

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 20TH day of May, 2025, that Karen Phillips located at 7411 Essex Ave (Individual or business name) (Street address) should be and the

same is hereby granted permission to operate a: Assisted Living facility with up to 6 beds

UP-2025-00084L

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

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 741 ESSEX AVE

Permit No. (if required) B _____

Intake Planner's Name TYLER COX

Filing Date 5 / 20 / 2025

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):

KAREN PHILLIPS **741 ESSEX AVENUE** **1-845-245-5640** **ESSEXFVORMANOR@GMAIL.COM**
Print Name of Applicant Applicant Address Telephone Number Email Address
ALF Lot Address 741 ESSEX AVE. MD. 21220 Election District 15TH Council District 7TH Sq. Ft. of Lot 10,500
Lot Location: N/E/S/W/side/corner of 810'± FROM MARLIN AVE. feet N/E/S/W corner of 741 ESSEX AVE.
Street Street
Land Owner: KAREN PHILLIPS 10 Digit Tax Account Number 15-10250100
Address: 741 ESSEX AVENUE BALTO. MD. 21221 1-845-245-5640 ESSEXFVORMANOR@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 **X** below

	YES	NO
1. This Completed Recommendation Form (3 Copies)	X	_____
2. Building Permit Application or Copy (If available)	_____	X
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	X	_____
Statement of Compliance with Checklist Note 5 A	X	_____
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)	_____	X
4. Compatibility Study	_____	X
5. Building Elevation Drawings (these may be waived if note 5.A from the Zoning Use Permit Checklist can be stated on the plans)	_____	X
6. Photographs (please label all photos clearly) Show the adjoin buildings, the proposed building, and the surrounding neighborhood	X	_____
7. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR	X	_____
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: Brett M. Wilkins
For the Director, Office of Planning

Date: 5/19/25

COMPATIBILITY FINDINGS FOR #741 ESSEX AVENUE PROPERTY ALF1 USE PERMIT APPLICATION

THIS PROPERTY IS AN EXISTING ONE AND HALF STORY BRICK DWELLING SITUATED ON THE SOUTH SIDE OF ESSEX AVENUE AND 810'± FROM THE WEST SIDE OF MARLIN AVENUE WHICH ARE PUBLIC ROADS WITH PUBLIC UTILITIES SERVING THE PROPERTY ESSEX AVENUE (POSTED 30MPH SPEED LIMIT). ESSEX AVENUE HAS NO PUBLIC CURB OR SIDEWALKS. ESSEX AVENUE IS IN BALTIMORE COUNTY, ELECTION DISTRICT 15th, COUNCILMANIC DISTRICT 7TH

THE ZONING CLASSIFICATION FOR THIS SITE IS DR 5.5.

THE PROPERTY IS KNOWN AND DESIGNATED AS TAX MAP: 97, PARCEL: 371, LOT: 9 ON A PLAT ENTITLED: PLAT OF ESSEX RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN PLAT BOOK 09 FOLIO 74; THE HOUSE WAS BUILT IN 1959.

THIS USE PERMIT IS FOR THE EXISTING 1.5 STORY BRICK FAMILY DWELLING TO BE USED FOR AN ALF1 (4 BEDS MAX.). THERE ARE NO PROPOSED CHANGES TO THE EXISTING CONDITIONS OF THE PROPERTY EXCEPT ADDING 2-PARKING SPACES AS SHOWN ON THE USE PERMIT PLAN. THERE ARE NO IDENTIFICATION SIGNS PROPOSED OR ANY CHANGES TO THE EXTERIOR APPEARANCE TO THE EXISTING DWELLING.

THE ALF WILL BE COMPATIBLE WITH THE EXISTING CHARACTER OF THE NEIGHBORHOOD BECAUSE THERE ARE NO CHANGES BEING MADE TO THE EXISTING DWELLING AND NOTHING THAT WILL DRAW ATTENTION TO THE PROPERTY USE AS A ALF. THE PROPERTY LANDSCAPE IS CONSISTENT WITH THE NEIGHBORHOOD IN THAT THE DWELLINGS ARE WELL MAINTAINED, THE LAWN ARE MANICURED, AND THERE ARE WOODS BEHIND THE NEIGHBORHOOD FOR PRIVACY.

