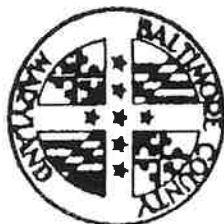


USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 14TH day of MAY, 2024,

that ATK MANA GEMENT CONSULTANTS, LLC located at

(Individual or business name)

7 CHURCH ROAD, OWINGS MILLS, MD 21117 should be and the

(Street address)

same is hereby granted permission to operate a: SEVEN (7) BED

ASSISTED LIVING FACILITY

UP-2024-0001-AL

Use Permit or Zoning Case No. Director, Permits, Approvals and Inspections

Planner's Initials JSS

Revised 03/2023

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 7 CHURCH ROAD

Permit No. (if required) B _____

Intake Planner's Name JASON SEIDELMAN

Filing Date 1 / 30 / 2024

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):

Ahmad Hamadu 7 Church Rd Owings Mills MD 21117 443-224-6952 ahp101@gmail.com
Print Name of Applicant Applicant Address Telephone Number Email Address

7 Church Rd Owings Mills MD 21117 Election District 4th Council District 4th Sq. Ft. of Lot 54,400 SF
ALF Lot Address

Lot Location: N/E/S/W side/corner of Church Rd feet N/E/S/W corner of Orfield Blvd
Street Street

Land Owner: Ahmad Hamadu 10 Digit Tax Account Number 0423036060

Address: 7 Church Rd Owings Mills MD 21117 443-224-6952 ahp101@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 ☒ below

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. This Completed Recommendation Form (3 Copies) | ☒ | ☐ |
| 2. Building Permit Application or Copy (If available) | ☒ | ☐ |
| 3. Engineered Scaled 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. Compatibility Study | ☐ | ☒ |
| 5. Building Elevation Drawings (these may be waived if note 5.A from the Zoning Use Permit Checklist
can be stated on the plans) | ☒ | ☐ |
| 6. Photographs (please label all photos clearly)
Show the adjoin buildings, the proposed building, and the surrounding neighborhood | ☒ | ☐ |
| 7. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR | ☒ | ☐ |
| 8. Applicant Confirms that the Building Plans Review Office was contacted regarding automatic sprinkler system requirements | ☒ | ☐ |
| 9. Current Zoning Classification: <u>DR 3.5</u> | | |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS/COMMENTS:

☒ Approved ☐ Disapproved Disapproval Comments: _____

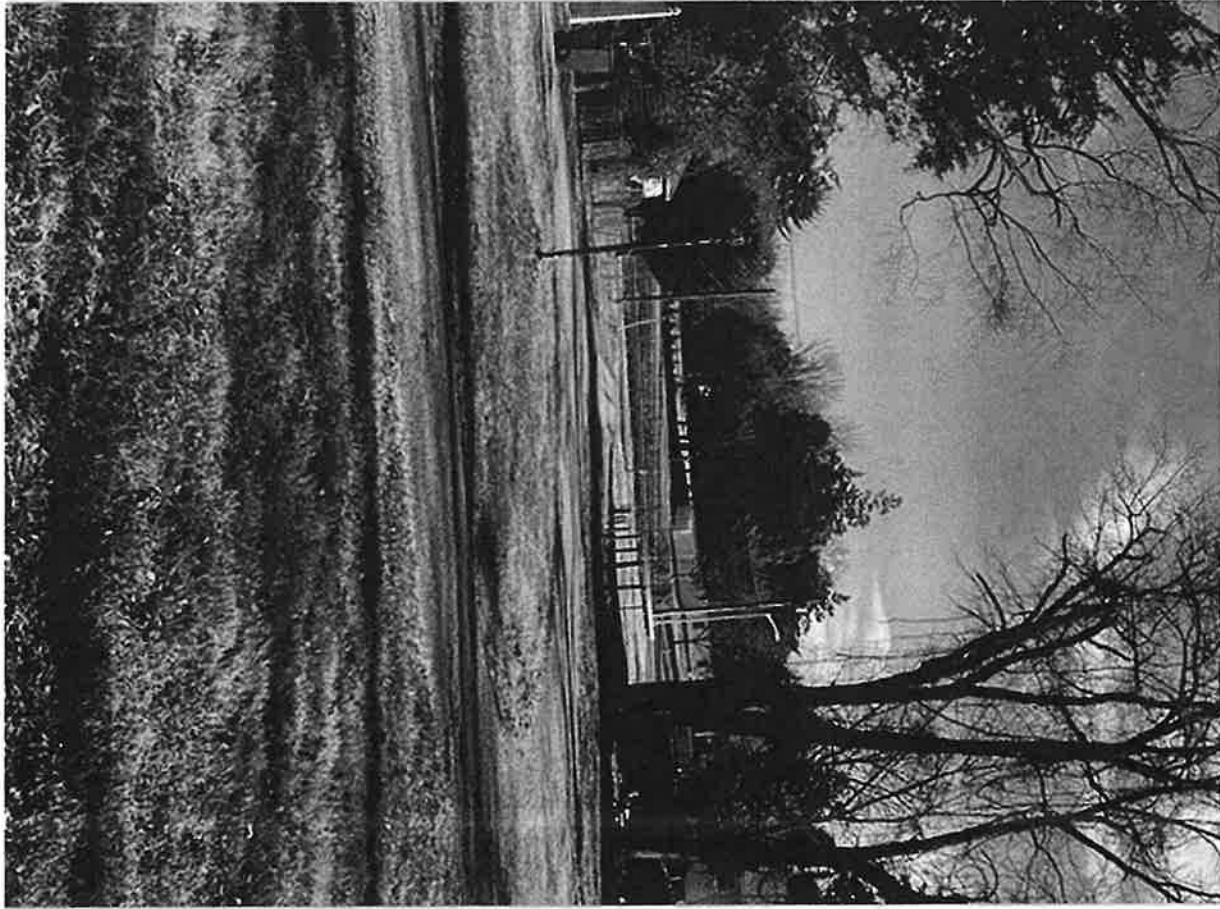
Signed by: [Signature]
For the Director, Office of Planning

Date: 5/6/24

Front view of house from driveway circle.



