

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 3513 MILLVALE ROAD
Permit No. (if required) B
Intake Planner's Name JASON SEIDELMAN
Filing Date 9 / 18 / 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):

ANGELA COGER 10836 MEADOWLEA RD, OWINGS MILLS, MD 21117 443-928-3989 ANGELA.R.COGER@GMAIL.COM
Print Name of Applicant Applicant Address Telephone Number Email Address
ALF Lot Address 3513 MILLVALE RD BALTIMORE, MD 21244 Election District 2ND Council District 4TH Sq. Ft. of Lot 8,906 SQ. FT.
Lot Location: N/E/S/W corner of MILLVALE RD 750 feet N/E/S/W corner of LIBERTY RD
Street Street
Land Owner: DELORES HEARD 10 Digit Tax Account Number 0 2 0 4 0 0 0 2 2 0
Address: 3513 MILLVALE RD, BALTIMORE, MD 21244 410-227-6318 ANGELA.R.COGER@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 adjoining 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: B.M. Williams
For the Director, Office of Planning

Date: 9/24/25

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 30TH day of SEPTEMBER, 2025, that ANGELA COGER located at 3513 MILLVALE ROAD, 21244 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: ALF I
(5 BEDS MAXIMUM)

UP-2025-0011-AL
Use Permit or Zoning Case No.

C. PETERSON
Director, Permits, Approvals and Inspections

Planner's Initials JSS

ZONING USE PERMIT

PLAN FOR AN ASSISTED LIVING FACILITY I FOR A MAXIMUM OF 5 BEDS

3813 MILLVALE RD, BALTIMORE, MD 21244

2ND ELECTION DISTRICT

OWNER: WAYNE HEARD AND DELORES HEARD, 3813 MILLVALE RD, BALTIMORE, MD 21244

DATE: 7/21/2025
PHONE: 443-328-3989
APPLICANT: ANGELA COGER

LOT SIZE: 8,908 SQ. FT.

ZONING MAP: 0877

ZONING: DR 6.5

PARKING: 2 PARKING SPACES REQUIRED FOR PROPOSED 8 BEDS

EXISTING FLOOR AREAS SQ. FT:

1. ABOVE GROUND = 1,229 SQ. FT.
 2. BASEMENT FOR STORAGE AND MECHANICAL EQUIPMENT = 880 SQ. FT.
- OPEN SPACE: .10 X LOT AREA (8,908 SQ. FT) = 891 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.

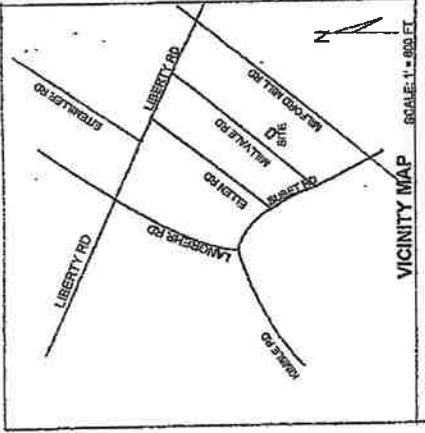
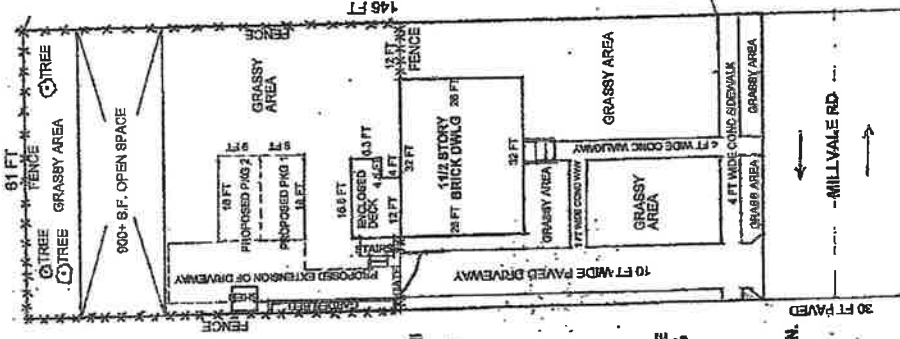
THE APPLICANT IS AWARE & CERTIFIES THAT A BUILDING PERMIT FOR THE INSTALLATION AND INSPECTION OF AN "AUTOMATIC SPRINKLER SYSTEM" FOR THE PRINCIPAL BUILDING ON THE PROPERTY WILL BE REQUIRED, PRIOR TO THE OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY (ALF I, II OR III), PURSUANT TO THE BALTIMORE 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 460 BCZR