THE OWNER, KAREN M. JEFFREY, WILL BE A LICENSED FACILITY WITH THIS APPROVAL. SHE IS A CERTIFIED NURSE HER EMPLOYEES WILL ALSO BE CERTIFIED NURSES. AS OF NOW SHE DOES NOT OWN ANY OTHER ALF'S BUT IN THE FUTURE SHE WOULD LIKE TO OWN OTHER ALF'S FACILITIES.

HER MISSION STATEMENT: TO PROVIDE SERVICES AND SUPPORT THAT ALLOW OUR CLIENTS TO REMAIN AS INDEPENDENT AS POSSIBLE WHILE ENABLING A QUALITY OF LIFE WHICH THEY MAY NOT BE ABLE TO ACHIEVE ON THEIR OWN.

A TYPICAL DAY WOULD BE AS FOLLOWS:

7AM-10AM BREAKFAST, ADLs

11AM-7PM VISITING HOURS (ONLY 2 VISITORS AT A TIME)

12PM-LUNCH

2PM-5PM ACTIVITIES, OUTING, SOCIAL TIME

5PM-9PM DINNER, MEDICATIONS, EVENING ADL's

OUTDOOR ACTIVITIES ARE SUPERVISED

THE ALF WILL BE PROVIDING MEALS, LAUNDRY, TRANSPORTATION TO DOCTORS APPTS. AND ASSISTANCE WITH ADL'S RECREATIONAL ACTIVITIES, GAME DAY, EXERCISE CLASSES AND DAY TRIPS.

THERE ARE ONLY (4) BEDS WHICH ALLOW FOR CLIENT TRANSPORTATION TO BE IN A PRIVATE PASSENGER VEHICLE AND NOT A BUS OR VAN. THE INTENT IS TO CONTINUE THE RESIDENTIAL USE TO SUPPORT THOSE IN NEED OF ELDER CARE.

UP-2025-0008AL



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jesse K.

Transaction 102890

total	\$100.00
DEBIT CARD SALE	\$100.00
VISA 3086	

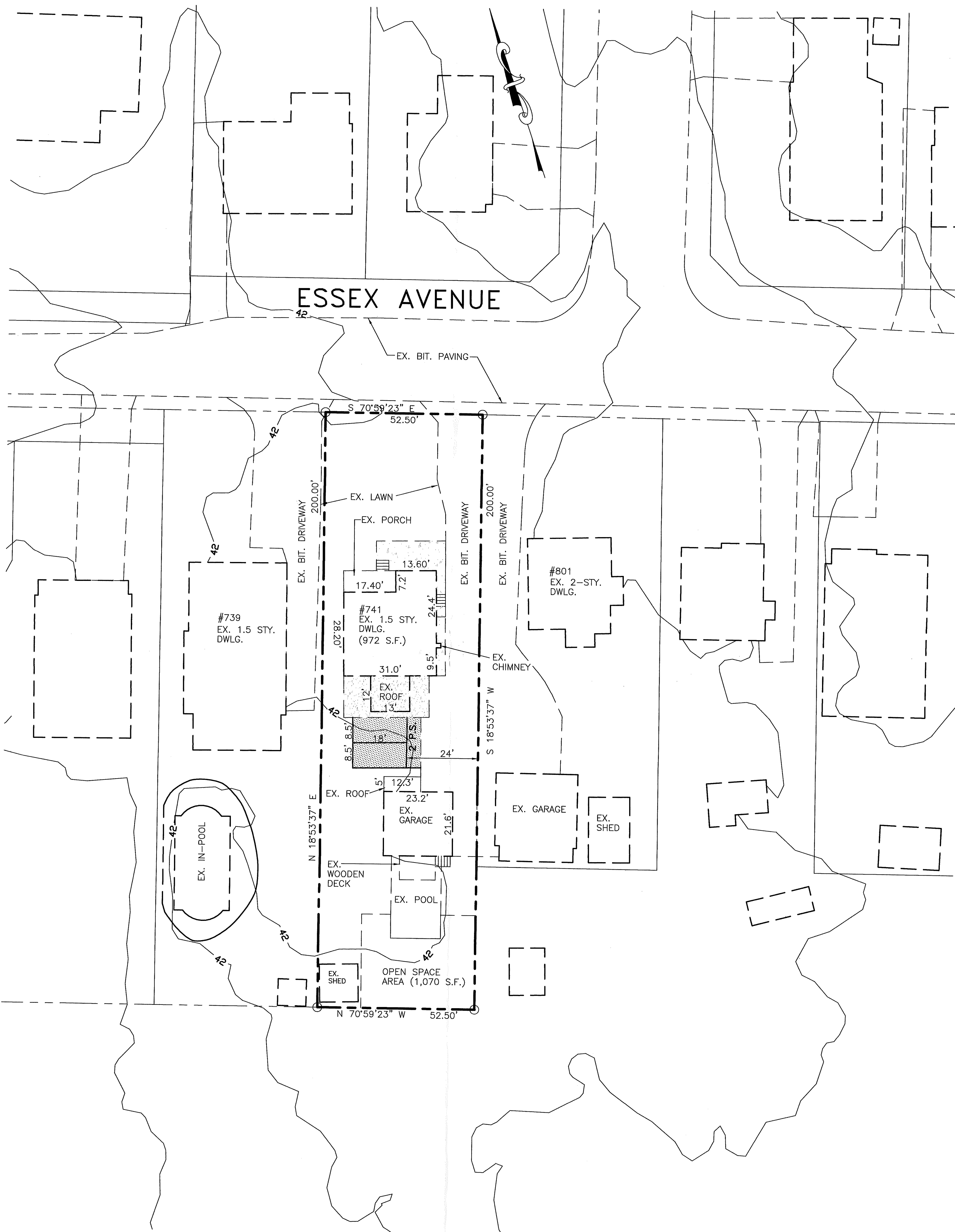
Retain this copy for statement
validation