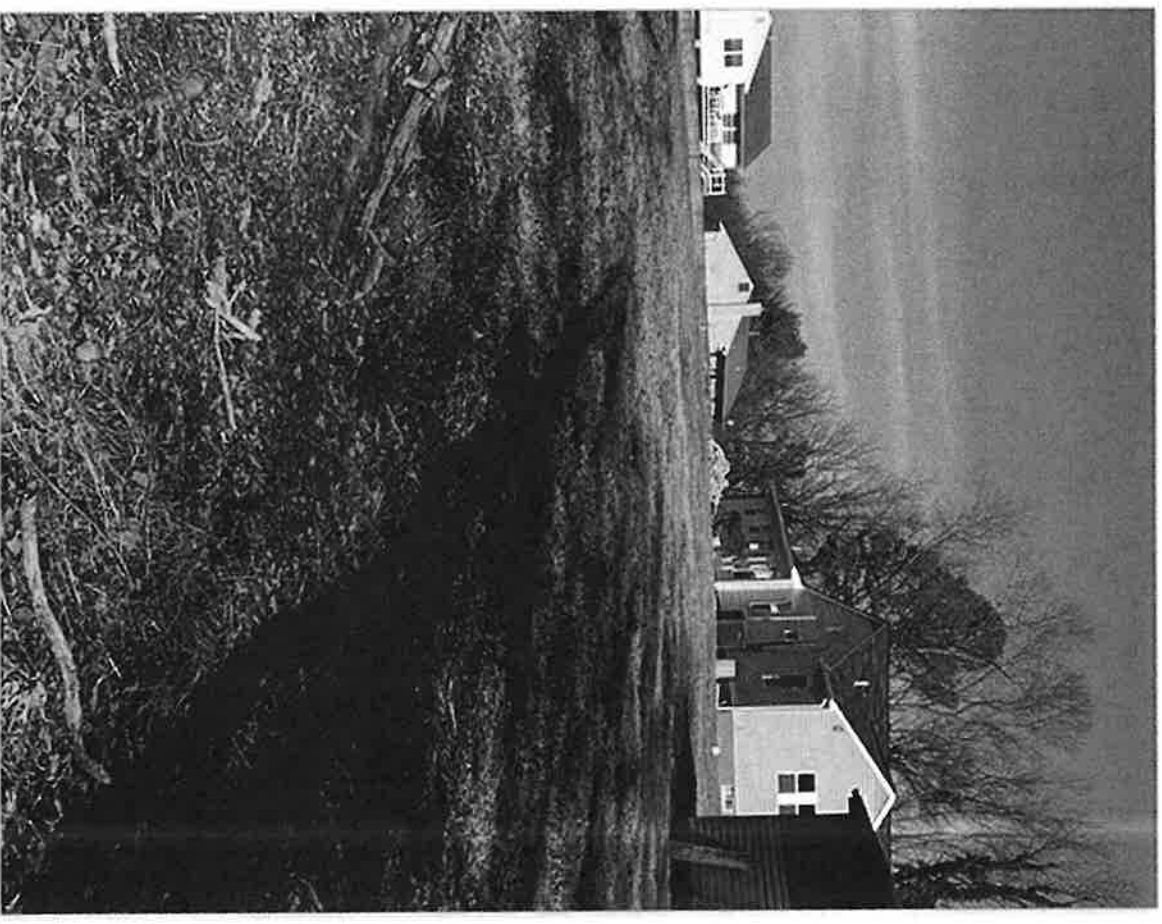
Driveway view looking out to the street Church Rd



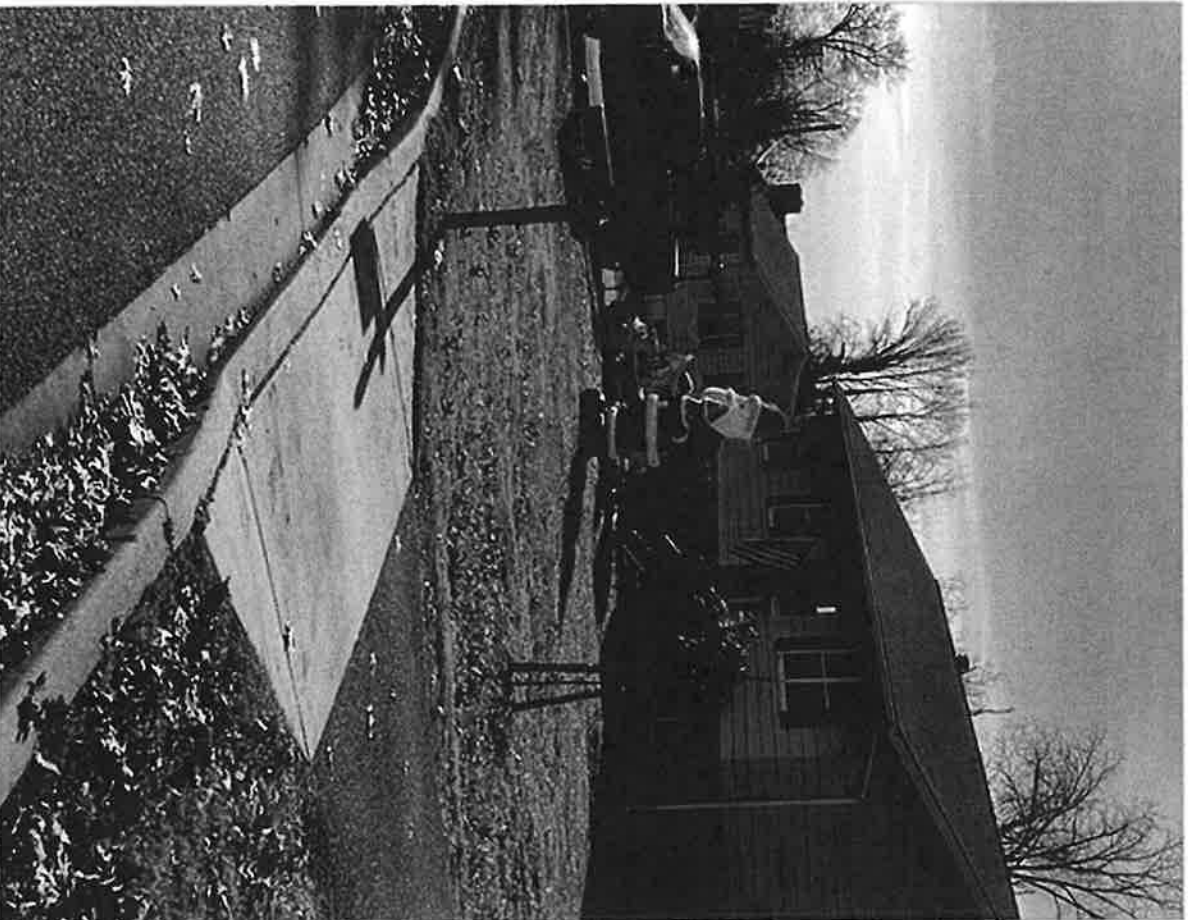
Side view of house, from the back fence also showing required open space for 7 beds ALF.



