

USE PERMIT



VOID

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 12th day of April, 2024, that Olusegun Fagite located at 3034 Woodside Ave should be and the

same is hereby granted permission to operate a: Assisted Living Facility with up to six (6) beds.

UP-2024-0003-AL
Permit (or Receipt) Number

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

Planner's Initials TR

Revised 10/17/11

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 6th day of June, 2024, that Olusegun Fagite located at 3034 Woodside Ave should be and the

same is hereby granted permission to operate a: Assisted Living Facility with up to five (5) beds.

UP-2024-0003-AL
Permit (or Receipt) Number

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

Planner's Initials TR

Revised 10/17/11

UP-2024-0003-AL

24-0229 TC

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 3034 Woodside Ave

Permit No. (if required) B _____

Intake Planner's Name Tyler Cox

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

Filing Date 4 / 4 / 24

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 OLUSEGUN FAGITE **Applicant Address** 3034 WOODSIDE AVENUE PARKVILLE MO 21234 **Telephone Number** 715-461-5942 **Email Address** FAGITESEGUN@GMAIL.COM

ALF Lot Address 3034 WOODSIDE AVENUE **Election District** 14 **Council District** 6 **Sq. Ft. of Lot** 9750

Lot Location: N/E/S/W side/corner of WOODSIDE AVENUE 605 feet N/E/S/W corner of WILSON AVENUE

Land Owner: OLUSEGUN FAGITE **10 Digit Tax Account Number** 0207580170

Address: 3034 WOODSIDE AVENUE PARKVILLE MO 21234 **Telephone Number** 715-461-5942 **Email Address** FAGITESEGUN@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>PR 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: _____

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 3/6/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0010-A

INFORMATION:

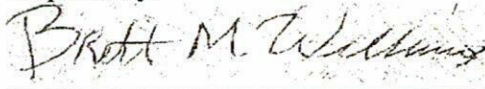
Property Address: 3034 Woodside Avenue
Petitioner: Olusegun Fagitei
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the resubmitted materials and compatibility report for 3034 Woodside Avenue ZAC 2024-0010-A and confirm that all of our conditions have been addressed.

Planning has no outstanding issues with the petition request above and recommends approval.

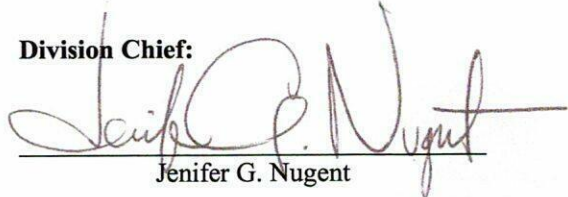
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Brett M. Williams

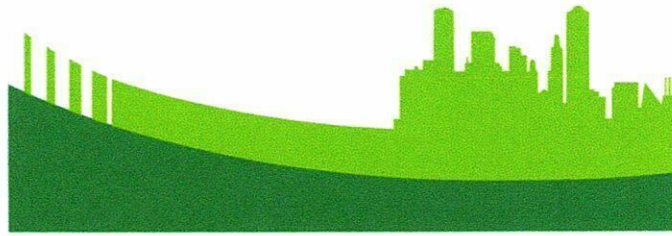
Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak
David Birkenthal
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



March 02, 2024

Baltimore County Office of Planning
105 W. Chesapeake Avenue
Towson, MD 21204

Re: 3034 Woodside Avenue Assisted Living Application / Case #2024-0010-A

To Whom it may concern,

I am writing this letter to address the request of Judge Murphy in the February 23, 2024 zoning hearing to provide compatibility information to your office. The following information should address this request.

- * The exterior of the existing dwelling will not be altered.
- * No signs at all will be erected on the premises.
- * All the outdoor areas on the subject property will be maintained.

* Per Section 32-4-402 BCC

1. The existing dwelling and it's improvements were built in 1938 as a part of the Woodside subdivision, which is recorded in Plat Book 7, page 52. These improvements are patterned in a similar manner to those in the neighborhood.

2. The existing dwelling and driveway /parking will remain the way they are. These improvements match those throughout the development and will have no adverse impact on the neighborhood.

3. There are no proposed streets affiliated with this request. The streets and sidewalks are all built. The existing streets and sidewalks provide functional support of the neighborhood.

4. The open space provided in the back yard on the subject property is a wide open and flat area. Access to the open space will be provided to the residents.

