

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 23 day of April, 2025, that Yassah Banggalo located at 7929 Shirley Ave should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Assisted Living Facility
With a maximum bed amount of up to 7 beds

UP-2025-0004AL
Use Permit or Zoning Case No.

CPR
Director, Permits, Approvals and Inspections

Planner's Initials TL

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 7929 Shirley Ave Rosdale MD 21237

Permit No. (if required) B _____

Intake Planner's Name Tyler CoxFiling Date 4 / 23 / 25

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):

Yassah Bangalo 618 Otter Creek Road Edgewood MD 667 206 8202 anawhomedassistedliving@gmail.com
Print Name of Applicant Applicant Address Telephone Number Email Address
ALF Lot Address 7929 Shirley Ave Rosdale MD 21237 Election District 15 Council District 7 Sq. Ft. of Lot 10890
Lot Location: N/E/S/W/side/corner of Gilmore Ave feet N/E/S/W corner of _____ Street
Land Owner: Thomas G. Bedelle and Dedeck Darkpanyan 10 Digit Tax Account Number 21 0 0 0 0 0 1 0 4
Address: 618 Otter Creek Rd Edgewood MD 21901 Telephone Number 443 226 0198 Email Address jrBangalo@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

- | | 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. Williams
For the Director, Office of PlanningDate: April 18, 2025

**Inter-office Correspondence
Recommendation Form**

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105 W. Chesapeake Avenue, Room 101
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Lot Location: N/E/S/W/side/corner of Gilmore Ave feet N/E/S/W corner of _____ Street _____ Street
Land Owner: Thomas G. Bodelle and Dedeck Darkparyan 10 Digit Tax Account Number 2100000104
Address: 618 Otter Creek Rd Edgewood MD 21901 443 226 0198 jrbangalo@gmail.com
Telephone Number Email Address

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For the Director, Office of Planning

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☐ Approved ☐ Disapproved Disapproval Comments: _____

Signed by: _____
For the Director, Office of Planning

Date: _____

ADDRESS: 7929 SHIRLEY AVENUE

LOCATION DRAWING

LOT 177

LOT 3

S55°14'42"W 88.00'

LOT 2

10,976 S.F.

SHED

IPF

30' BRL

ASPH D/W

10' BRL

WOOD DECK

19.5'

15.7'

24.0'

0.8'

SPFOY FRAME #7929

44.3'

26.5'

26±

25' BRL

28±

N55°14'42"E 76.00'

LOT 1

LOT 175

N34°45'18"W 110.00'

S34°45'18"E 218.00'

N34°45'18"W 108.00'

24' INGRESS/EGRESS MAINTENANCE & UTILITY EASEMENT

10' HIGHWAY WIDENING AREA

N55°14'42"E 12.00'

SHIRLEY AVENUE

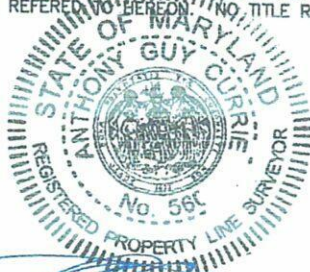
30' R/W
PROPOSED 50' R/W

NOTES:

1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
3. LEVEL OF ACCURACY IS 1".

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED, OR APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.



PROFESSIONAL SEAL

DATE 3/29/25

DRAWN BY: BF

LAND PRO ASSOCIATES, LLC.

8843 GREENBELT ROAD SUITE 334
LANHAM, MD 20770
PHONE 301-368-1944
FAX 301-794-8751
LANDPRO@MAIL.COM

LOCATION DRAWING
ROSEDALE TERRACES
LOT 2 DISTRICT 15
BOOK 49349 PAGE 187
PLAT BOOK 56@150
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 40' DATE: 3/29/25

FILE: #7929 SHIRLEY AVENUE (1)

