

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 20 day of March, 2025, that Sunshine Augusta located at
(Individual or business name)
1312 Highland Drive should be and the
(Street address)

same is hereby granted permission to operate a: ALF for up to
7 beds

UP-2025-0001AL
Use Permit or Zoning Case No.

CPT
Director, Permits, Approvals and Inspections

Planner's Initials TL

25-0148 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 1312 Highland Dr.

Permit No. (if required) B _____

Intake Planner's Name Tyler Cox

Filing Date 3 120 12025

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):

Sunshine Augusta 12517 Fellowship Court Relisterstown, MD 21136 443-253-6712 clqualityhome@man.com
Print Name of Applicant Applicant Address Telephone Number Email Address

ALF Lot Address 1312 Highland Drive Baltimore MD 21239 Election District 9 Council District 6 Sq. Ft. of Lot 13,119

Lot Location: N/E/S/W side/corner of Glendale Rd and 200 feet N/E/S/W corner of Queensferry Rd
Street Street

Land Owner: Sunshine Augusta 10 Digit Tax Account Number 0902574510

Address: 1312 Highland Drive Baltimore MD 21239 443-253-6712 sunshine12517@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>DR5.5</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: 3/18/25

UP-2025-0001 AL

Compatibility Finding for #1312 Highland Drive Property
ALF1 Bed Increase Application

Description

This property currently houses a licensed ALF facility with a 3-bed occupancy. It is an existing two story single family residential dwelling with brick and vinyl siding situated on the center of Highland Drive. Highland Drive intersects at Queensferry Rd and Glendale Rd, both being residential roads with the nearest public road being Loch Raven Blvd. Highland Drive is located in the Greater Glendale Glenmont Neighborhood area of Towson in Baltimore County. This area, presently, has a mix of individual homes with a nearby apartment complex, all with quick access to major shopping centers off of Taylor Ave, Goucher Blvd, and Loch Raven Blvd. A stream runs parallel with the backside of homes along Queensferry, which runs perpendicular to Highland Drive, and cuts through Glendale Park.

The property is known and designated as Lot 7, Block "7" dated 1954. According to SDAT, the house (two story brick dwelling with vinyl siding) was constructed in 1954.

Proposal

This Use Permit (for bed increase from 3 to 5 beds) is for the existing two story brick and vinyl single family dwelling to be used for an ALF1 (5 beds max). There are no proposed changes to the existing conditions of the property. There are no identification signs proposed or any changes to the exterior appearance. There is adequate parking. The ALF use requires no variance relief.

Compatibility

The ALF will be compatible with the existing character of the neighborhood because there are no changes being made to the dwelling and nothing that will draw attention to the property use as an ALF. The property landscape is consistent with the neighborhood in that the dwellings are well maintained, the lawns are manicured, there are existing shrubs along the face of the dwelling (side and front for those corner lots) with mature trees.

The owner, Sunshine N Augusta DBA C & L Quality Homecare, Inc., will be a licensed facility with this approval. She owns an assisted living facility where certified staff serve the residents in keeping with resident service plan needs.

A section from C & L's Mission Statement reads: "Our residents are provided with a balance of independence along with the appropriate level of care and services they require within a very supportive environment." They have been serving the needs of local residents since 2004.

A typical day would be as follows:

7am-10am Breakfast, ADLs

11 am-7pm visiting hours (only 2 visitors at a time)

12pm lunch

2pm-5pm activities, outing, social time

5pm-9pm dinner, medications, evening ADLs

Outdoor activities are supervised

The ALF will be providing meals, laundry, transportation to doctor appts and assistance with ADLs, recreational activities, game day, exercise classes and day trip.

There will be a RN visitor for the residents approximately every 45 days (to perform an initial assessment and when clients are released from the hospital to change care plan)

Compatibility Objectives:

(1) The arrangement and orientation of the proposed buildings 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-there are existing parking areas, nothing is proposed. These areas will allow for employee parking and visitor parking. Since there are only two visitors allowed at a time, there will only be two vehicles parked in the allowable space at a time. This being a dead-end street creates a low traffic volume, limited to residents and visitors. -**N/A**

Therefore, there should be no adverse impacts on the neighborhood.