5. No locally significant features exist on the subject property. The existing dwelling shall be maintained as the significant feature.

6. The existing landscape on the subject property is quite typical of the surrounding properties and the neighborhood. It will be maintained to a high standard.

7. There shall not be any exterior signs or accessory structures installed. The existing lighting will continue to provide the necessary illumination for safety for the residences only.

8. The existing dwelling will not be altered and there will not be any additional buildings or structures built.

I hope this letter has provided you with the information you need to support our application. If you need anything else, do not hesitate to ask.

Please provide your approval of our application to the judge's office so an opinion can be rendered.

Sincerely,



Bruce E. Doak

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

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;
- (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;
- (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;
- (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;
- (5) Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design;
- (6) The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities;
- (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
- (8) The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

(e) *Compatibility with standards in S-E zones; exterior materials.*

- (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:

- (1) Located in a Baltimore County Commercial Revitalization District;
- (2) Identified within a Transect Overlay of T-6 in the Master Plan (Map 5);
- (3) A Brownfields site as defined in § 5-301 of the Economic Development Article of the Annotated Code of Maryland;
- (4) An approved transit oriented development opportunity site; or
- (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.

(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.



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 4, 2024

Olusegun Fagite – fagitesegun@gmail.com
3064 Woodside Avenue
Parkville, MD 21234

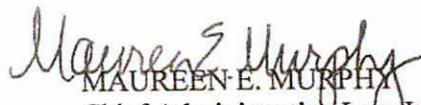
RE: Petition for Variance
Case No. 2024-0010-A
Property: 3034 Woodside Avenue

Dear Petitioner:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com
Adetola Fagite- detolafad@gmail.com

IN RE: PETITION FOR VARIANCE

(3034 Woodside Avenue)

14th Election District

6th Council District

Olusegun Fagite

Legal Owner

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

CASE NO. 2024-0010-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owner, Olusegun Fagite (“Petitioner”) for property located at 3034 Woodside Avenue, Parkville (the “Property”). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”):

(1) §432.A.1.C.1 to permit the parking to be set back 0 ft., from the property line in lieu of the required “at least ten feet”;

(2) §432A.1.C.2 to permit the parking and delivery areas to be located in the side and front in lieu of the required “side and rear only”; and

(3) §409.4.B to permit 2 usable off-street parking spaces without direct access to an aisle or the public street for residence that are also employees of the business.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Olusegun Fagite, and his wife Adetola Fagite, appeared at the hearing, along with Bruce E. Doak, a licensed property line surveyor with Bruce E. Doak Consulting, LLC, who prepared and sealed a site plan (the “Site Plan”) and an amended site plan (the “Amended Site Plan”). (Pet. Exs. 1, 2). There were several interested property owners who testified in opposition to the use namely: Christopher and Robin Bardroff, 3031 Woodside Ave.; Jean Mason, 8205 Wilson Ave.; and Jenny Collins, 3036 Woodside Ave.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"), Department of Environmental Protection and Sustainability ("DEPS") and Department Plans Review ("DPR") which agencies did not oppose the requested relief.

The Property is 9,750 sf and is improved with a 1938, 2-story single family dwelling with a 1-story rear addition and rear deck, along with a 12 ft. wide by 90 ft. long paved driveway which extends to the western boundary line with a 0 ft. setback. (Pet. Ex. 2). The shape of the Property is long and narrow but not exactly symmetrical (50 ft. wide by 195 ft., 9 inches on western boundary, and 195 ft., 8 ½ inches on the eastern boundary). The Property is zoned Density Residential (DR 5.5).

