

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 25 day of September, 2023, that Emmanuel Awaiwu located at
(Individual or business name)
9407 Tulsemead Rd should be and the
(Street address)

same is hereby granted permission to operate a: 4 Bedroom
Assisted Living Facility

UP-2023-0004-AL
Use Permit or Zoning Case No.

C. P. R.
Director, Permits, Approvals and Inspections

Planner's Initials CF

4P-2023-0001-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 9407 Tulsemere Rd

Permit No. (if required) B _____

Intake Planner's Name Christina Frink

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

Filing Date 9 / 20 / 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 COMPATIBILITY / APPEARANCE INFORMATION (As Required under A and B below):

EMMANUEL NWAJWU 9407 TULSEMERE RD, RANDALLSTOWN, MD 21131 443-858-1009 ANTOSAKA@MSN.COM

Print Name of Applicant	Applicant Address	Telephone Number	Email Address
ALF Lot Address	9407 TULSEMERE RD, RANDALLSTOWN, MD 21131	Election District <u>2ND</u> Council District <u>5TH</u>	Sq. Ft. of Lot <u>10,200 SF.</u>
Lot Location: NE/SW corner of <u>TULSEMERE RD</u>		APPROX. 95 feet NE/SW corner of <u>JODALE RD</u>	
Land Owner: EMMANUEL NWAJWU, JOYCELYN NWAJWU		10 Digit Tax Account Number <u>0 2 0 3 6 7 2 5 6 4</u>	
Address: 9407 TULSEMERE RD, RANDALLSTOWN, MD 21131		443-651-4736	OMEUDO44@YAHOO.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)		✓
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)		
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: <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: [Signature]
For the Director, Office of Planning

Date: 9/25/23

Inter-office Correspondence Recommendation Form

TO: Office of Planning, Development Review Office
Jefferson Building
105 W. Chesapeake Avenue, Room 101
Towson, MD 21204
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Print Name of Applicant _____ Applicant Address _____ Telephone Number _____ Email Address _____

ALF Lot Address 9407 TULSEMERE RD, RANDALLSTOWN, MD 21131 Election District 2ND Council District 5TH Sq. Ft. of Lot 10,200 SF.

Lot Location: NE/SW side corner of TULSEMERE RD APPROX. 95 feet NE/SW corner of JODALE RD
Street Street

Land Owner: EMMANUEL NWAIWU, JOYCELYN NWAIWU 10 Digit Tax Account Number 0 2 0 3 6 7 2 5 6 4

Address: 9407 TULSEMERE RD, RANDALLSTOWN, MD 21131 443-651-4736 OMEUDO44@YAHOO.COM
Telephone Number Email Address

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(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) | ☐ | ☒ |
| 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) | ☐ | ☐ |
| 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: <u>DR3, S</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: _____

SITE PLAN FOR ASSISTED LIVING FACILITY I

Zoning Use Permit

Plan for Assisted Living Facility I for a Maximum of Four (4) Beds

Address: 9407 Tulsemere Rd
Randallstown, MD 21133

2nd Election District

Owner: Nwaiwu Emmanuel,
Nwaiwu Joycelyn

Date: 8/29/2023

Phone: 443-651-4736

Applicant: Emmanuel Nwaiwu
9407 Tulsemere Rd,
Randallstown, MD 21133
Phone: 443-651-4736

Lot Size: 10,200 SF.
Zoning Map: 077A1
Zoning: DR 3.5
Parking: 2 parking spaces
For proposed Four (4) Beds

Existing Floor Areas SF

1st Floor lower = 747 SF.
Front Porch = 70 SF.
1st Floor upper = 668 SF.
Basement for Utility Equipment = 414 SF.
Basement for Living Space = 1,009 SF.
Total Space = 2,908 SF. Approx.
Required Open Space: 0.10 X Lot Size (10,200 SF.) = 1,020 SF.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST 5 YEARS. NO RECONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF 5 YEARS BEFORE THE DATE OF THIS APPLICATION TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMIT FOR 5 YEARS FROM THE DATE OF THIS APPLICATION.