CASE: # 0

ADDRESS: 7929 SHIRLEY AVENUE

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SHIRLEY AVENUE

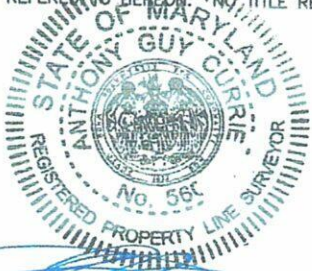
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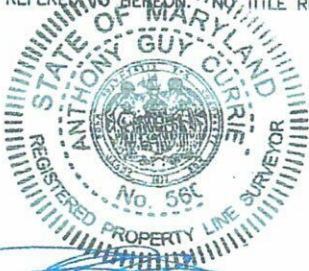
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SCALE: 1" = 40' DATE: 3/29/25

FILE: #7929 SHIRLEY AVENUE (1)

CASE: # 0

zoning check list

1.) Thomas G Bedell and Deddeh Darkparyoun` (4432260198)

applician name: yassah Bangalo,

address 618 otter creek road edgewood MD 21040

6672068202, anewhomeassistedliving@gmail.com

2) 7 to 8 bed

3) 7929 shirley avenue, Rosedale MD 21237

lot size 10890 sq. ft

4) there are three parking space (3 parking space)

5) This building was build in 1989 for residential purpose, it was not build to be use as an assisted living. there is no addition or change made to the building. we do not intent to add or make a change to the building.

6. The applicain is aware of the rules on the 1000 feet rule on assisted living I and II, per my knowledge I am free from this rule and if I fall short of that requiment, I will appeal to the board.

I am also awared that a sprinkle system is required for the use of the property as an assisted living and I am working to comply to this requirement.

Compatibility Study

Subject Property: 7929 Shirley Ave,
Rosedale, MD 21237

Purpose: To provide a zoning and land use compatibility assessment for
future development consideration.

Property Information

Tax Map 0096

Parcel 0190

.2520 AC

7929 SHIRLEY AVE

ROSEDALE TERRACES

Deed Reference: /49349/ 00187

Owner Name: SUNSET INVESTING LLC

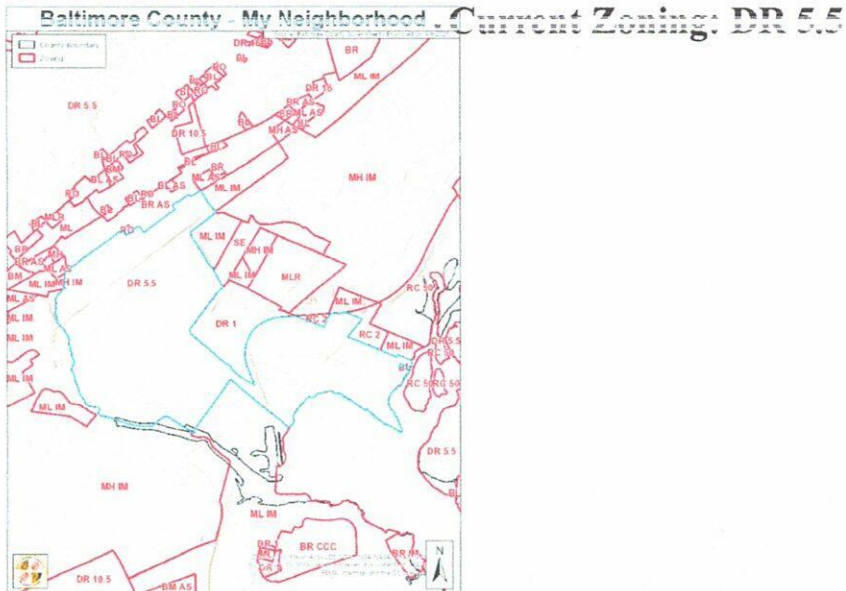
Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Plat No.	
0096	0005	0190	15060056.04	0000			2	Plat Ref	0056/ 0150



Property Location is in CYAN

1. Zoning & Planning Summary

Category	Existing	Proposed (Master Plan 2020)
Zoning	DR 5.5	T-4 General Urban
Land Use	Single-Family Detached	Mixed Use / Urban Residential



• **Surrounding Zoning:** T-4 and T-5

2. Neighborhood Context (Proposed)

- mixed uses, but is primarily residential urban fabric
- single-family detached and attached houses, and townhouses
- Accessibility: Close to Pulaski Hwy (US-40), I-695, and local transit

3. Development Compatibility Indicators

Land Use Compatibility: The property lies within an area designated as T-4 General Urban under the Baltimore County Master Plan 2020. This transect zone is intended to support compact, mixed-use, walkable communities that include a diversity of housing types such as single-family detached and attached homes, as well as townhouses. The surrounding context and proposed land use suggest the site is broadly compatible with future development that fits this pattern.

