is a mix of one story and 1 ½ story brick and frame dwelling on public roads with curb and gutter and sidewalks
- "Gunpowder Estates" 29/109 dated 1963 This subdivision is Plat Two and similar to the above subdivision. It ends with a cul-de-sac making it a "No Thru Street".
- "Gunpowder Estates Addition" 31/14 dated 1965 This subdivision is predominately one story brick dwellings with carports, curb and gutter and sidewalks. The subdivision has access to Forge Road through the above mentioned "Gunpowder Estates" developments

It was not until 1976 when the next subdivision was approved "Gerst Property" 39/57 which is a nine (9) lot subdivision with a mix of one story and split-level single-family dwellings. This is also a dead-end "No Outlet" street.

Followed by "Gunpowder Estates Second Addition" 63/116 in 1991. This subdivision was an offshoot of "Gunpowder Estates Addition 31/14" (resubdivision of Parcel A). It was developed as larger single family dwelling lots subject to significant environmental easements and access to Forge Road through Piney Park Road. Although the development is adjacent to Belair Road, it does not have access to such.

The next development, "Gunpowder Overlook" 79/339-340 dated 2013 changed the character and compatibility of the older subdivisions with the construction of 48 two story dwellings with covered porches and front load two car garages, curb and gutter and sidewalks. Although the plats were recorded in 2013, the house construction took place between 2015-2017. This public road has ingress and egress from Belair Road but is a closed community. The cost of these homes is twice that of the older

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- N/A

(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- there are existing parking areas, nothing is proposed. These areas will allow for an employee parking and visitor parking. Since there are only two visitors allowed at a time, there will only be two vehicles parked in the allowable space at a time. This being a dead-end street creates a low traffic volume, limited to residents and visitors.

Therefore, there should be no adverse impacts on the neighborhood.

(3) The proposed streets are connected to the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns in 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 compliment 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 compliments the neighborhood's landscape patterns and reinforces its functional qualities- N/A

(7) The exterior signs, site lighting and accessory structure support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood- N/A

(8) The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood- N/A

23.0996
GH

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Intake Planner's Name Gary Hudec

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JHUOMA CHINAKA 9032 TARPLEYS CIR, ROSEDALE, MD 21237 443-570-4714 ANTOSAKA@MSN.COM

Print Name of Applicant	Applicant Address	Telephone Number	Email Address
ALF Lot Address <u>8100 OLD PHILADELPHIA RD, ROSEDALE, 21237</u>	Election District <u>2ND</u>	Council District <u>7TH</u>	Sq. Ft. of Lot: <u>10,481 SF.</u>

Lot Location: <u>NE/SW</u> side/corner of <u>OLD PHILADELPHIA RD</u>	7 feet	NE/SW corner of <u>SELUER AVE</u>
Street		Street

Land Owner: <u>STACEY L. MCCLURE</u>	10 Digit Tax Account Number <u>1 5 2 6 6 5 5 1 9 0</u>
--------------------------------------	--

Address: <u>527 CHESAPEAKE AVE, BALTIMORE, MD 21225</u>	410-508-5703
	Telephone Number

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% of lot area	X	___
Statement of Compliance with Checklist Note 5.A	X	___
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)	X	___
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	X	___
6. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR	X	___
7. Applicant Confirms that the Building Plans Review Office was contacted regarding automatic sprinkler system requirements .	X	___
8. Current Zoning Classification: <u>DR5.5</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: _____
For the Director, Office of Planning

Date: _____

ANTHONY A SAKA
3116 PAPER MILL RD
PHOENIX, MD 21131-1432

12-92

245

7-183/520 MD
5153

5/15/2023

Date

Pay to the
Order of

BALTIMORE COUNTY

\$ 100.00

ONE HUNDRED

Dollars



Photo
Safe
Deposit
Details on back

BANK OF AMERICA

ACH R/T 052001633

For 8100 Old Philadelphia Rd A A Saka

052001633 00200624576500245

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

No. 222571

Date: 6/2/23

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:

Anthony A. Saka

For:

RFI

8100 Old Philadelphia Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

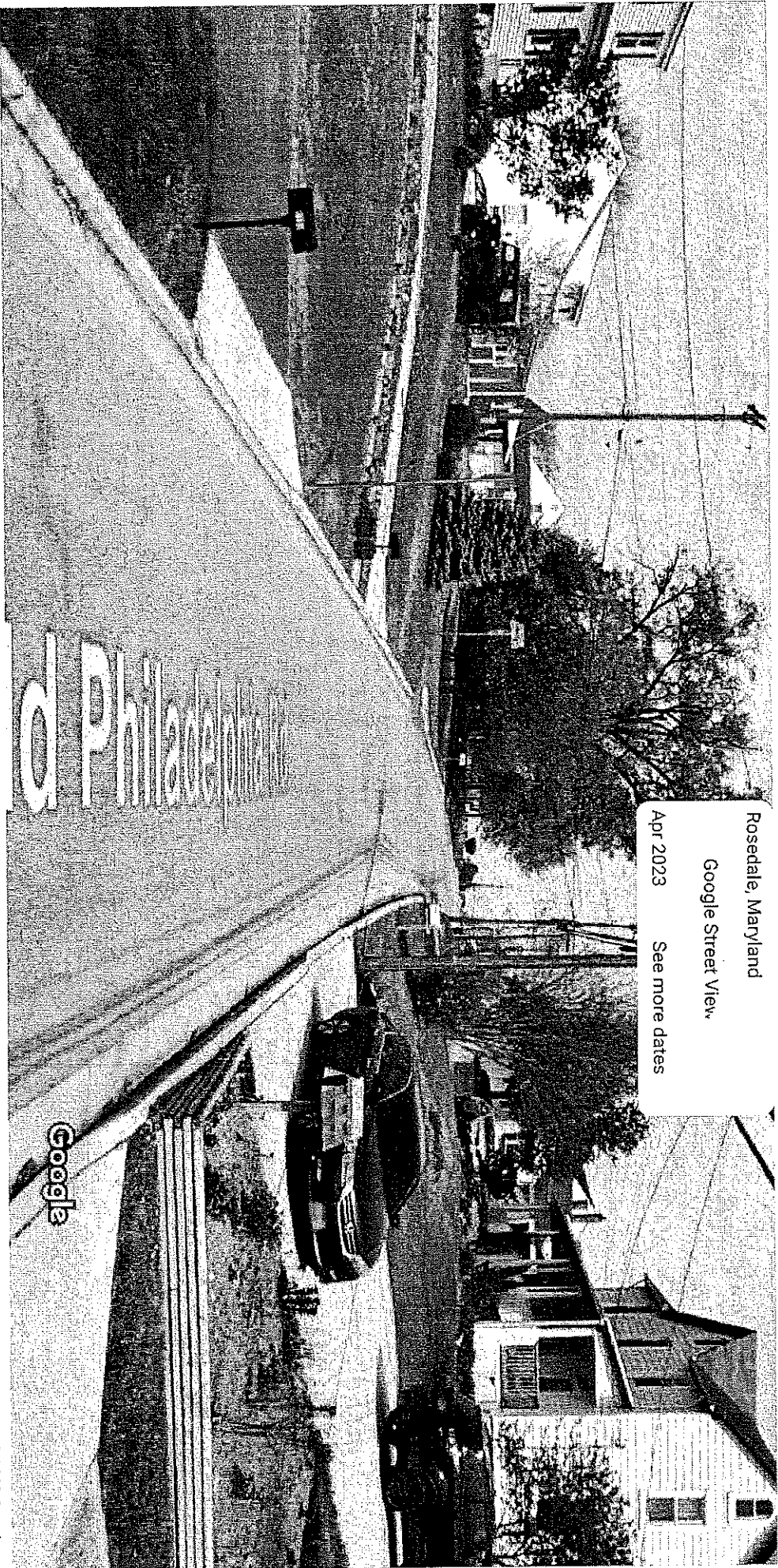
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