Signs will comply with Section 450 BCZR

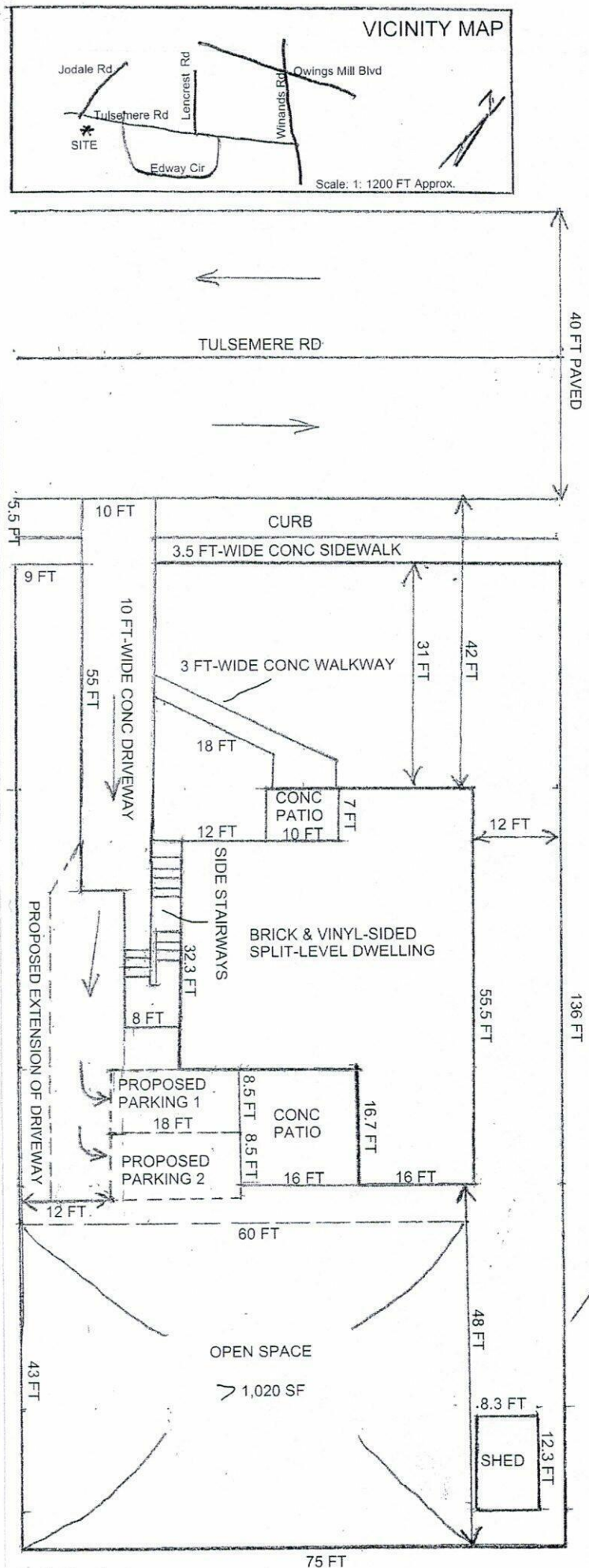
The undersigned applicants are responsible for the accuracy of this plan.

Signature Anthony A. Saka Date 9/18/23
ANTHONY A. SAKA, P.E.
Printed Name
Engineer Scale: 1" = 20 FT



THIS APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1,000 FT OF ANOTHER PROPERTY WITH AN EXISTING ASSISTED-LIVING FACILITY I OR II OR ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTED-LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1.A3, BCZR.

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 THE OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY (ALF I, II, OR III), PURSUANT TO THE BALTIMORE COUNTY BUILDING CODE, SECTION 308 AND/OR SECTION 310.



Compatibility Finding for 9407 Tulsemere Rd Property
ALF1 Use Permit Application

The subject property, which is lot #5 in the Pikeswood subdivision, is an existing brick and vinyl-sided split-level single-family dwelling built in 1970 located at approximately 95 feet northeast of Tulsemere Rd and Jodale Rd intersection which are low-volume county local/subdivision roads with a 30-mph posted limit.

Tulsemere Rd runs in a north-south direction with a 40 ft wide paved surface and approximately 60 ft right-of-way in the vicinity of the property and Jodale Rd, which is the nearest intersecting street, has a 30 ft wide paved surface and approximately 50 ft right-of-way in the vicinity of the property. On-street parking is allowed on both Tulsemere Rd and Jodale Rd in the vicinity of the property. Ingress/egress to/from the property is provided by a 10-ft concrete driveway to the fronting roadway, Tulsemere Rd. In addition, there is a 3-ft concrete walkway from the driveway to the front patio of the property, and a concrete stairway adjacent to the driveway that provides side access to the property.

