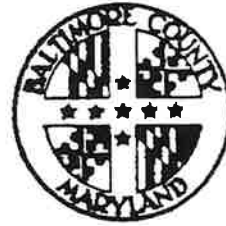


USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 8TH day of FEBRUARY, 2024, that WHITE MARLIN CARE, LLC located at _____ (Individual or business name) 1626 FRENCHS AVENUE, 21221 should be and the (Street address)

same is hereby granted permission to operate a: _____
FIVE-BED ASSISTED LIVING FACILITY.

UP-2024-0002-AL
Use Permit or Zoning Case No. _____
Director, Permits, Approvals and Inspections

Planner's Initials JSS

UP-2024-0002-AL

UP-2007-0002-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 1626 FRENCHS AVENUE

Permit No. (if required) B _____

Intake Planner's Name JASON SEIBELMAN

Filing Date 1 / 31 / 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):

Print Name of Applicant CARLA UNGUREANU **Applicant Address** 1626 Frenchs Ave, Essex, MD, 21221 **Telephone Number** 443 310 7000 **Email Address** white.martine@esmail.com
whitemartine@esmail.com

ALF Lot Address 1626 Frenchs Ave, Essex, MD, 21221 **Election District** 15 **Council District** 7 **Sq. Ft. of Lot** 9,750

Lot Location: N/E/S/W/side/corner of _____ feet N/E/S/W corner of _____ Street

Land Owner: CARLA UNGUREANU **10 Digit Tax Account Number** 1518474180

Address: 1626 Frenchs Ave, Essex, MD, 21221 **Telephone Number** 443 310 7000 **Email Address** carla.ungureanu@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 ☒ 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 5.5</u> | ☒ | ☒ |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS/COMMENTS:

☒ Approved ☐ Disapproved Disapproval Comments: _____

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

Date: 2/5/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Jenifer G. Nugent
Development Review
Division Chief

DATE: February 5, 2024

FROM: Brett M. Williams
Development Review
Planner

SUBJECT: 1626 Frenchs Avenue
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 5 beds. Three car parking spaces are being proposed in the side of the property.

The property covers an area of 9,750 square feet. The applicant is providing 975 square feet of contiguous open space on the property. The proposed site is not within 1,000 feet of another active Assisted Living Facility.

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)

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 1626 FRENCHS AVENUE

Permit No. (if required) B

Intake Planner's Name JASON SEIDELMAN

Filing Date 1 / 31 / 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):

Print Name of Applicant CARLA UNGUREANU **Applicant Address** 1626 Frenchs Ave, Essex, MD, 21221 **Telephone Number** 443 310 7000 **Email Address** whitemarlingcare@gmail.com
whitemarlingcare@gmail.com

ALF Lot Address 1626 Frenchs Ave, Essex, MD, 21221 **Election District** 15 **Council District** 7 **Sq. Ft. of Lot** 9,750

Lot Location: N/E/S/W/side/corner of _____ feet N/E/S/W corner of _____
Street Street

Land Owner: CARLA UNGUREANU **10 Digit Tax Account Number** 15 1 8 4 7 4 1 8 0

Address: 1626 Frenchs Ave, Essex, MD, 21221 **Telephone Number** 443 310 7000 **Email Address** carlasdd1@yahoo.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 ☒ 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 5.5</u> | | |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS/COMMENTS:

☐ **Approved** ☐ **Disapproved** **Disapproval Comments:** _____

Signed by: _____
For the Director, Office of Planning

Date: _____

Site Plan for White Marlin Care

Zoning Use Permit
Plan for Assisted Living Facility I for a Maximum of 5 Beds

1626 Frenchs Ave
Essex, MD, 21221

15 Election District

Owner: Carla Ungureanu
1626 Frenchs Ave, Essex, MD 21221
Date: 12/27/2023
Phone: 443-310-7000
Applicant: Owner

Lot size: 9,750 Sq.Ft.
Zoning Map: 0097
Parcel: 0367
Zoning: DR 5.5

Parking: 1 space for each 3 beds = 2 parking spaces required

Existing Floor Areas Sq Ft: (Interior Area)
1 Floor = 1,313 Sq.Ft.
Garage = 221 Sq.Ft.
Total: 1,534 Sq.Ft.

Dock = 751 Sq.Ft.

Open Space: 9,750 Sq.Ft. - 1,534 Sq.Ft. = 8,216 Sq.Ft.
Open Space Minimum: .10 x Lot Area (9,750 Sq. Ft.) = 975 Sq.Ft.

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, DCZR.

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 305 AND/OR SECTION 310.

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.

Professional Certification. I hereby certify that this document was prepared or approved by me, and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21351, Expiration Date: July 15, 2025.

Signs will comply with Section 450 BCZR.

The Owner is responsible for the accuracy of the information on this plan.

