

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 22nd day of October, 2025, that Adam Carballo located at 5660 Gunpowder Rd should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Assisted Living Facility
with 7 beds

UP-2025-0013AL

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

25-1048 TC

Enrolled for Variance / new Plans

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):

Adam Carballo	1816 Aliceanna St, Baltimore MD, 21231	443-963-1077	info@carballoarch.com
Print Name of Applicant	Applicant Address	Telephone Number	Email Address
ALF Lot Address	5660 Gunpowder Rd, White Marsh MD, 21162	Election District	11 Council District 5 Sq. Ft. of Lot 37,177
Lot Location:	N/E/S/W side corner of Gunpowder Street	feet	N/E/S/W corner of Jerome Ave Street
Land Owner:	Crosby Amoah	10 Digit Tax Account Number	2 2 0 0 0 2 2 4 8 2
Address:	3410 Tewksbury Rd, Abingdon MD, 21009	443-739-4234	Crosbyam7@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)	✓	✓
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: DR-2		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS/COMMENTS:

☒ Approved ☐ Disapproved Disapproval Comments: _____

Signed by: BM Wilkins
For the Director, Office of Planning

Date: 10/20/25

OP-2625-0013AL

COMPATIBILITY STUDY

Address: 5660 Gunpowder Rd, White Marsh, MD 21162-1129

Owner: Amoah Crosby

Zoning: DR-2

Lot Size: 37,177 SF

SECTION 32-4-402. COMPATIBILITY

(a) *"Neighborhood" defined.* In this section, "neighborhood" means the existing buildings and land uses adjacent to and extending from

the proposed development to:

- (1) A definable boundary such as a primary collector street or arterial street;
- (2) An area with a significant change in character or land use; or
- (3) A major natural feature.

(b) *Exception.* This section does not apply to a research park.

(c) *Recommendations by Director of Planning.* The Director of Planning shall make compatibility recommendations to the Hearing Officer for:

- (1) A cluster subdivision;
- (2) A development in the RCC, R-O, OR-1, OR-2, O-3, SE, OT zones, the CR districts, or, except as provided for a development described in § 32-4-402.1, a Planned Unit Development; or
- (3) Alternative site design dwellings as provided in the comprehensive manual of development policies.

(d) *Compatibility objectives.* Subject to subsection (c) of this section, development of property shall be designed to achieve the following compatibility objectives in accordance with the guidelines in the comprehensive manual of development policies:

- (1) The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood;
- (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;
- (3) The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood;
- (4) The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting

and complement existing open space systems;

(5) Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design;

(6) The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities;

(7) The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood; and

(8) The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

(e) *Compatibility with standards in S-E zones; exterior materials.*

(1) In an S-E zone, in addition to other compatibility standards, a developer shall make buildings compatible with the streetscape and the landscape by methods that reduce the large-scale visual impact of the buildings.

(2) (i) The predominant exterior material on a building may not require periodic refinishing or maintenance such as painted wood, painted metal siding, pre-finished metal siding, or painted masonry.

(ii) An exterior wall of a building may not be made from any unfinished material including raw wood, unfinished concrete block, or concrete surfaces.

(iii) Acceptable predominant exterior materials on a building include brick, glass, architectural concrete surfaces, decorative masonry units, or stucco.

SECTION 32-4-402.1. PLANNED UNIT DEVELOPMENT - COMPATIBILITY.

(a) *Recommendations by Director of Planning.* The Director of Planning shall make compatibility recommendations to the Hearing Officer for a Planned Unit Development, which, in whole or in part, is:

(1) Located in a Baltimore County Commercial Revitalization District;

(2) Identified within a Transect Overlay of T-6 in the Master Plan (Map 5);

(3) A Brownfields site as defined in § 5-301 of the Economic Development Article of the Annotated Code of Maryland;

(4) An approved transit oriented development opportunity site; or

(5) Identified within a Transect Overlay of T-5 in the Master Plan (Map 5), located in an area identified in the Master Plan as a Community Enhancement Area (Map 6), and adjacent to an interstate highway.