The property is approximately 1,900 ft south of Winands Rd, a major collector road intersecting both Tulsemere Rd and Owings Mill Blvd.

The zoning classification for the property is DR 3.5 (single family residential) which is consistent for the immediate area within the Pikeswood subdivision. Thus, the proposed level 1 assisted living facility (ALF1) is an allowable use as per the DR 3.5 classification and hence compatible with the character of the neighborhood as there will be no external or internal alteration of the property other than possible aesthetic enhancement of the landscape (if and when necessary) and the proposed extension of the existing 10-ft driveway to allow for the configuration of the required two 8.5 ft by 18 ft parking spaces as depicted in the Site Plan.

The property is characterized by a vast amount of open space that substantially exceeds the required 10 percent of the measured total area of 10,200 SF to support the recreational and ambulatory needs of the residents. In addition, the proposed 6-bed ALF1 use will generate less traffic (as per the Institute of Transportation Engineer's Trip Generation Manual) than a traditional single-family residential land use.

A typical daily activity schedules for the proposed ALF1 use are as follows:

- 7 am – 10 am → Activities of Daily Living (ADLS), breakfast, and medications
- 11 am – 7 pm → Visiting hours (only 2 visitors allowed at a time) which complies with the minimum parking requirement for 2 vehicles.
- 12 noon – 2 pm → Lunch
- 2 pm – 5 pm → Recreational and entertainment activities, social time

- 5 pm – 9 pm → Dinner, medications, and evening ADLs

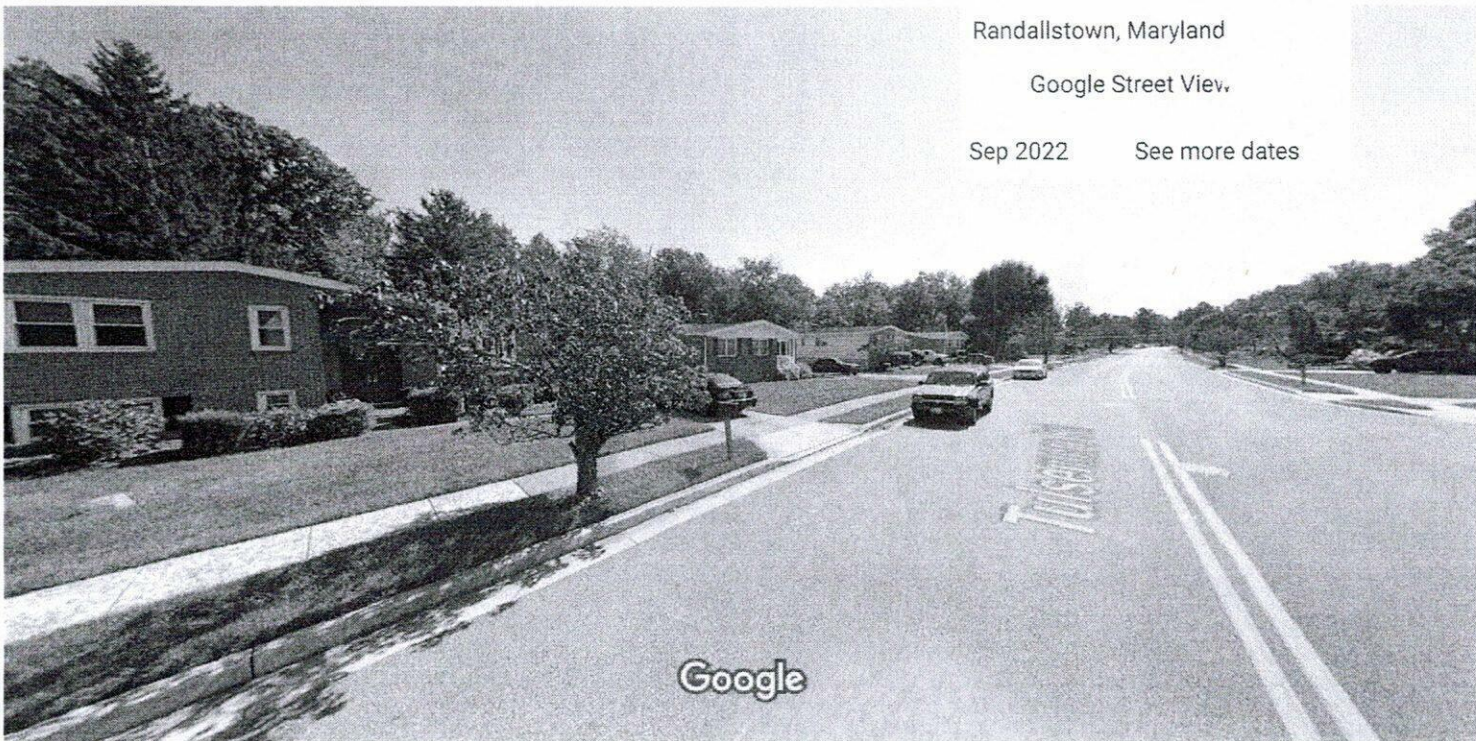
The facility will be providing meals, laundry, transportation to medical appointments, and supervised recreational and other extra-curricular activities. There will be a delegating registered nurse for the residents approximately every 45 days to perform an initial assessment and to prepare the required post-hospitalization paperwork to update the care plan for residents discharged from the hospital.