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

Anthony A. Saka 07/21/2025
SIGNATURE DATE
ANTHONY A. SAKA
PRINTED NAME



NOTE:

1. FIBERGLASS SHED IS 8' X 5'
2. WOODEN GARDEN BED IS 3' X 15'
3. OPEN SPACE IS MORE THAN REQUIRED 590 S.F.
4. OFFSET FROM PROPOSED PARKING TO PROPERTY LINE
5. OFFSET FROM PROPOSED PARKING TO PROPERTY LINE
6. WOODEN GARDEN BED AND GATE TO BE REMOVED FOR DRIVEWAY EXTENSION
7. 40' SETBACK FROM FRONT WALL OF BUILDING TO ROAD
8. ON-STREET PARKING ALLOWED ON BOTH SIDES OF THE ROAD



DRAWN BY
ANTHONY A. SAKA, P.E.
DATE: 07/21/2025

ENGINEER'S SCALE: 1 IN = 40 FT

UP-2025-0011-AL

Compatibility Finding for 3513 Millvale Rd Property
ALF1 Use Permit Application

The subject property, which is lot #28 in Millvale subdivision, is an existing brick and vinyl-sided single-family dwelling built in 1951 located at approximately 700 feet from the intersection of Liberty Rd in the northbound direction and approximately 415 ft from the intersection of Subet Rd in the southbound direction.

Millvale Rd is a low-volume county subdivision road with a 30-mph posted limit, running in a north-south direction with a 30 ft wide paved surface and approximately 50 ft right-of-way in the vicinity of the property. On-street parking is allowed on both sides of Millvale Rd in the vicinity of the property. Ingress/egress to/from the property is provided by a 10-ft concrete driveway and a 4-ft concrete walkway to the fronting roadway, Millvale Rd. In addition, there is a 3-ft concrete pathway connecting the driveway with the walkway for front access of the property and a wooden stairway adjacent to the driveway that provides side access to the property through an enclosed deck.

The property is approximately 5,280 ft west of I-695, the Baltimore Beltway.

The zoning classification for the property is DR 5.5 (single family residential) which is consistent for the immediate area within the Millvale 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 (if and when necessary) and the proposed extension of the existing 10-ft driveway to allow for the configuration of the required two 8.5 ft by 18 ft parking spaces as depicted in the Site Plan.

The property is characterized by a vast amount of open space that substantially exceeds the required 10 percent of the measured total area of 8,906 SF to support the recreational and ambulatory needs of the residents. In addition, the proposed 5-bed ALF1 use will generate less traffic (as per the Institute of Transportation Engineer's Trip Generation Manual) than traditional single-family residential land 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.