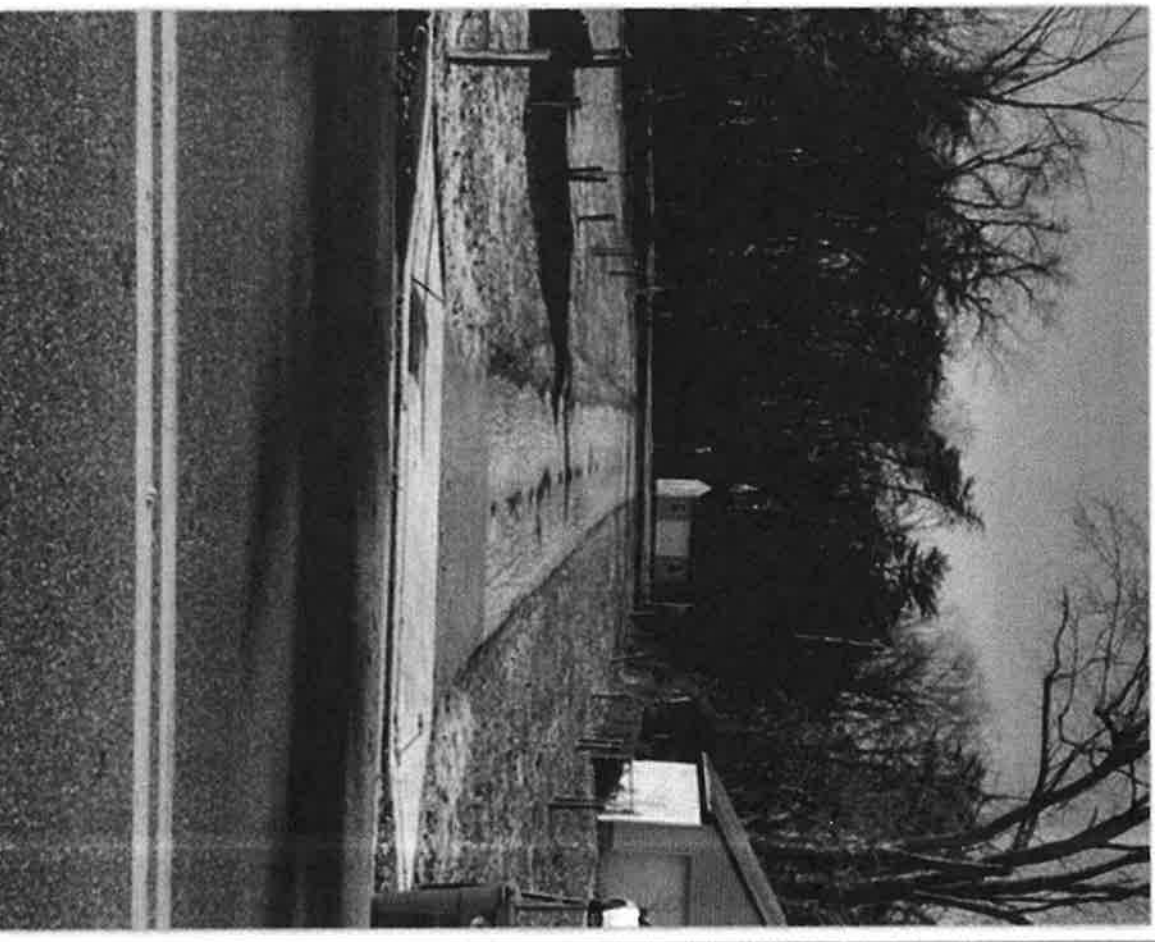
Side view of house, back of shed shown on picture....proposed 3 parking on this side of the house shown on ALF plans.



Front of 7 church road driveway, also showing Negibor house, 5 church rd.



