

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 12 day of October, 2017, that Homestyle, LLC located at 6729 Windsor Mill Rd 21207 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate as: an Assisted Living Facility 1 (Providing 6 Beds)
(Name Change)

159289
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials gh

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 28th day of May, 2014, that Grace Manor Senior Assisted Living, LLC located at 6729 Windsor Mill Rd 21207 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate an Assisted Living Facility (Providing 6 Beds)

109895
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials G.H.

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 1st of February, 20 12, that 6729 Windsor Mill Rd. should be and the same is hereby granted
(street address)
permission to operate an Assisted Living Facility with a
maximum of Five Beds.

78297

Permit No.


Director

Planner's Initials BR / DZ - Planning

REV 06/00

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

No. **109895**
 Date: **5/7/14**

PAID RECEIPT

BUSINESS ACTUAL FIVE DAY
 5/07/2014 5/07/2014 11:14:50
 ADD MORE WALKIN NEW KEY
 RECEIPT # 000000 5/07/2014
 DEPT 5 SEC DRUG VERIFICATION
 L. 10005
 Dept for \$100.00
 \$100.00 @ \$1.00 EA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	826	0000		6157				100.00

Total: **100.00**

Rec From: **Grace Minor Senior Assisted**

Living, LLC

For: **USE Permit**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 6729 Windsor Mill Rd

Permit No. (if required) B _____

FROM: Timothy M. Kotroco
Department of Permits & Development Management
M.S. 1105

RE: Assisted Living Facility I or II

Providing 6 beds

This office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Sabrina Bruce-Rivera 6729 Windsor Mill Rd 21207 / 443-564-1624
Print Name of Applicant Address Telephone Number

Lot Address 6729 Windsor Mill Rd Election District 2nd Councilmanic District 4th Square Feet of Lot 42,330

Lot Location: N E S W/side/corner of Sus Windsor Mill feet from 2nd corner of Bergs Lane
(street) (street)

Land Owner: Sabrina Bruce-Rivera Tax Account Number 021 3751430

Address: 6729 Windsor Mill Rd Telephone Number (443) 564-1624

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by _____ Date: _____
1. This Recommendation Form (3 copies)	<u>X</u>	_____	
2. Permit Application (If available)	_____	<u>X</u>	
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area	<u>X</u>	_____	
Statement of Compliance with Checklist Note 5.A	<u>X</u>	_____	
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) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<u>X</u>	_____	
6. 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 to conform with the following recommendations:

Signed by: [Signature]
for the Director, Office of Planning and Community Conservation

RECEIVED

MAY - 8 2014

DEPARTMENT OF PLANNING

Date: 5/28/14

Revised 8/10/06

1/20/12

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 6729 Windsor Mill Rd

FROM: Arnold E. Jablon, Director
Department of Permits, Approvals and Inspections
M.S. 1105

Post-It® Fax Note	7671	Date	1/20/12	# of pages	1
To	Bruno Rodas	From	J. Nugent		
Co./Dept	PAI - Zoning	Co.	Planning		
Phone #	X3391	Phone #	X3480		
Fax #	X3048	Fax #	X5862		

RE: Assisted Living Facility I or II

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below): (443)564-1624

A. Sabrina Bruce-Rivera 6729 Windsor Mill Rd 21207 SBrucerive@verizon.net
Print Name of Applicant Address Telephone Number Email Address
Gwyn Oak, MD 21207
Lot Address 6729 Windsor Mill Rd Election District 2 Councilmanic District 4 Square Feet of Lot 42,330
Lot Location: N E S W side corner of SWS Windsor Mill and Beng's Lane feet from N E S W corner of Wells Lane Rd (street) (street)
Land Owner: Sabrina Bruce-Rivera 10 Digit Tax Account Number 0213751430
Address: 6729 Windsor Mill Rd Gwyn Oak, MD 21207 Telephone Number (443) 564-1624 Email Address SBrucerive@verizon.net

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

B.

Planner to confirm information acceptance by marking X below:

APPLICANT MUST PROVIDE 1 through 6

- | | YES | NO |
|--|----------|----------|
| 1. This Recommendation Form (3 copies) | <u>✓</u> | _____ |
| 2. Permit Application (If availab) | _____ | <u>✓</u> |
| 3. Site Plan:
Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area | <u>✓</u> | _____ |
| Statement of Compliance with Checklist Note 5.A | <u>✓</u> | _____ |
| 4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) | _____ | _____ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood | <u>✓</u> | _____ |

6. Current Zoning Classification: DR-S.5 Accepted for filing by Bk 1/15/12
Date

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: [Signature]
for the Director, Office of Planning