Signature

Date

Carla Ungureanu
Printed Name

Engineer Scale: ~~1" = 25'~~ 1" = 30'

Page 1 of 2



COMPATIBILITY STUDY

*****SECTION 32-4-402. COMPATIBILITY.

(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.* The Director of Planning shall make compatibility recommendations to the Hearing Officer for:

- (1) A cluster subdivision;
- (2) A development in the RCC, R-O, OR-1, OR-2, O-3, SE, OT zones, the CR districts, or, except as provided for a development described in § 32-4-402.1, a Planned Unit Development; or
- (3) Alternative site design dwellings as provided in the comprehensive manual of development policies.

(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 lots 34 and 35 of French's Park, Block B (P.B. 6, Page 138) No new buildings are proposed.
- (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.
- (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 street with this site, Lots 34 and 35 front onto French's Avenue (50' Right-of-way) with existing sidewalks on both sides 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;
 - Open Space is proposed in the rear of the lots and only applies to Lots 34 and 35.
- (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 5.5

- (1) In an S-E zone, in addition to other compatibility standards, a developer shall make buildings compatible with the streetscape and the landscape by methods that reduce the large-scale visual impact of the buildings.
- (2) (i) The predominant exterior material on a building may not require periodic refinishing or maintenance such as painted wood, painted metal siding, pre-finished metal siding, or painted masonry.
- (ii) An exterior wall of a building may not be made from any unfinished material including raw wood, unfinished concrete block, or concrete surfaces.
- (iii) Acceptable predominant exterior materials on a building include brick, glass, architectural concrete surfaces, decorative masonry units, or stucco.

*******SECTION 32-4-402.1. PLANNED UNIT DEVELOPMENT - COMPATIBILITY.**

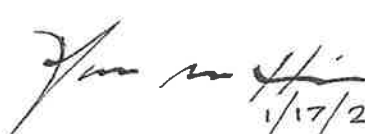
(a) *Recommendations by Director of Planning.* The Director of Planning shall make compatibility recommendations to the Hearing Officer for a Planned Unit Development, which, in whole or in part, is: (Mast Plan 2030, Place Type: Node, Land Type Urban)

- (1) Located in a Baltimore County Commercial Revitalization District; - N/A (No features Found)
- (2) Identified within a Transect Overlay of T-6 in the Master Plan (Map 5); - N/A
- (3) A Brownfields site as defined in § 5-301 of the Economic Development Article of the Annotated Code of Maryland; - N/A
- (4) An approved transit oriented development opportunity site; or – N/A
- (5) Identified within a Transect Overlay of T-5 in the Master Plan (Map 5), located in an area identified in the Master Plan as a Community Enhancement Area (Map 6), and adjacent to an interstate highway. – N/A

(b) *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;
- (2) Has or will provide adequate public infrastructure;
- (3) Provides compact development;
- (4) Provides sustainable design;
- (5) Encourages new investment or reinvestment opportunities;
- (6) Fosters development or redevelopment of well-located but under-utilized or obsolete properties;
- (7) Provides economic benefits;
- (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;
- (9) Connects proposed streets with the existing neighborhood road network, if practicable, and locates proposed sidewalks to support the functional patterns of the neighborhood;
- (10) Integrates locally significant features of the site such as distinctive buildings or vistas into the site design; and
- (11) Supports a uniform architectural theme in its exterior signs, site lighting and accessory structures.

