

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 6th day of July, 2023, that Marcella Mears - Guye located at # 9922 Richlyn Drive should be and the
(Individual or business name)
(Street address) 11th ED, 5th CD

same is hereby granted permission to operate a: ALF 1 (4 Beds)
pursuant to the submitted site plan dated 6/13/23.

Ref. Sprinkler Permits R23-01865 & R23-01214

UP-2023-0003-AL

Use Permit or Zoning Case No.

C. PER
Director, Permits, Approvals and Inspections

Planner's Initials MMK

MX
93-0544

UP-2023-0003-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 9922 Richlyn Drive

Permit No. (if required) B _____

Intake Planner's Name Mark Kellerman

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

Filing Date 6 120 2023

RE: Assisted Living Facility Dor 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):

Print Name of Applicant Marcella Means Guye Applicant Address 9922 Richlyn Dr Telephone Number 410-912-2116 Email Address mcmg@infiniti@gmail.com

ALF Lot Address 9922 Richlyn Dr Election District 11th Council District 5th Sq. Ft. of Lot 11,613

Lot Location: N/E/S/W/Isle/corner of Richlyn Drive East N/E/S/W corner of Nedokun Drive
Street Street

Land Owner Marcella Means Guye 10 Digit Tax Account Number 1120031000

Address: 9922 Richlyn Dr Perry Hall MD 21288 Telephone Number 410-912-2116 Email Address mcmg@infiniti@gmail.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) <u>Sprinkler Installed R23-01805</u> <u>R23-01819</u> | | 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 requirements of County Building Code.
(For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-567-3647) | 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 adjoining 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>DR2 - 06303</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: 7/5/23

Revised 1/2022

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

Appr. by
Planning

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

subdivision; however, the lots are smaller and variance relief was granted for side and rear setbacks for most of the lots.

The "Tanner Property" 79/447-448 recorded in 2014 was similar to the "Gunpowder Overlook" development with the larger two story front load garage single family dwellings on smaller lots. A variance was granted to approve a cul-de-sac of 1330 feet in lieu of the 400 feet required. This development is immediately south of the subject property record plat and reflects the home buyers needs at the time of the development making it significantly different than the "Richlynn Manor" development.

It is to be noted that the older subdivisions were created, recorded, and constructed without any zoning relief (Zoning regulations were adopted in 1945); unlike the newer developments with larger more costly properties on less lot area. Therefore, the older subdivisions are compatible with the development of the time.

This Use Permit is for the existing one story brick single family dwelling to be used for an ALF1 (4 beds max). There are no proposed changes to the existing conditions of the property. As stated above, the dwelling is located on a corner lot and improved with a dwelling and parking areas, as shown on the Use Permit Plan. There are no identification signs proposed or any changes to the exterior appearance. There is adequate parking existing. The ALF use requires no variance relief.

The ALF will be compatible with the existing character of the neighborhood because there are no changes being made to the dwelling and nothing that will draw attention to the property use as an ALF. The property landscape is consistent with the neighborhood in that the dwellings are well maintained, the lawns are manicured, there are existing shrubs along the face of the dwelling (side and front for those corner lots) with mature trees. The further into Richlynn Drive and close proximity to the State Parks, those lots are wooded.

The owner, Marcella Mears-Guye, will be a licensed facility with this approval. She owns a Home Care Agency where she sends certified nursing assistants out to client's home. She does not own any other ALF; however, took on this endeavor to provide one on one care.

Her Mission Statement: "To provide services and support that allow our clients to remain as independent as possible while enabling a quality of life which they may not be able to achieve on their own."

A typical day would be as follows:

7am-10am Breakfast, ADLs

11 am-7pm visiting hours (only 2 visitors at a time)

12pm lunch

2pm-5pm activities, outing, social time

5pm-9pm dinner, medications, evening ADLs

Outdoor activities are supervised

The ALF will be providing meals, laundry, transportation to doctor appts and assistance with ADLs, recreational activities, game day, exercise classes and day trip.

There will be a RN visitor for the residents approximately every 45 days (to perform an initial assessment and when clients are released from the hospital to change care plan)

There are only four (4) beds which allows for the client transportation to be in a private passenger vehicle and not a bus or van. The intent is to continue the residential use to support those in need of elder care.