By way of background on the requested parking Variance, Mr. Fagite testified that he is a registered nurse and that he intends to file for a Use Permit for an Assisted Living Facility I. Mr. Fagite explained that he and his wife, Adetola, currently live in the home but plan to move to another home when the Use Permit for the Assisted Living Facility is approved. Mr. Fagite will serve as Case Manager and delegating nurse; Mrs. Fagite will also be a manager. As it pertains to the number of vehicles parked at the Property, there will be a total of 5 employees which include Mr. and Mrs. Fagite. They will always have 2 employees on site 24/7. They plan to have 5 residents who will not have vehicles. They did purchase a 7-seat vehicle to transport residents to medical appointments and to be used for all shopping needs of the residents, so no additional vehicles will be coming to the Property. The 7-seat vehicle will be used for all deliveries so no other delivery vehicles are anticipated. The required number of parking spaces for an Assisted Living Facility is 1 space for every 3 beds, and there are 5 beds in this home. Thus, 2 parking spaces are required. The existing 90 ft. long driveway can accommodate 4 vehicles parked one in front of the other.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property is unique because it is asymmetrical, the western side is longer than the eastern side. Given that the driveway already sits on the western boundary line and is only 12 ft. wide, if the driveway were required to meet the 10 ft. setback under BCZR, §432A.1.C1, it would not accommodate the width of even a small vehicle. The driveway is also the most appropriate area and least intrusive for parking, delivery and loading because it is currently being used by the Fagite that way. The alternative would be to grade and pave the rear yard which would likely be objectionable to the neighbors. Lastly, the Petitioners would suffer a practical difficulty if 2 of the usable off-street parking spaces stacked one behind the other without direct access to Woodside Ave., could not be backed out of the driveway. As such, given the lack of objection by any County agency, the Variance relief will be granted.

I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare. While the Protestants did object to the use of the Property for an Assisted Living Facility, Petitioner is not seeking approval from OAH of this use, but rather will apply for the Use Permit from the Office of Zoning Review ("OZR"). As a result, any objection by the Protestants to this use will need to be directed to OZR and/or PAI. The OZR, through its authorization under Permits, Approvals and Inspections ("PAI"), may issue a Use Permit for an Assisted Living Facility, as that term is defined in the BCZR, §101.1. OZR handles obtaining recommendations from County agencies including

DOP in regard to the Compatibility Study. The following information can be found on the Baltimore County website:

ZONING USE PERMIT

A person desiring to use land for any purpose other than that for which the land is being used must obtain a Use Permit. If such use is permissible, Zoning Review, under authorization of the Director of PAI, may issue a Use Permit.

The number of clients are based on lot size and other factors, not size of dwelling/number of bedrooms in the dwelling. Often times, the client count will not exceed five. Call Zoning if you have questions related to client count. Questions regarding sprinkler requirements should be directed to Building Plans Review by calling 410-887-3985.

- **Assisted Living Facility I**—A dwelling built at least five years before the date of application and accommodates fewer than eight resident clients.
- **Assisted Living Facility II**—A dwelling built at least five years before the date of application and accommodates fewer than eight to 15 resident clients.

Below are descriptions on the types of Use Permits Zoning issues and information on how to apply. The fee for all Use Permits is \$100, and some expire annually and biennial. The process for applying varies, so carefully review all information for each specific Use Permit.

Accordingly, the undersigned is not approving or granting a Use Permit for an Assisted Living Facility, but only Variance relief for the parking.

THEREFORE, IT IS ORDERED, this 4th day of **March 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §432.A.1.C.1 to permit the parking to be set back 0 ft, from the property line in lieu of the required “at least ten feet”, be, and it is hereby, **GRANTED**; and

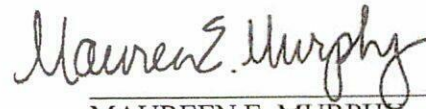
IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §432A.1.C2 to permit the parking and delivery areas to be located in the side and front in lieu of the required "side and rear only", be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §409.4.B to permit 2 usable off-street parking spaces without direct access to an aisle or the public street for residence that are also employees of the business, be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Amended Site Plan (Pet. Ex. 2) is attached hereto and incorporated herein.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3034 WOODSIDE AVENUE which is presently zoned DR 5.5

Deed References: 44497166 10 Digit Tax Account # 1412084025

Property Owner(s) Printed Name(s) OLUSEGUN FAGITE

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

BRUCE E DOAK 12-12 BRUCE E DOAK CONSULTING 3801 BAKER SCHOOLHOUSE RD FREELAND, MD 21053-9738		3089 15-3/540 429	erty for
Date <u>12/28/23</u>			
Pay to the Order of <u>BALTIMORE COUNTY MO</u>	\$ <u>500.00</u>		
<u>FIVE HUNDRED AND 00/100</u>		Dollars	asons: NG". If
PNC BANK PNC Bank, N.A. 040			
For <u>FAGITE ZONING FEE</u>	<u>B E D</u>	MP	
⑆054000030⑆ 5336741067⑈ 3089			lations

Legal Owner(s) Certification: I, we do so solemnly declare and affirm, under the penalties of perjury, that I, we are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Legal Owners (Petitioners):