Zoning Alignment: The current zoning is DR 5.5 (residential). While this may accommodate certain by-right uses, a zoning map amendment or special exception may be required for full alignment with the T-4 General Urban designation, especially if mixed-use or higher-density development is proposed.

Infrastructure: The site is well-served by transportation infrastructure, including proximity to Pulaski Highway (US-40), I-695, and local public transit. This supports the walkability and compact design principles of T-zones.

Environmental Constraints: No floodplains, steep slopes, or wetlands have been identified in the initial evaluation, indicating minimal environmental limitations for development.

Community Considerations: The site is located in a developed urban fabric with nearby residential uses, schools, parks, and other community resources. Any new development should consider its relationship to existing neighborhood character and

sensitive uses.

4. Regulatory Challenges / Considerations

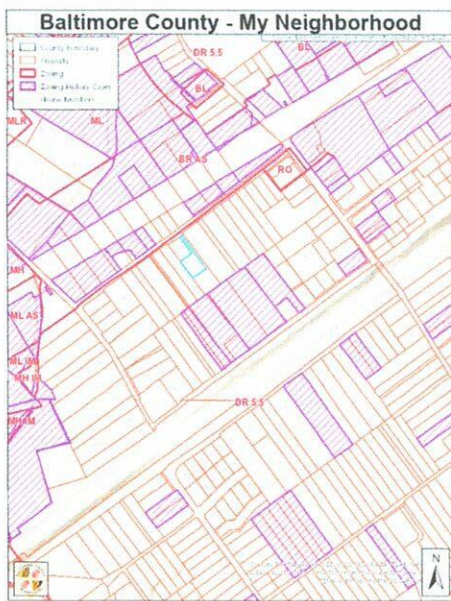
The site's current DR 5.5 zoning may not fully accommodate the flexibility envisioned by the T-4 General Urban designation, particularly for mixed-use components. Rezoning or special exceptions may be necessary.

Development proposals must align with Master Plan 2020 policies, which emphasize walkability, housing diversity, and compact, sustainable neighborhoods.

Public engagement may be needed depending on the scale and intensity of proposed development, especially if introducing new uses or densities.

5. Conclusion

Based on proposed zoning and neighborhood context, the subject site appears to offer a generally compatible for mixed uses, but is primarily residential urban fabric. It may have a wide range of building types including single-family detached and attached houses, and townhouses. Setbacks and landscaping are variable.



Property Location is in CYAN

Land Use Designation (Existing): Single Family Detached

LEGEND

Major Road

Secondary Road

Land Use Types

Single Family Detached

Single Family Attached

Multifamily

Commercial

Office

Industrial

Mixed Use

Institution

Open Space

Agriculture

Permanent Easement

Rural Residential

Utilities/Drainage

Landfill

Vacant

Unbuildable/Environmentally Constrained

Water



Land Use Designation (Proposed): T-4 General Urban According to Proposed Land Use Baltimore County Master Plan 2020



T-4 General Urban



Characterized by mixed uses, but is primarily residential urban fabric. It may have a wide range of building types including single-family detached and attached houses, and townhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium sized blocks.

T-5 Urban Center



Includes higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

- Permitted Uses: T-4 General Urban

YORK COUNTY
PENNSYLVANIA

PROPOSED LAND USE BALTIMORE COUNTY MASTER PLAN 2020

CARROLL
COUNTY

HARFORD COUNTY

HOWARD COUNTY

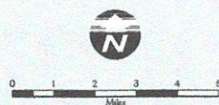
ANNE ARUNDEL COUNTY

BALTIMORE CITY

The Proposed Land Use Map provides general recommendations for land use based upon the policies provided in Master Plan 2020. The use of textures (P. 10) is intended to encourage a more informed use of the map, as the texture of the map is intended to encourage a more informed use of the map, as the texture of the map is intended to encourage a more informed use of the map.

