



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this **3rd** day of **May, 2024**, that the property location at **3107 California Ave** should be and the same is hereby granted permission to operate an **Assisted Living**.

UP-2024-0004-AL

Permit (or Receipt) Number

A handwritten signature in black ink, appearing to read "C. Gutwald", written over a horizontal line.

Director, Permits, Approvals and Inspections

Planner's Initials CF

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 3107 California Ave

Permit No. (if required) B

Intake Planner's Name CFRink

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

Filing Date 4/12/2024

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: Oshkora Oshaku, Applicant Address: 5247 E. Toppa Road Perryhall, Telephone Number: 4439226496, Email Address: reinkostarou@gnail.com

ALF Lot Address: 3107 California Ave, Parkville, Erection District: 14, Council District: 6, Sq. Ft. of Lot: 9,707

Lot Location: NE/SE/Wide/corner of California Ave, Street: California Ave, lot NE/SE corner of Street

Land Owner: Reinkosta Construction, 10 Digit Tax Account Number: 1410095280

Address: 5247 E. Toppa Road, Perryhall, Telephone Number: 4439226496, Email Address: reinkostarou@gnail.com

B. APPLICANT MUST PROVIDE THE FOLLOWING ITEMS (1 THROUGH 7) BELOW:

(to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

Intake Planner to confirm information acceptance by marking X below

Table with 3 columns: Item description, YES, NO. Contains 7 items related to permit application requirements.

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS/COMMENTS

Approval [X] Disapproval [] Approval conditioned on required modifications of the application and/or site plan to conform with the following comments below or attached.

Signed by: Brett M. Williams
For the Director, Office of Planning

Date: May 2, 2024

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 3107 California Ave

Permit No. (if required) B _____

Intake Planner's Name P. Frank

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

Filing Date 4 / 12 / 2024

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 COPATABILITY / APPEARANCE INFORMATION (As Required under A and B below):

Print Name of Applicant Dukaya Oyobolu Applicant Address 5247 E Joppa Road Perryhall Telephone Number 4439226496 Email Address reinkostagroup@gmail.com
ALF Lot Address 3107 California Ave, Parkville Erection District 14 Council District 6 Sq. Ft. of Lot 9709
Lot Location: N/E/S/W side/corner of California Ave Street California Ave Street California Ave feet N/E/S/W corner of _____ Street _____ Street
Land Owner: Reinkosta Construction 10 Digit Tax Account Number 1410095280
Address: 5247 E Joppa Road, Perryhall Telephone Number 4439226496 Email Address reinkostagroup@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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Building Permit Application or Copy (if available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan (See Zoning Use Permit Checklist on Page 2 for Requirements): Properly (2 copies): including lot size and square foot of buildings, parking and open space - 10% of lot area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Compliance with Checklist Note 5.A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 410-887-3957)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings (these may be waived if note 5.A from the Zoning Use Permit Checklist can be stated on the plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Photographs (please label all photos clearly) Show the adjacent buildings, the proposed building, and the surrounding neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Applicant Confirms that the Building Plans Review Office was contacted regarding automatic sprinkler system requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Current Zoning Classification: <u>DR-5-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: Brett M. Williams
For the Director, Office of Planning

Date: April 17, 2024

Revised 1/2022

Applicant must comply with attached conditions prior to issuance of use permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Jenifer G. Nugent
Development Review
Division Chief

DATE: April 15, 2024

FROM: Brett M. Williams
Development Review
Planner

SUBJECT: 3107 California Avenue
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility application for 3107 California Avenue and is currently unable to give a recommendation of approval due to the outstanding comments below:

- Place a note on the plan indicating that the exterior of the existing dwelling shall not be altered.
- Place a note on the plan indicating that no signs that identify the property as an Assisted living Facility shall be erected on the premises
- Be advised, the outdoor areas of the property shall be properly maintained (i.e., no litter, debris or tall grass)
- Indicate whether an Assisted Living Facility I, II or III is being proposed and the request number of beds.
- Provide a site plan with a professional seal. The plan should indicate the designated parking area and the 10% square footage of contiguous open space on the property.
- Submit a compatibility finding pursuant to Section 32-4-402 of the Baltimore County Code.