OLUSEGUN FAGITE



Per. Ex #6A

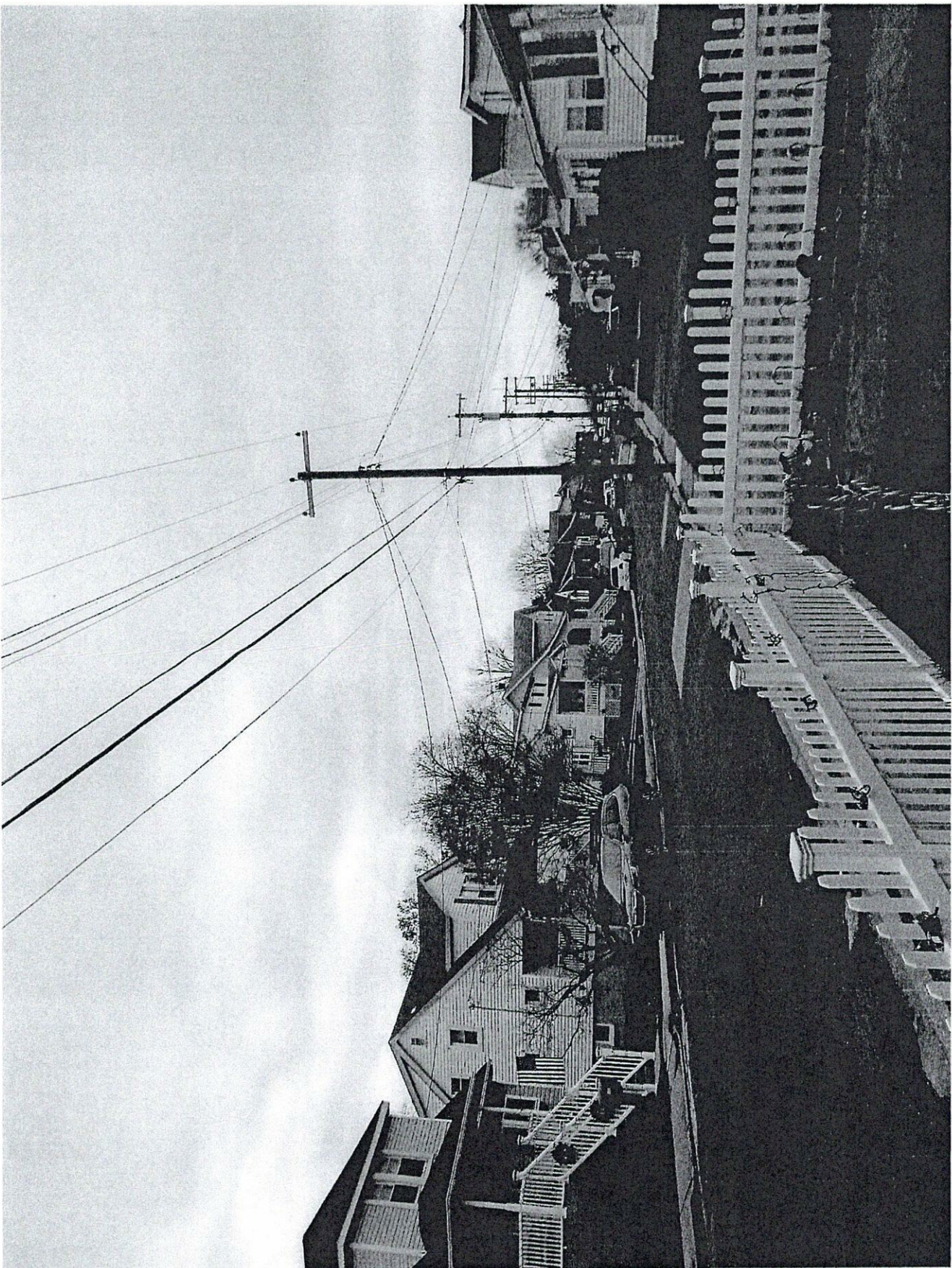