The proposed framework identifies a range of habitats from the most natural to the most urban. This continuum, when divided into overlapping categories, reflects a succession from urban development to natural ecosystems. This integrates environmental and zoning methodologies, enabling the design of compact, mixed-use, walkable communities that support the viability of natural areas.

This system refines the conventional zoning system and provides a basis for land use, transportation options, and housing diversity. The zones vary by the mix and level of intensity of their natural, built and social components.



----- Urban/Rural Transition Line
----- County Boundary
----- Road
----- Hydrology

Baltimore County Department of Planning
105 W Chesapeake Ave, Towson, MD 21204
Data Sources:
Transit & UICL - Baltimore County Dept of Planning
All Other - Baltimore County Office of Info Tech
St. County Road & Int'l (2010) Planning Department
Master Plan Transit Master Plan Transit

T1 Natural
Contains lands approximating a natural condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
T2 V
Contains of sparsely settled lands in an open or cultivated state. These include woodlands, agricultural lands, and grasslands. Typical buildings may include farmhouses and agricultural buildings.

T2 R Rural Residential
Consists of large lot single-family detached housing. Plantings are informal. All setbacks are generally 50 ft or more. Lots are deep to accommodate a larger backyard. Density varies between 2 to 5 acres per dwelling.
T2 V
Taken into account the rural villages of Harford and Jacksonville. This zone has a mix of smaller scale retail office and some residential uses. T2 V preserves the rural village character featuring an attractive and traditional pattern of houses, commercial establishments, open spaces and their relationship to mainroads.

T3 Suburban
Includes low-density residential areas, adjacent to higher density zones that contain mixed use. Home occupations and outbuildings may be allowed. Landscaping in naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.
T3 V
Characterized by mixed uses, but is primarily residential urban fabric. It may have a wide range of building types including single-family detached and attached houses, and townhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium sized blocks.

T4 Urban Center
Includes higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
T4 V
Has the highest density and height with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks streets have steady street tree planting and buildings set close to the wide sidewalks. Typically only large towns and cities have an Urban Core Zone.

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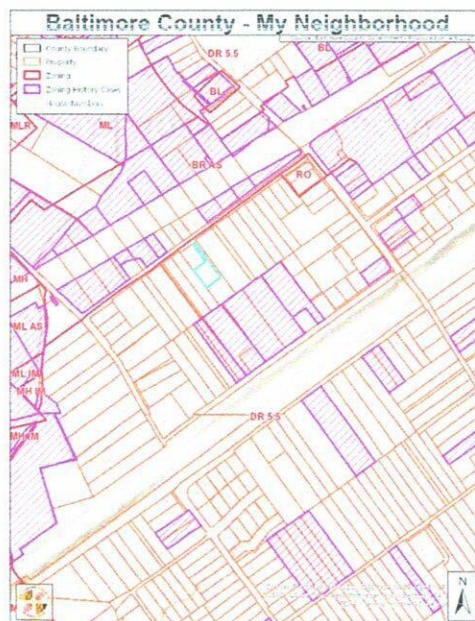
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ROSEDALE TERRACES

Deed Reference: /49349/ 00187

Owner Name: SUNSET INVESTING LLC

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Plat No:	
0096	0005	0190	15060056.0 4	0000			2	Plat Ref:	0056/ 0150



Property Location is in CYAN

4. Regulatory Challenges / Considerations

The site's current DR 5.5 zoning may not fully accommodate the flexibility envisioned by the T-4 General Urban designation, particularly for mixed-use components. Rezoning or special exceptions may be necessary.

Development proposals must align with Master Plan 2020 policies, which emphasize walkability, housing diversity, and compact, sustainable neighborhoods.

Public engagement may be needed depending on the scale and intensity of proposed development, especially if introducing new uses or densities.