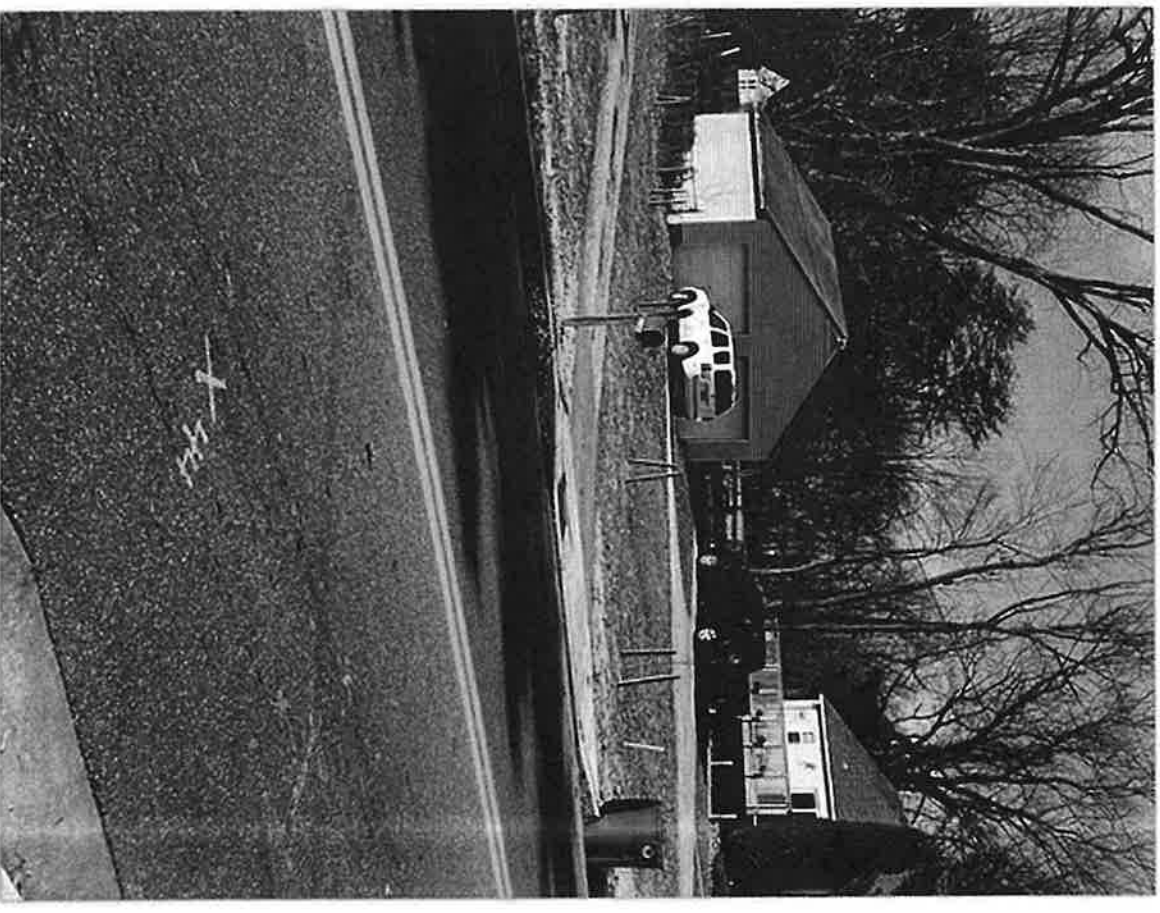
Front of driveway, view from Church Rd. Front of driveway is approximately 300 feet from house. Shed also shown on picture with neighbors garage on the right.



Front and side of house also showing woods to the far left , open space and back fence. Proposed 3 parking spaces shown on ALF plans.



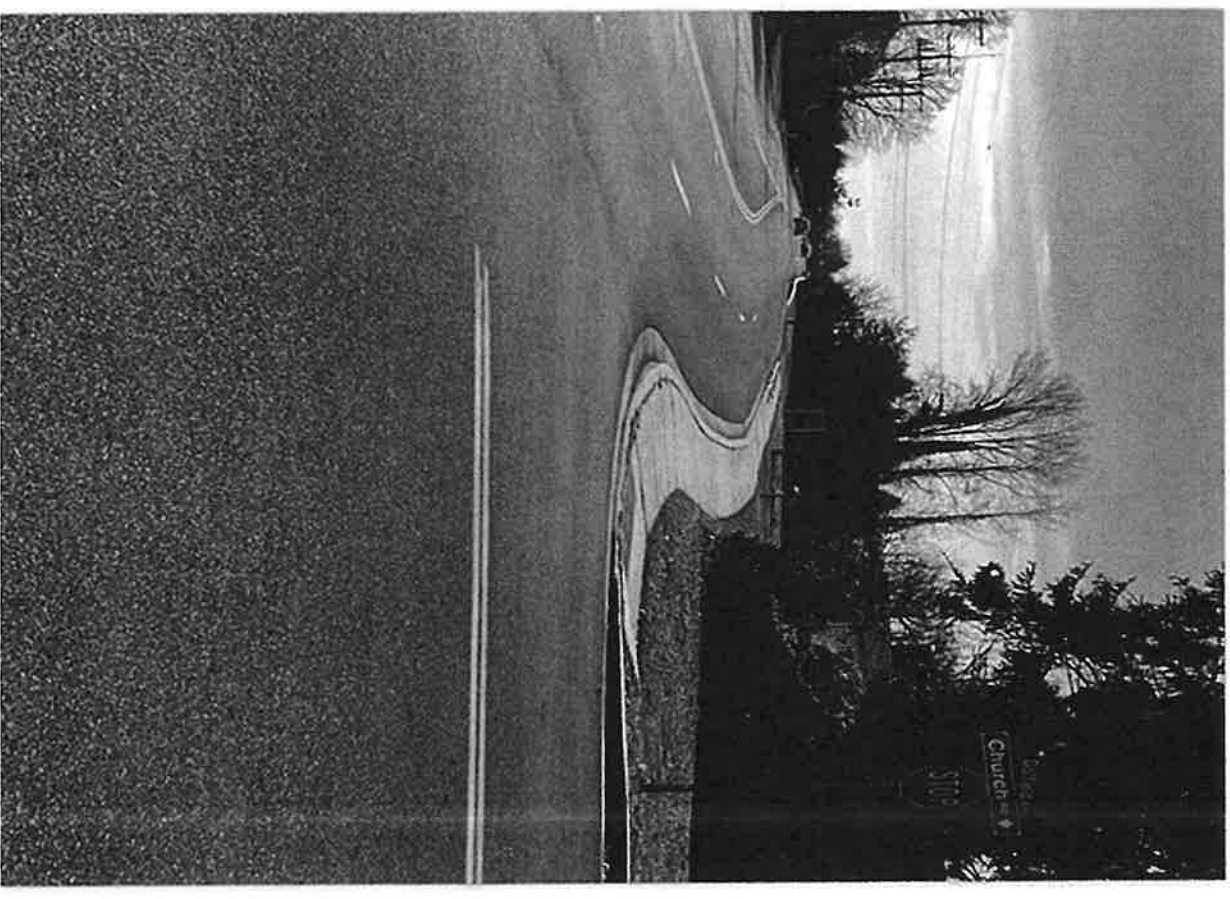
Showing driveway for 7 church rd and 9 church road garage and house.