up 2023-0003-A

Google Maps

Eastbound view of Neighborhood



Rosedale, Maryland

Google Street View

Apr 2023

See more dates

Image capture: Apr 2023 © 2023 Google

← 8100 Old Philadelphia Rd

All

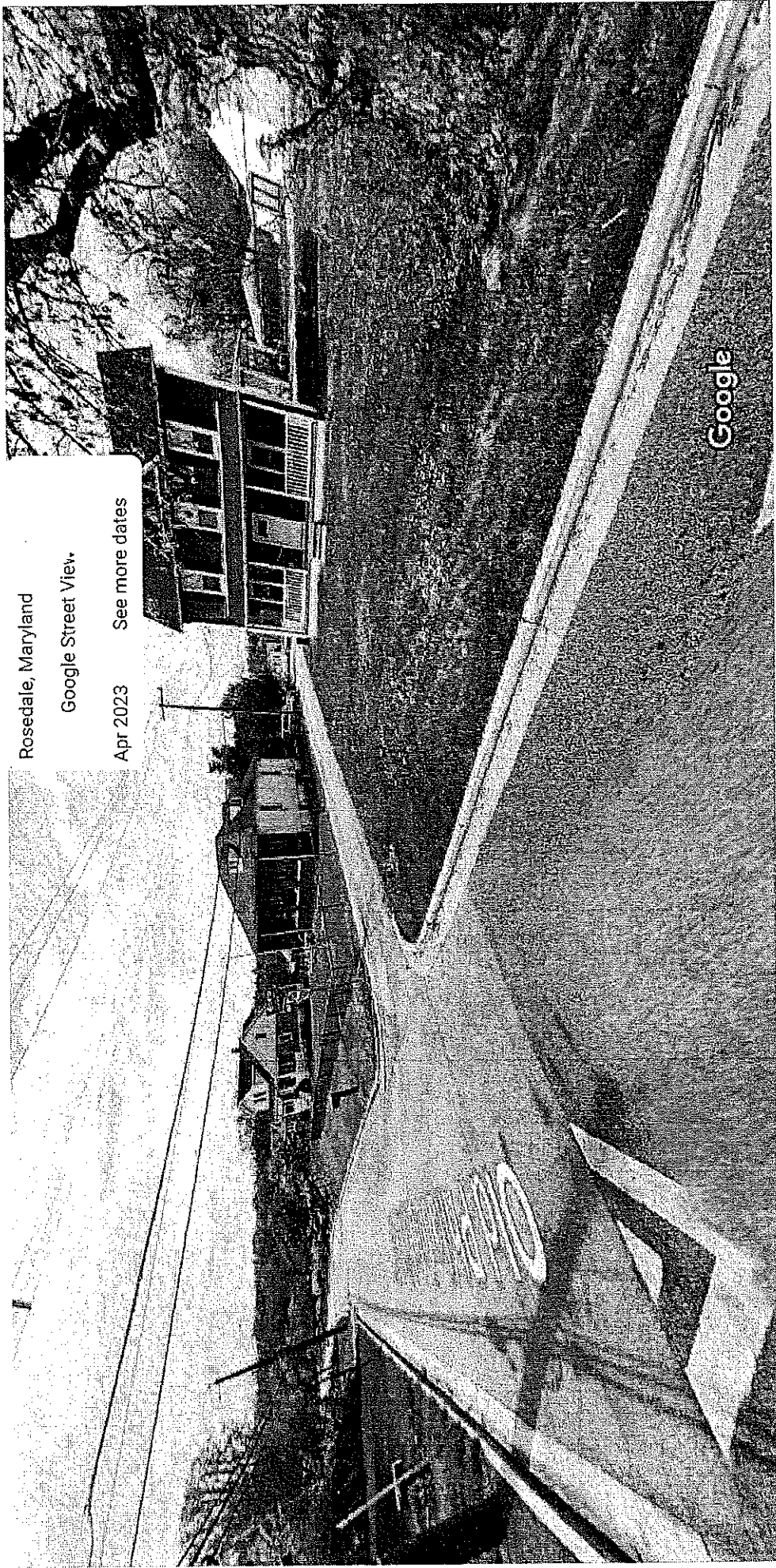
Latest

Street View & 360°

28-000-202-07

Google Maps

Property Located at N-E Quadrant of Old Philadelphia Rd & Sellier Ave