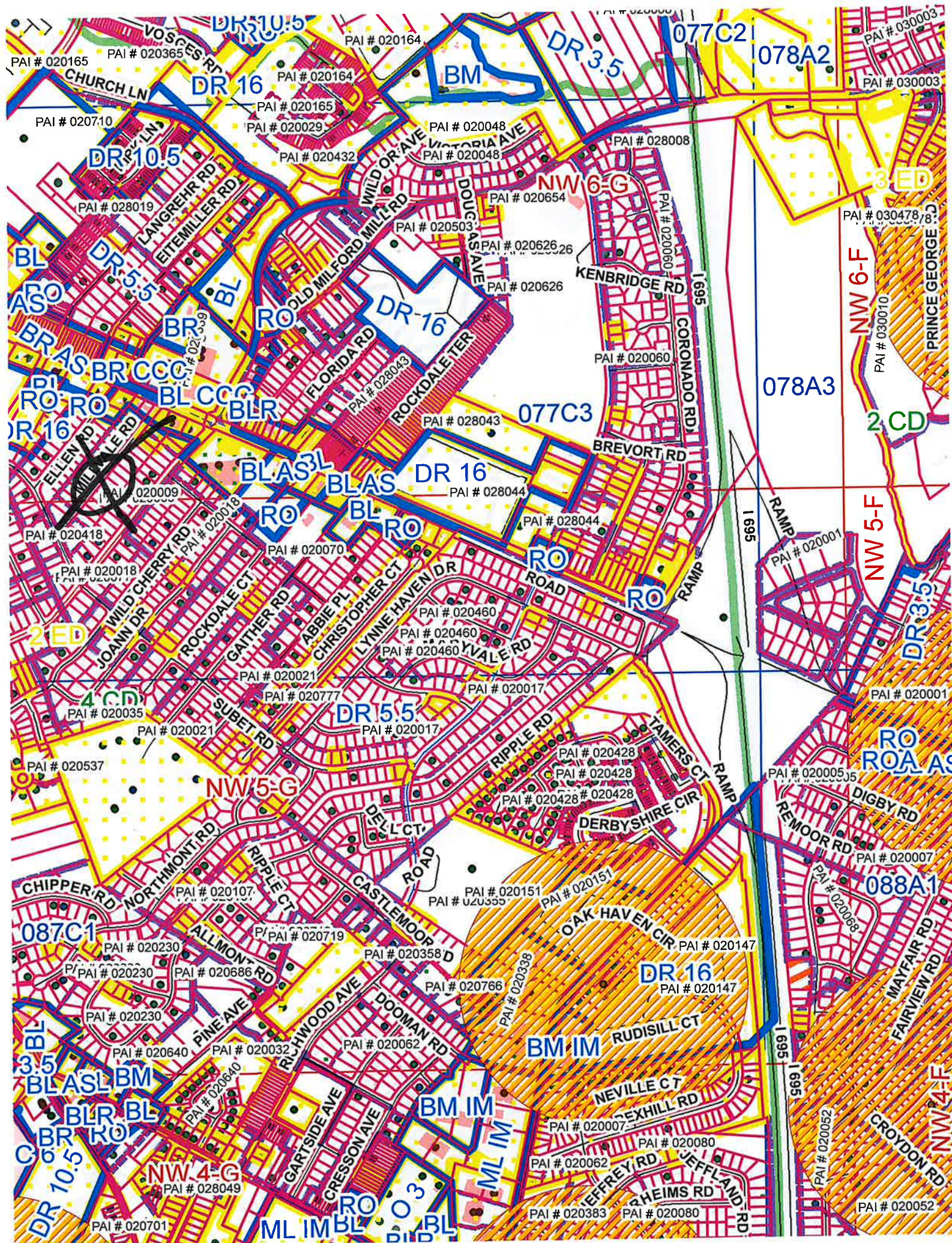
The facility expects to accommodate a maximum of 5 residents who can be transported by private passenger car so it will not be necessary to acquire a bus. Therefore, the character of the residential neighborhood will not be compromised. In other words, the intent is to maintain residential use and preserve or enhance the character of the area even as care is provided for the elderly whose external activities are significantly less than typical for residents of single-family dwellings.