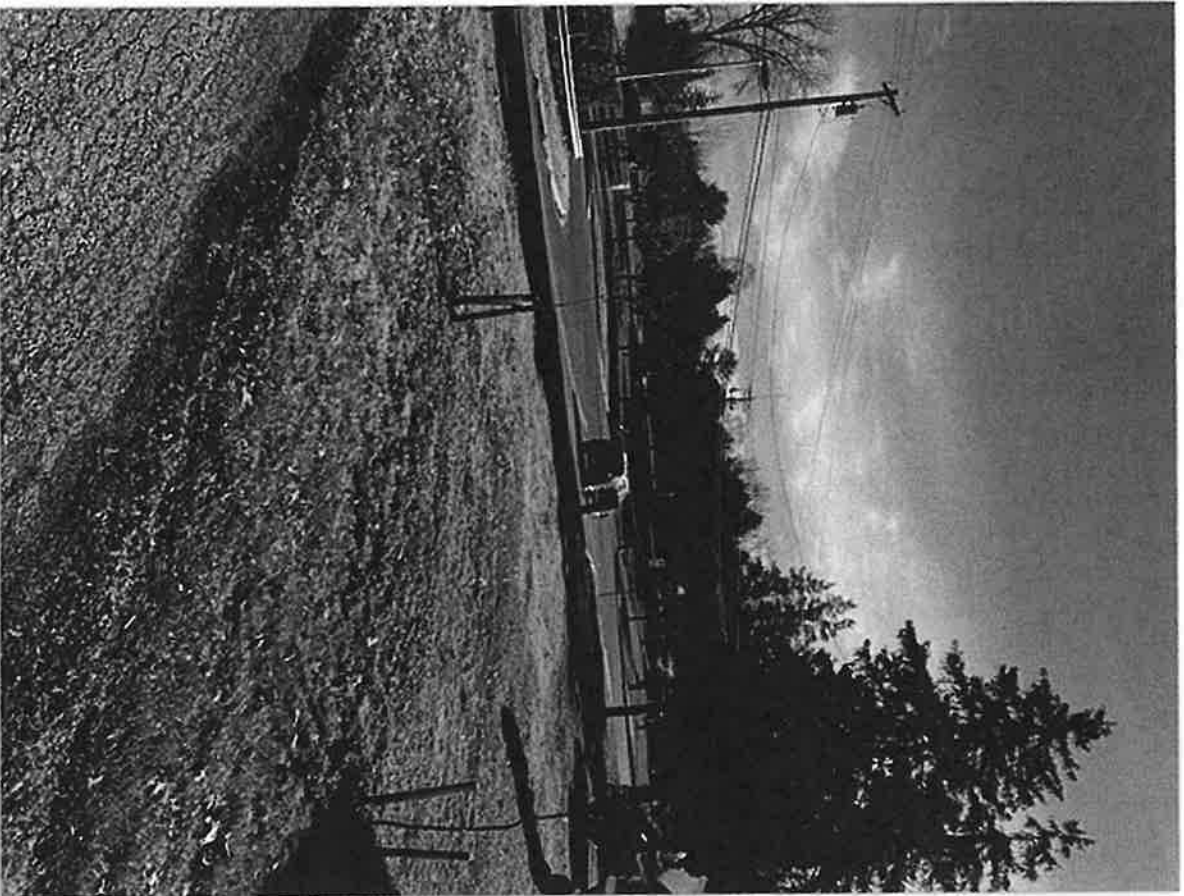
corner of dolfield blvd and church rd showing 5 church rd, 7 church rd driveway & shed and 9 church rd garage.