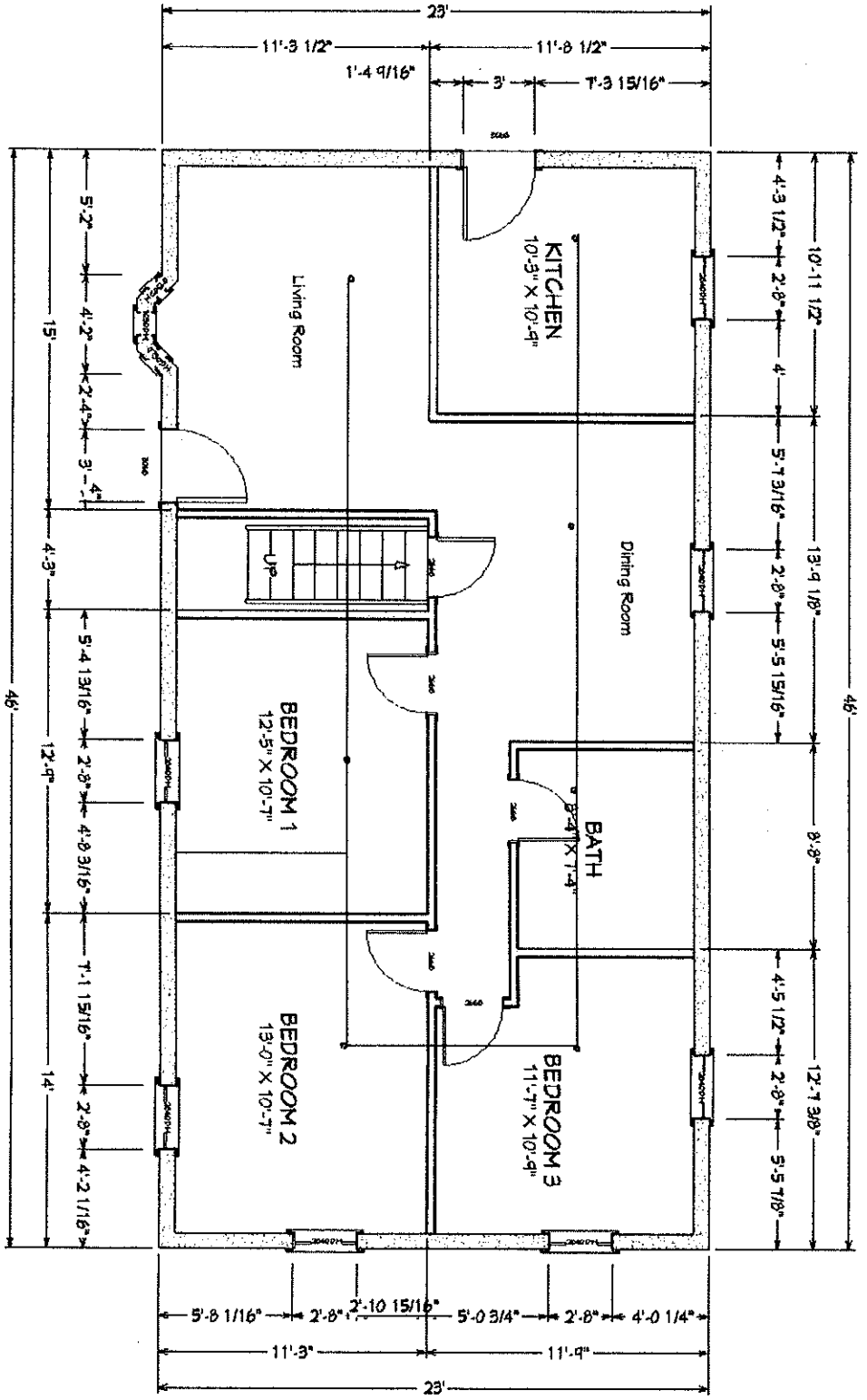
Compatibility Objectives:

- (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

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

MAIN LEVEL
 1061 SQ. FT.
 2nd Floor

RENDERING
 BY: [Signature]



DATE:
 9/28/2022



PAGE TITLE

Fire Sprinkler Layout

REVISION	DATE	BY	REMARKS