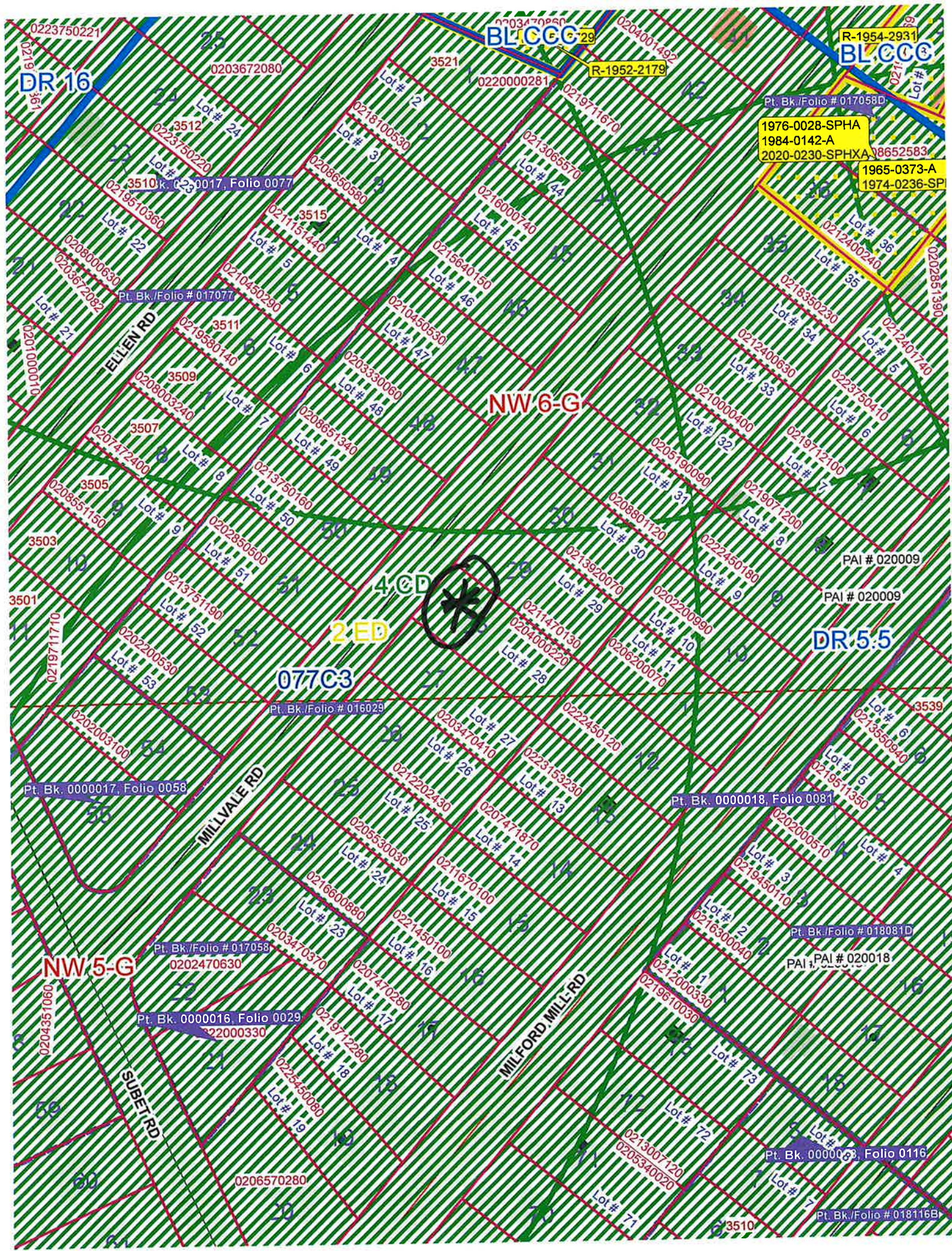
Compatibility Objectives:

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 adequately accommodate the maximum of two visitors that will be allowed at a time and hence there will be no adverse effect on neighborhood parking or traffic flow. In addition, on-street parking is also allowed that can serve as a contingency.
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 5-bed assisted living facility at 3513 Millvale 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 known assisted living facilities within 1,000 ft from the subject property, 3513 Millvale Rd.