Inter-office Correspondence Recommendation Form

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Jefferson Building
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Towson, MD 21204
M.S. 3402

ALF Address 3107 California Ave

Permit No. (if required) B

Intake Planner's Name P. Frank

FROM: Department of Permits, Approvals and Inspections Zoning Review Office
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Filing Date 4 / 12 / 2024

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 COPATABILITY / APPEARANCE INFORMATION (As Required under A and B below):

Print Name of Applicant: Okoye Ogburn 5247 E Joppa Road Perryhall 4439226496 reinkostagroup@gmail.com
ALF Lot Address: 3107 California Ave, Parkville Election District 14 Council District 6 Sq. Ft. of Lot 9707
Lot Location: N/E/SW/side/corner of California Ave Street
Land Owner: Reinkosta Construction 10 Digit Tax Account Number 1410095280
Address: 5247 E. Joppa Road, Perryhall 4439226496 reinkostagroup@gmail.com

B. APPLICANT MUST PROVIDE THE FOLLOWING ITEMS (1 THROUGH 7) BELOW:

(to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

Intake Planner to confirm information acceptance by marking X below

Table with 3 columns: Item description, YES, NO. Contains 8 rows of checklist items with checkmarks in the YES or NO columns.

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 ALF I

Zone Use Permit
Plan For An Assisted Living Facility I For A Maximum Of 5 Beds

3107 California Avenue,
Parkville MD, 21234

14 Election District

ALF Owner: Reinkosta Inc
7130 Golden Ring Road
Suite
Essex MD 21221
Lot owner- Reinkosta
Construction 5247 East
Joppa Raod Perryhall

MD 21128

Phone- 443-922-6496

Application: Olukoya
Ogbolu

5247 E Joppa Road,
Perryhall

MD 21128

Phone: 443-922-6496

Lot Size: 9,707sqf
Zoning Map: 071B3
Zoning: DR5.5

Parking: 3 parking spaces
(Based on 5 beds proposed)

Existing Floor Area Sq ft

1st floor- 1,025sqf

2nd floor- 630 sqf

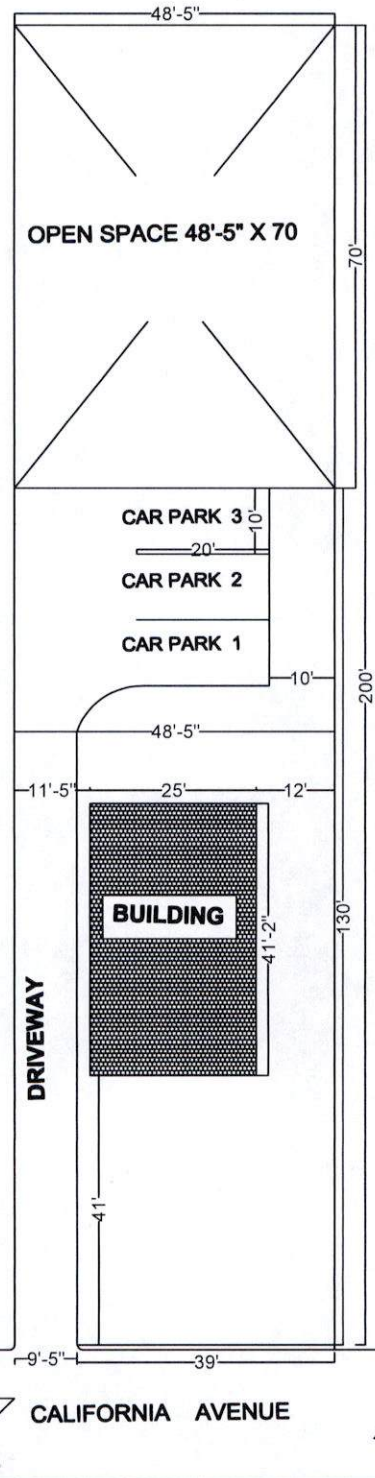
Total- 1,655sqf

Basement For Storage And Mechanical =1,025sqf

Open Space = 3,360sqf

THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II 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 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