RECEIVED

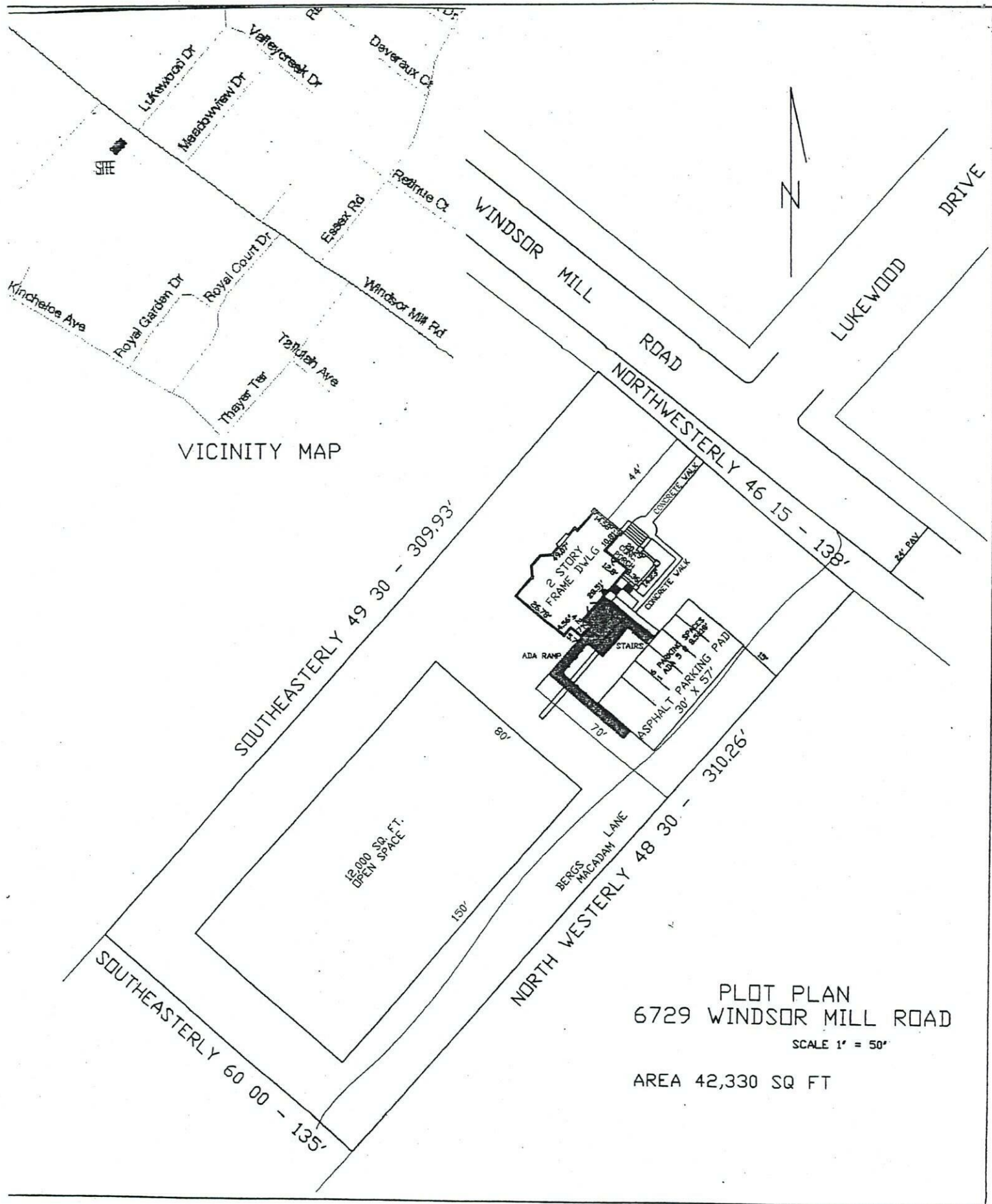
JAN - 6 2012

OFFICE OF PLANNING

Date: 1/20/12

Revised 2/17/11





INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 6729 Windsor Mill Rd
Permit No. (if required) B _____

FROM: Timothy M. Kotroco
Department of Permits & Development Management
M.S. 1105

RE: Assisted Living Facility I or II

Providing 6 beds

This office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Sabrina Bruce-Rivera 6729 Windsor Mill Rd 21207 / 443-564-1624
Print Name of Applicant Address Telephone Number
Lot Address 6729 Windsor Mill Rd Election District 2nd Councilmanic District 4th Square Feet of Lot 42,330
Lot Location: N E S W/side/corner of SWS Windsor Mill feet from 2nd corner of Bergs Lane
(street) (street)
Land Owner: Sabrina Bruce-Rivera Tax Account Number 0213751430
Address: 6729 Windsor Mill Rd Telephone Number (443) 564-1624

CHECKLIST OF MATERIALS- (to be submitted by applicant for required *compatibility* and/or *appearance* review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by _____ Date: _____
1. This Recommendation Form (3 copies)	<u>X</u>	_____	
2. Permit Application (If available)	_____	<u>X</u>	
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area	<u>X</u>	_____	
Statement of Compliance with Checklist Note 5.A	<u>X</u>	_____	
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) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<u>X</u>	_____	
6. Current Zoning Classification: <u>DR 5.5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐

Approval

☐

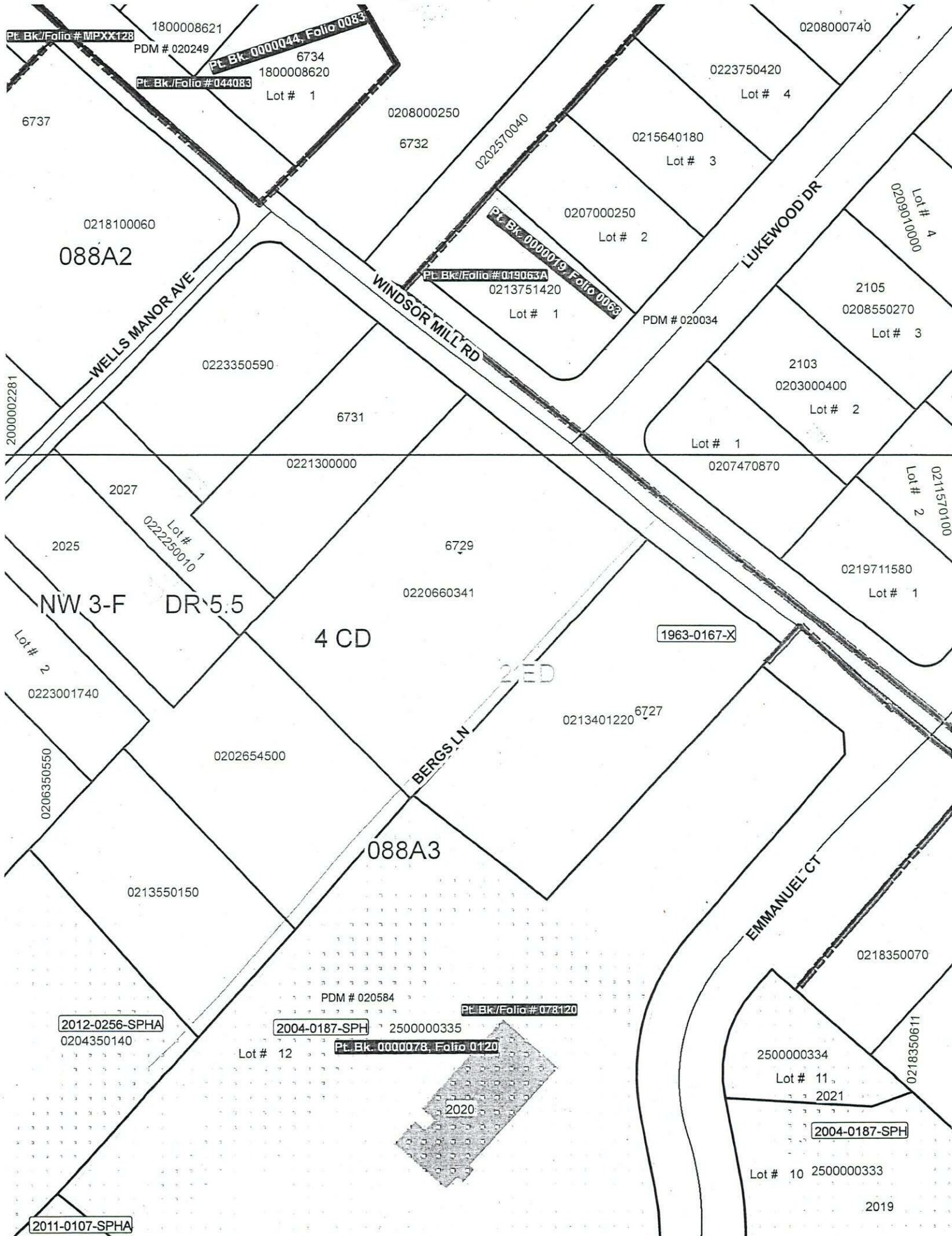
Disapproval

☐

Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____



Pt. Bk./Folio # MPXX128
1800008621
PDM # 020249
Pt. Bk./Folio # 044083
6734
1800008620
Lot # 1

