



KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this **2nd** day of **January 2026**, that the property location at **3 Weyburn Ct** should be and the same is hereby granted permission to operate an **Assisted Living Facility I** with **5 beds**.

UP-2026-0001-ALF
Permit (or Receipt) Number


Director, Permits, Approvals and Inspections

Planner's Initials CF

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 3 Weyburn Ct

Permit No. (if required) B

Intake Planner's Name C Frank

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

Filing Date 12 / 15 / 2025

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 COPATABILITY / APPEARANCE INFORMATION (As Required under A and B, below):

Print Name of Applicant JANE KAMM Applicant Address 3 Weyburn Ct Rosedale MD 21237 Telephone Number 413-7524192 Email Address Jane.Kamm@76@gmail.com

ALF Lot Address 3 Weyburn Ct Election District 14 Council District 14 Sq. Ft. of Lot 8260

Lot Location: NE/SW side/corner of Weyburn Ct Street feet N/E/S/W corner of 100 N of Weyburn Rd Street

Land Owner: JEFFERY KAMM 10 Digit Tax Account Number 41402068770

Address: 3035 Rolling Leaf Dr MD 21009 Telephone Number 443-790 4013 Email Address Karanja@att.net

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) | <u>yes</u> | ___ |
| 2. Building Permit Application or Copy (If available) | ___ | <u>no</u> |
| 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 | <u>yes</u> | ___ |
| Statement of Compliance with Checklist Note 5 A | <u>yes</u> | ___ |
| 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) | <u>yes</u> | ___ |
| 4. <u>COMPATIBILITY STUDY</u> | <u>yes</u> | ___ |
| 5. Building Elevation Drawings (these may be waived if note 5.A from the Zoning Use Permit Checklist can be stated on the plans) | ___ | <u>no</u> |
| 6. Photographs (please label all photos clearly) Show the adjoin buildings, the proposed building, and the surrounding neighborhood | <u>yes</u> | ___ |
| 7. Application Confirms compliance with 1,000 foot proximity requirement of Section 432.1.A.3 BCZR | <u>yes</u> | ___ |
| 8. Applicant Confirms that the Building Plans Review Office was contacted regarding automatic sprinkler system requirements . | <u>yes</u> | ___ |
| 9. 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: BMW
For the Director, Office of Planning

Date: 12/29/25

Compatibility Finding for 3 Weyburn Ct Property ALF1 Use Permit Application

The subject property, which is lot #25 in Highpoint subdivision, is an existing vinyl-sided single-family dwelling built in 1964 located approximately 120 feet from the intersection of Weyburn Rd.

Weyburn Ct is a cul-de-sac, low-volume county subdivision road with a 30-mph posted limit, running in east-west 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 Weyburn Ct in the vicinity of the property. Ingress/egress to/from the property is provided by a 10-ft concrete driveway and a 3-ft concrete walkway to the fronting roadway, Weyburn Ct. In addition, there is a 4-ft concrete pathway connecting the driveway with the walkway for front access of the property and a wooden ramp adjacent to the driveway that provides side access to the property. Rear access to the property is through an elevated wooden deck to the first floor and a six-foot wide sliding door, at ground-level, to the basement.

The property is approximately 800 ft east of I-95, 2,000 ft south of Golden Ring Rd, and 4,000 ft west of Philadelphia Rd.

The zoning classification for the property is DR 5.5 (single family residential) which is consistent for the immediate area within the Highpoint 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 19 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 8,260 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 3 Weyburn Ct 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, 3 Weyburn Ct.



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Christina F.
15-Dec-2025 9:58:18A