THE 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 OF ADDITION 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 THE APPLICATION

Signs will comply with section 450 BCZR

The undersigned (State if owners or applicants) are responsible for the accuracy of the information on this plan.

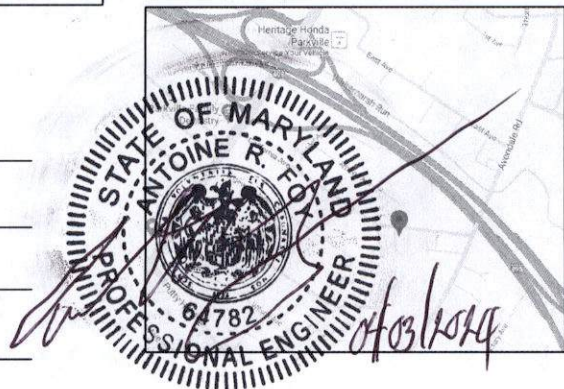
Signature: *Olukoya Ogbolu* Date: 04/03/2024

Printed Name: Olukoya Ogbolu

Signature: _____ Date: _____

Printed Name: _____

Engineer Scale: 1" = 30 Ft.



Site Plan For ALF I

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Plan For An Assisted Living Facility I For A Maximum Of 5 Beds

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Parkville MD, 21234

14 Election District

ALF Owner: Reinkosta Inc
7130 Golden Ring Road
Suite
Essex MD 21221
Lot owner- Reinkosta
Construction 5247 East
Joppa Raod Perryhall

MD 21128

Phone- 443-922-6496

Application: Olukoya
Ogbolu

5247 E Joppa Road,
Perryhall

MD 21128

Phone: 443-922-6496

Lot Size: 9,707sqf
Zoning Map: 071B3
Zoning: DR5.5

Parking: 3 parking spaces
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Existing Floor Area Sq ft

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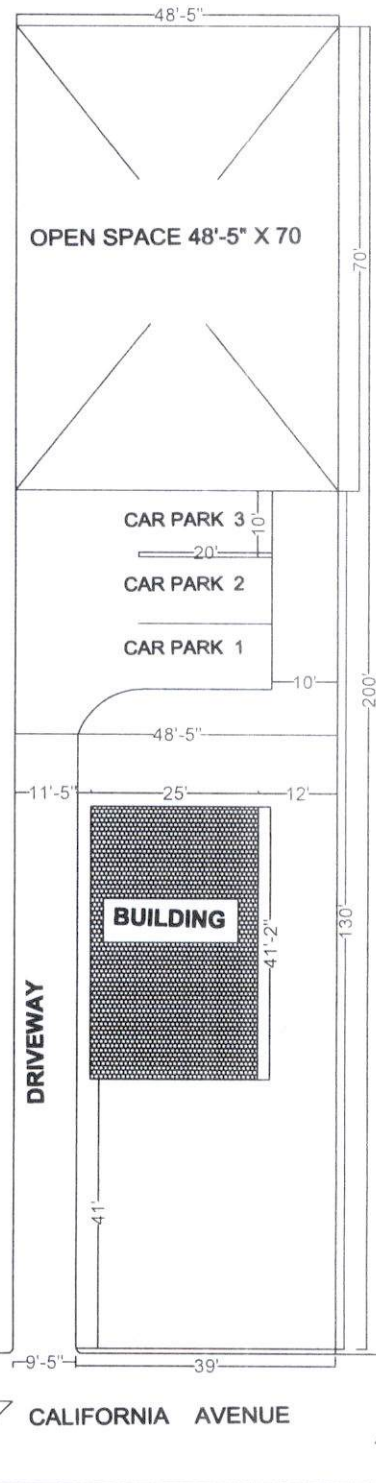
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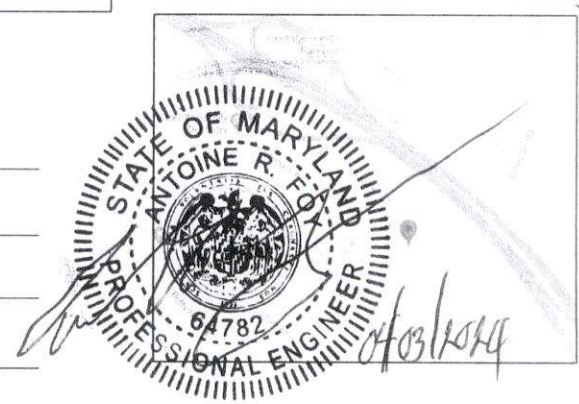
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Signature: *Olukoya Ogbolu* Date: 04/03/2024
Printed Name: Olukoya Ogbolu

