USD PDRMIN

Revised 03/2023



IT IS ORDERED by the Director of the Department of Permits	s, Approvals and
Inspections of Baltimore County, this 2222 day of Octo	ber , 20 <u>25</u> ,
that / Lam Carballo (Individual or business name)	located at
(Individual or business name) 5660 Confousier Td (Street address)	should be and the
same is hereby granted permission to operate a: #\$55,5+c2	Living Facility
With 7 beds	
UP-2025-0013 AL Use Permit or Zoning Case No. Director, Permits, Appro	

25-1048 TC

Inter-office Correspondence Recommendation Form

TO:	Office of Planni	ALF Ad	aress								
	Jefferson Building 105 W. Chesapeake Avenue, Room 101 Towson, MD 21204 M.S. 3402				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 or									
This Offic	ce is requesting re	commendations	and comments from the Offi	ce of Planning price	r to Zoning	Review Office's	approval of	a building/ us	e permit.		
A. MINI	MUM APPLICANT	SUPPLIED CO	MPATIBILITY / APPEARAN	ICE INFORMATIC	N (As Rec	uired under A a	and B below	/):			
Adam C	Carballo	1816 Alice	anna St, Baltimore MD,	21231	31 443-963-1077				info@carballoarch.com		
Print Nan	ne of Applicant		Applicant Address		Telephone Number		Email A		ddress		
ALF Lot	Address 5660 Gu	inpowder Rd, W	hite Marsh MD, 21162	Election District	11 (Council District _	5 .	Sq. Ft. of Lot _	37,177		
Lot Loca	tion: N/ESWSide	corner of	Gunpowder Street	feet	WDSW c	orner of	Jerome	Ave Street			
		Croshy A	Street	10 Digi	Tay Accou	int Number 2			4 8 2		
Address:	3410 To	3410 Tewksbury Rd, Abingdon MD, 21009			443-739-4234 Telephone Number			Crosbyam7@gmail.com Email Address			
			LLOWING ITEMS (1 THRO		reichilo	ie itamoe.		ntake Planner			
2. Buildi	ing Permit Applica	tion or Copy (If a	(3 Copies)	Page 2 for Requir	ements):			<u></u>	ヹ		
Proper	ty (3 copies); including t	Chacklist Note 5 A	(of adiatings, parting and open spec					<u>J</u> ,			
Statem (For mo	nent of Compliance with ore information about au	Checklist Note 6 regar tomatic sprinkler syste	ding automatic spankler system requi m requirements, you must contact the	rement of County Building Building Plans Review	g Code Office at 410-4	87-3987)		1			
4. Com	patibility Study						*********				
5. Build can b	ling Elevation Drav be stated on the pl	vings (these may ans)	be waived if note 5.A from	the Zoning Use Pe	rmit Check	list		—,	\checkmark		
Shov		igs, the proposed	building, and the surround					<u> </u>			
			,000 foot proximity requirem								
8. Appl	icant Confirms tha	t the Building Pla	ns Review Office was conta	cted regarding au	omatic spr	inkler system rec	uirements .		-		
9. Curr	ent Zoning Classif	ication:	DR-2								
-			TO BE FILLED IN BY	THE OFFICE OF	PLANNIN	ONLY					
RECON	MENDATIONS/C	OMMENTS:									
		Disapproved	Disapproval Comments:		1	1 -					
Signed	by:	MILL	Minns	Date: 10	120	125					

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;

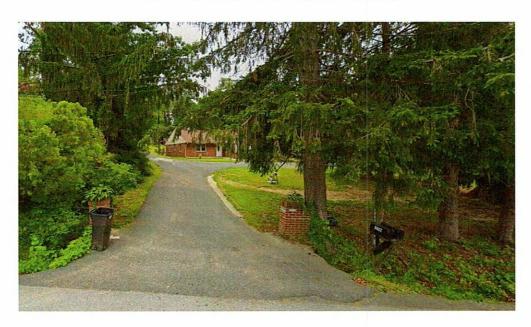
- (2) Has or will provide adequate public infrastructure;
- (3) Provides compact development;
- (4) Provides sustainable design;
- (5) Encourages new investment or reinvestment opportunities;
- (6) Fosters development or redevelopment of well-located but under-utilized or obsolete properties;
- (7) Provides 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.