Rosedale, Maryland

Google Street View

Apr 2023

See more dates

Google

Image capture: Apr 2023 © 2023 Google

← 8100 Old Philadelphia Rd

All

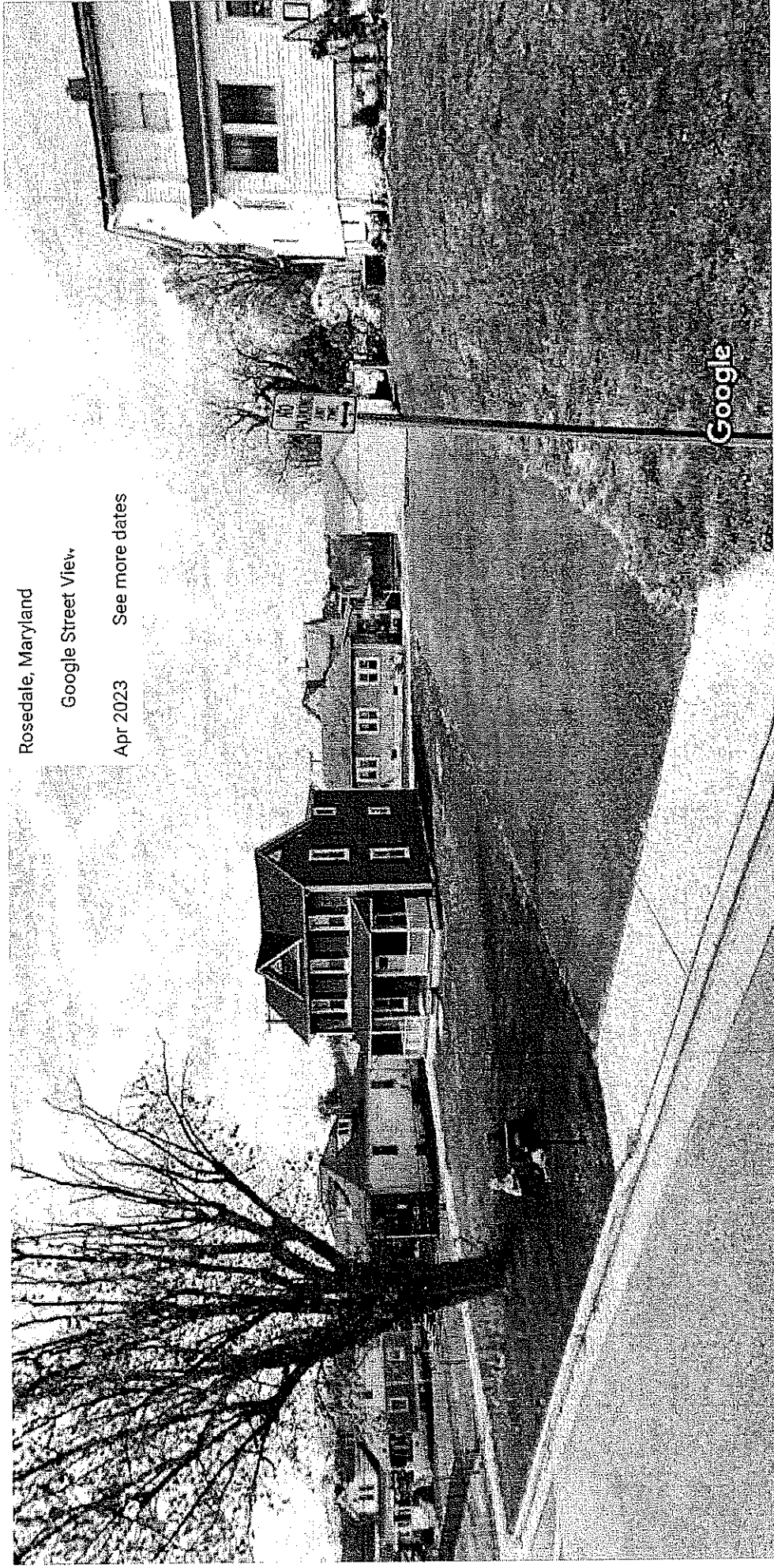
Latest

Street View & 360°

UP-2023-0803-AL

Google Maps

Westbound Side-View of Building (Depicting 24 Ft-Wide Driveway) from Old Philadelphia Rd