Signature: _____ Date: _____
Printed Name: _____
Engineer Scale: 1" = 30 Ft.



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Parkville MD, 21234

14 Election District

ALF Owner: Reinkosta Inc
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Suite

Essex MD 21221
Lot owner- Reinkosta
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Joppa Raod Perryhall

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Phone- 443-922-6496

Application: Olukoya
Ogbolu

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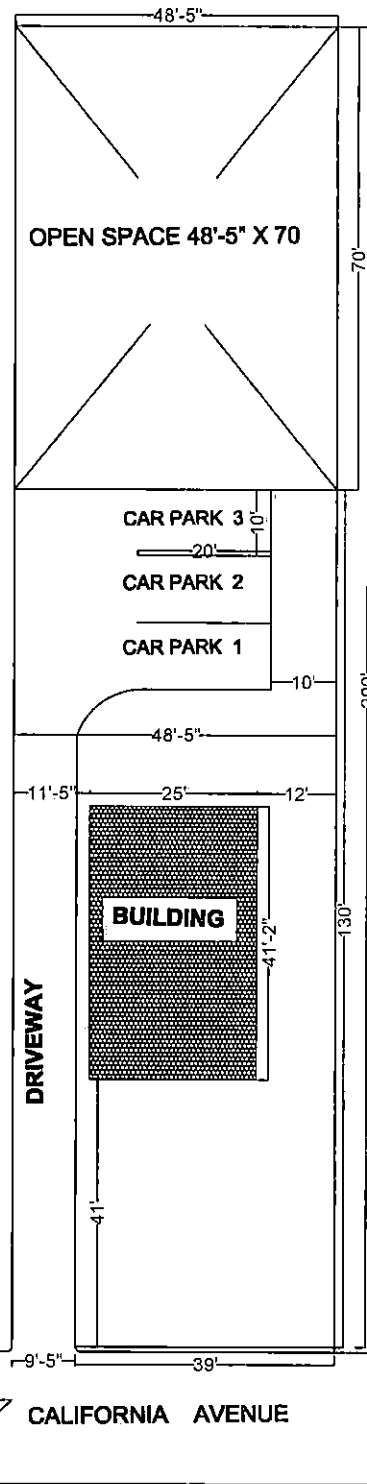
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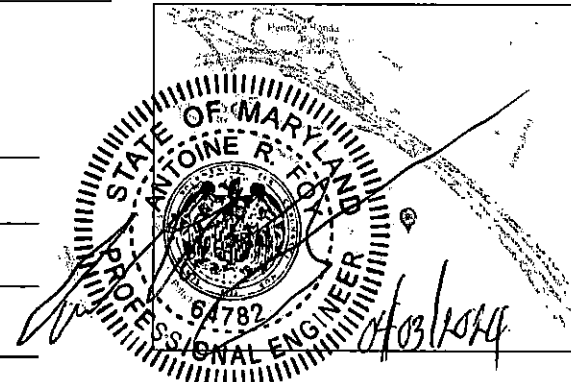
Signs will comply with section 450 BCZR

The undersigned (State if owners or applicants) are responsible for the accuracy of the information on this plan.