Pt. Bk./Folio # 019063A
0213751420
Lot # 1
Pt. Bk./Folio # 0000019, Folio 0063

088A2

WINDSOR MILL RD

LUKWOOD DR

NW 3-F

DR 5.5

4 CD

2 ED

088A3

1963-0167-X

2012-0256-SPHA
0204350140

2004-0187-SPH
2500000335
Pt. Bk./Folio # 078120
Pt. Bk./Folio # 0000078, Folio 0120

2011-0107-SPHA

2500000334
Lot # 11
2021
2004-0187-SPH

Lot # 10 2500000333

2019

Zoning Use Permit Plan for an Assisted Living Facility I

6729 Windsor Mill Road

Gwynn Oak, Maryland 21207

2nd Election District

Owner: Sabrina Bruce-Rivera

Telephone Number: 443 564-1624 Email: sbrucerive@verizon.net

Plan Date: 1/5/12

Lot Size: 42,330 SQ FT

Zone: DR 5.5

Parking: 6 car striped (30'x57') asphalt parking pad on side of home

6 Beds

Existing Floor Areas:

1st Floor: 1200 SQ FT

2nd Floor: 1010 SQ FT

Total: 2210 SQ FT

Attic 900 SQ FT & Basement 900 SQ FT for storage and mechanical equipment

1800 SQ FT Total

Open Space: .10 x 42,330 = 4,233 SQ FT minimum requirement

150'X 80' = 12,000 SQ FT actual open space

Density Calculation: 2 X 6000 SQ FT = 12,000 SQ FT minimum 2 density required

6 density lots existing

" 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."

Proposed signs will comply with section 450 BCZR.

Sabrina Bruce-Rivera Sabrina Bruce-Rivera 1/5/12
Signature Printed Name Date

Engineers Scale 1" = 50' FT.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 6729 Windsor Mill Rd

Permit No. (if required) B _____

FROM: Arnold E. Jablon, Director
Department of Permits, Approvals and Inspections
M.S. 1105

RE: Assisted Living Facility I or II

Existing Copy
of 5 Bed

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below): (443) 564-1624

A. Sabrina Bruce-Rivera 6729 Windsor Mill Rd 21207 SBrucerivera@verizon.net
Print Name of Applicant Address Telephone Number Email Address
Gwynn Oak, MD
Lot Address 6729 Windsor Mill Rd Election District 2 Councilmanic District 4 Square Feet of Lot 42,330
Lot Location: N E S W side corner of Sus Windsor Hill feet from N E S W corner of Berg's Lane
(street) (street)
Land Owner: Sabrina Bruce-Rivera 10 Digit Tax Account Number 0213751430
Address: 6729 Windsor Mill Rd Gwynn Oak, MD Telephone Number (443) 564-1624 Email Address SBrucerivera@verizon.net

CHECKLIST OF MATERIALS- (to be submitted by applicant for required **compatibility** and/or **appearance** review by the Office of Planning)

B.

Planner to confirm information acceptance
by marking **X** below:

APPLICANT MUST PROVIDE 1 through 6

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application (If available) | ☐ | ☒ |
| 3. Site Plan:
Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area | ☒ | ☐ |
| Statement of Compliance with Checklist Note 5.A | ☒ | ☐ |
| 4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the
Zoning Use Permit Checklist can be stated on the plans) | ☐ | ☐ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building, | ☒ | ☐ |
| and Surrounding Neighborhood | ☐ | ☐ |
| 6. Current Zoning Classification: <u>DR-5.5</u> | | |

Accepted for filing by Bh 1/15/12
Date

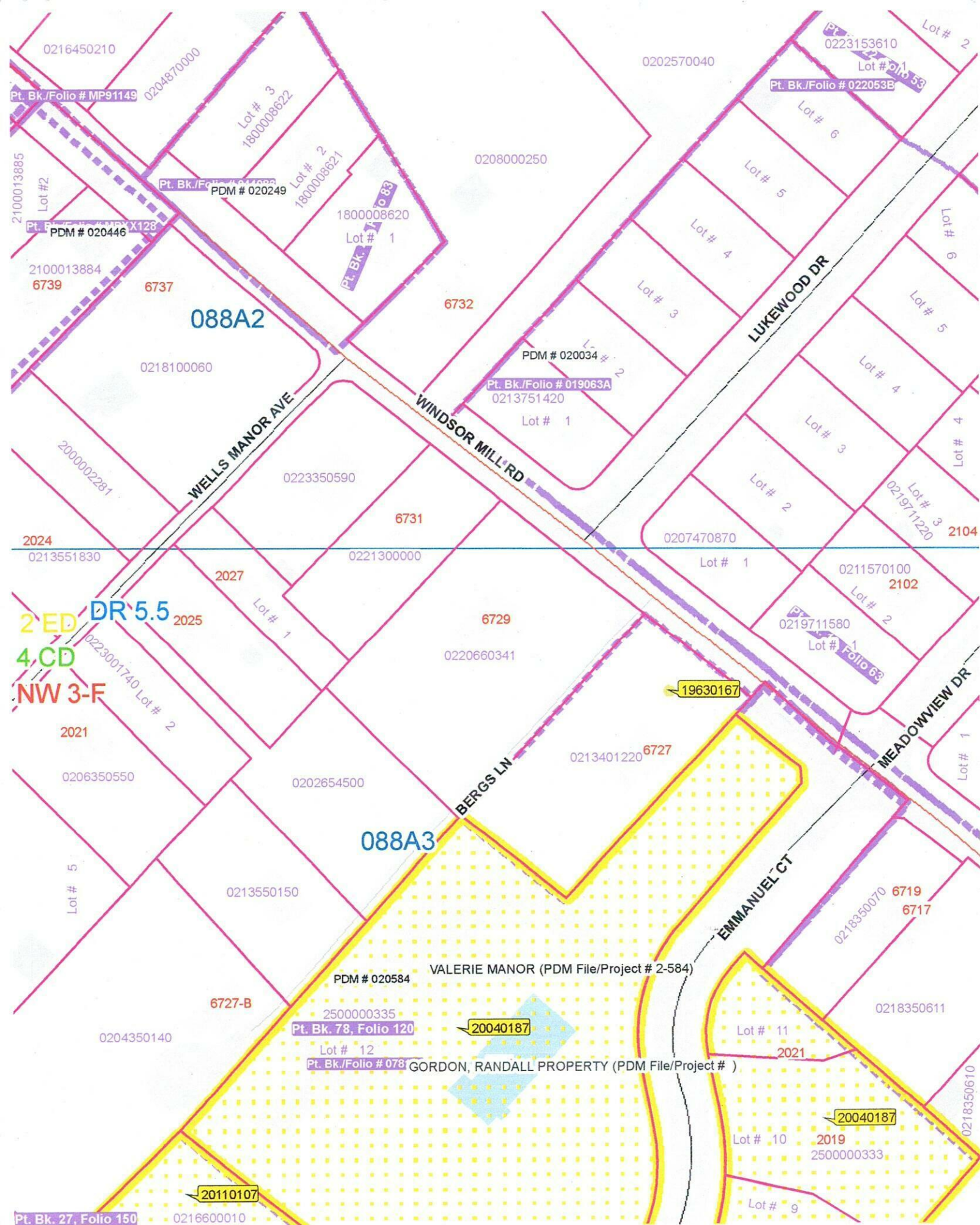
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