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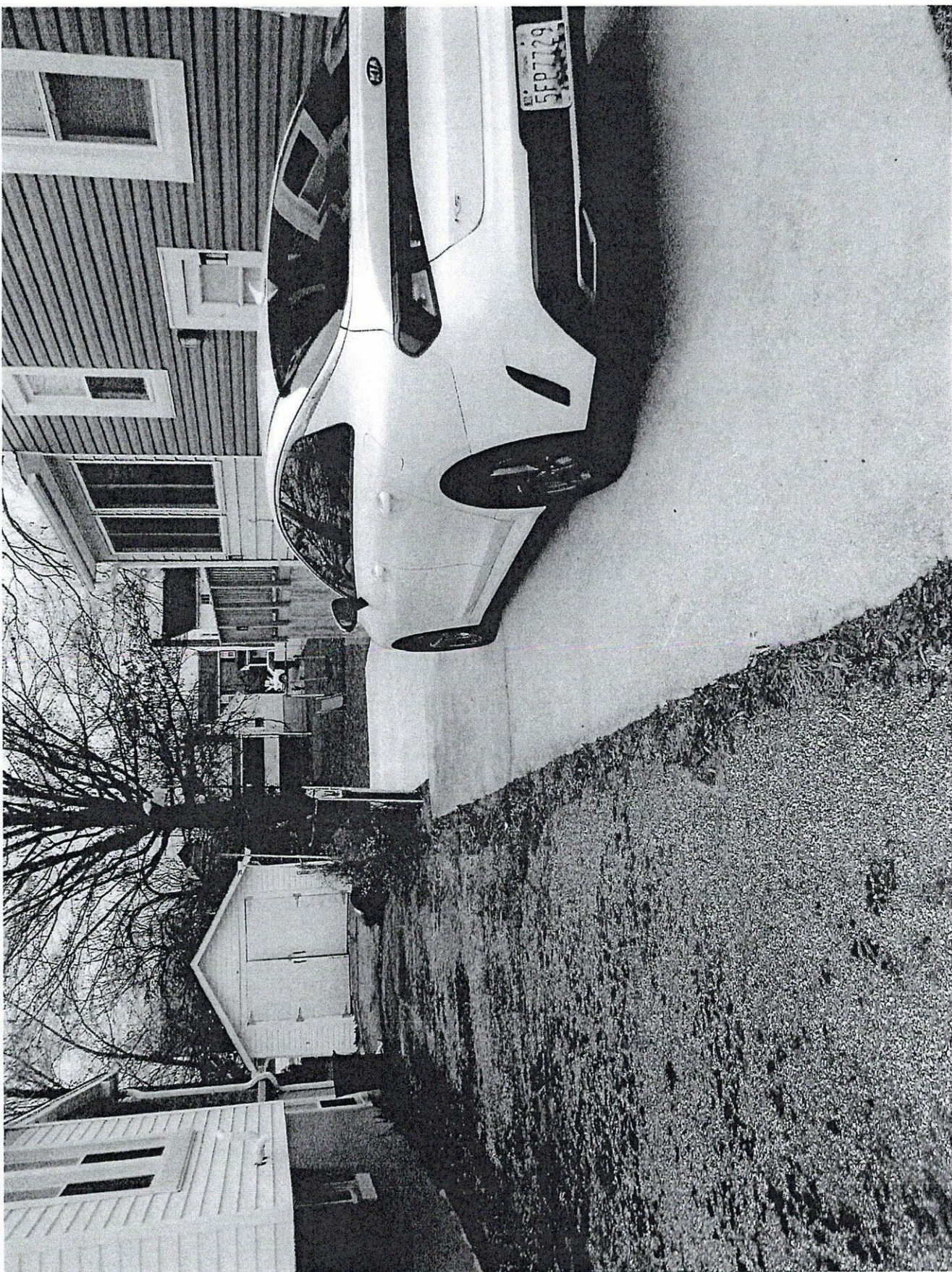