Transaction **103273**
1 Misc Use Permit/
Administrative Approvals \$100.00

Total \$100.00

DEBIT CARD SALE \$100.00
VISA 6963

Retain this copy for statement
validation

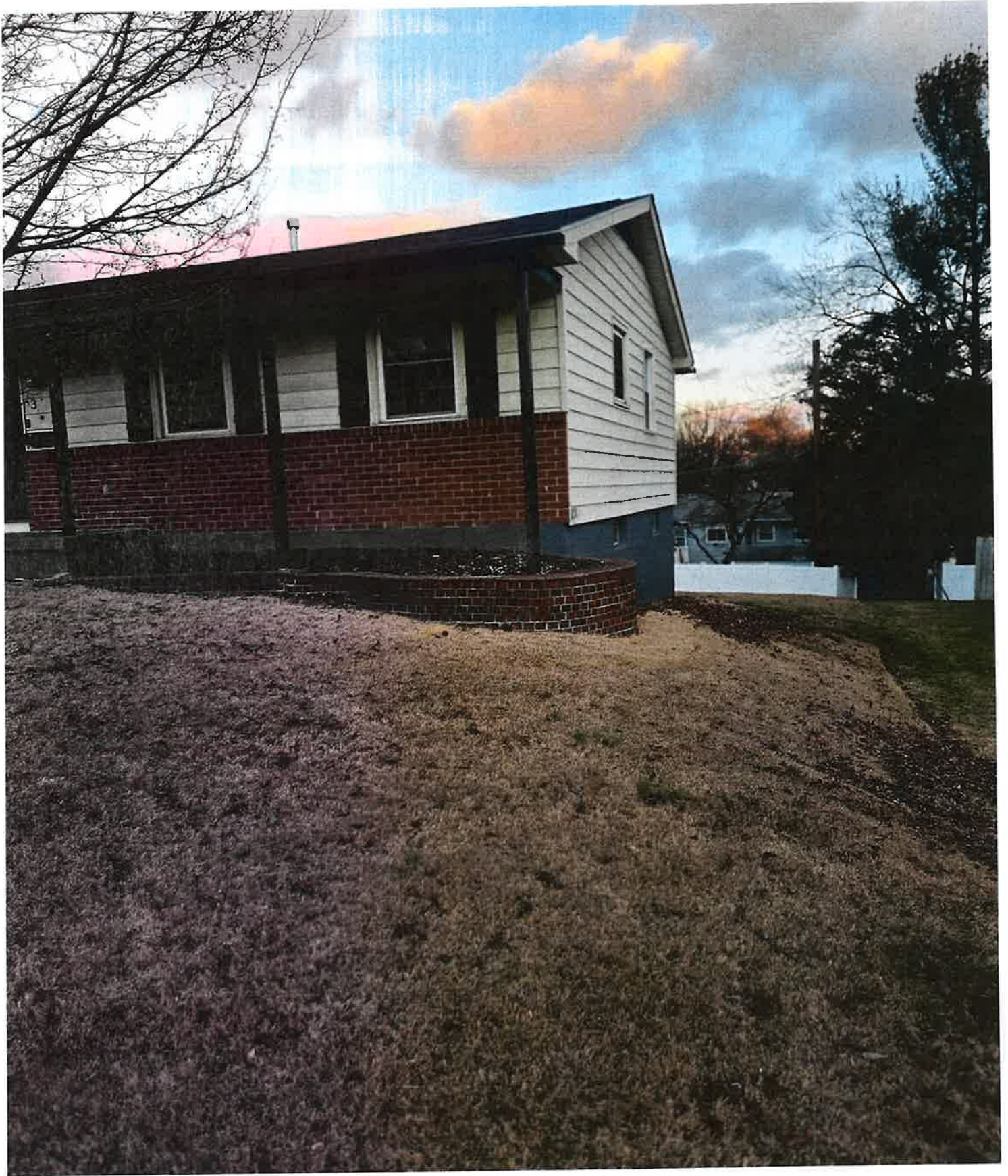
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15-Dec-2025 9:58:51A
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JANE KAMAU
Reference ID: 534900594806
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MID: *****2995
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AthNtwkNm: INTERLINK
RtInd: DEBIT
PIN VERIFIED

Clover ID: NZAXB04837MR
Payment 8K08GGDM6TOP8

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3 WEYBURN CT, ROSEDALE, MARYLAND 21237

14TH ELECTION DISTRICT

OWNER: KARANJA, JEFFREY M
3 WEYBURN CT, ROSEDALE, MD 21237-1718

DATE: 12/09/2025

PHONE: 443-780-4192

LOT SIZE: 8,260 SQ. FT
ZONING MAP: 0089
ZONING: DR 5.5

PARKING: 2 PARKING SPACES REQUIRED FOR PROPOSED 5 BEDS

EXISTING FLOOR AREAS SQ. FT
1ST FLOOR = 1,088 SQ. FT
1ST FLOOR REAR DECK = 219 SQ. FT
BASEMENT: UTILITY ROOM, LIVING AREA, AND STORAGE = 1,022 SQ. FT
TOTAL = 2,329 SQ. FT

OPEN SPACE: .10 X LOT AREA (8,260 SQ. FT) = 826 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.