5. Conclusion

Based on proposed zoning and neighborhood context, the subject site appears to offer a generally compatible for mixed uses, but is primarily residential urban fabric. It may have a wide range of building types including single-family detached and attached houses, and townhouses. Setbacks and landscaping are variable.

Land Use Designation (Proposed): T-4 General Urban

According to Proposed Land Use Baltimore County Master Plan 2020



T-4 General Urban



Characterized by mixed uses, but is primarily residential urban fabric. It may have a wide range of building types including single-family detached and attached houses, and townhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

T-5 Urban Center



Includes higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

- **Permitted Uses:** T-4 General Urban

According to Proposed Land Use Baltimore County Master Plan 2020

- **Surrounding Zoning:** T-4 and T-5

2. Neighborhood Context (Proposed)

- mixed uses, but is primarily residential urban fabric
- single-family detached and attached houses, and townhouses
- Accessibility: Close to Pulaski Hwy (US-40), I-695, and local transit

3. Development Compatibility Indicators

Land Use Compatibility: The property lies within an area designated as T-4 General Urban under the Baltimore County Master Plan 2020. This transect zone is intended to support compact, mixed-use, walkable communities that include a diversity of housing types such as single-family detached and attached homes, as well as townhouses. The surrounding context and proposed land use suggest the site is broadly compatible with future development that fits this pattern.

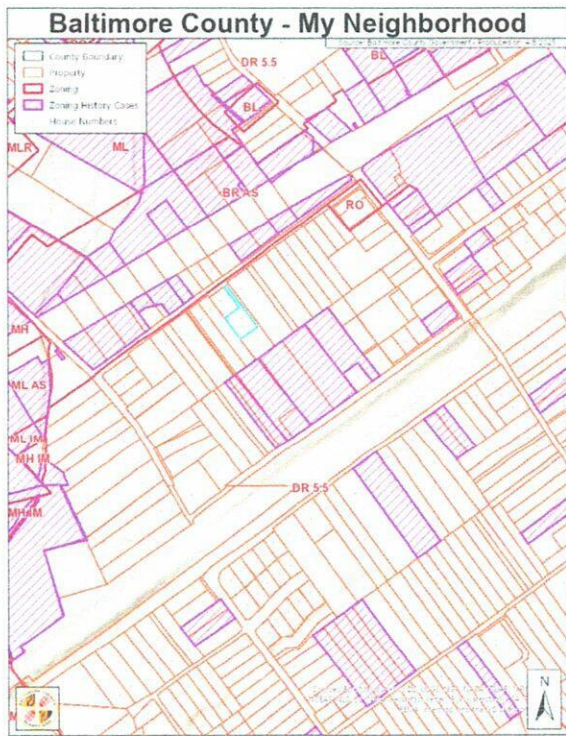
Zoning Alignment: The current zoning is DR 5.5 (residential). While this may accommodate certain by-right uses, a zoning map amendment or special exception may be required for full alignment with the T-4 General Urban designation, especially if mixed-use or higher-density development is proposed.

Infrastructure: The site is well-served by transportation infrastructure, including proximity to Pulaski Highway (US-40), I-695, and local public transit. This supports the walkability and compact design principles of T-zones.

Environmental Constraints: No floodplains, steep slopes, or wetlands have been identified in the initial evaluation, indicating minimal environmental limitations for development.

Community Considerations: The site is located in a developed urban fabric with nearby residential uses, schools, parks, and other community resources. Any new development should consider its relationship to existing neighborhood character and sensitive uses.

- **Current Zoning: DR 5.5**



Property Location is in CYAN

Land Use Designation (Existing): Single Family Detached



LEGEND

- Major Road
- Secondary Road

Land Use Types

- Single Family Detached
- Single Family Attached
- Multifamily
- Commercial
- Office
- Industrial
- Mixed Use
- Institution
- Open Space
- Agriculture
- Permanent Easement
- Rural Residential
- Utilities/Drainage
- Landfill
- Vacant
- Unbuildable/Environmentally Constrained
- Water