Station: Permit Processing - Mini

29 Apr 2025 10:42:54A
\$100.00 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXX3086
VISA CARDHOLDER
Reference ID: 511900580679
Auth ID: 369983
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT

Payment KMP6WA7PQP2AP

Clover Privacy Policy
<https://clover.com/privacy>



NOTES

1. Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (APRIL 2025)
2. The Firm Insurance Rate Map, 240010-0430 H Indicates this is situated within flood Zone X.
3. Property lines shown hereon were established by public information.
4. This site is NOT situated within the Chesapeake Bay Critical Areas. (map 97)
5. There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
6. There are no forest or developed woodlands on this site.
7. There are NO Tidal & Non-Tidal Wetlands shown on this site.
8. There is no significant plant or animal habitat on this site.
9. There are no slopes greater than 15% on this site.
10. There are no known wells on this site.
11. There are no known underground storage tanks or septic systems on this site.
12. There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
13. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
14. Public Water and sewer serve this site.
15. Caution underground utilities may exist in Gwynn Oak Road, Carlyn Ave. & onsite, contact Miss Utility (800-257-7777) prior to any construction.

ZONING HISTORY

THERE ARE NO CASES FOR THIS SITE.

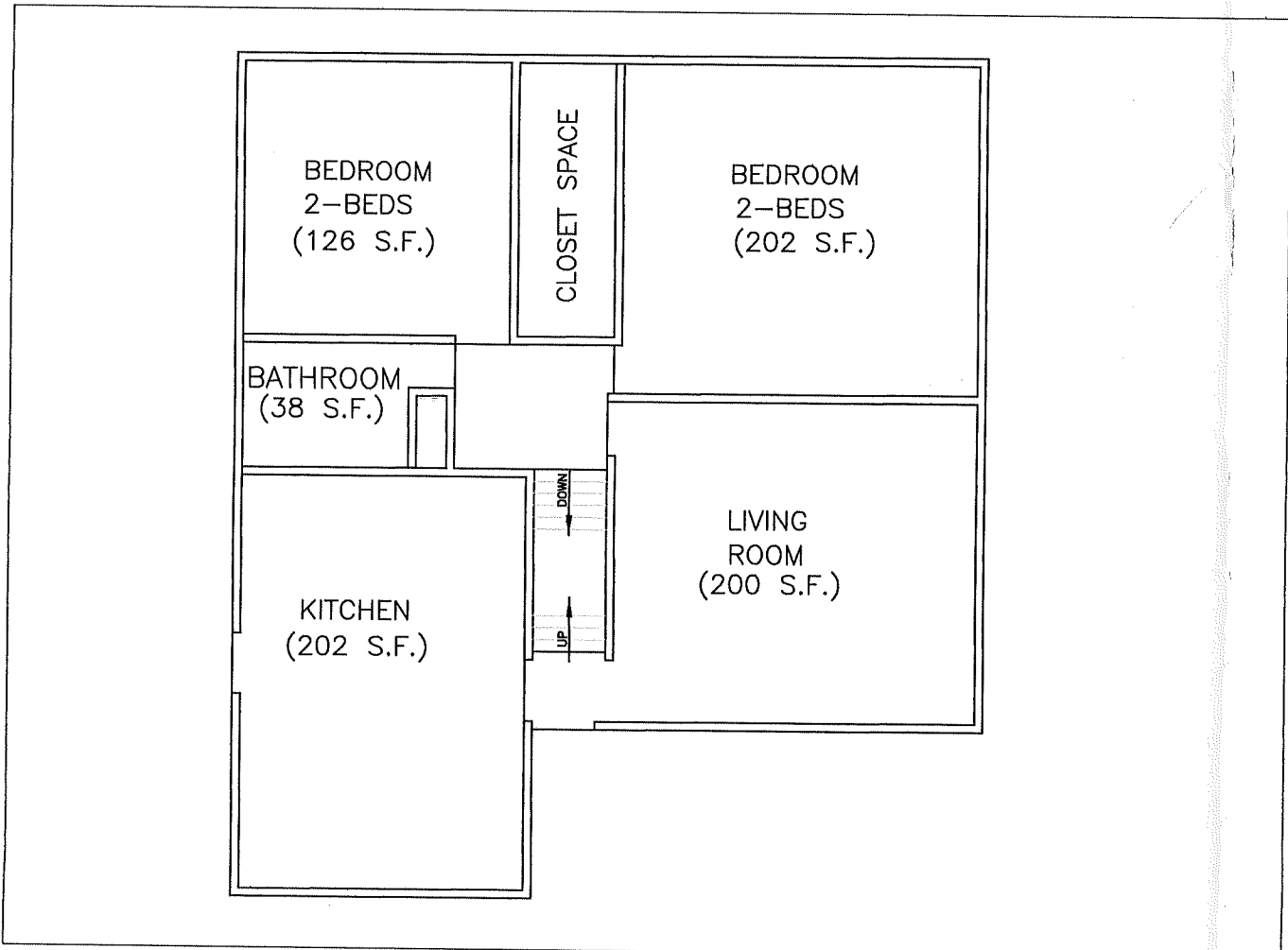
NOTES

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR 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 TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMIT FOR 5 YEARS FROM THE DATE OF THIS APPLICATION.

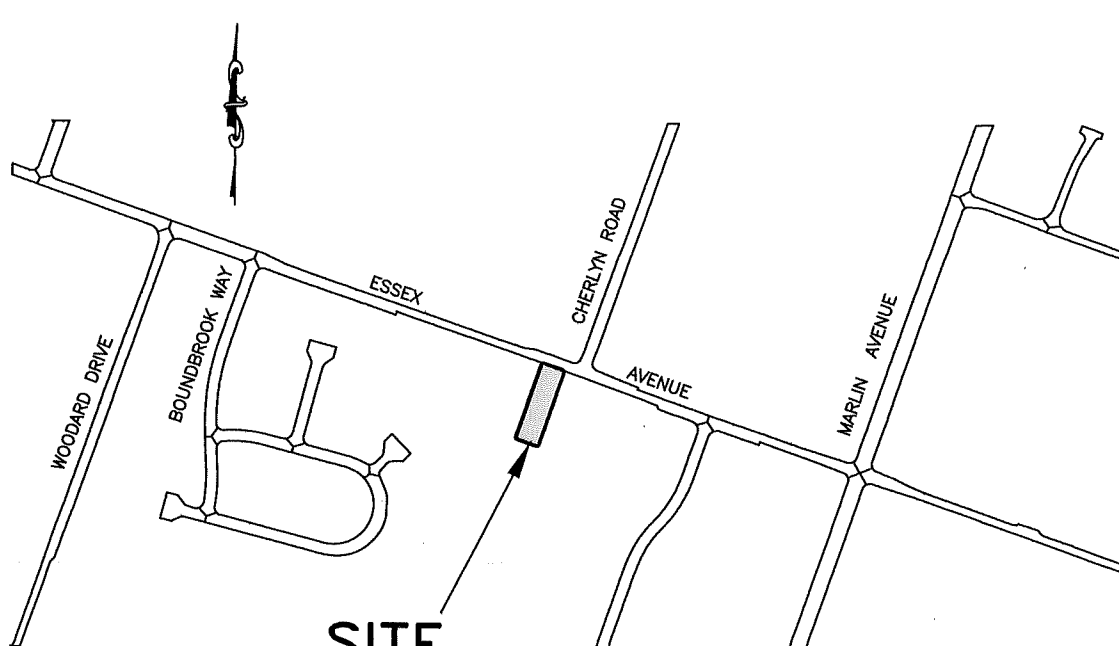
THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1,000 FEET OF ANOTHER PROPERTY WITH AN EXISTING ASSISTED LIVING FACILITY I OR II OR ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTED LIVING FACILITY 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 PROPERTY WILL NOT HAVE PEOPLE LIVING THERE. ONLY USE IS ASSISTED LIVING.