Signature: *Olukoya Ogbolu* Date: 04/03/2024

Signature: _____ Date: _____

Printed Name: _____



Engineer Scale: 1" = 30 Ft.

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

No. **229866**

Date: **4-12-2024**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					100.00

Total: **100.00**

Rec From: **307 Cal. Furnace Ave**


For: **UP 2024-0004-AL**

DR 5.5

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

CASHIER'S VALIDATION

CF 24-0187




Reinkosta Construction LLC
 Trust us with your Homes
 7130 Golden Ring Road Suite 118
 Essex MD 21222

65-7675/2550
 5006
 DATE **1/18/2024**

PAY TO THE ORDER OF **Baltimore County** \$ **100.00**

One hundred dollar DOLLARS

 **SECU**
 STATE EMPLOYEES CREDIT UNION OF MD., INC.
 Baltimore, Maryland 21286-5955

MEMO **Assisted Living Fac.** **[Signature]**

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 1410095280

Owner Information

Owner Name: REINKOSTA CONSTRUCTION LLC Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: UNIT 5247 Deed Reference: /47775/ 00247
 527 EAST JOPPA ROAD
 PERRY HALL MD 21128-

Location & Structure Information

Premises Address: 3107 CALIFORNIA AVE Legal Description: PT LT 203-204
 PARKVILLE 21234-4106 600 W AVONDALE RD
 RIDGE GROVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0071 0021 1139. 14030034.04 0000 203 2024 Plat Ref: 0005/ 0084

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1961 1,320 SF 420 SF 9,707 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 1 1/2 YES STANDARD UNITS SIDING/4 1 full

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	74,400	77,800		
Improvements	155,200	205,100		
Total:	229,600	282,900	229,600	247,367
Preferential Land:	0	0		

Transfer Information

Seller: FEDERAL NATIONAL MORTGAGE ASSOCIATION Date: 02/10/2023 Price: \$210,000
 Type: NON-ARMS LENGTH OTHER Deed1: /47775/ 00247 Deed2:
 Seller: BROWN JOHN RICHARD Date: 11/03/2022 Price: \$180,000
 Type: NON-ARMS LENGTH OTHER Deed1: /47506/ 00228 Deed2:
 Seller: JUNG GUST GEORGE J Date: 02/16/1971 Price: \$19,200
 Type: ARMS LENGTH IMPROVED Deed1: /05165/ 00641 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 0.00 | 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:







1420000575
Lot # 192

2003-0208-A

3104

3106

Lot # 192

Lot # 189

Lot # 189

1409035152

Lot # 189

Lot # 187

Lot # 187

1413056182

Lot # 185

Lot # 185

1408080675

1413001950

SIDE D

CALIFORNIA AVE

Lot # 197
1413078970

Lot # 199

3103-1/2

3105

PAI # 140119

3107

Pt. Bk./Folio # 0 5084

3109

3111

14 ED
NE 8-E
DR 5.5
071B3

1420032040

1419029130

1410095280

Lot # 203

6 ED

Lot # 199

Lot # 201

Lot # 203

1403077610

Lot # 205

1600013481

Lot # 207

1423051000

Lot # 201

Lot # 201

1408081327

2200020761

Lot # 2

Lot # 205

Pt. Bk. 0000005, Folio 0084

Lot # 207

2200020760

Lot # 1

PAI # 14 PAI # 140340

PAI # 140340

PAI # 140340

Pt. Bk./Folio # MP94125

Lot # 209

Lot # 209

1600012092

1957-4081

Lot # 211