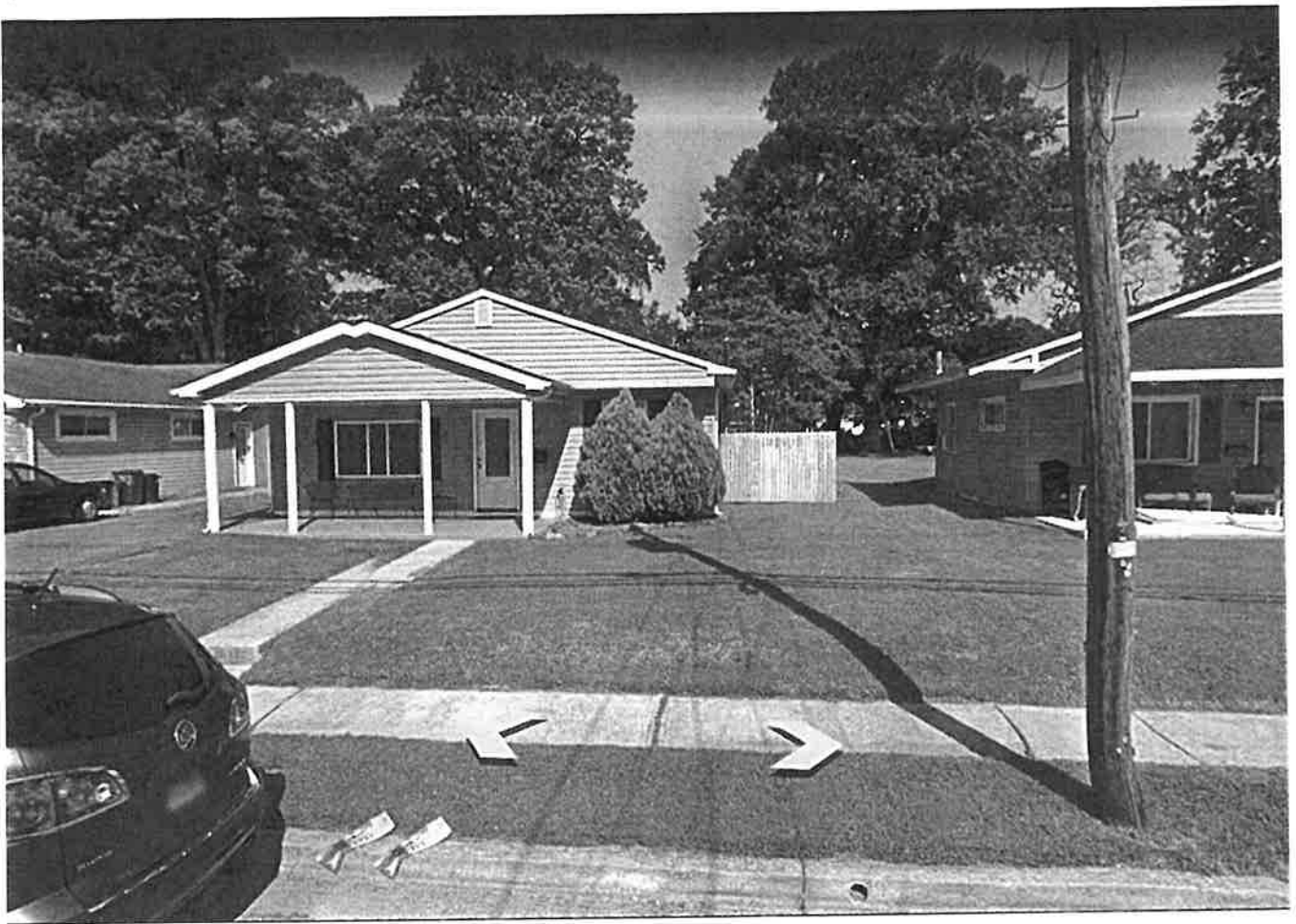
"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21351 , Expiration Date: July 15th, 2025."