1ST FLOOR
NO SCALE



SITE

VICINITY MAP

(SCALE: 1" = 1000')

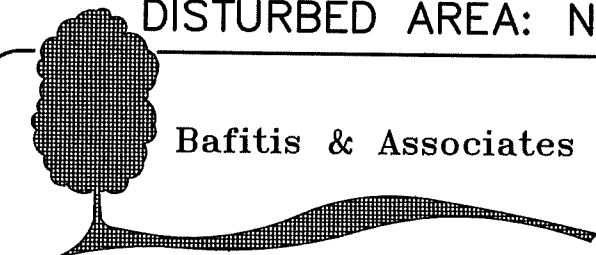
SITE DATA

- 1) OWNER: KAREN PHILLIPS
#741 ESSEX AVENUE
BALTIMORE, MARYLAND 21221
TELEPHONE: 1-845-845-5640
- 2) DEED REF: 49389/041
- 3) TAX ACC. NO.: 15-10250100
- 4) TAX MAP: 97 PARCEL: 371 LOT: 9
- 5) PLAT REF: PLAT OF ESSEX NO. 9 FOLIO 74
- 6) ELECTION DISTRICT: 15TH
- 7) COUNCILMANIC DISTRICT: 7TH
- 8) REGIONAL PLANNING DISTRICT: ESSEX
- 9) CENSUS TRACT: 450300
- 10) ZONING: DR-5.5
- 11) ZONING MAP: 090B3
- 12) USE: EXISTING: RESIDENTIAL, 1.5 STY. DWELLING
PROPOSED: ASSISTED LIVING (4 BEDROOMS)
- 13) GROSS FLOOR AREA:
BASEMENT: 972 S.F.
1ST FLOOR: 972 S.F.
1ST FLOOR: 383 S.F.
TOTAL: 2,327 S.F.
- 14) OPEN SPACE AREA: 10,500 S.F. X 0.10 = 1,050 S.F.
- 15) SITE AREA: 10,500 S.F. OR 0.241 AC.±
- 16) PARKING:
REQUIRED
ASSISTED LIVING (4 BEDS)
0.5 PER BED
0.5 X 4 = 2.0 P.S. 2 P.S.
PROVIDED
PARKING SPACES 2 P.S.

NOTE

THE RESIDENTS WILL BE AMBULATORY FOR NOW. LATER ON WE'LL DO THE ADA RAMP, WE WON'T TAKE CLIENTS THAT NEED A WHEEL CHAIR AT THIS TIME.

DISTURBED AREA: NONE



Bafitis & Associates

William N. Bafitis, P.E.

Civil Engineers/Land Planners
SURVEYORS

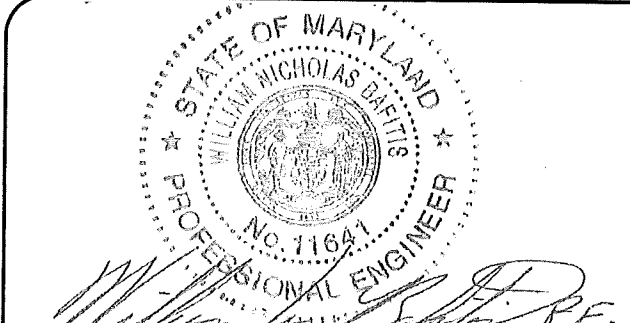
(410) 391-2336

1249 Engleberth Rd. Baltimore, MD 21221

bafitisassoc@comcast.net

PERMIT PLAN
FOR
ASSISTED LIVING FACILITY (ALF 1)
FOR A MAXIMUM OF 4 BEDS
FOR
#741 ESSEX AVENUE

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



WILLIAM N. BAFITIS, P.E.
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11641 Expiration Date: 09/09/2025

1

SHEET 1 OF 1

SCALE:

1" = 20'

JOB ORDER NO:

DATE:

04/23/25

CHECKED:

W.N.B.

DRAWN:

N.W.B.

NO.	REVISIONS	DATE