

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 2 day of MAY, 2025, that Anthony Salsg located at 7601 Old Hartford Rd should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: ALF Facility with
a maximum of 6 beds

UP-2025-0006AL

Use Permit or Zoning Case No.

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

Director, Permits, Approvals and Inspections

Planner's Initials TC

25-0452 R

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 _____

Permit No. (if required) B _____

Intake Planner's Name _____

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

Filing Date _____ / _____ / _____

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):

ANTHONY SAKA 7601 OLD HARFORD RD, PARKVILLE, MD 21234 443-858-1009 ANTOSAKA@MSN.COM
Print Name of Applicant Applicant Address Telephone Number Email Address
3116 PAPER MILL RD, PHOENIX, MD 21131 Election District 3RD Council District 6TH Sq. Ft. of Lot 9,894 SQ.FT
ALF Lot Address
Lot Location: N/E/S/W side/corner of HILLCREST AVE feet N/E/S/W corner of OLD HARFORD RD
Street Street
Land Owner: HARRY ROULET 10 Digit Tax Account Number 0 9 1 9 7 1 1 1 7 0
Address: 7601 OLD HARFORD RD, PARKVILLE, MD 21234 443-794-5250 JEMSAKA101@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. 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. Building Elevation Drawings (these may be waived if note 5.A from the Zoning Use Permit Checklist
can be stated on the plans) | ☐ | ☒ |
| 5. Photographs (please label all photos clearly)
Show the adjoin buildings, the proposed building, and the surrounding neighborhood | ☒ | ☐ |
| 6. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR | ☒ | ☐ |
| 7. Applicant Confirms that the Building Plans Review Office was contacted regarding automatic sprinkler system requirements . | ☒ | ☐ |
| 8. Current Zoning Classification: <u>DR 5.5</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. Watkins
For the Director, Office of Planning

Date: April 30, 2025

ZONING USE PERMIT
PLAN FOR AN ASSISTED LIVING FACILITY I FOR A MAXIMUM OF
6 BEDS

7601 OLD HARFORD RD, PARKVILLE, MD 21234

3RD ELECTION DISTRICT

OWNER: HARRY ROULET
7601 OLD HARFORD RD, PARKVILLE, MD 21234

DATE: 4/16/2025
PHONE: 443-794-5250

LOT SIZE: 9,894 SQ. FT
ZONING MAP: 0081
ZONING: DR 5.5

PARKING: 2 PARKING SPACES REQUIRED FOR PROPOSED 6 BEDS

EXISTING FLOOR AREAS SQ. FT
1ST FLOOR AND FRONT PORCH = 911 SQ. FT
2ND FLOOR = 594 SQ. FT
3RD FLOOR (ATTIC) = 240 SQ. FT
TOTAL = 1,745 SQ. FT

BASEMENT FOR STORAGE AND MECHANICAL EQUIPMENT = 555
SQ. FT

OPEN SPACE: .10 X LOT AREA (9,894 SQ. FT) = 989 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, 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.

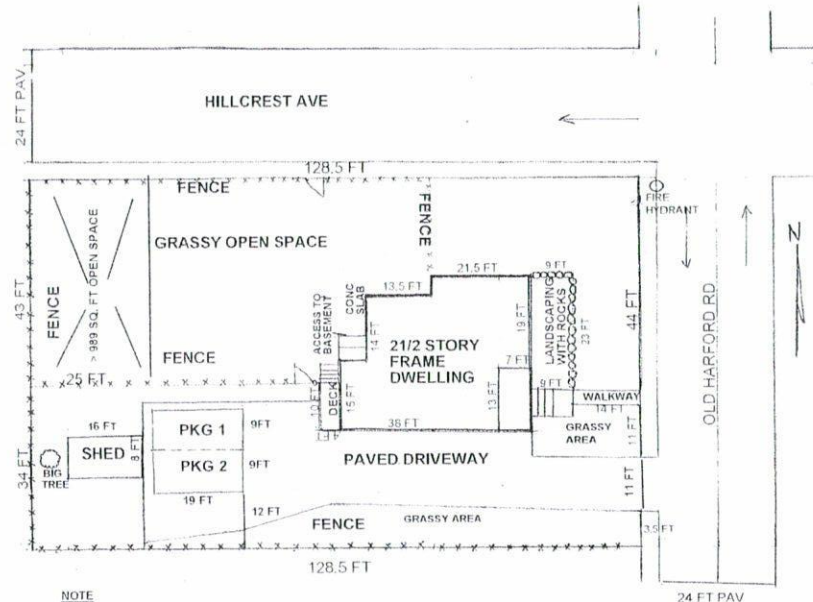
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST 5 YEARS. NO RECONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF 5 YEARS BEFORE THE DATE OF THIS APPLICATION.