1/17/2024

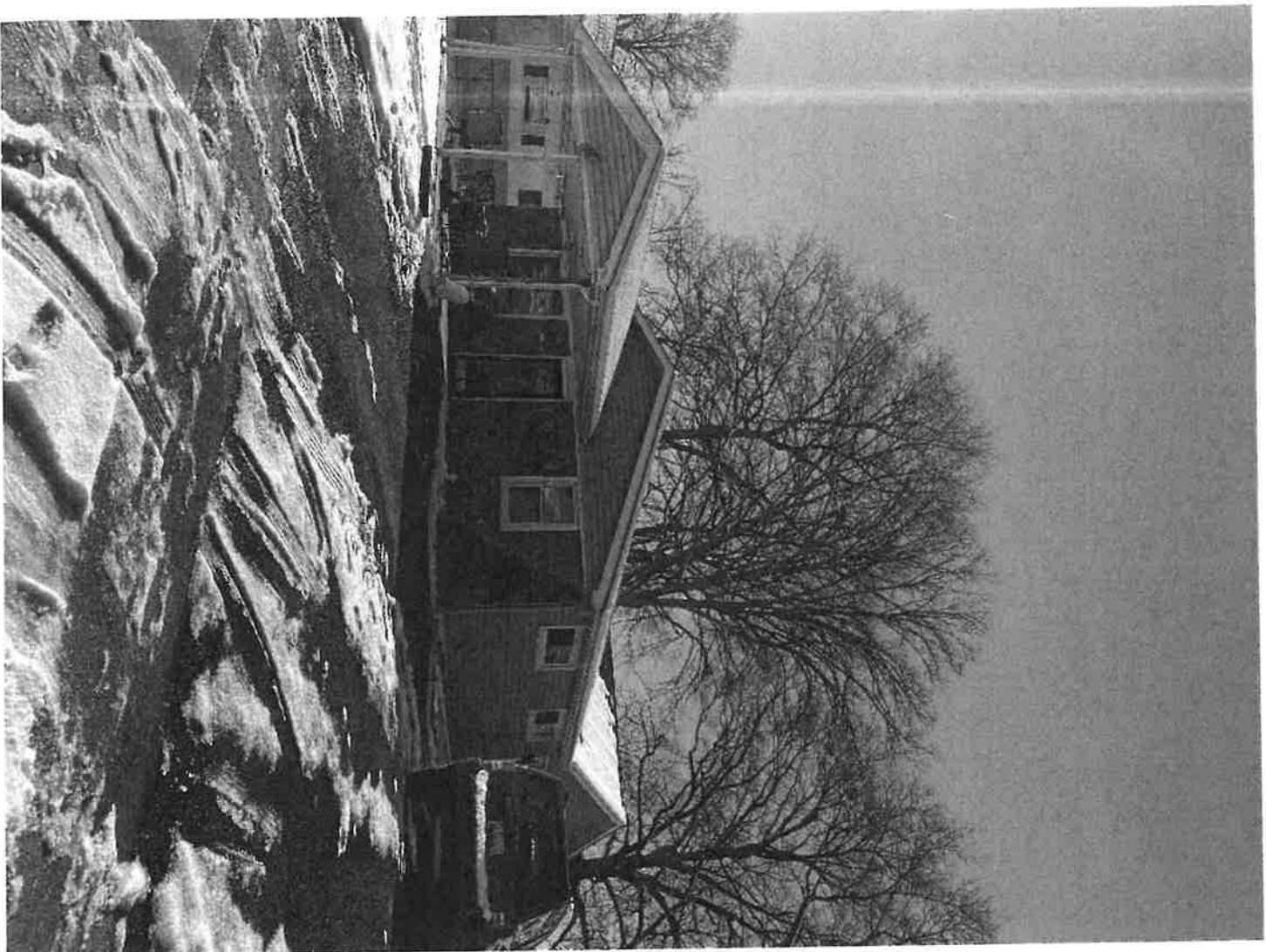