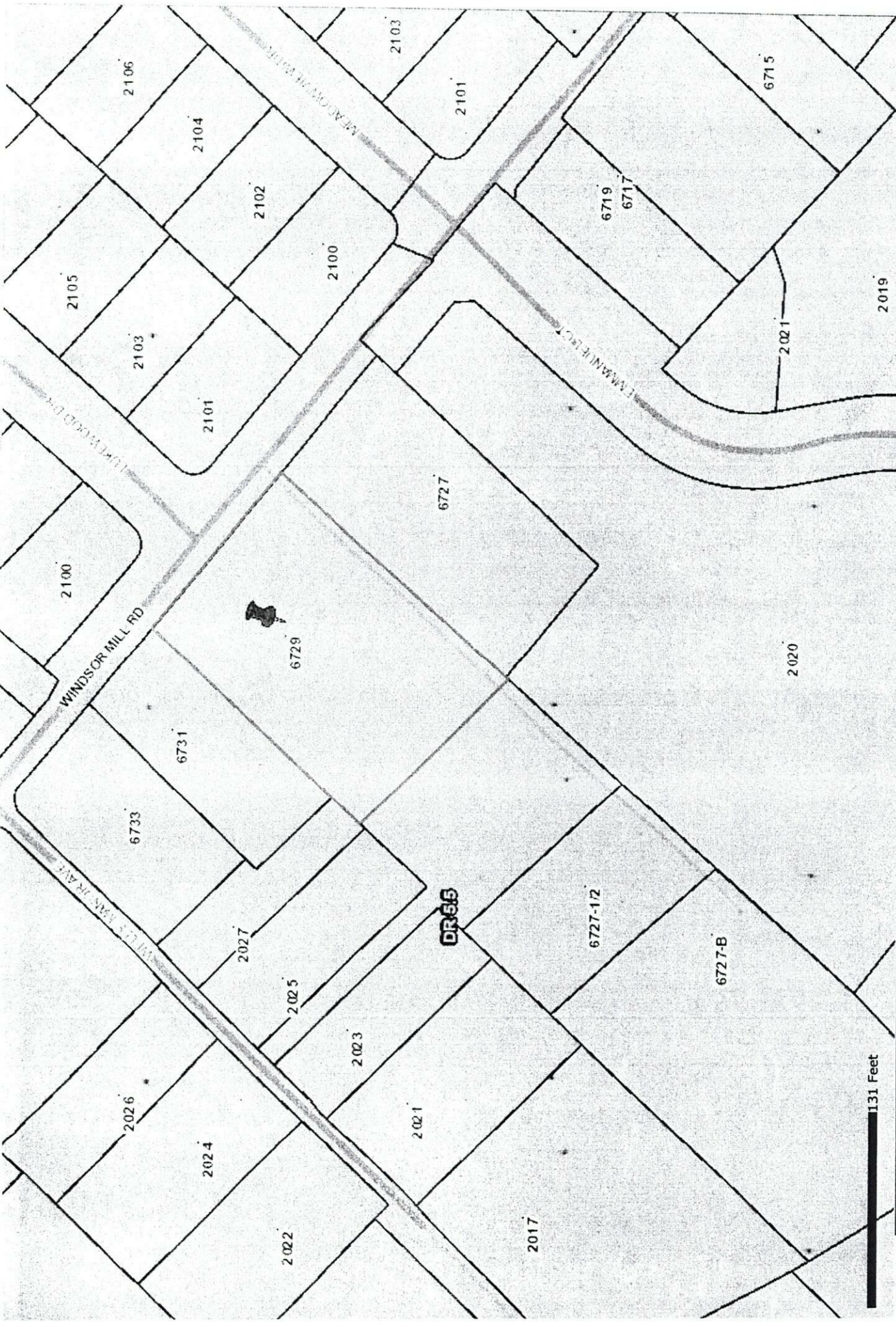
RECOMMENDATIONS / COMMENTS:

- ☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning

Date: _____





This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



Created By
Baltimore County
My Neighborhood



My Neighborhood Map

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 6729 Windsor Mill Rd.

Permit No. (if required) B _____

FROM: Arnold E. Jablon, Director
Department of Permits, Approvals and Inspections
M.S. 1105

RE: Assisted Living Facility I or II

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below): (443)564-1624

A. Sabrina Bruce-Rivera 6729 Windsor Mill Rd 21207 SBrucerivera@verizon.net
Print Name of Applicant Address Telephone Number Email Address
Gwynn Oak, MD
Lot Address 6729 Windsor Mill Rd Election District 2 Councilmanic District 4 Square Feet of Lot 42,330
Lot Location: N E S W side SW Windsor Mill, and feet from N E S W corner of Berry's Lane
(street) (street)
Land Owner: Sabrina Bruce-Rivera 10 Digit Tax Account Number 0213751430
Address: 6729 Windsor Mill Rd Gwynn Oak, MD (443)564-1624 SBrucerivera@verizon.net
Telephone Number Email Address

CHECKLIST OF MATERIALS- (to be submitted by applicant for required **compatibility** and/or **appearance** review by the Office of Planning)

B.

Planner to confirm information acceptance
by marking **X** below:

APPLICANT MUST PROVIDE 1 through 6

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application (If available)	☐	☒
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area	☒	☐
Statement of Compliance with Checklist Note 5.A	☒	☐
4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	☐	☐
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building,	☒	☐
and Surrounding Neighborhood		
6. Current Zoning Classification: <u>DR-S.5</u>		