The facility expects to accommodate a maximum of 6 residents who can be transported by private passenger van so it will not be necessary to acquire a bus. Therefore, the character of the residential neighborhood will not be compromised. In other words, the intent is to maintain the residential use and preserve or enhance the character of the area even as care is provided for the elderly whose external activities are significantly less than typical for residents of single-family dwellings.

Compatibility Objectives:

1. The arrangement and orientation of the proposed building 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. The proposed two parking spaces will adequately accommodate the maximum of two visitors that will be allowed at a time and hence there will be no adverse effect on neighborhood parking or traffic flow. In addition, on-street parking is also allowed that can serve as a contingency.
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.

In conclusion, the proposed 6-bed assisted living facility at 9407 Tulsemere Rd will positively enhance or at the minimum preserve the character of the neighborhood by way of generating relatively less traffic and on-street parking maneuvers, providing relatively more frequent property maintenance (including landscaping), and caring for the elderly and physically challenged population least likely to be involved in illicit activities. There are no known assisted living facilities within 1,000 ft from the subject property, 9407 Tulsemere Rd.



Randallstown, Maryland

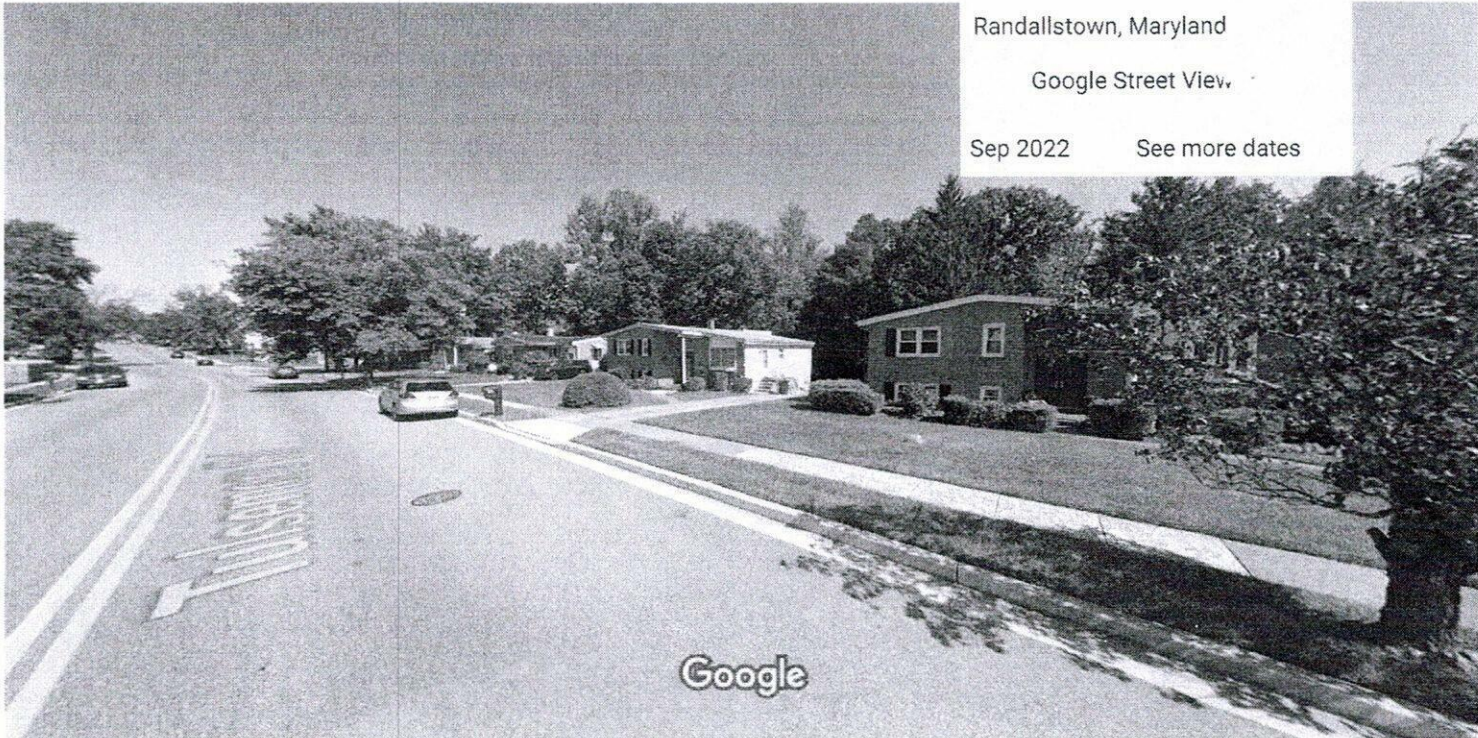
Google Street View

Sep 2022

See more dates

Image capture: Sep 2022 © 2023 Google





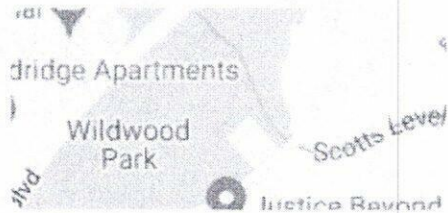
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See more dates

Image capture: Sep 2022 © 2023 Google



Google Maps

9405 Tulsemere Rd

FRONT-VIEW OF 9407 TULSEMERE RD (SOURCE: GOOGLE MAP)

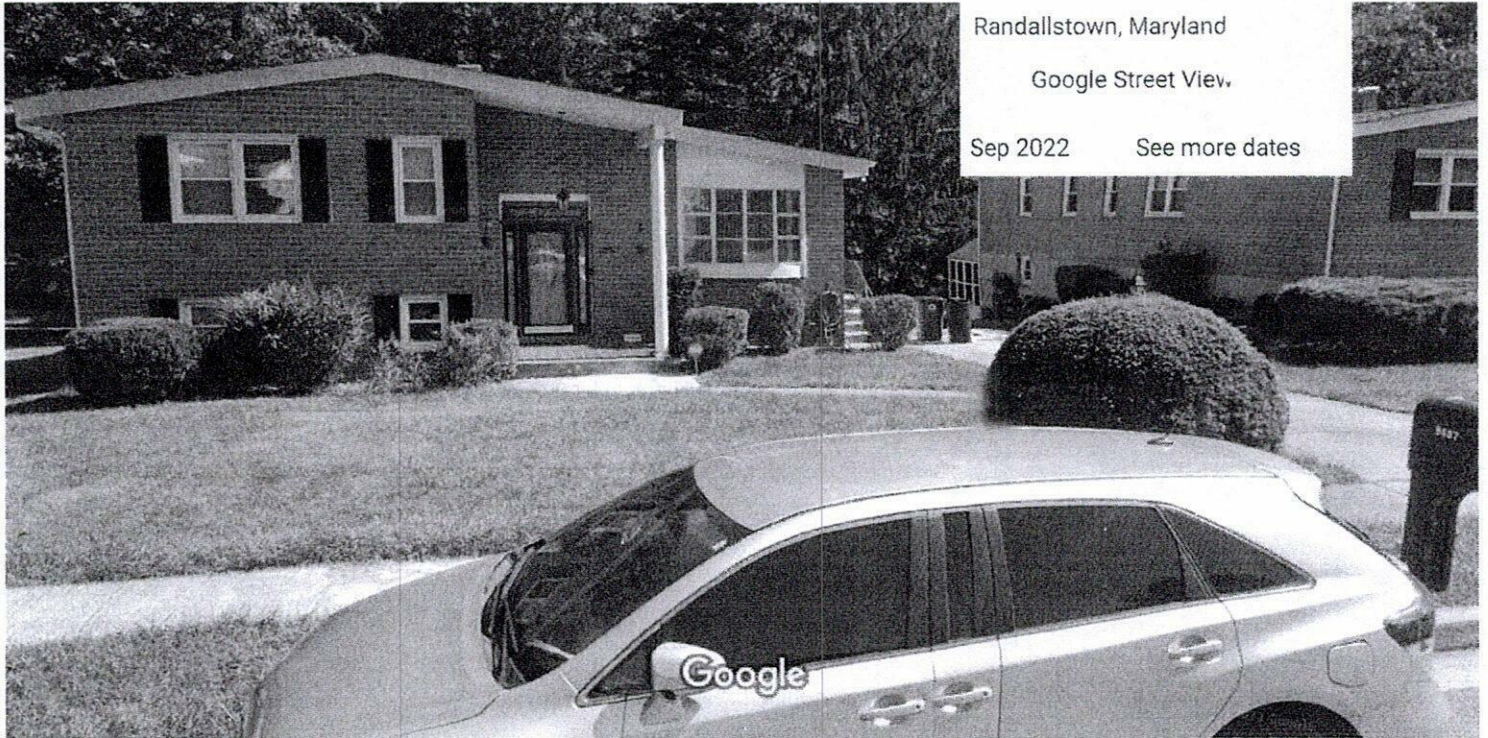
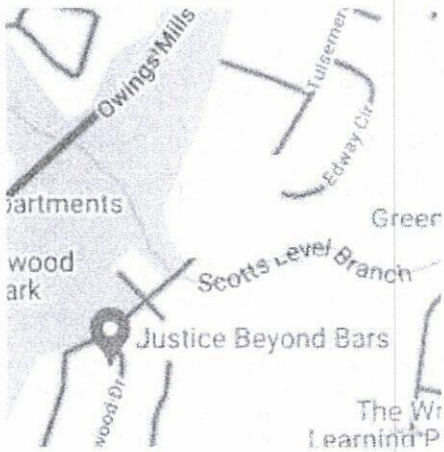