(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**

GENERAL NOTES:

1. OWNER:

AUGUSTA N IBENANA
1321 GLENDALE RD
BALTIMORE MD 21239-1406

2. SITE AREA:

NET: 11,403 SF OR 0.26 AC.±
GROSS: 13,119 SF OR 0.30 AC.±

3. USE:

EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
UTILITIES: PUBLIC WATER AND SEWER

5. DEED REF:

13992/742

6. TAX ACCOUNT:

0902574510

7. ZONING:

DR 5.5
(PER 1"=200' ZONING MAP 080B1)

8. TAX MAP: 80

GRID: 4

PARCELS: 120

9. NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE
RATE MAP (FIRM) PANEL 2400100265G DATED NOVEMBER 2, 2023.

11. PREVIOUS ZONING CASES:

R-1949-1377 RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE AND A "C" RESIDENCE ZONE TO "D" RESIDENCE ZONE.

DENIED MARCH 20, 1950.

12. PREVIOUS PERMITS:

NONE ON FILE.

13. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC

15. SETBACKS FOR DR 5.5

REQUIRED

PROVIDED

FRONT

25'

25'±

SIDE

10'

5'±

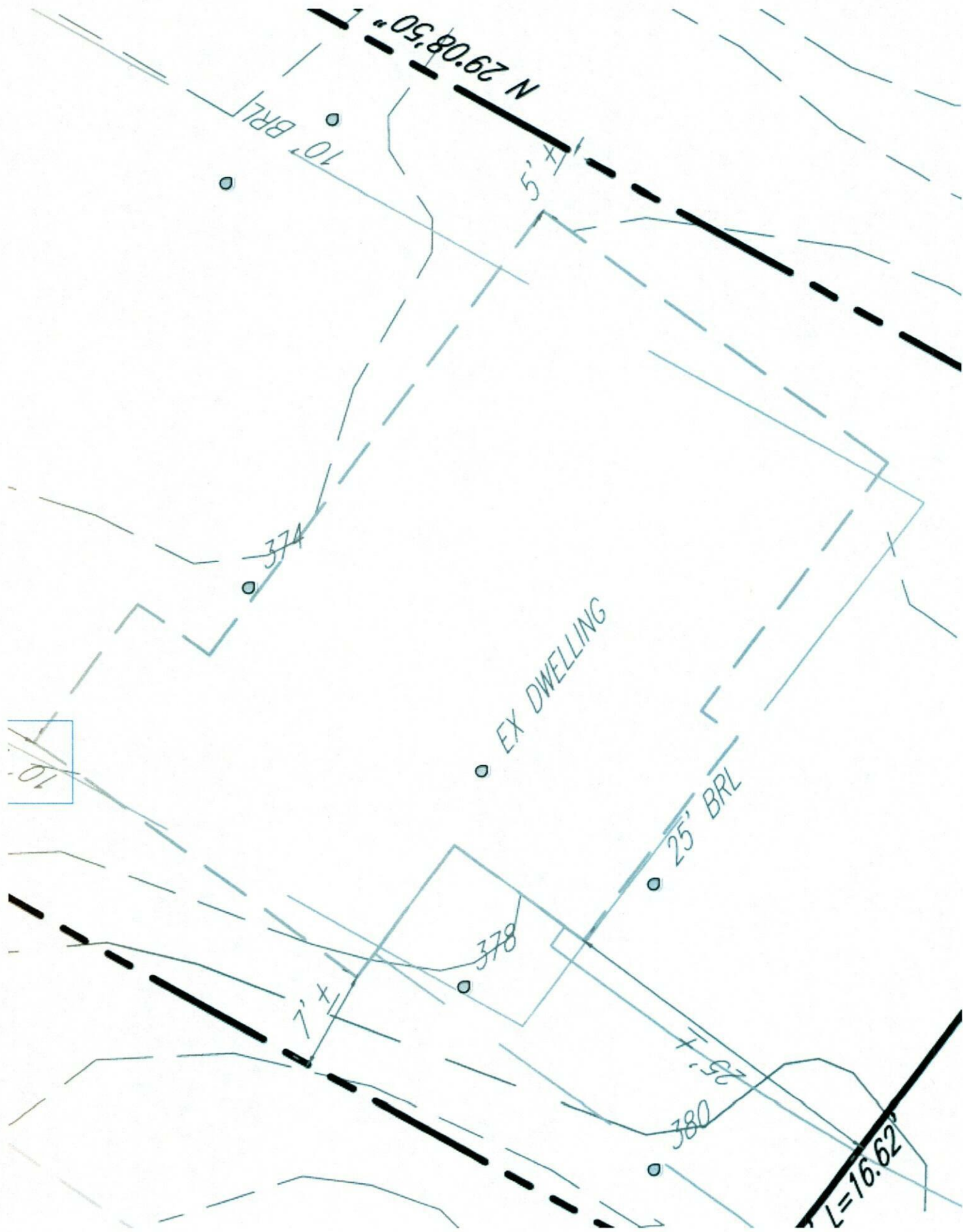
REAR

30'