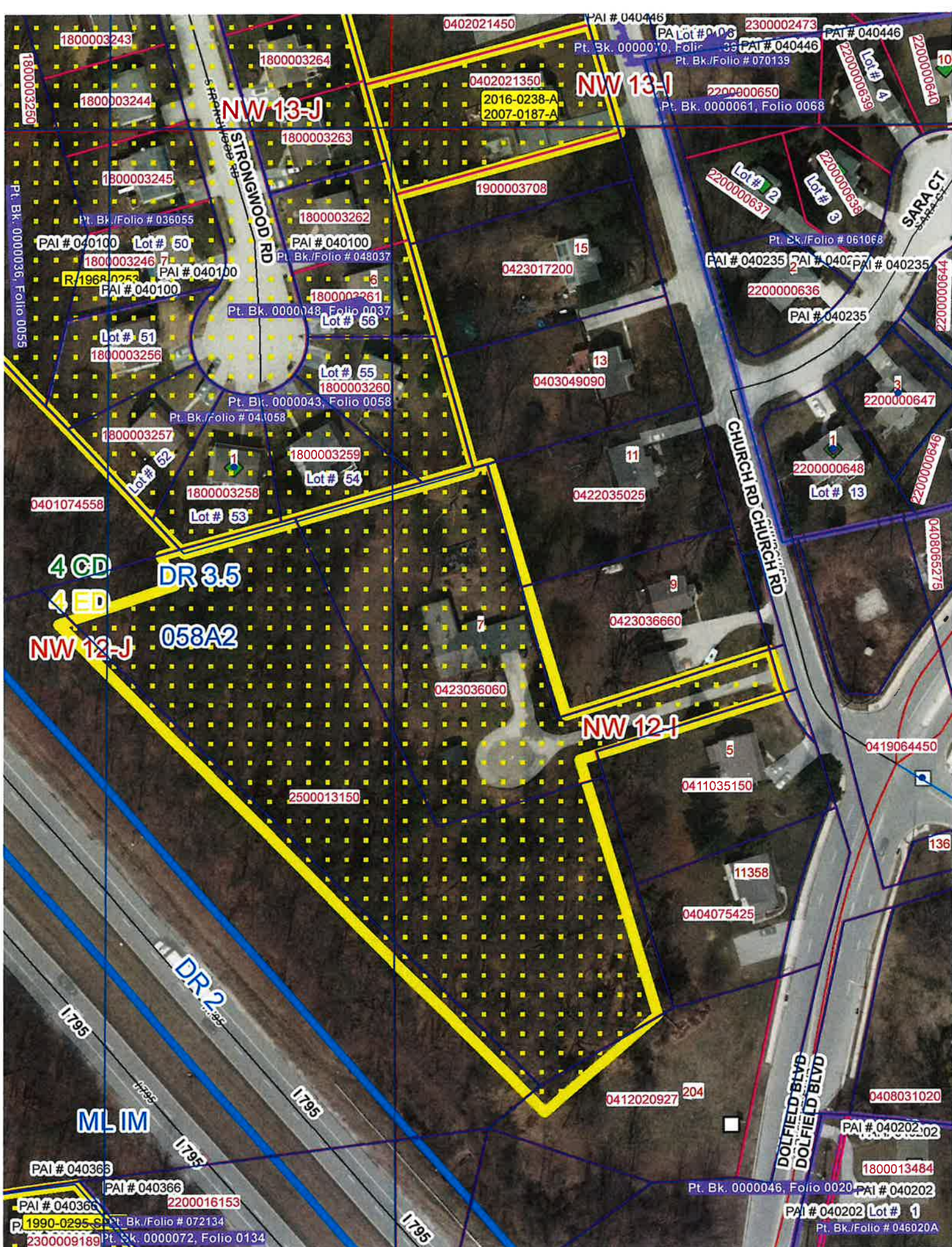


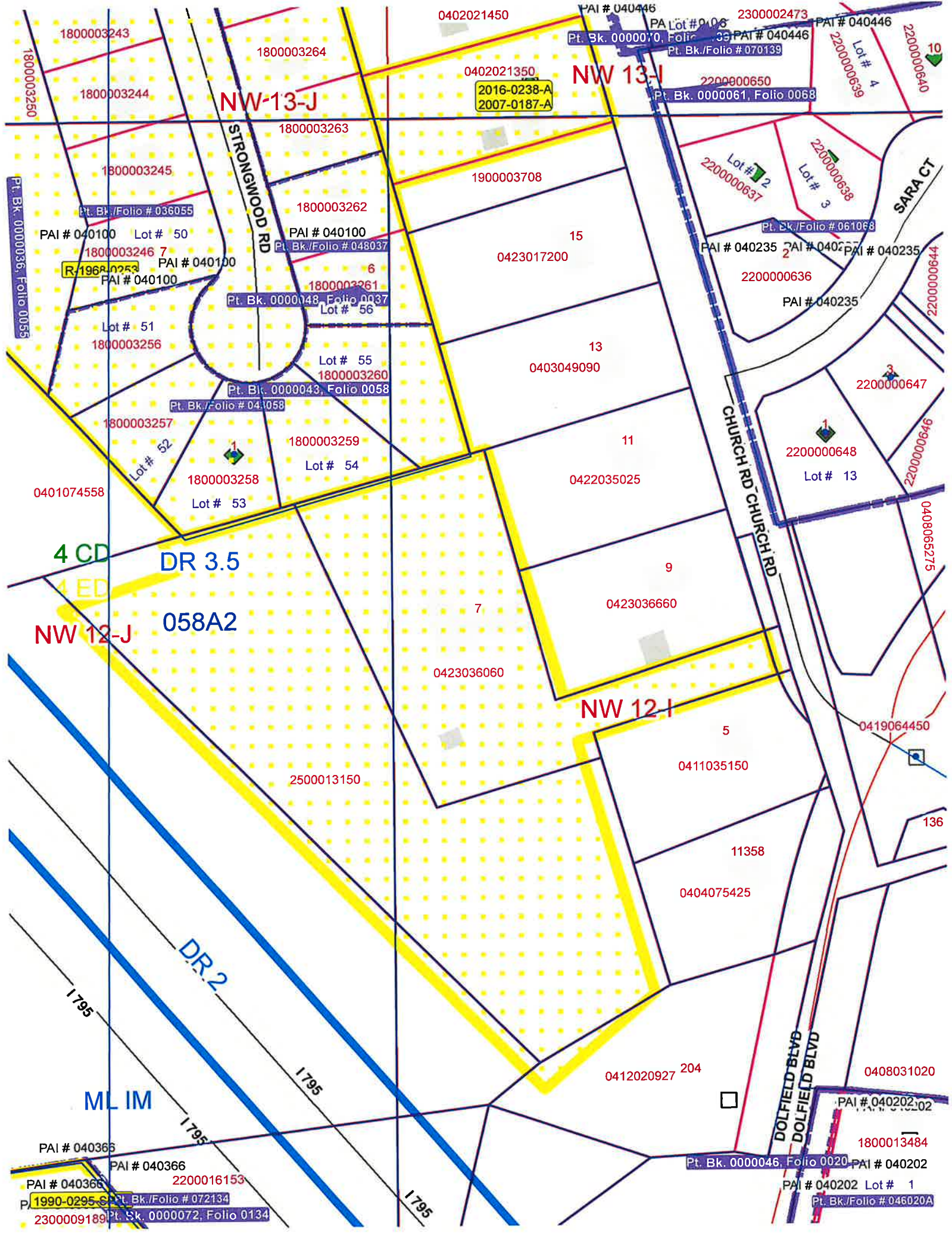
Corner of dolfield blvd and church rd.....



Looking at church rd and dolfield rd intersection from 7 church rd driveway.