DR 16

BLCCG 29

R-1954-2931
BLCCG

R-1952-2179

Pt. Bk./Folio # 017058D

1976-0028-SPHA
1984-0142-A
2020-0230-SPHXA

1965-0373-A
1974-0236-SP

Pt. Bk./Folio # 017077

NW 6-G

2 ED

4 CD

077C3

Pt. Bk./Folio # 016029

DR 5.5

Pt. Bk. 0000017, Folio 0058

Pt. Bk. 0000018, Folio 0081

NW 5-G

Pt. Bk./Folio # 017058
0202470630

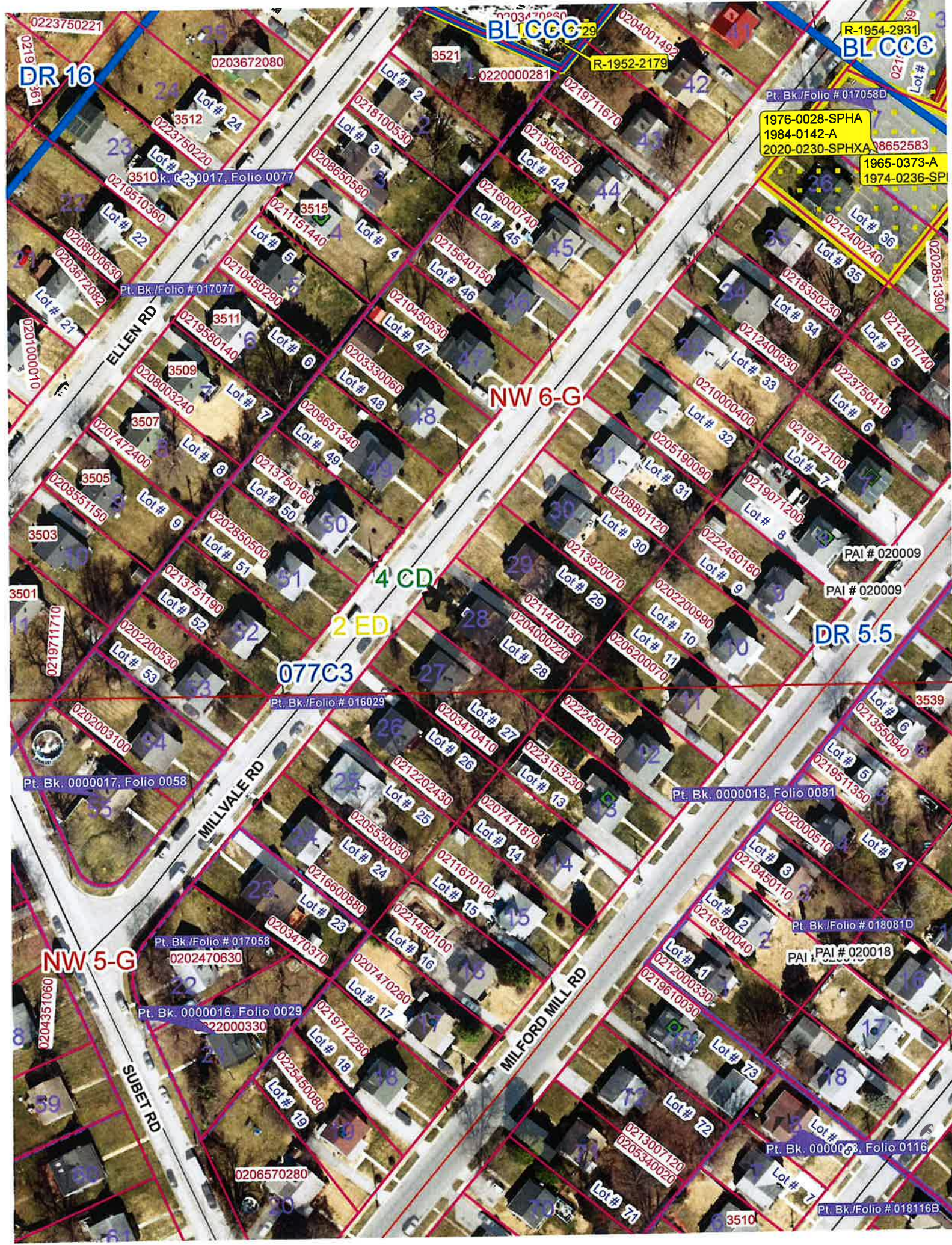
Pt. Bk. 0000016, Folio 0029
022000330

Pt. Bk./Folio # 018081D

PAI # 020018

Pt. Bk. 0000008, Folio 0116

Pt. Bk./Folio # 018116B



DR 16

BLCCC

R-1954-2931
BLCCC

1976-0028-SPHA
1984-0142-A
2020-0230-SPHXA
1965-0373-A
1974-0236-SP

NW 6-G

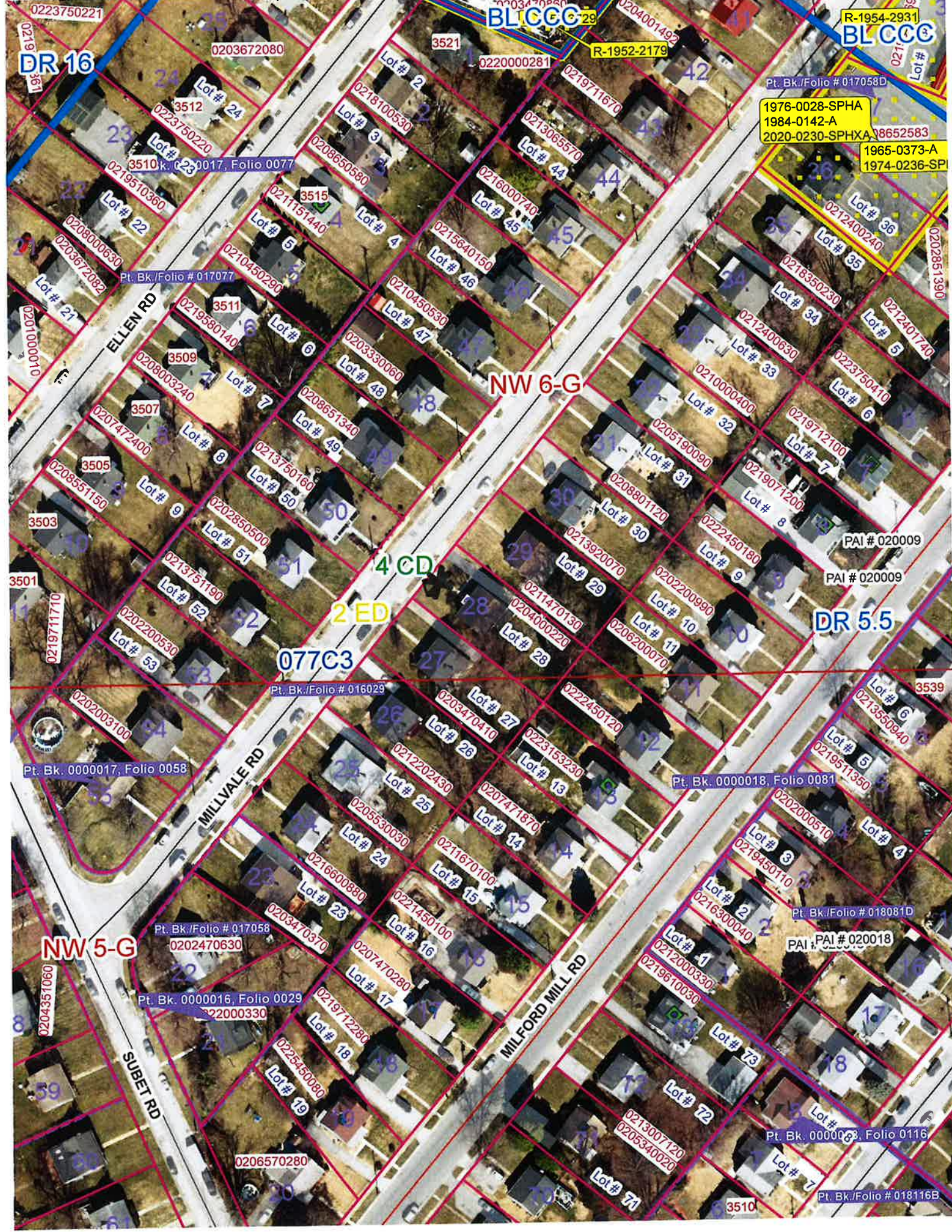
DR 5.5

NW 5-G

077C3

4 CD

2 ED





Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 02 Account Identifier - 0204000220

Owner Information

Owner Name: COGER ANGELA TRUSTEE Use: RESIDENTIAL
HEARD DELORES TRUSTEE Principal Residence: YES
Mailing Address: 3513 MILLVALE RD Deed Reference: /50485/ 00066
BALTIMORE MD 21244

Location & Structure Information

Premises Address: 3513 MILLVALE RD Legal Description: LOT 28
BALTIMORE 21244- 3513 MILLVALE RD
MILLVALE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0077 0023 0515 2020020.04 0000 28 2025 Plat Ref: 0016/ 0029

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1951 1,248 SF 8,700 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 1/2 YES STANDARD UNITBRICK/ 3 1 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	58,600	105,800		