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)



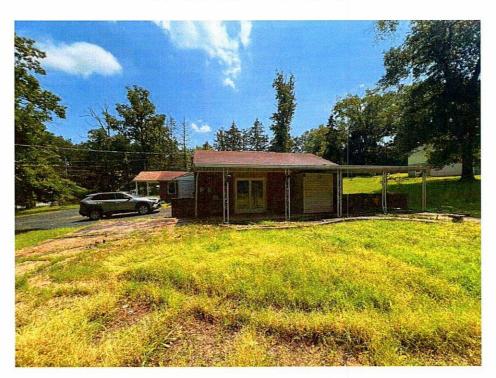
View from Gunpowder Rd (Front & Side)



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)

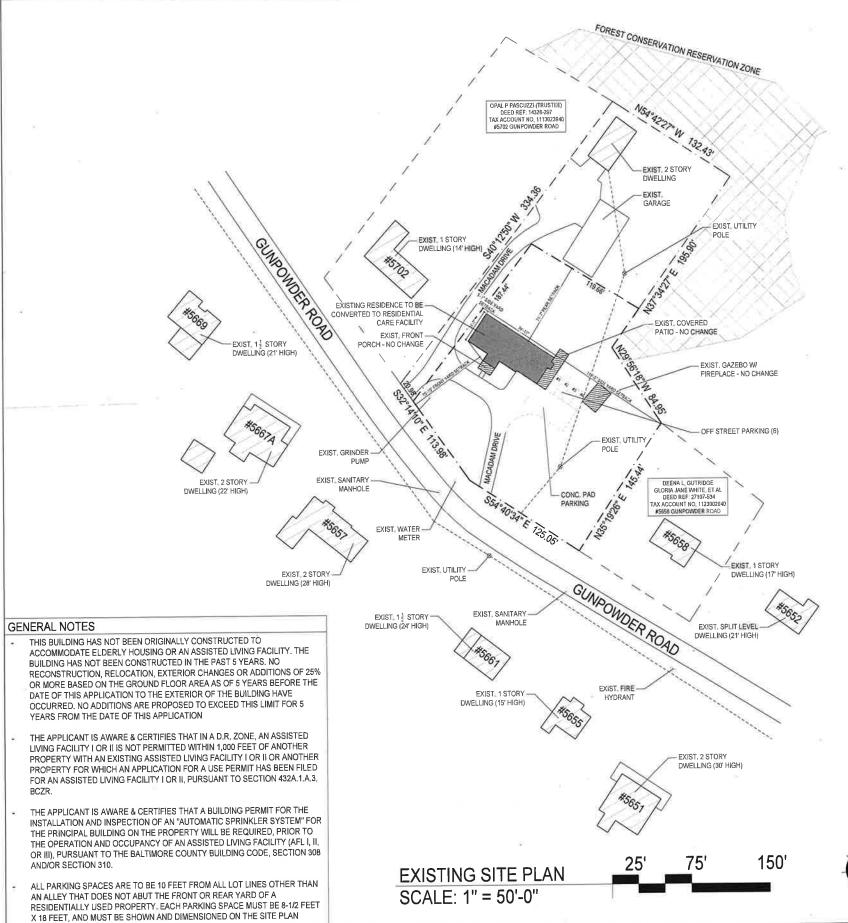
5658 Gunpowder Rd



Surrounding Neighborhood (To Left of Subject Property)

5702 Gunpowder Rd







-Election District 11

2200022482

-Tax Map 0073 -Grid 0003

-Subdivision 0000

-Plat Ref 0013/0150

-Deed Ref /49442/00286

-Councilmanic District 5

-Congressional District 1

-Parcel 0317

-Section 0000

-Historic? No

-In CBCA? No

-In flood plain? No

-Sewer is Public

-Prior hearing? No

-Utilities? No change -Water is Public

-Lot 1 & 2

-Tax Account Number

-Neighborhood 11010003.04

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 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 35,000 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 SF x .10 = 3,718 SF OPEN SPACE

REQUIRED PARKING CALCULATION

PARKING: 1 SPACE FOR EACH 3 BEDS = 3 PARKING SPACES REQUIRED (7 BEDS)

Signs will comply with Section 450 BCZR

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

Adam Carballo

8 2

ST., BALTIMORE MD 21231 -1077 - EMAIL: info@carballo ARCHITECT -

MD LIC# 15709

APPLICANT: ADAM CARBALLO, / APPLICANT INFO: 1816 ALICEANNA S PHONE # 443-963-1