RECEIPT

UP-2024-0001-AL

* APPLICANT PAID \$100.00
BY CREDIT CARD ON 1/29/24

* I HAVE LOST THE RECEIPT 😊

JASON SEIDELMAN

JS

Compatibility Study for Assisted Living Facility at 7 Church Rd, Owings Mills MD 21117

Section 32-4402: Compatibility

Neighborhood Definition:

- In accordance with Section 32-4402(a), "neighborhood" refers to existing buildings and land uses adjacent to and extending from the proposed development, delineated by definable boundaries, changes in character or land use, or major natural features.
- (a) "Neighborhood" defined. In this section, "neighborhood" means the existing buildings and land uses adjacent to and extending from the proposed development to:
- (1) A definable boundary such as a primary collector street or arterial street;
 - (2) An area with a significant change in character or land use; or
 - (3) A major natural feature.
- (b) Exception. This section does not apply to a research park.
- (c) Recommendations by Director of Planning.
- (d) **Compatibility objectives.** Subject to subsection (c) of this section, development of property shall be designed to achieve the following compatibility objectives in accordance with the guidelines in the comprehensive manual of development policies:
- (1) The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.
 - The site is an existing building located on ADC Map page 24, Grid D-1 and on Property Tax Map 58, Grid 13, Parcel 422. No new buildings are proposed.
 - The existing Parcel zoned at DR 3.5 with 1728 sq ft, will undergo site improvements of existing interior space, by finishing basement increase living space by over 1100 sq ft while focusing on patterns like those currently in the neighborhood.
 - (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.
 - Proposed parking will comply with the Comprehensive Manual of Development Policies, Division IV, Section I; Assisted Living Facilities and have no adverse impact on the neighborhood. 7 total parking spaces shall be provided. 3 Additional parking spaces with one being designated as a handicap are being proposed in addition to the 4 existing spaces in the garage.
 - The proposed parking spaces are in accordance with County Bills 19-04, 32-06 and 45-17 of the Zoning Use Permit Checklist.
 - (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;
 - There are no proposed streets with this site, Parcel 422 has a driveway of 184.65" with existing sidewalks on one side of the street.
 - (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;
 - The existing building located on ADC Map page 24, Grid D-1 and on Property Tax Map 58, Grid 13, Parcel 422, proposes over 5150 sq ft of open space located in the rear of the lot and only applies to Parcel 422.
 - (5) Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design;
 - No new buildings are proposed.
 - (6) The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities;
 - No landscaping is proposed on this site.

(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

- Signs will comply with the Comprehensive Manual of Development Policies, Division IV, Section I; Assisted Living Facilities Regulations B.

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

- No new buildings are proposed.

(e) Compatibility with standards in S-E zones; exterior materials. - N/A site is Zoned DR 3.5

Section 32-4-402.1: Planned Unit Development - Compatibility

(a) Compatibility objectives. The development of a Planned Unit Development listed in subsection (a) shall be designed to substantially comply with the following compatibility objectives so that the development:

(1) Is in a location that is significant due to its visibility, accessibility or siting;

- i The strategic location of our proposed assisted living facility underscores its significance as a valuable resource for residents seeking high-quality care and support in a convenient and accessible setting. By prioritizing visibility, accessibility, and siting, we aim to create a welcoming and inclusive environment that enriches the lives of residents and contributes positively to the surrounding community.

(2) Has or will provide adequate public infrastructure;

- i Our proposed assisted living facility location at Owing Mills Maryland, is accessible to hospitals, local Law Enforcement Station, Adult Day Centers, Recreational Parks, and Groceries Stores, as well as easy accessibility to MVA mobility service, with a large driveway/Parking sufficient emergency vehicle with reduce turn radius to maneuver as needed.

(3) Provides compact development.

- i In line with sustainable urban planning principles, our assisted living facility will embrace compact development practices to optimize land use and minimize environmental impact. By designing the facility to efficiently utilize available space, we aim to create a vibrant and walkable environment that promotes social interaction and community engagement. Compact development also reduces urban sprawl, conserves natural resources, and facilitates access to essential services, fostering a more sustainable and livable neighborhood.

(4) Provides sustainable design;

- i Sustainability is at the forefront of our design philosophy for the assisted living facility. We are committed to incorporating environmentally friendly features and practices throughout the development process, including energy-efficient building materials, renewable energy systems, water conservation measures, and green spaces. By prioritizing sustainability, our facility will minimize its carbon footprint, reduce operating costs, and create a healthier and more resilient environment for residents and future generations.

(5) Encourages new investment or reinvestment opportunities.

- i Our proposed assisted living facility represents a significant investment in the community, generating economic opportunities and stimulating local development. By revitalizing underutilized and/or obsolete properties, we are not only creating new jobs during the construction phase but also supporting long-term economic growth through increased property values and tax revenue. Furthermore, our facility is expected to attract additional investment and redevelopment projects, further enhancing the economic vitality of the area.

(6) Fosters development or redevelopment of well-located but under-utilized or obsolete properties;

- i As advocates for sustainable urban development, we recognize the potential of well-located but underutilized or obsolete properties to serve as catalysts for neighborhood revitalization. Our assisted living facility will breathe new life into this property, transforming it into a vibrant and purposeful space

that meet the needs of the community. By leveraging existing infrastructure and amenities, we are fostering inclusive and equitable development that benefits residents and stakeholders alike.