Image capture: Sep 2022 © 2023 Google



Google Maps

9406 Tulsemere Rd

RIGHT-SIDE VIEW OF 9407 TULSEMERE RD PROPERTY SHOWING 10-FT CONC
DRIVEWAY



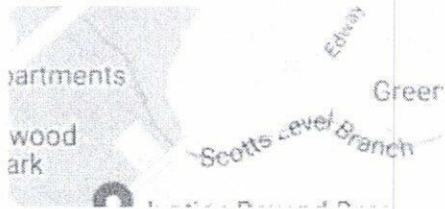
Randallstown, Maryland

Google Street View

Sep 2022

See more dates

Image capture: Sep 2022 © 2023 Google



Google Maps

9404 Tulsemere Rd

LEFT-SIDE VIEW OF 9407 TULSEMERE RD PROPERTY



Randallstown, Maryland

Google Street View

Sep 2022

[See more dates](#)

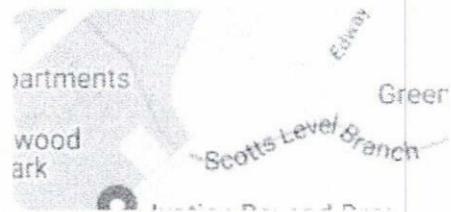
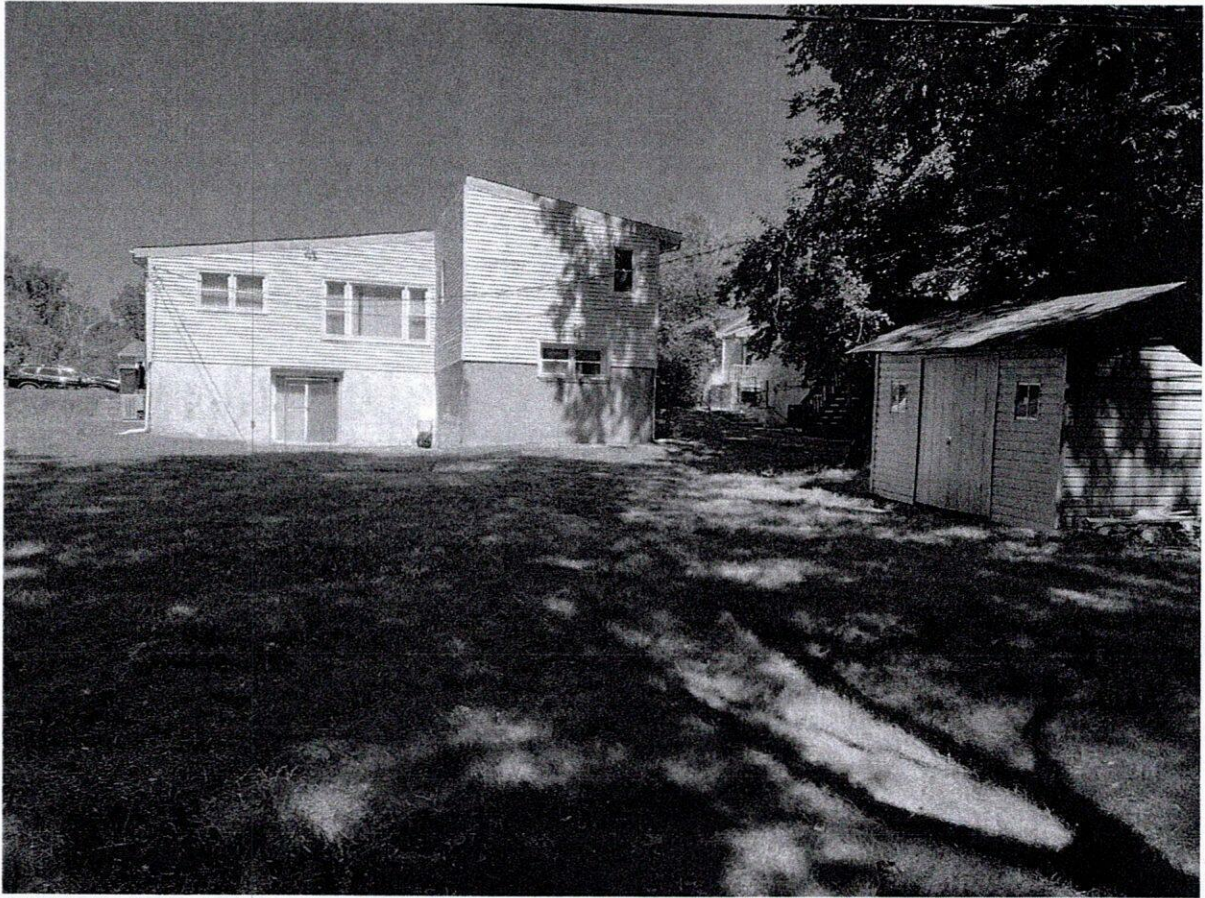


Image capture: Sep 2022 © 2023 Google





REAR-VIEW OF 9407 TULSEMERE RD PROPERTY SHOWING OPEN SPACE

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 0203672564

Owner Information

Owner Name: NWAIWU EMMANUEL CHINONYE Use: RESIDENTIAL
NWAIWU JOYCELYN CHINWE Principal Residence: YES
Mailing Address: 9407 TULSEMERE RD Deed Reference: /46792/ 00458
RANDALLSTOWN MD 21133-2830

Location & Structure Information

Premises Address: 9407 TULSEMERE RD Legal Description: 9407 TULSEMERE RD
RANDALLSTOWN 21133-2830 PIKESWOOD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0077 0001 0903 2040058.04 0000 3 H 5 2022 Plat Ref: 0032/ 0120

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1970 2,616 SF 9,585 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 NO SPLIT LEVEL SIDING/ 3 2 full/ 1 half

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
Land:	69,800	69,800		
Improvements	195,500	224,500		
Total:	265,300	294,300	284,633	294,300
Preferential Land:	0	0		

Transfer Information

Seller: NWAIWU EMMANUEL CHINONYE	Date: 04/27/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /46792/ 00458	Deed2:
Seller: MILES CYNTHIA F	Date: 10/03/2014	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /35431/ 00348	Deed2:
Seller: MILES CYNTHIA F	Date: 02/20/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33199/ 00283	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 02/02/2015

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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

No. 221260

Date: 9-20-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	2000		6150					100.00

Total: 100.00

Rec From: 9407 Tulse mere Rd

For: ALF - 4 Beds

UP-2023-0004-AL

DR 3.5

DISTRIBUTION

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

CASHIER'S
VALIDATION

23-0807

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

12-92

251

7-163/520 MD
5153

8/31/2023
Date

Pay to the Order of BALTIMORE COUNTY \$ 100.00
ONE HUNDRED Dollars

BANK OF AMERICA

ACH R/T 052001633

For 9407 Tulse mere Rd A A Saka

052001633 002006245765 0251