98'±

SITE APPROVED IN 1952 BY PLANNING COMMISSION

16. NO CONSTRUCTION IS PROPOSED AT THIS TIME





VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES:

1. OWNER: FREDERICK A. HERRMAN
BALTIMORE, MD 21214-1463
2. SITE AREA: 0.25 AC. (10,890 S.F.)
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ENGINEERING

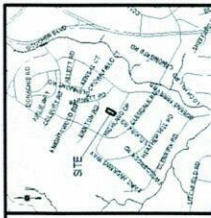
SITE PLAN
FOR
CL. QUALITY HOME

1312 HIGHLAND DRIVE
BALTIMORE COUNTY
8TH ELECTION DISTRICT
MARYLAND
8TH CONGRESSIONAL DISTRICT

SHEET NO. 1 OF 1
DATE: 07-15-00
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 20'



PREPARED BY: FREDERICK A. HERRMAN
DATE: 07-15-00
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES:

1. OWNER: 1312 HIGHLAND DRIVE, BALTIMORE, MD 21205
2. SITE AREA: 1.17 AC. (81,120 S.F.)
3. LOT AREA: 13,119 S.F. (0.30 AC.)
4. ZONING: RESIDENTIAL, SINGLE-FAMILY (R-1)
5. EXISTING: 1. EXISTING DRIVEWAY
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Richardson
ENGINEERING