- (7) Provides economic benefits;
 - i The establishment of our assisted living facility will yield significant economic benefits for the community. In addition to creating job opportunities and supporting local businesses, our facility will enhance property values, attract investment, and stimulate economic activity in the surrounding area. By contributing to the local tax base and generating revenue for public services and infrastructure, we are fostering a sustainable and prosperous economic environment that benefits residents, businesses, and the broader community.
- (8) Demonstrates that its buildings, parking structures, landscaping, open space patterns, signage and other architectural treatments are spatially and visually integrated within the development and incorporate appropriate elements of urban design;
 - i The proposed assisted living facility ensures spatial and visual integration within its development, incorporating urban design elements seamlessly. From buildings and parking structures to landscaping and signage, every aspect is carefully considered to harmonize with the surroundings and enhance the area's aesthetics. This approach creates a cohesive environment that promotes a sense of belonging for residents and visitors.
- (9) Connects proposed streets with the existing neighborhood road network, if practicable, and locates proposed sidewalks to support the functional patterns of the neighborhood;
 - i Our proposed assisted living facility will prioritize connectivity with the existing neighborhood road network and pedestrian infrastructure. While there are no plans to introduce new streets, we will ensure that the facility's design incorporates accessible pathways and sidewalks to seamlessly integrate with the surrounding neighborhood. By aligning with functional patterns and promoting pedestrian safety, we aim to foster a sense of inclusivity and connectivity within the community.
- (10) Integrates locally significant features of the site such as distinctive buildings or vistas into the site design; and
 - i Recognizing the unique character of the site and its surroundings, we are committed to preserving and incorporating any locally significant features into the property's design. While no new buildings are proposed, any distinctive architectural elements or historical features will be highlighted and integrated into the renovation plans. This ensures that the property remains a harmonious part of the neighborhood fabric, respecting its history and contributing positively to its identity.
- (11) Supports a uniform architectural theme in its exterior signs, site lighting and accessory structures.
 - i To maintain visual harmony and coherence within the neighborhood, all exterior signs, site lighting, and accessory structures will adhere to a uniform architectural theme. This theme will be carefully selected to complement the existing architectural styles prevalent in the area, ensuring that the property's aesthetic blends seamlessly with its surroundings. By promoting consistency in design elements, the property will contribute to the overall visual appeal and cohesive character of the neighborhood.

Conclusion: The proposed improvements for the assisted living facility at 7 Church Rd, Baltimore MD, align with Section 32-4-402 and Section 32-4-402.1 compatibility objectives, focusing on preserving neighborhood character, minimizing adverse impacts, and promoting harmonious integration within the community. This study ensures that the renovations comply with regulatory requirements and contribute positively to the neighborhood's overall quality and character.

NOTES: 1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. FOR TITLE PURPOSES ONLY.
3. THIS PLAT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES, BUT PREPARED FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY OWNERS OF RECORD AND/OR THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE WITHIN SIX MONTHS FROM THE DATE HEREOF AND AS TO THEM I WARRANT THIS HOUSE LOCATION PLAT.
4. PROPERTY CORNERS HAVE NOT BEEN SET WITH THIS SURVEY. PROPERTY INFORMATION WAS TAKEN FROM BEST AVAILABLE RECORDS.
5. THIS LOCATION PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR OTHER IMPROVEMENTS. A BOUNDARY SURVEY AND LOT STAKEOUT WOULD HAVE TO BE PERFORMED TO DETERMINE THE LOCATION OF ALL PROPERTY LINES AS SHOWN.

GENERAL NOTES:

- Tax Account No. 0423036060
- Property Zoned: DR 3.5
- Total Area of site: 51,497 sf. or 1.18 ac.
- Site Located on ADC Map Page 24 Grid D-1 058Aa
- Property on Tax Map 58 Grid 13 Parcel 422
- Site is currently on private sewer.
- This site does not lie within the floodplain as shown F.I.R.M. 24000100220E Baltimore County, Panel # 220 of 580, dated November 2, 2023.
- This plan was prepared without the benefit of a title report.
- Site description as per Liber 47998 at Folio 17.
- 4th Councilman District.
- This site does not lie within the Chesapeake Bay Critical Area.
- There are no Historical Features on site nor is the site itself Historic.
- Number of beds for the facility = 7.
- Height of structure: Max Height Permitted = 50'. Highest of existing structure = 16.5' high (peak ridge). Proposed structure = None proposed.
- There are no known previous zoning cases.
- Watershed = Gwynns Falls.
- Census Tract = 404102.
- Regional Planning District = Reisterstown/Owings Mill.

VICINITY MAP

Scale: 1" = 2,000'

ASSISTED LIVING FACILITY NOTES

- 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.
- The applicant is aware & certifies that in a D.R. Zone, an assisted Living Facility I or II is not permitted within 1,000 feet 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.A.3, BCZR.
- The applicant is aware & certifies that a building permit for the installation and inspection of an "automatic sprinkler system" for the principle 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.
- Any proposed signs will comply with Section 450 (BCZR) and all zoning sign policies or a zoning variance is required.

Owner / Applicant

Ahmad Hamadu
7 Church Road Owings, Md. 21117
Phone: 443-224-6952
Email: ahpolo9@gmail.com

EXISTING SQUARE FOOTAGE CALCULATIONS

- 1st floor and Sunroom = 2,024 sf.
- Basement floor = 880 sf.
- Total square footage = 2,904 sf.
- Garage = 796 sf.
- Open Space Required = 10% total area of site:
10% of 51,497 sf. = 5,149.7 sf. required.
50,00' x 103.00' = 5,150 sf. Provided.
(Existing building only, no additions being proposed)

Parking Schedule

Parking Required: 1 space for each 3 beds
Proposed number of beds = 7 beds.
Minimum Parking: 7/3 = 2.33 = 3 space required.
Parking Provided = 7 spaces:
2- Parking Regular Space = 10' x 20'
1 Handicap Van Accessible = 16' x 20'
4 Existing spaces in Garage
Total = 7 Spaces Provided

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS OF THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY SURVEYED BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THEY ARE LOCATED AS SHOWN. THIS IS NOT A BOUNDARY SURVEY.

2-15-2024
DATE

GREGORY C. BENEFIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR No. MD. 10994
LICENSE EXPIRATION 08-08-2024

Purpose Statement

For a "Class II Assisted Living Facility"

SURVEY'S, INC.
SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE: 301-776-0561 * E-MAIL: SURVEYSINC@VERIZON.NET

PROMISE LAND ASSISTED LIVING FACILITY

7 Church Road

± 07 (S) PARCEL 422 ± BLOCK / TM 58

AHMAD HAMADU PROPERTY

4th ELECTION DISTRICT

Baltimore COUNTY, MARYLAND

SCALE: 1" = 20' JOB NO. 23-24 DATE 10/17/23

DRAWN BY TB CHECKED BY GB CASE NO.

LIBER 47998 FOLIO 00017 FILE NUMBER

PLAT BOOK PLAT NO. L - 622