Rosedale, Maryland
Google Street View
Apr 2023 See more dates

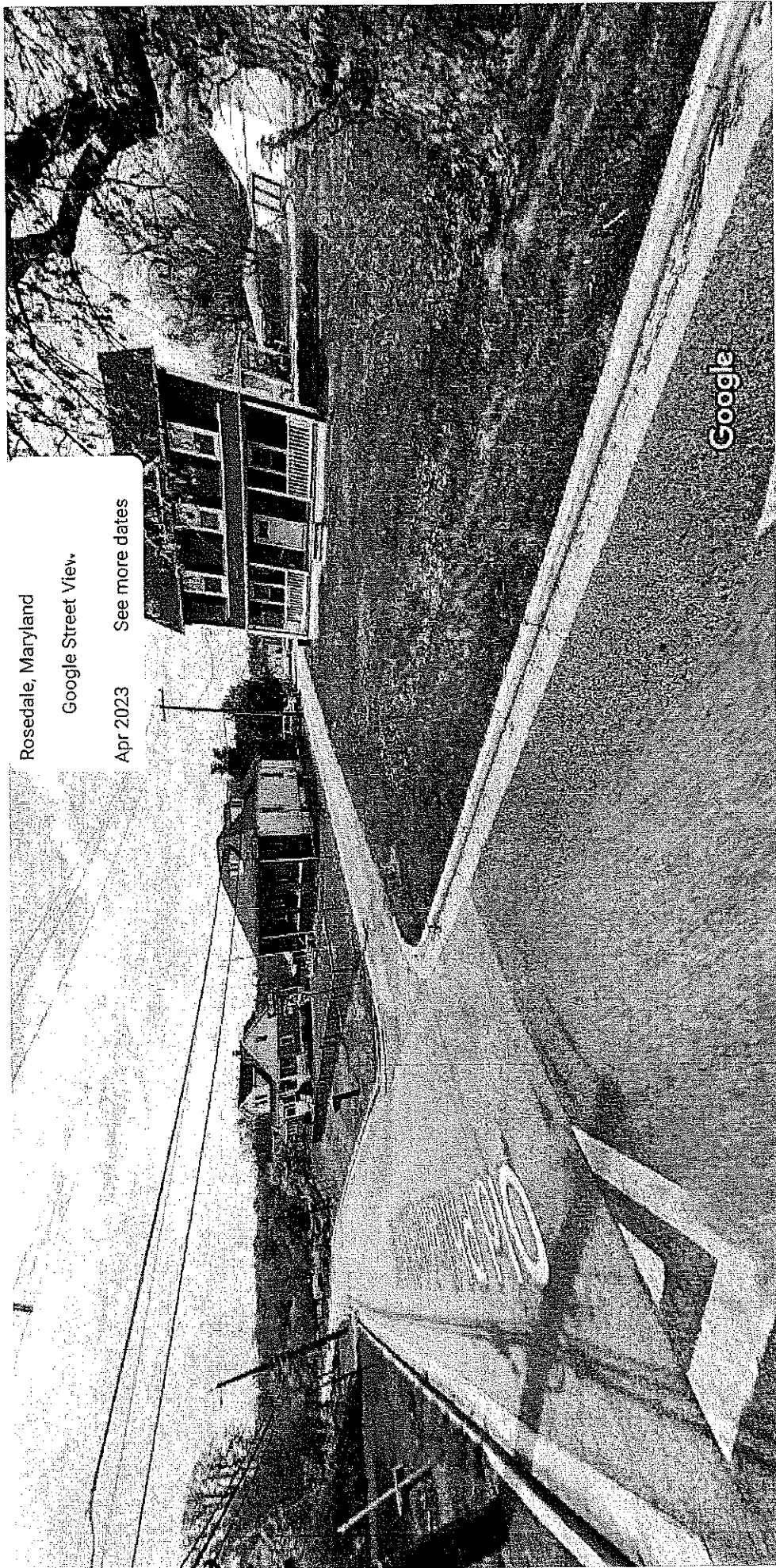
Image capture: Apr 2023 © 2023 Google

← 8100 Old Philadelphia Rd

All Latest Street View & 360°

Google Maps

Property Located at N-E Quadrant of Old Philadelphia Rd & Sellier Ave



Rosedale, Maryland

Google Street View