SIGNS WILL COMPLY WITH SECTION 450 BCZR

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

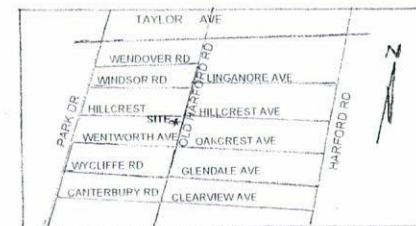
Anthony A. Saka
SIGNATURE
ANTHONY A. SAKA
PRINTED NAME

04/18/2025
DATE



NOTE

- 12-FT OFFSET FOR PARKING TO PROPERTY LINE
- TWO 8 FT X 19 FT PARKING SPACES
- OPEN SPACE IN EXCESS OF 989 SQ. FT (10% LOT SIZE)
- PAVED - 11 FT WIDE DRIVEWAY
- SITE LOCATED AT SW QUADRANT OF OLD HARFORD RD & HILLCREST AVE
- HILLCREST AVE IS ONE-WAY EASTBOUND WITH 24 FT PAVEMENT AND 3.5 FT SIDEWALKS
- OLD HARFORD RD IS TWO-WAY RUNNING NORTH-SOUTH WITH 24 FT PAVEMENT & 3.5 FT SIDEWALKS
- FENCED YARD
- FIRE HYDRANT LOCATED AT THE SW QUADRANT OF INTERSECTION
- 8 FT X 16 FT SHED ADJACENT TO A LARGE TREE
- 4 FT X 16 FT REAR DECK
- 7 FT X 13 FT FRONT PORCH
- 23 FT OFFSET FROM FRONT WALL OF BUILDING TO SIDEWALK OR 38.5 FT FROM FRONT WALL TO CENTERLINE OF OLD HARFORD RD



VICINITY MAP

ENGINEER SCALE: 1" = 40 FT

Compatibility Finding for 7601 Old Harford Rd Property - ALF1 Use Permit Application

The subject property, which is lot #58 in the Oakcrest subdivision, is an existing 2.5 story frame colonial single-family dwelling built in 1927 on the southwest corner of Old Harford Rd and Hillcrest Ave intersection. These two roads are low-volume local roads with a 30-mph posted limit.

Old Harford Rd runs in a north-south direction with a 24 ft wide paved surface and approximately 31 ft right-of-way in the vicinity of the property and Hillcrest Ave which runs in an east-west direction of the intersection has a 24 ft wide paved surface and approximately 30 ft right-of-way in the vicinity of the property. Hillcrest Ave is one-way in the westbound direction.

Both roads (Old Harford Rd and Hillcrest Ave) have 3.5 ft sidewalks on both sides that support pedestrian traffic and do not have shoulders for on-street parking in the vicinity of the property. Ingress/egress to/from the property is provided by an 11-ft paved driveway that connects directly to the proposed two large (9 ft x 19 ft each) car park at the rear of the property and there is a 3-ft concrete walkway serving as direct front access from Old Harford Rd, as depicted in the site plan.