(b) *Compatibility objectives.* The development of a Planned Unit Development listed in subsection (a) shall be designed to substantially comply with the following compatibility objectives so that the development:

(1) Is in a location that is significant due to its visibility, accessibility or siting;

- (2) Has or will provide adequate public infrastructure;
 - (3) Provides compact development;
 - (4) Provides sustainable design;
 - (5) Encourages new investment or reinvestment opportunities;
 - (6) Fosters development or redevelopment of well-located but under-utilized or obsolete properties;
 - (7) Provides economic benefits;
 - (8) Demonstrates that its buildings, parking structures, landscaping, open space patterns, signage and other architectural treatments are spatially and visually integrated within the development and incorporate appropriate elements of urban design;
 - (9) Connects proposed streets with the existing neighborhood road network, if practicable, and locates proposed sidewalks to support the functional patterns of the neighborhood;
 - (10) Integrates locally significant features of the site such as distinctive buildings or vistas into the site design; and
 - (11) Supports a uniform architectural theme in its exterior signs, site lighting and accessory structures.
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5660 Gunpowder Rd will comply with Section 32-4-402 and its Compatibility Objectives. Will comply with Section 32-4-402.1 and its Compatibility Objectives.

View from Gunpowder Rd (Front)



View from Gunpowder Rd (Front & Side)



View from front of the Property



View from Side of the Property



View from side & rear of the Property



View from rear of the Property



Surrounding Neighborhood (Across the Street)

5667 Gunpowder Rd



Surrounding Neighborhood (Across the Street)

5661 Gunpowder Rd



Surrounding Neighborhood (To Right of Subject Property)

5658 Gunpowder Rd



Surrounding Neighborhood (To Left of Subject Property)

5702 Gunpowder Rd





- 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 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 (AFL I, II, OR III), PURSUANT TO THE BALTIMORE COUNTY BUILDING CODE, SECTION 308 AND/OR SECTION 310.
- ALL PARKING SPACES ARE TO BE 10 FEET FROM ALL LOT LINES OTHER THAN AN ALLEY THAT DOES NOT ABUT THE FRONT OR REAR YARD OF A RESIDENTIALLY USED PROPERTY. EACH PARKING SPACE MUST BE 8-1/2 FEET X 18 FEET, AND MUST BE SHOWN AND DIMENSIONED ON THE SITE PLAN

25' 75' 150'



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER
15709, EXPIRATION DATE 3/1/2027.

CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURE DESIGN.



5660 GUNPOWDER ROAD
1-STORY SINGLE FAMILY DETACHED DWELLING CONVERTED INTO RESIDENTIAL LIVING FACILITY (I)
ZONING USE PERMIT
Lot Area = 37,177 SF
Zoning = DR-2
Legal Description: MS - .853 ACS 5660 GUNPOWDER RD SWS DARRYL GARDEN
ALL STRUCTURES ARE EXISTING
THE SUBJECT PROPERTY IS PROPOSED TO HAVE A MAX OF 7 ASSISTED LIVING BEDS AND A TOTAL OF 3 BATHS. PER DENSITY CALCULATION FOR DR-2, FOR ALF (I) 7 BEDROOMS REQUIRES LOT SIZE OF 35,900 SF (SUBJECT PROPERTY IS IN COMPLIANCE)
FOOTPRINT AREA CALCULATION:
EXISTING HOUSE: 2,530 SF
EXISTING GAZEBO: 300 SF
EXISTING COVERED PATIO: 380 SF
EXISTING FRONT PORCH: 110 SF
TOTAL: 3,320 SF
OPEN SPACE CALCULATION
$37,177 \text{ SF} \times .10 = 3,718 \text{ SF OPEN SPACE}$
REQUIRED PARKING CALCULATION
PARKING: 1 SPACE FOR EACH 3 BEDS =

- Election District 11
- Tax Account Number 2200022482
- Tax Map 0073
- Grid 0003
- Neighborhood 11010003.04
- Subdivision 0000
- Parcel 0317
- Section 0000
- Lot 1 & 2
- Plat Ref 0013/0150
- Deed Ref /49442/00286
- Councilmanic District 5
- Congressional District 1
- Historic? No
- In CBCA? No
- In flood plain? No
- Utilities? No change
- Water is Public
- Sewer is Public
- Prior hearing? No

Signs will comply with Section 450 BCZR

The undersigned of Applicant is responsible for the accuracy of the information on this plan.

SIGNATURE

Adam Carballo
PRINTED NAME

DAT

IBC USE GROUP :
R-4 Residential (Assisted Living Facility)

APPLICANT:
ADAM CARBALLO, ARCHITECT - MD LIC# 15709

APPLICANT INFO:
1816 ALICEANNA ST., BALTIMORE MD 21231
PHONE # 443-963-1077 - EMAIL: info@carbolloarch.com

5660 GUNPOWDER RD
MAP - 0073 GRID - 0003 DISTRICT - 11 Lot - 1 & 2
SCALE 1" = 50'-0"