Apr 2023

See more dates

Google

Image capture: Apr 2023 © 2023 Google

← 8100 Old Philadelphia Rd

All

Latest

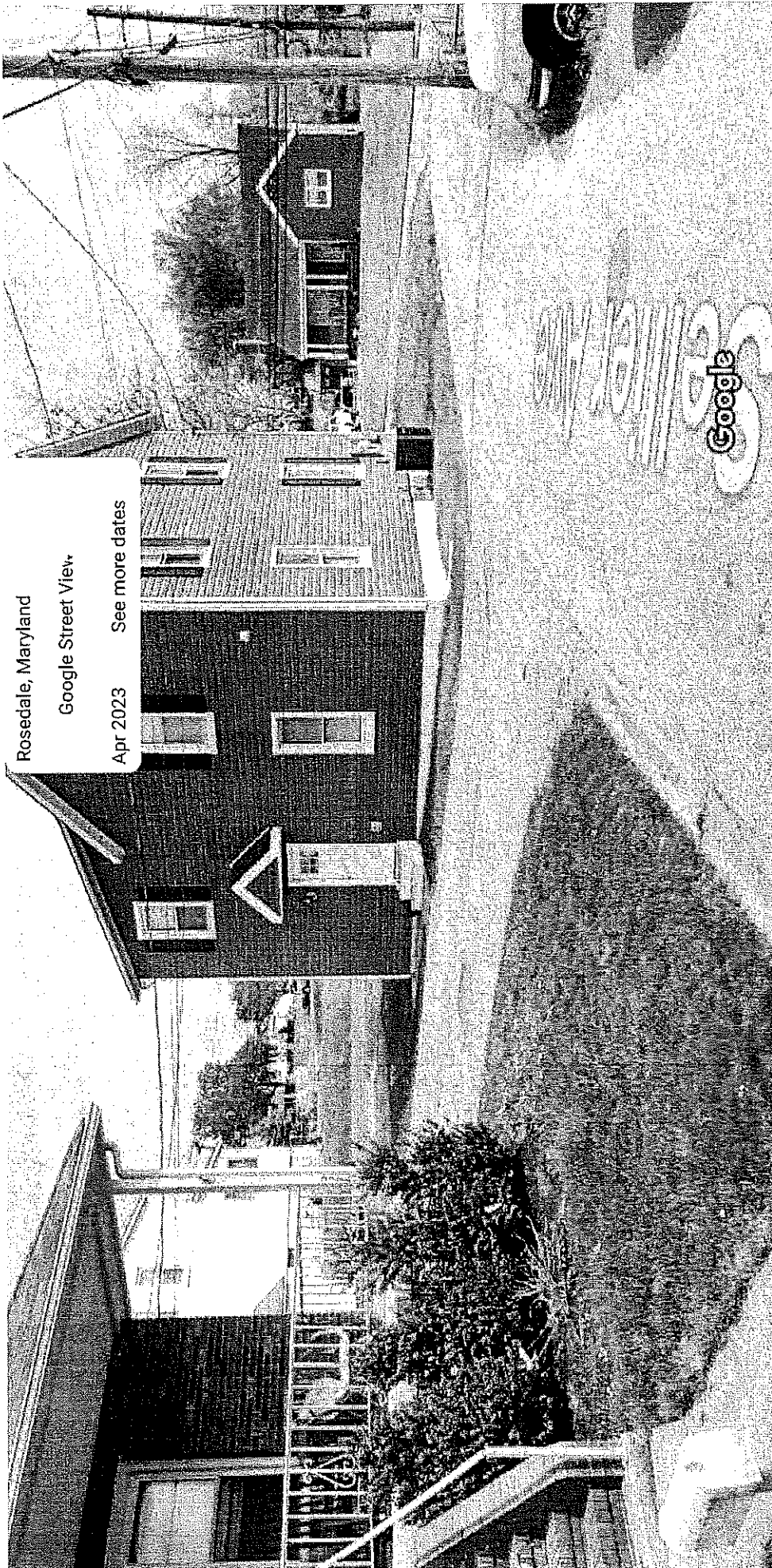
Street View & 360°



UP-2023-0003-7



Rear-View of Building from Sellier Ave towards Old Philadelphia Rd

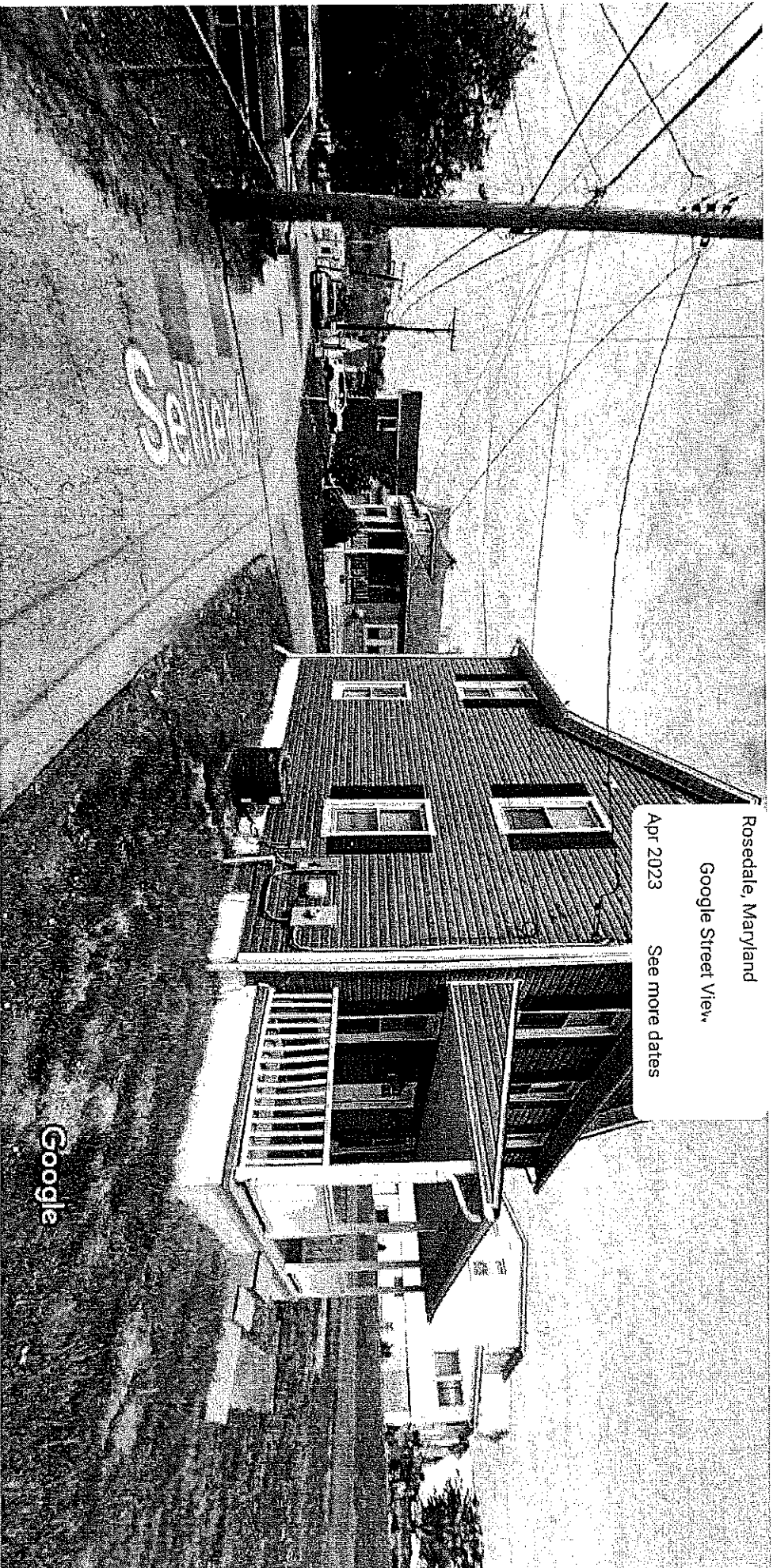


Rosedale, Maryland
Google Street View
Apr 2023 See more dates

Image capture: Apr 2023 © 2023 Google

← 8100 Old Philadelphia Rd

All Latest Street View & 360°



Rosedale, Maryland
Google Street View
Apr 2023 See more dates

Google

Image capture: Apr 2023 © 2023 Google

← 8100 Old Philadelphia Rd

All Latest Street View & 360°

UP-2023-0003-1A