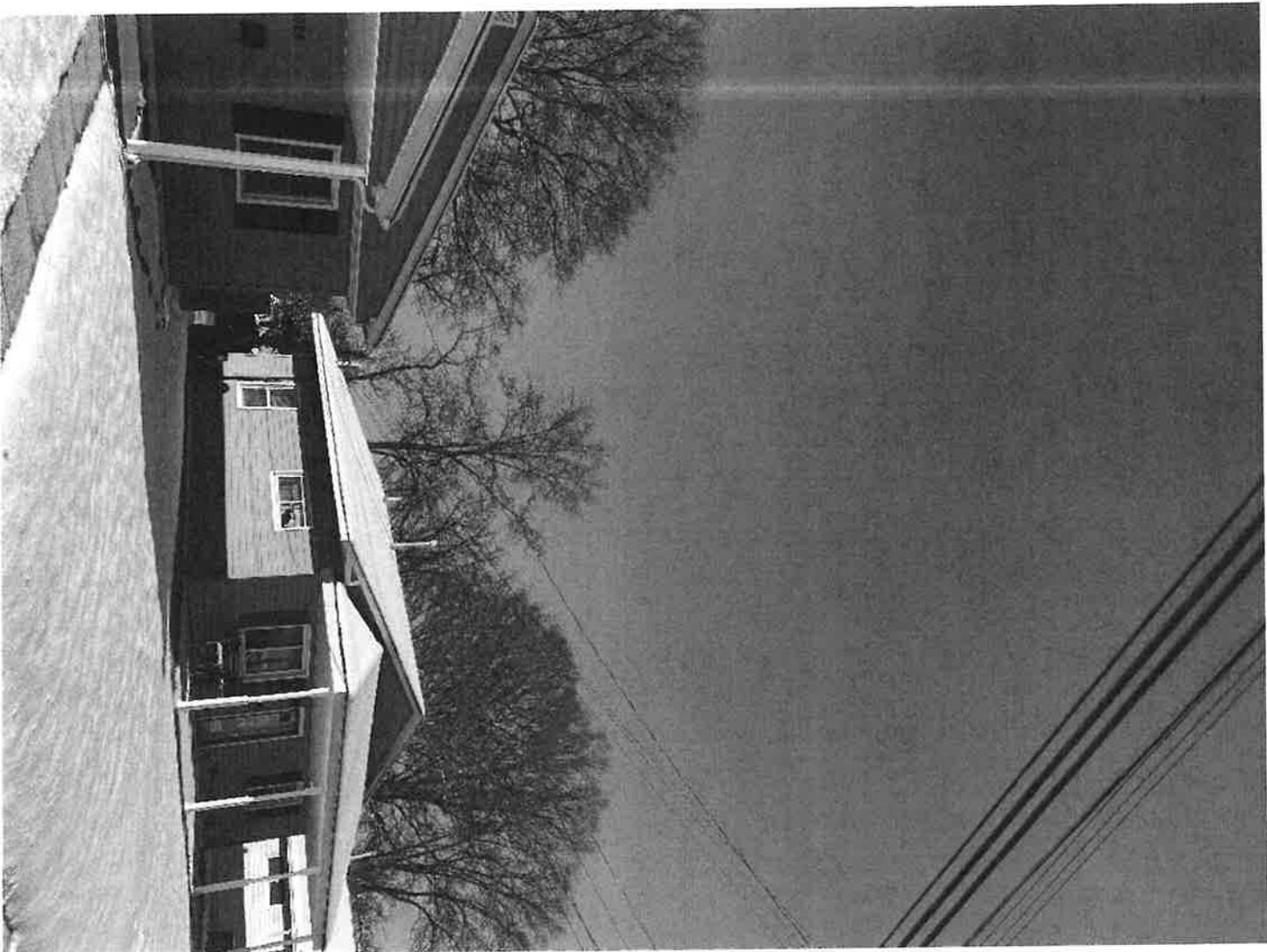
Proposed building.