7. Davidson Street
Towson, Maryland 21205
Phone: 410-281-1234 FAX: 410-281-1235
www.richardson-engineering.com

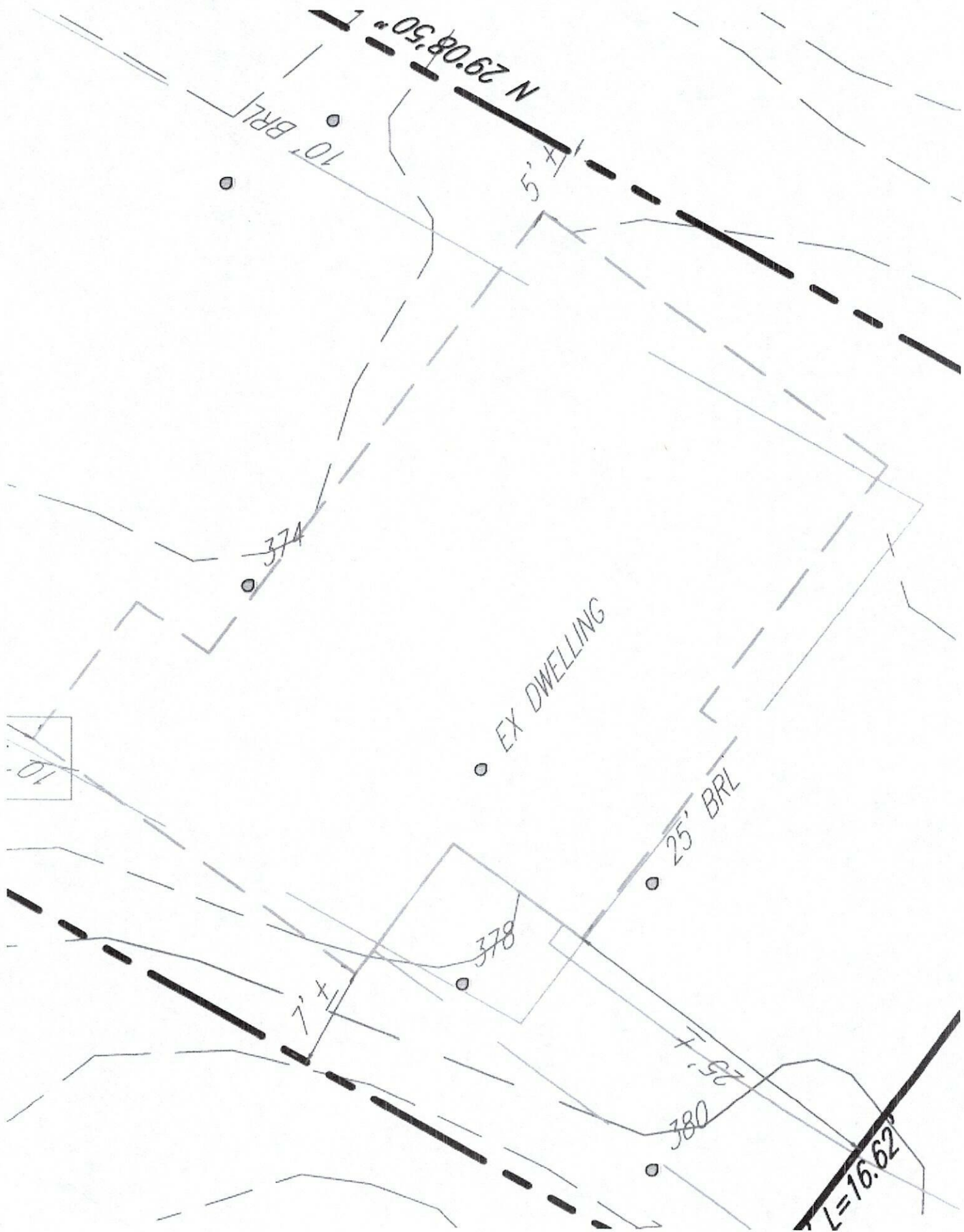
SITE PLAN
FOR
CL QUALITY HOME

1312 HIGHLAND DRIVE
BALTIMORE COUNTY
6TH ELECTION DISTRICT
MARYLAND
6TH CONGRESSIONAL DISTRICT



THIS DOCUMENT IS THE PROPERTY OF RICHARDSON ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RICHARDSON ENGINEERING.

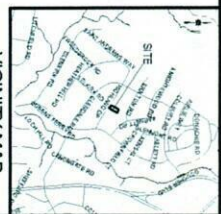
DATE:	05/01/2010
BY:	CL
CHECKED BY:	CL
SCALE:	1" = 20'
PROJECT NO.:	00-07-25
SHEET NO.:	1 OF 1



GENERAL NOTES:

1. OWNER: AUGUSTA N IBENANA
1321 GLENDALE RD
BALTIMORE MD 21239-1406
2. SITE AREA:
NET: 11,403 SF OR 0.26 Ac.±
GROSS: 13,119 SF OR 0.30 AC.±
3. USE:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
UTILITIES: PUBLIC WATER AND SEWER
DEED REF: 13992/742
TAX ACCOUNT: 0902574510
ZONING: DR 5.5
(PER 1"=200' ZONING MAP 080B1)
8. TAX MAP: 80
GRID: 4
PARCELS: 120
9. NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE
RATE MAP (FIRM) PANEL 2400100265G DATED NOVEMBER 2, 2023.
11. PREVIOUS ZONING CASES: R-1949-1377 RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE AND A "C" RESIDENCE ZONE TO "D" RESIDENCE ZONE.
DENIED MARCH 20, 1950.
12. PREVIOUS PERMITS: NONE ON FILE.
13. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
15. SETBACKS FOR DR 5.5

	REQUIRED	PROVIDED
FRONT	25'	25'±
SIDE	10'	5'±
REAR	30'	98'±
- SITE APPROVED IN 1952 BY PLANNING COMMISSION
16. NO CONSTRUCTION IS PROPOSED AT THIS TIME



GENERAL NOTES:

1. OWNER: [illegible]
2. SITE: [illegible]
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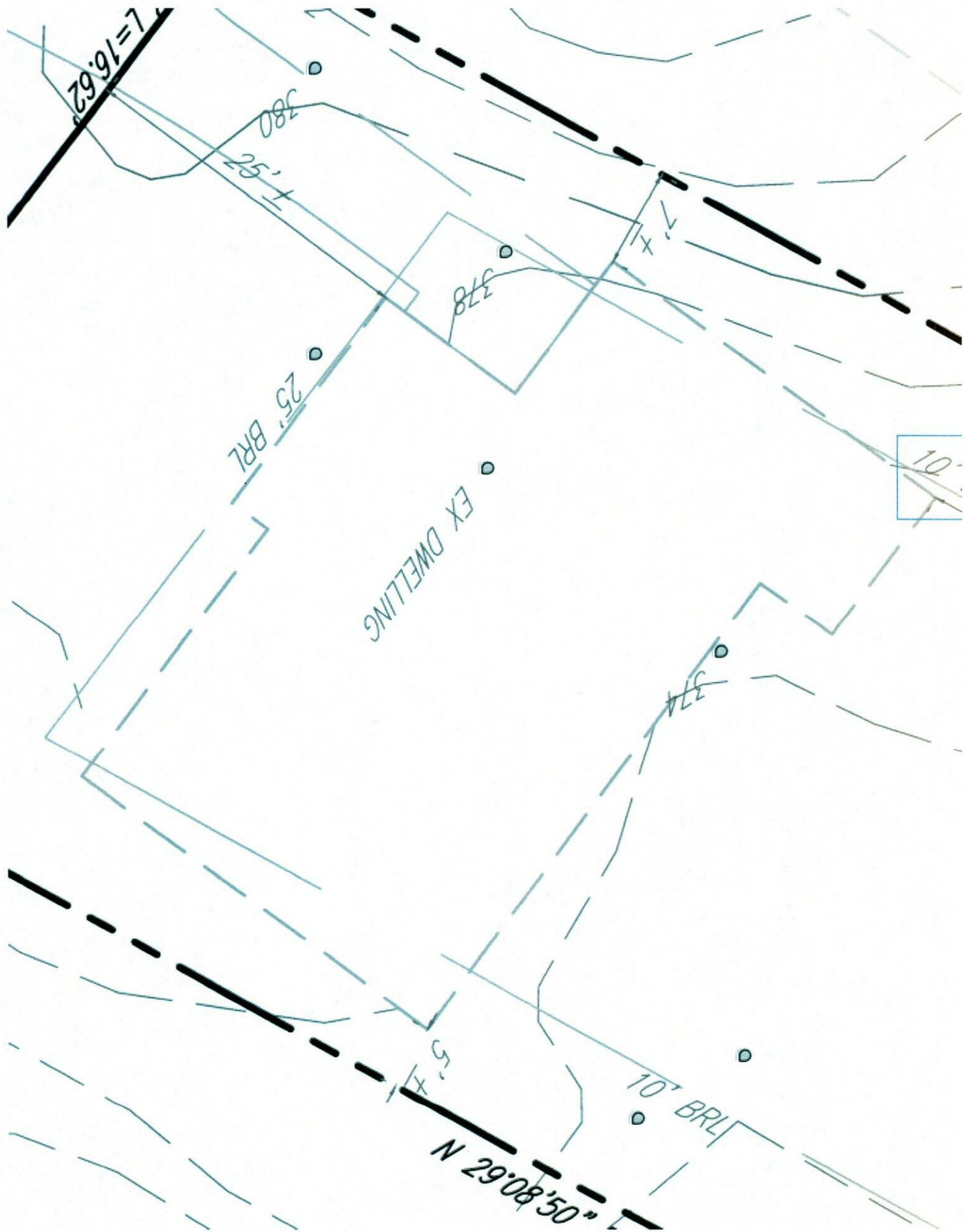
Richardson
ENGINEERING

SITE PLAN
FOR
CL. QUALITY HOME

1312 HIGHLAND DRIVE

BALTIMORE COUNTY
8TH CONGRESSIONAL DISTRICT

DATE	DESIGNED BY	CHECKED BY	DATE
01/11/11	01/11/11	01/11/11	01/11/11
01/11/11	01/11/11	01/11/11	01/11/11



GENERAL NOTES:

1. OWNER: AUGUSTA N IBENANA
1321 GLENDALE RD
BALTIMORE MD 21239-1406
2. SITE AREA:
NET: 11,403 SF OR 0.26 Ac.±
GROSS: 13,119 SF OR 0.30 AC.±
3. USE:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
UTILITIES: PUBLIC WATER AND SEWER
DEED REF: 13992/742
TAX ACCOUNT: 0902574510
ZONING: DR 5.5
(PER 1"=200' ZONING MAP 080B1)
8. TAX MAP: 80
GRID: 4
PARCELS: 120
9. NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE
RATE MAP (FIRM) PANEL 2400100265G DATED NOVEMBER 2, 2023.
11. PREVIOUS ZONING CASES: R-1949-1377 RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE AND A "C" RESIDENCE ZONE TO "D" RESIDENCE ZONE.
DENIED MARCH 20, 1950.
12. PREVIOUS PERMITS: NONE ON FILE.
13. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
15. SETBACKS FOR DR 5.5

	REQUIRED	PROVIDED
FRONT	25'	25'±
SIDE	10'	5'±
REAR	30'	98'±
- SITE APPROVED IN 1952 BY PLANNING COMMISSION
16. NO CONSTRUCTION IS PROPOSED AT THIS TIME