The property is approximately 960 feet south of Taylor Ave, which is a collector road running in the east-west direction and approximately 1260 feet west of Harford Rd (State Route 147), an arterial which runs in a north-south direction in the vicinity of the site.

The zoning classification for the property is DR 5.5 (single family residential) which is consistent for the immediate area within the Oakcrest subdivision. Thus, the proposed level 1 assisted living facility (ALF1) is an allowable use as per the DR 5.5 classification and hence compatible with the character of the neighborhood as there will be no external or internal alteration of the property other than possible aesthetic enhancement of the landscape (when necessary).

The property is characterized by a vast amount of open space that substantially exceeds the required 10 percent of the measured total area of 9,894 sq. ft. to support the recreational and ambulatory needs of the residents. In addition, the proposed 6-bed ALF1 use will generate approximately 32 percent less traffic (as per the Institute of Transportation Engineer's Trip Generation Manual), engender less negative social externalities such as criminal activities, and benefit from the relatively higher-level property maintenance protocols needed in compliance with the stringent state licensing requirements and county zoning and occupancy codes than a typical single-family dwelling use.

The typical daily activity schedules for the proposed ALF1 use are as follows:

- 7 am – 10 am → Activities of Daily Living (ADLS), breakfast, and medications
- 11 am – 7 pm → Visiting hours (only 2 visitors allowed at a time) which complies with the minimum parking requirement for 2 vehicles.
- 12 noon – 2 pm → Lunch
- 2 pm – 5 pm → Recreational and entertainment activities, social time
- 5 pm – 9 pm → Dinner, medications, and evening ADLs

The facility will be providing meals, laundry, transportation to medical appointments, and supervised recreational and other extracurricular activities. There will be a delegating registered nurse for the residents approximately every 45 days to perform an initial assessment and to prepare the required post-hospitalization paperwork to update the care plan for residents discharged from the hospital.

The facility expects to accommodate a maximum of 6 residents who can be transported by private passenger car so it will not be necessary to acquire a bus or van. Therefore, the character of the residential neighborhood will not be compromised. In other words, the intent is to maintain residential use and preserve or enhance the character of area even as care is provided for the elderly whose external activities are significantly less than typical for residents of single-family dwellings.

Compatibility Objectives:

1. The arrangement and orientation of the proposed building 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 ensure that the placement of buildings and parking lots have no adverse impact on the neighborhood. The proposed two parking spaces will be used for visitor parking. A maximum of two visitors will be allowed at a time and hence there will be no adverse effect on the neighborhood parking or traffic flow. The caregiver(s) will reside in the house and will not need additional car parking.
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.

In conclusion, the proposed 6-bed assisted living facility at 7601 Old Harford Rd will positively enhance or at the minimum preserve the character of the neighborhood by way of generating relatively less traffic and on-street parking maneuvers, providing relatively more frequent property maintenance (including landscaping), and caring for the elderly and physically challenged population least likely to be involved in illicit activities. There are no other assisted living facilities within 1,000 ft from the subject property and the proposed use is allowed for a DR 5.5 zoning, so does not require a variance petition.



FRONT
VIEW
FROM
OLD HARFORD
ROAD



Sent from my iPhone

SIDE VIEW FROM HILLCREST AVE

Google Maps

7600 Old Harford Rd

OLD HARFORD ROAD - SOUTH OF SITE

Parkville, Maryland

Google Street View

Aug 2024 See more dates



Image capture: Aug 2024 © 2025 Google

NEIGHBORHOOD PHOTO
SOUTH OF SITE



Google Maps

7600 Old Harford Rd

OLD HARFORD ROAD - NORTH OF SITE

Parkville, Maryland

Google Street View

Aug 2024 See more dates



Image capture: Aug 2024 © 2025 Google

NEIGHBORHOOD PHOTO
NORTH OF SITE

Wentworth Rd
Wycliffe Rd
Canterbury Rd
Linganore Ave
Crest Ave
Oak