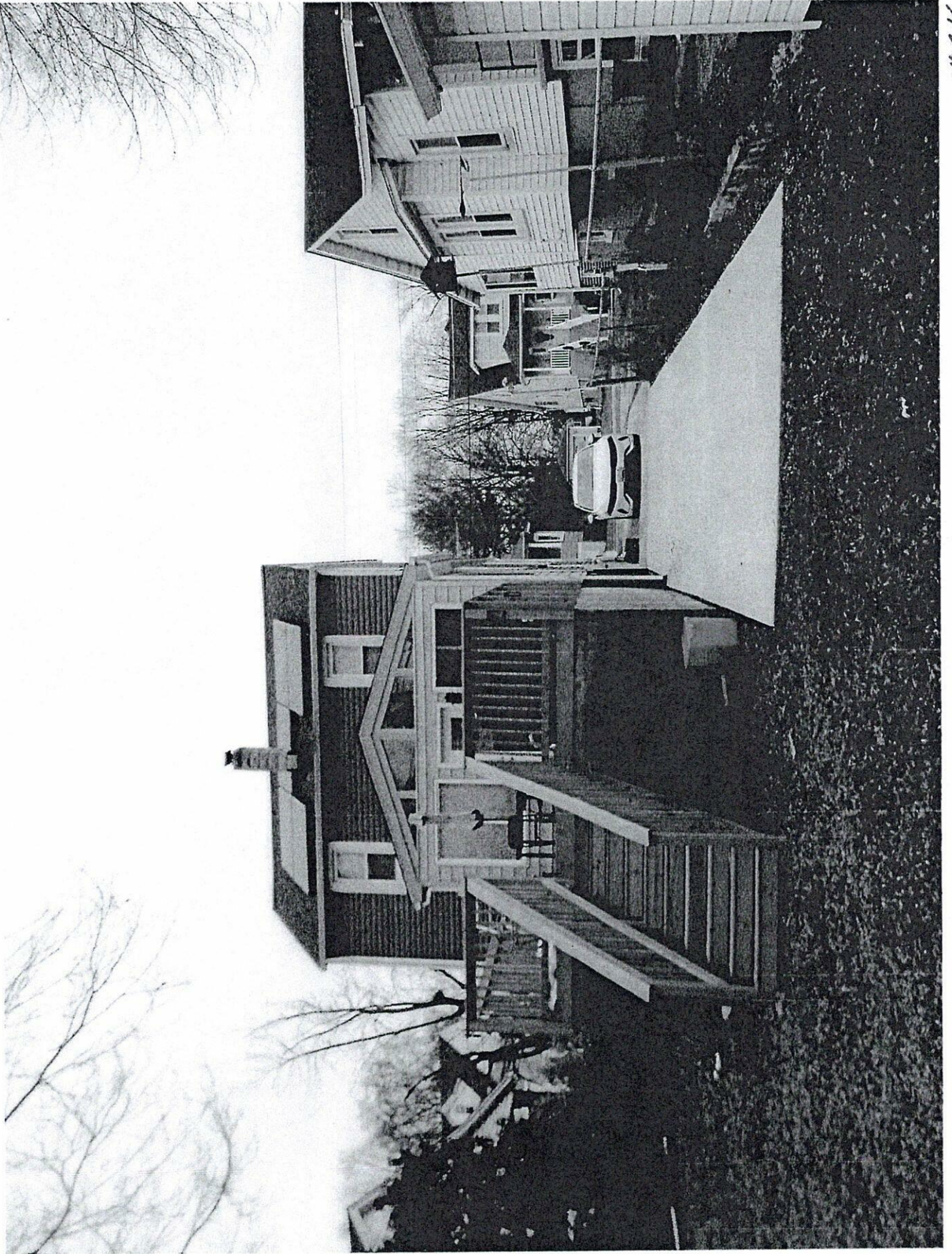
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GENERAL INFORMATION

- Ownership: Olusgun Fagite
3034 Woodside Avenue Parkville, MD 21234
751-461-5942
- Address: 3034 Woodside Avenue Parkville, MD 21234
- Deed reference: JLS 44497/66, lot 54 "Woodside" PB 7/52
- Area: 9,750 sq. ft. / 0.224 acre (per SDAT)
- Tax Map / Parcel / Lot / Tax account #: 77 / 630 / 1-6 / 02-07-580170
- Election District: 34 Councilmanic District: 6
- ADC Map: G15 Ilic 081A1 Position sheet: 29NE16
- Census tract: 441000 Census block: 24005440100
- Schools: Villa Cresta ES Parkville MS Parkville HS
- The subject property is not in a historic district.
- Improvements: Single family dwelling. All improvements will remain.

OFFICE OF ZONING

Zoning: DR 5.5 There are no previous zoning cases on the subject parcels.

Parking Calculations

5 beds / 3+ = 1.66 = 2 parking spaces
(1 parking space for each 3 beds per section 409.6.A.1 B.C.Z.R.)

Required parking spaces: 2

Parking spaces provided on site: 4

DR 5.5 Setbacks for Residential Buildings

Front: 25 feet from the street right of way or property line
Side: 10 feet / sum 25 feet from property line
Rear: 30 feet from the property line

Density Calculations

Property square footage required for 5 beds: 7,500 sq. ft.
Property square footage: 9,750 sq. ft.