Accepted for filing by Bh 1/15/12
Date

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval



Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning

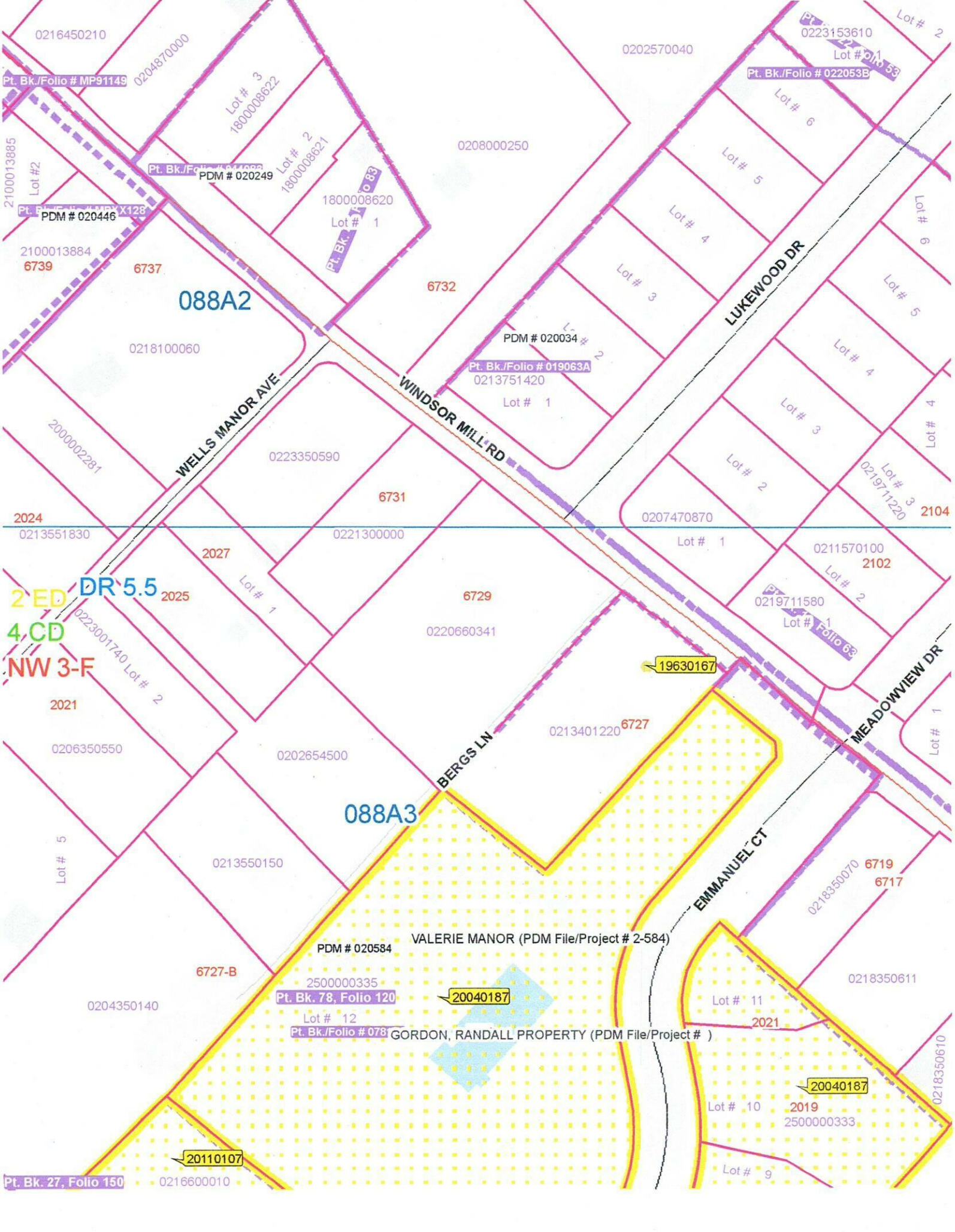
Date: _____

From: Julian Rivera <sbrucerive@verizon.net>
To: Bruno Rudaitis <BRudaitis@baltimorecountymd.gov>
Date: 1/6/2012 3:15 PM
Subject: Re: ALF class I

Yes 5 is the proposed number.

On Jan 6, 2012, at 2:24 PM, "Bruno Rudaitis" <BRudaitis@baltimorecountymd.gov> wrote:

> Hi. Upon reviewing your site plan, I did not see the total number of proposed beds. I believe you indicated five beds. Please confirm this number of beds. Thanks.