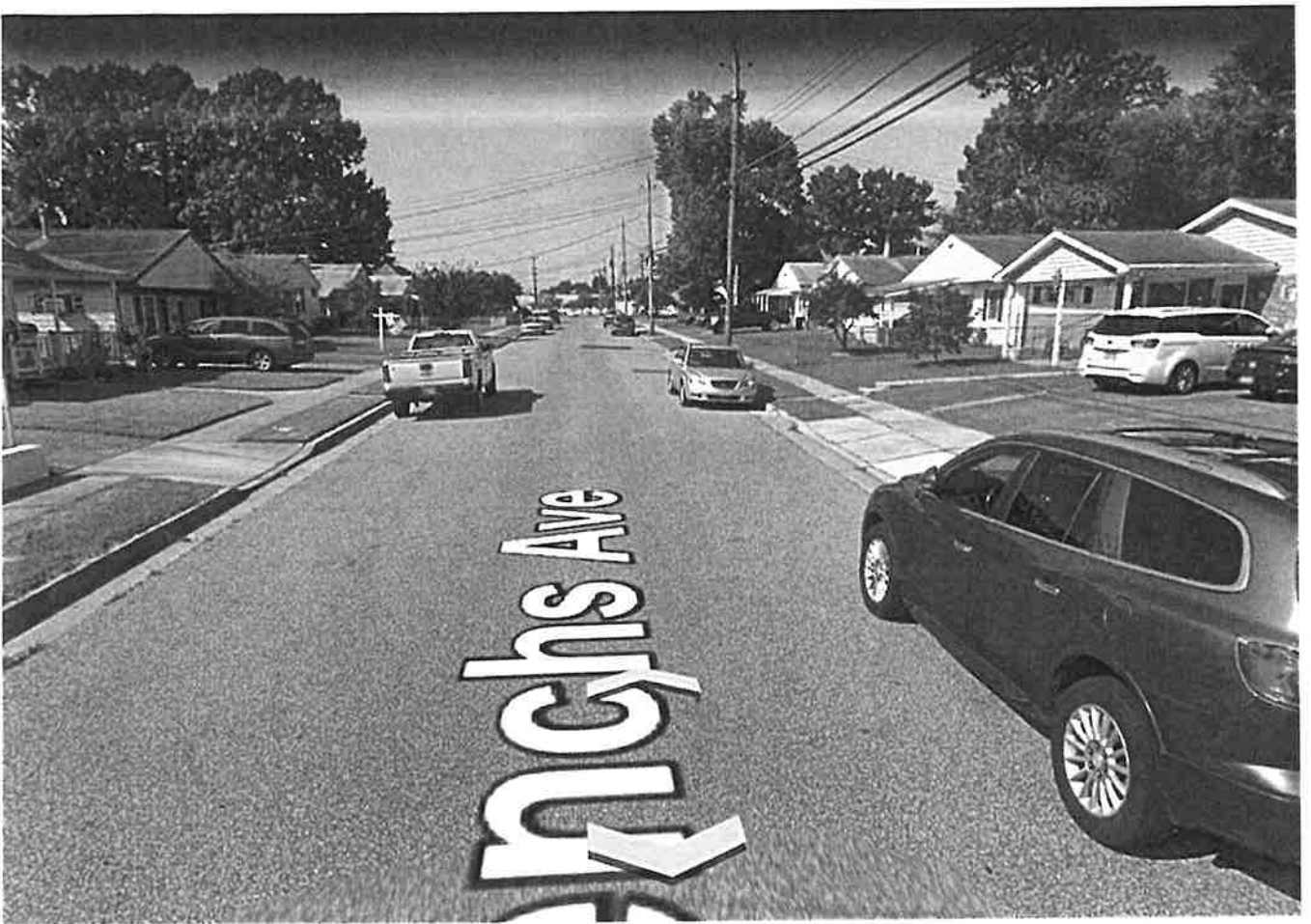
Proposed building



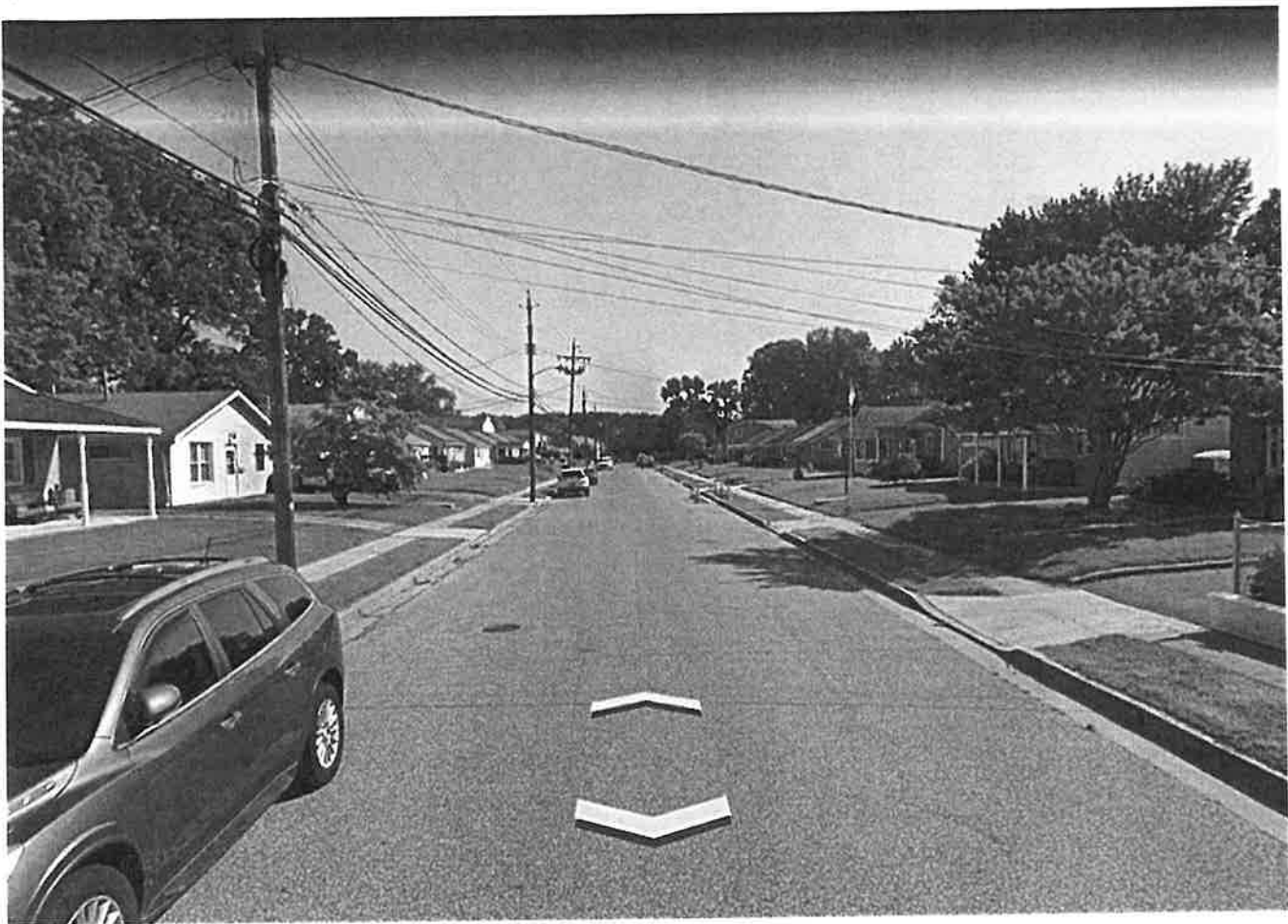
Adjoin building. 1624 Frenchs Ave, Essex, MD 21221