Local Open Space Required

0.10 x lot area (9,750 sq. ft.) = 975 sq. ft. The local open space on the subject property exceeds 6,400 sq. ft.

Building Requirements

The building was not originally constructed to accommodate elderly housing or an assisted living facility. No construction, relocation, exterior changes or additions of 25% or more in ground floor area as it has existed for 5 years before the date of this application has occurred to the exterior of the building. No additions are proposed.

The existing building will have a working sprinkler system installed as a part of the permitting process.

The applicant is aware 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, II or III), pursuant to the Baltimore County Building Code, Section 308 and / or Section 310.

Facility Location

The applicant is aware that in a DR zone, an assisted living facility (I or II) is not permitted within 1000 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 432.1.A.3 B.C.Z.R.

Existing Floor Areas:

Basement Level: 702 sq. ft. (1 bedroom / 1 bathroom)
Ground Floor: 825 sq. ft. (0 bedrooms / 0 bathrooms)
Second Floor: 627 sq. ft. (3 bedrooms / 2 bathrooms)
Totals: 2154 sq. ft. (4 bedrooms / 3 bathrooms)

The floor plans of the above are shown hereon.

Signs: Signs shall comply with Section 450 B.C.Z.R. (none are planned)

ENVIRONMENTAL

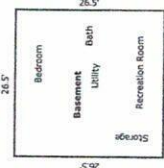
- Watershed: Back River URD land type: 1
- The existing dwelling is currently served by public water and sewer.
 - There are no underground storage tanks on the subject property.
 - The subject property is not in the Chesapeake Bay Critical Area.
 - The subject property is not located within a 100 year flood plain.
- Regional Planning District: Parkville District Code: 316
1. The subject dwelling is not historic. The subject property is not in a historic district.
- PROPOSED DEVELOPMENT
- Office of Planning
1. The subject dwelling is not historic. The subject property is not in a historic district.
- To utilize a portion of the existing dwelling as an Assisted Living Facility

The undersigned and Bruce E. Doak are responsible for the accuracy of the information on this plan.

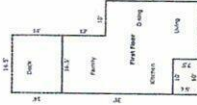
Signature: *Bruce E. Doak* Date: 3/6/24

Signature: *Olusgun Fagite* Date: 03/07/24

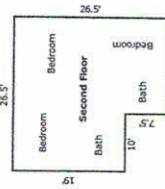
Printed Name: Olusgun Fagite



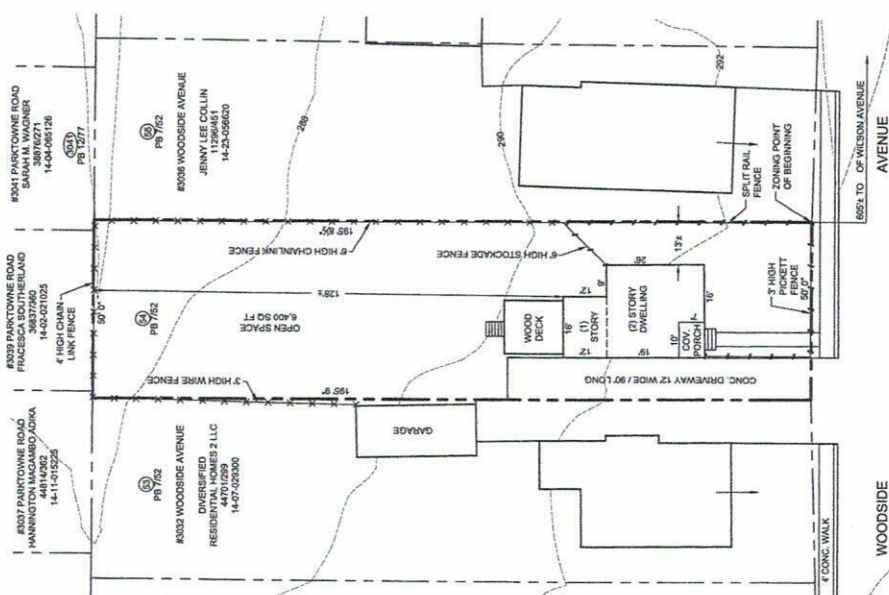
BASEMENT PLAN - N.T.S.



FIRST FLOOR PLAN - N.T.S.



SECOND FLOOR PLAN - N.T.S.