2' ED
4' CD
NW 3-F

088A2

088A3

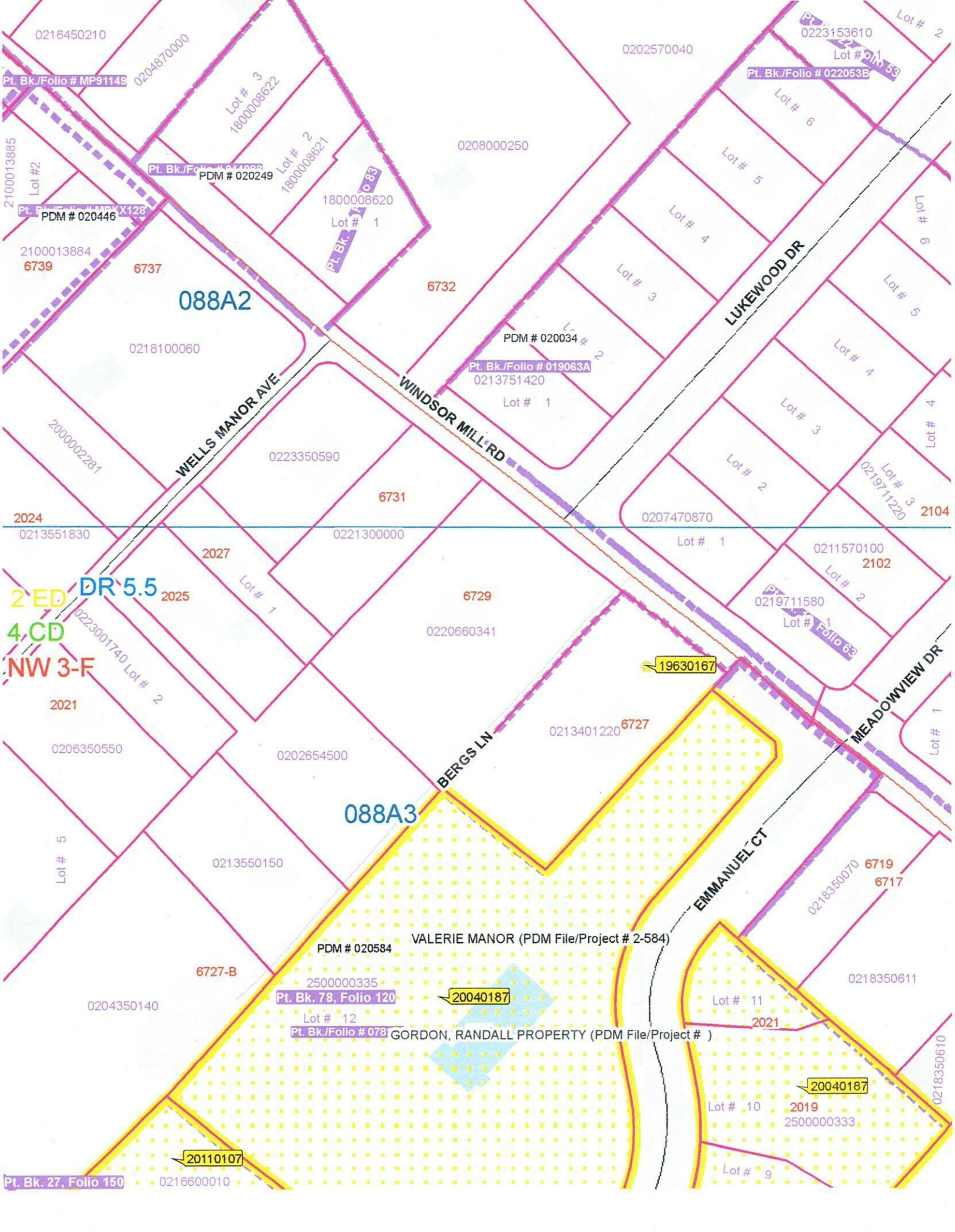
Pt. Bk. 27, Folio 150

Pt. Bk. 78, Folio 120

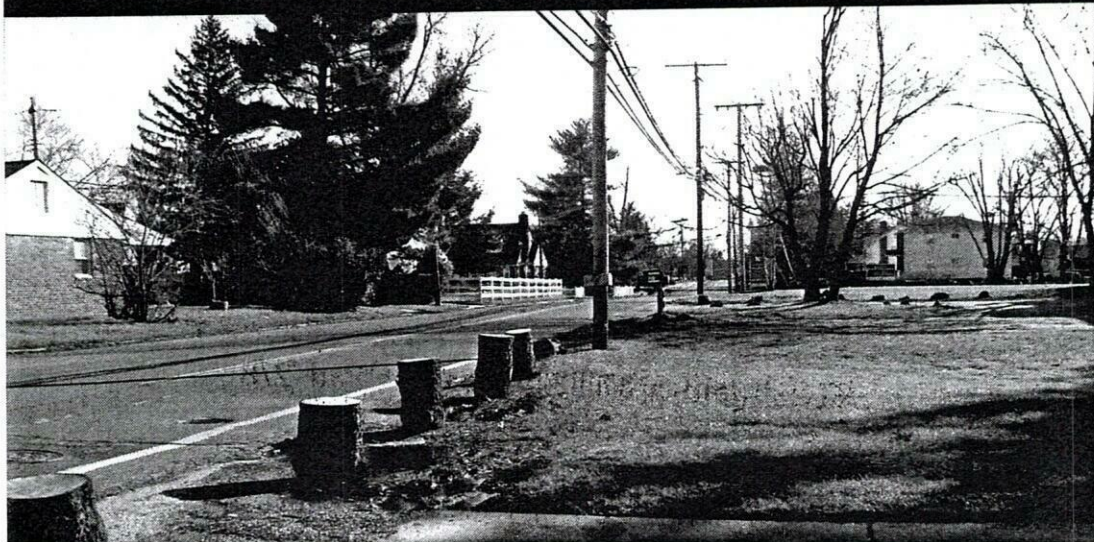
Pt. Bk./Folio # 078

VALERIE MANOR (PDM File/Project # 2-584)

GORDON, RANDALL PROPERTY (PDM File/Project #)







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

No. **78297**

Date: **1/5/12**

DUPLICATE PAID RECEIPT
REVALIDATION

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	306	0000		6150					\$ 60.00

Total: **\$ 60.00**

Rec From: **Sabrina Bruce-Kuora**

For: **ALF-E use permit**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

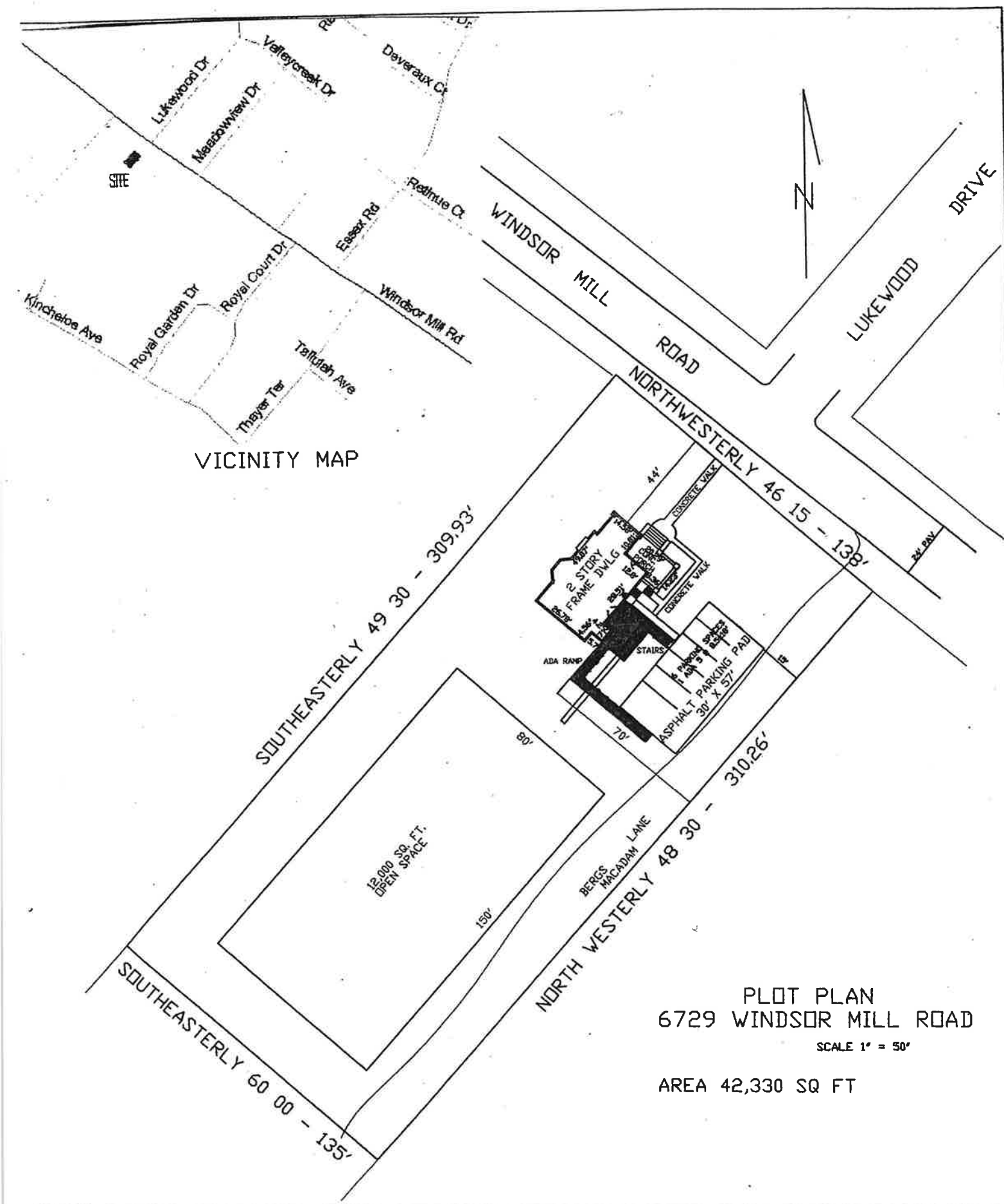
YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