Improvements	130,400	133,700		
Total:	189,000	239,500	205,833	222,667
Preferential Land:	0	0		

Transfer Information

Seller: HEARD WAYNE	Date: 09/08/2025	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /50485/ 00066	Deed2:
Seller: DANIELS LUCILLE S	Date: 05/01/1995	Price: \$81,000
Type: ARMS LENGTH IMPROVED	Deed1: /11027/ 00236	Deed2:
Seller: EARECKSON EDWIN	Date: 12/07/1951	Price: \$12,500
Type:	Deed1: /00000/ 00000	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
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: Approved 01/12/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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

No. **241122**

Date: **9/18/25**

Fund	Dept	Unit	Sub Unit	Rev		Sub		Amount
				Source/	Obj	Sub	Rev/	
001	806	0000		6150				\$ 100.00
Total:								\$ 100.00

Rec From: **ANGELA R. COGER**

For: **ALF 1**

UP-2025-0011AL

3513 MILLVALE ROAD

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

ANGELA R COGER
 10836 MEADOWLEA RD
 OWINGS MILLS, MD 21117-3234

1022
 65-7646/2520

CHECK NUMBER
 7

9/11/2025

DATE

Baltimore County
 for collected call and dia \$100.00

PAY TO THE
 ORDER OF

100 DOLLARS

mecu
 CREDIT UNION

For: **Zong app**

Angela R

985238634 10 01022

MP





House Rear View



House Right Side View