Addison building. 1628 Friends Ave, Essex, MD, 21221



Front of building. Public Road
1626 French Ave, Essex, MD, 21221

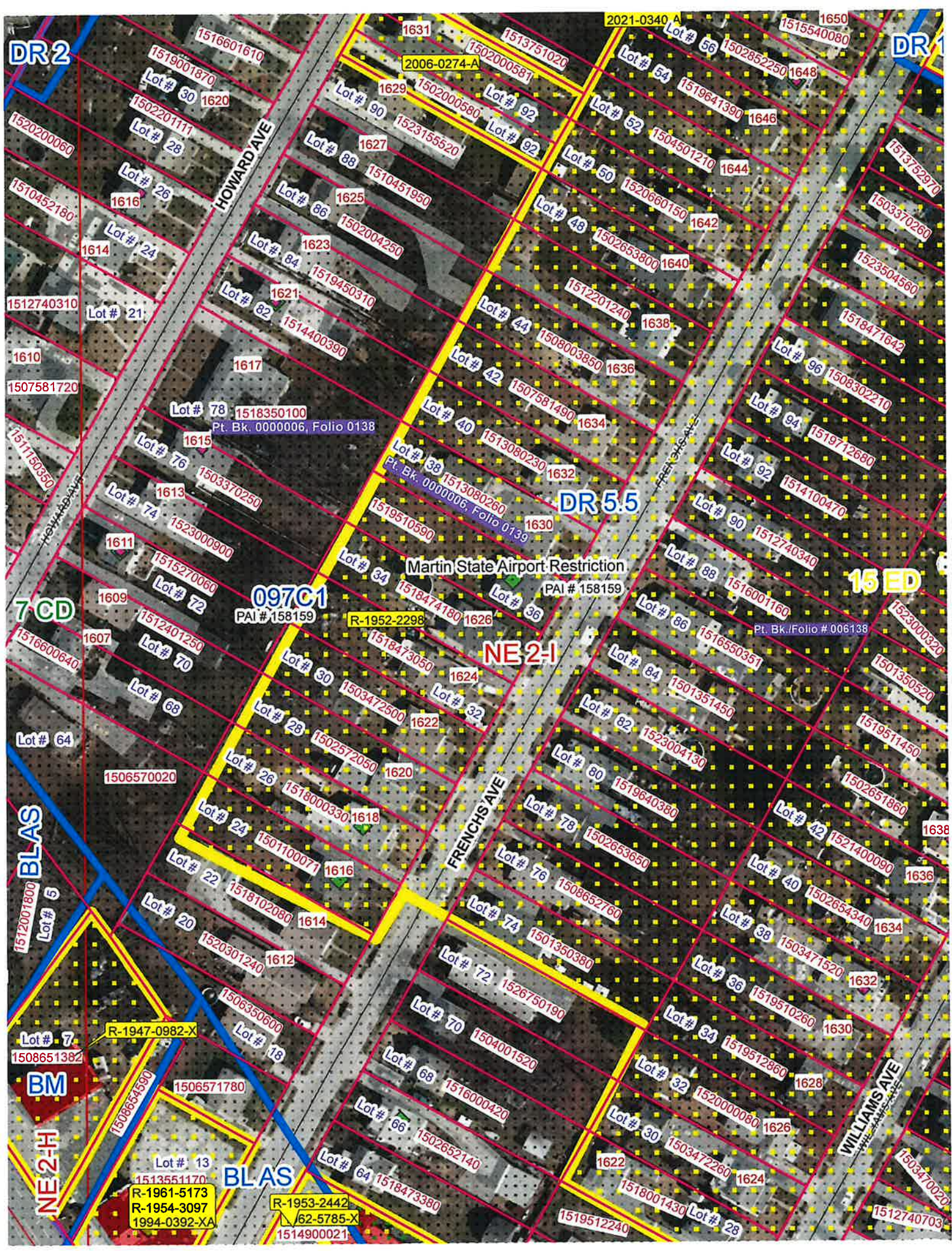


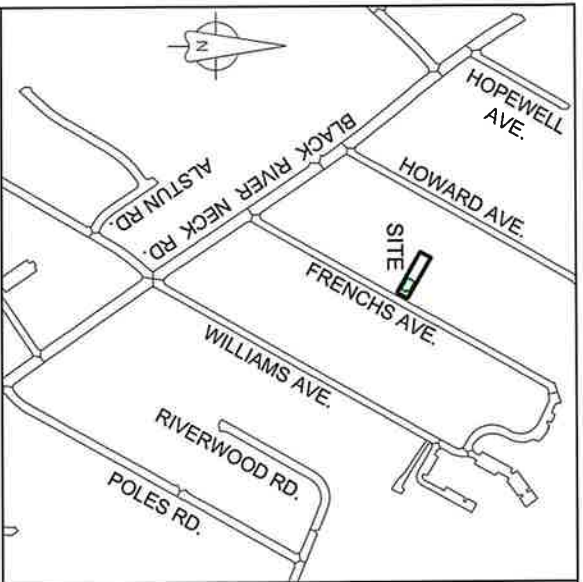
Front of building. Public Road
1626 French Ave, Essex, MD, 21221