BUSINESS ACTUAL TIME DRW
 1/06/2012 1/05/2012 10:16:40 5
 REG WSO3 WALKIN RBOS LRB
 >>RECEIPT # 568584 1/05/2012 OFLN
 Dept: 5 528 ZONING VERIFICATION
 CR NO. 078297
 Recpt Tot \$60.00
 \$60.00 CK \$0.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



Zoning Use Permit Plan for an Assisted Living Facility I

6729 Windsor Mill Road
Gwynn Oak, Maryland 21207
2nd Election District
Owner: Sabrina Bruce-Rivera
Telephone Number: 443 564-1624 Email: sbrucerive@verizon.net
Plan Date: 1/5/12

Lot Size: 42,330 SQ FT
Zone: DR 5.5
Parking: 6 car striped (30'x57') asphalt parking pad on side of home

Existing Floor Areas:
1st Floor: 1200 SQ FT
2nd Floor: 1010 SQ FT
Total: 2210 SQ FT
Attic 900 SQ FT & Basement 900 SQ FT for storage and mechanical equipment
1800 SQ FT Total

Open Space: $.10 \times 42,330 = 4,233$ SQ FT minimum requirement
 $150' \times 80' = 12,000$ SQ FT actual open space

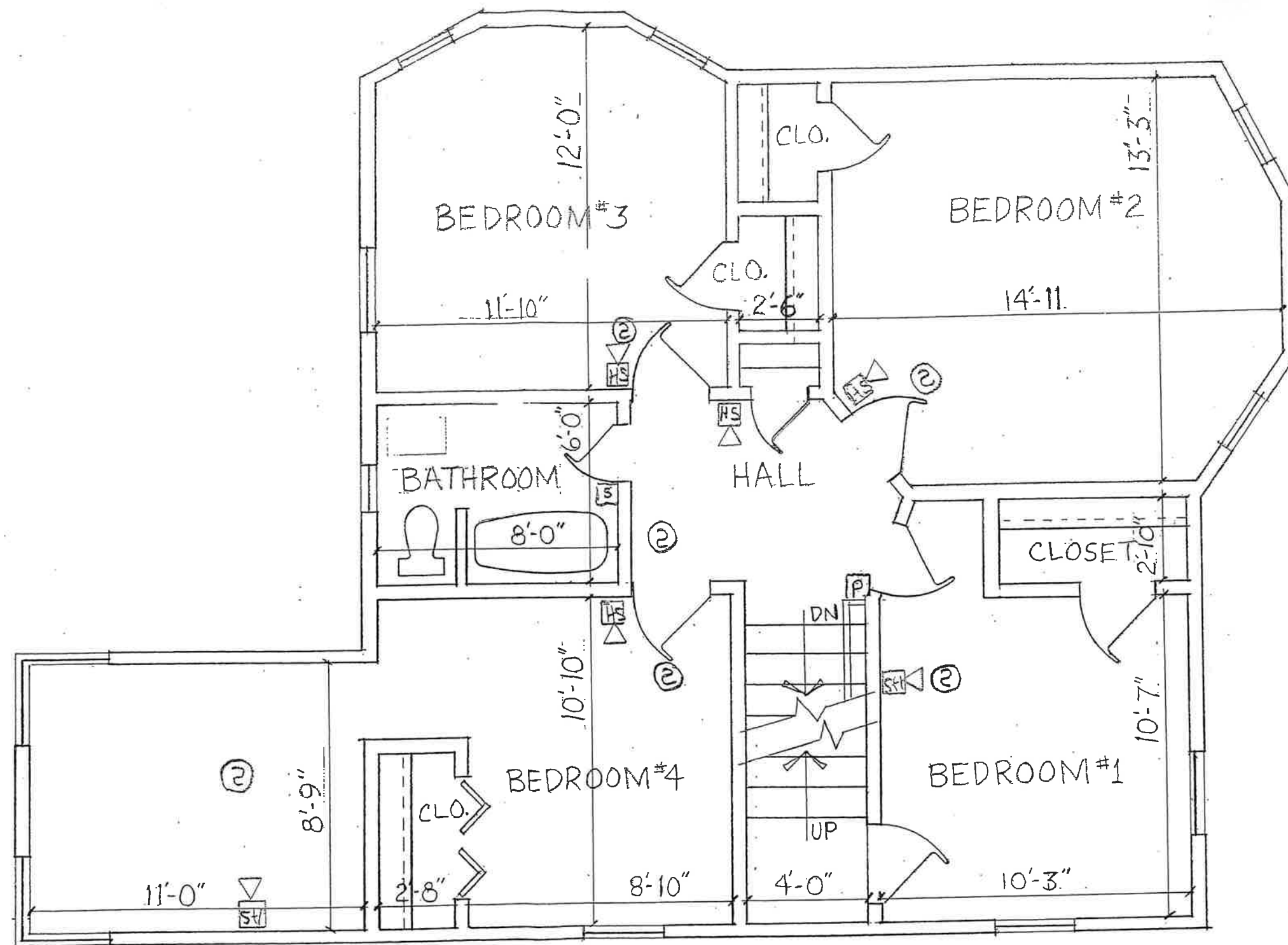
Density Calculation: 2×6000 SQ FT = 12,000 SQ FT minimum 2 density required
6 density lots existing *5 beds*

"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."

Proposed signs will comply with section 450 BCZR.