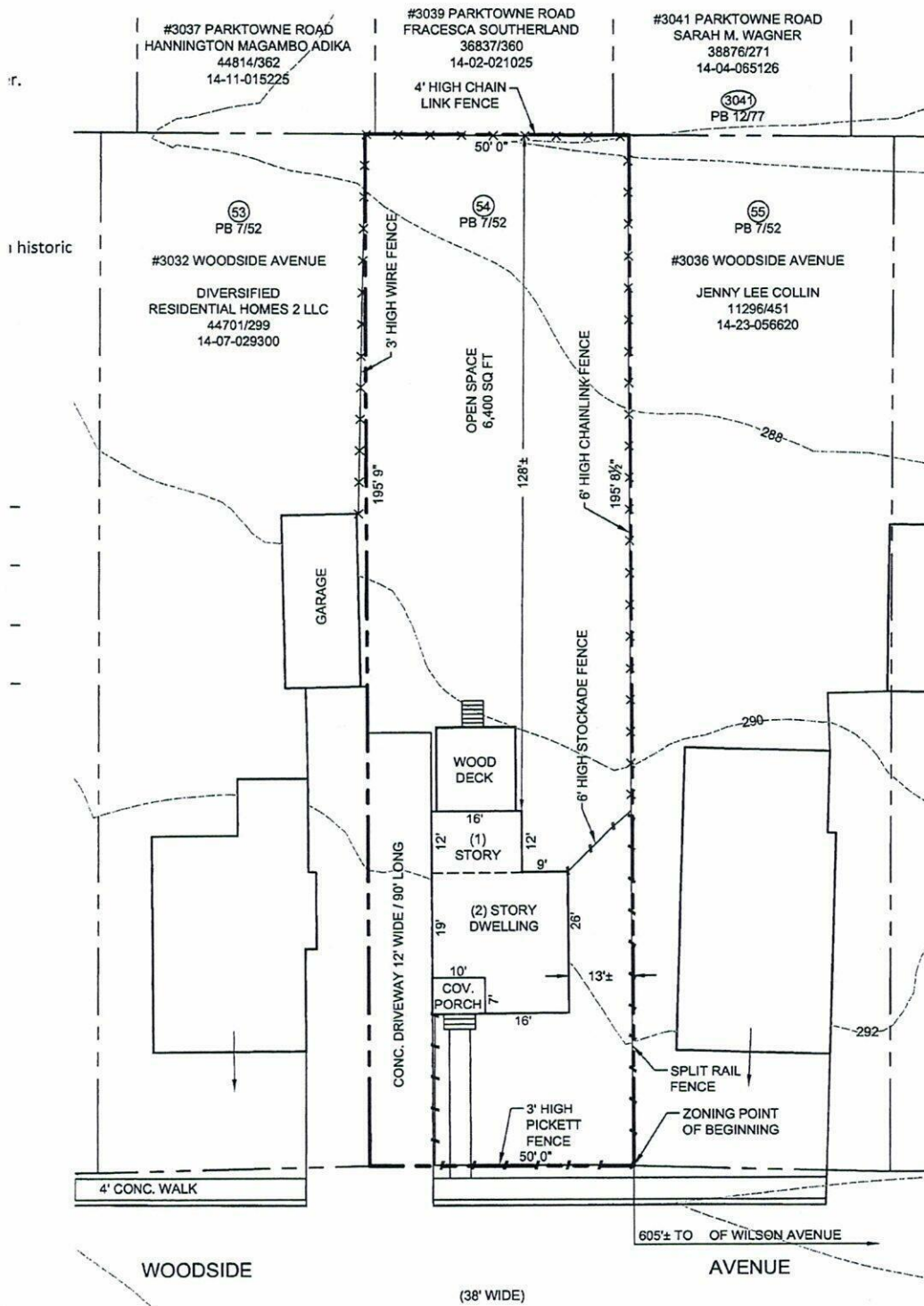


Bruce E. Doak Consulting, LLC
Licensed Professional Engineer
Professional Engineer No. 14487
Professional Engineer No. 14487
Professional Engineer No. 14487
Professional Engineer No. 14487

PLAN TO ACCOMPANY A
ZONING USE PERMIT FOR
AN ASSISTED LIVING FACILITY I
FOR
#3034 WOODSIDE AVENUE

BALTIMORE COUNTY, MARYLAND
14487 ELECTION DISTRICT
Date: 12/29/23
Scale: 1"=50'





KEY SHEET * SITE PHOTOS

P&T. EX # 6