Surrounding neighborhood. Essex, MD

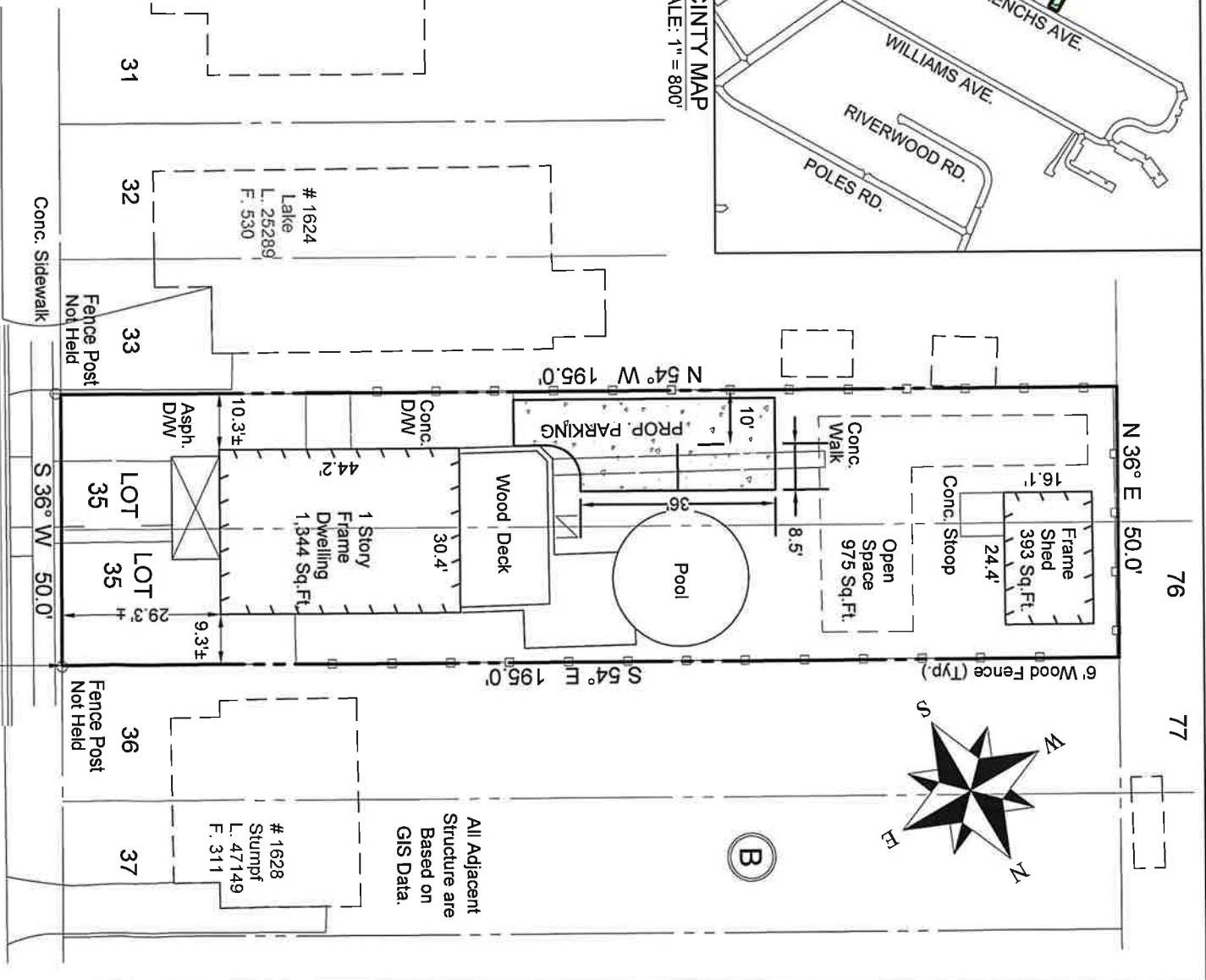
whitemartincare@gmail.com





VICINITY MAP
SCALE: 1" = 800'

Conc. = Concrete
DW = Driveway
C&G = Curb and gutter
R/W = Right-of-Way
Sq.Ft. = Square Feet



SPECIAL PURPOSE SURVEY NOTES:

1. This exhibit was prepared without the benefit of a Title Abstract and is subject to all restriction and easements of record.
2. This exhibit is not a boundary survey and cannot be relied upon by anyone to show where the properties boundaries are.
3. The only purpose of this Exhibit is to provide some assurance that improvements are located on the property. This assurance is for the use of the owner for an ALF permit.
4. Bearings shown hereon are based on R/W plat #15-B, Page 256.
5. Distances shown from the structure to the lot lines are accurate to plus or minus Two foot (2.0' ±).
6. Lot size = 9,750 sq. ft. per record plat (S&E 15-B, 256).
7. Professional Certification. I hereby certify that this document was prepared or approved by me, and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21351, Expiration Date: July 15, 2025.

Todd M. Hill
Prof. Land Surveyor



ASSISTED LIVING FACILITY EXHIBIT

LOT 34/35 - FRENCHS PARK

1626 Frenchs Ave
Essex, Maryland 21221

(White Marin Care)					
TAX MAP:	97	GRID:	05	PARCEL:	367
TAX MAP:	15-18474180			ZONED:	DR 5.5
FLD. WORK	1/13/24	DRAWING:	TMH	DEED:	L.48614 F.189
				SHEET:	2 of 2
				R.O.W Plat 15-B, 256	

HILLIS-CARNES

ENGINEERING ASSOCIATES
10975 Guilford Road, Suite A
Annapolis Junction, MD 20701
Phone: (410) 880-4788