A.A. Saka

SIGNATURE

ANTHONY A. SAKA

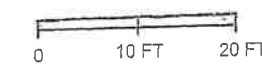
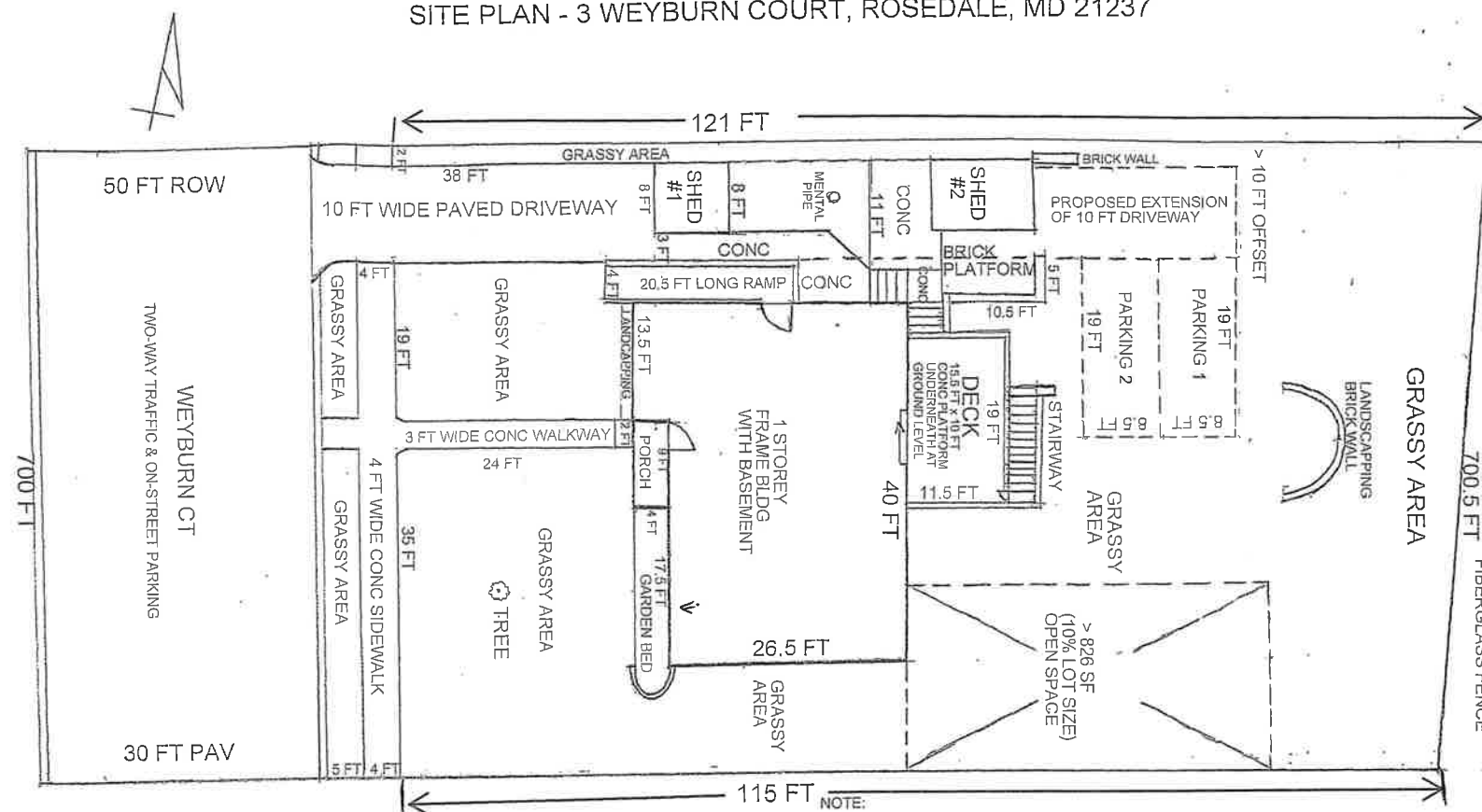
PRINTED NAME



12/09/2025

DATE

SITE PLAN - 3 WEYBURN COURT, ROSEDALE, MD 21237



ENGINEER SCALE: 1 IN = 20 FT

DRAWN BY ANTHONY A. SAKA, P.E.

DATE: 12-8-2025

- NOTE:
1. SHED #1 & SHED #2 AND MENTAL PIPE TO BE REMOVED FOR PROPOSED DRIVEWAY EXTENSION TO ACCOMMODATE REAR PARKING FOR 2 VEHICLES
 2. PARKING CONFIGURATION SATISFIES REQUIRED MINIMUM 10 FT OFFSET FROM LOT LINE
 3. REQUIRED 10 PERCENT OF LOT-SIZE OPEN SPACE ACCOMMODATED

VICINITY MAP