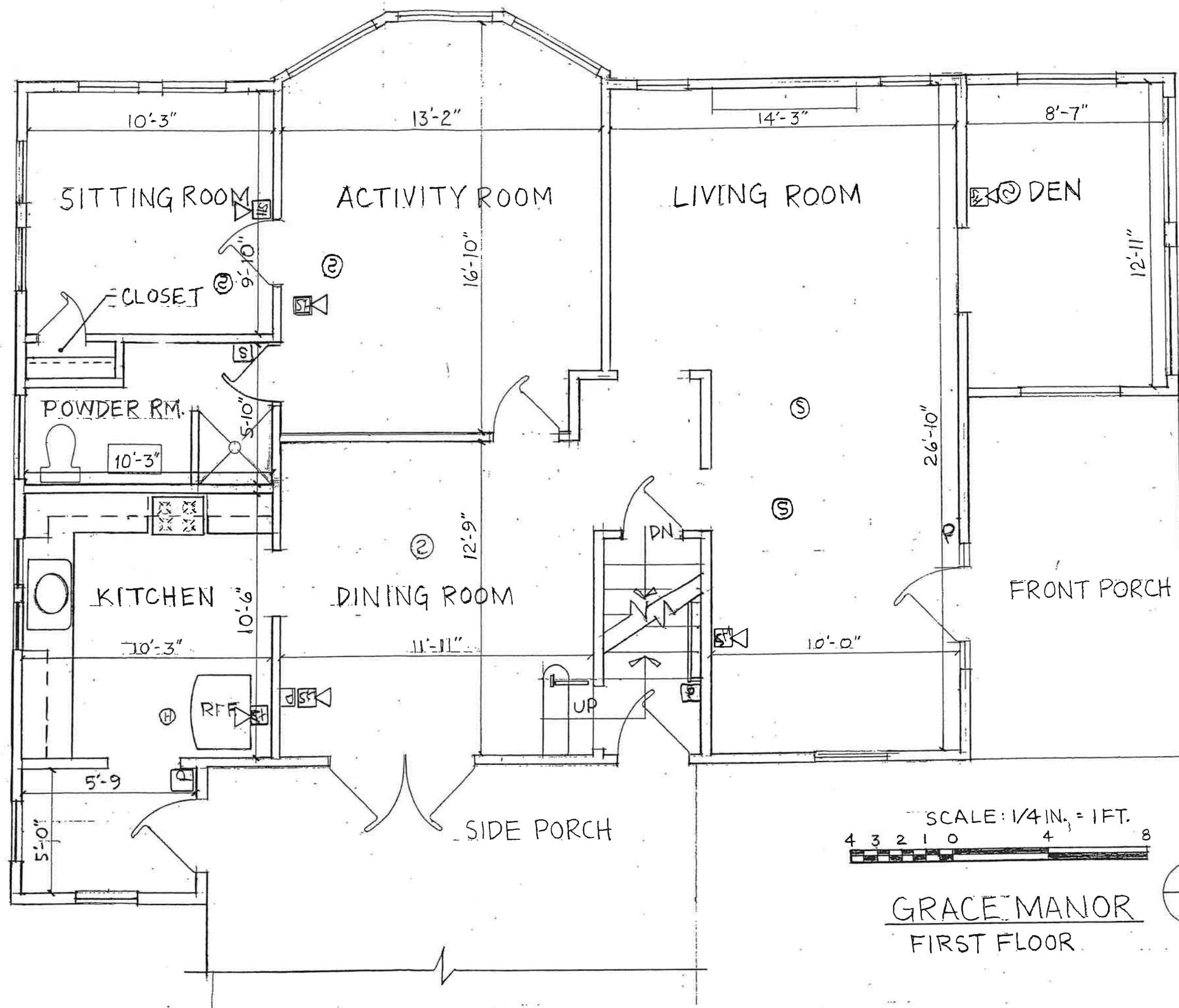
Sabrina Bruce-Rivera *Sabrina Bruce-Rivera* *1/5/12*
Signature Printed Name Date

Engineers Scale 1" = 50' FT.



LEGEND

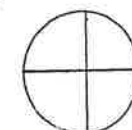
- [P] PULL
- [H] HORN STROBE
- (S) SMOKE
- (H) HEAT
- [S] STROBE
- [FACP] FIRE CONTROL PANEL

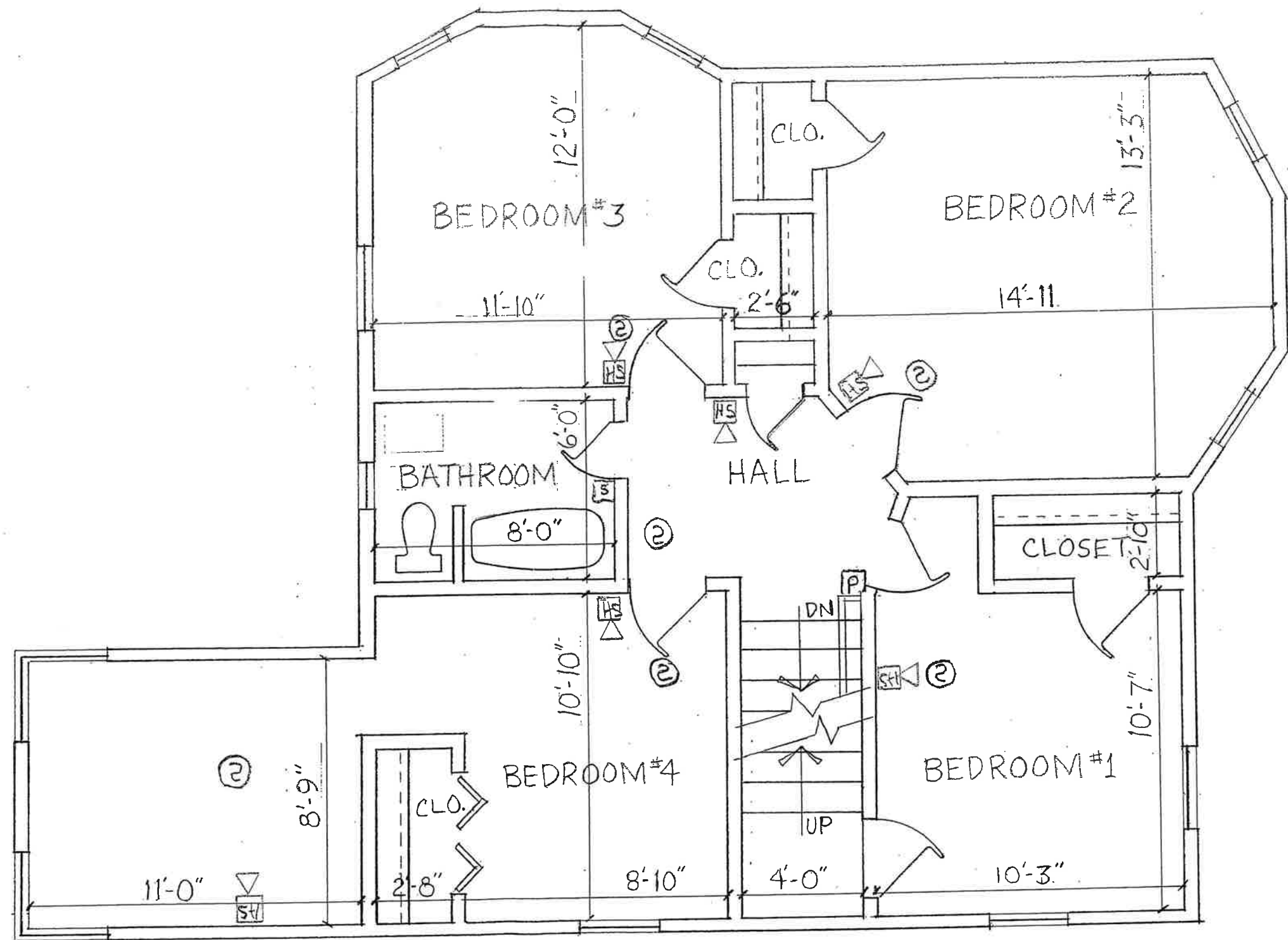


SCALE: 1/4 IN. = 1 FT.

4 3 2 1 0 4 8

GRACE MANOR
FIRST FLOOR

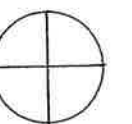




SCALE: 1/4 IN. = 1 FT.

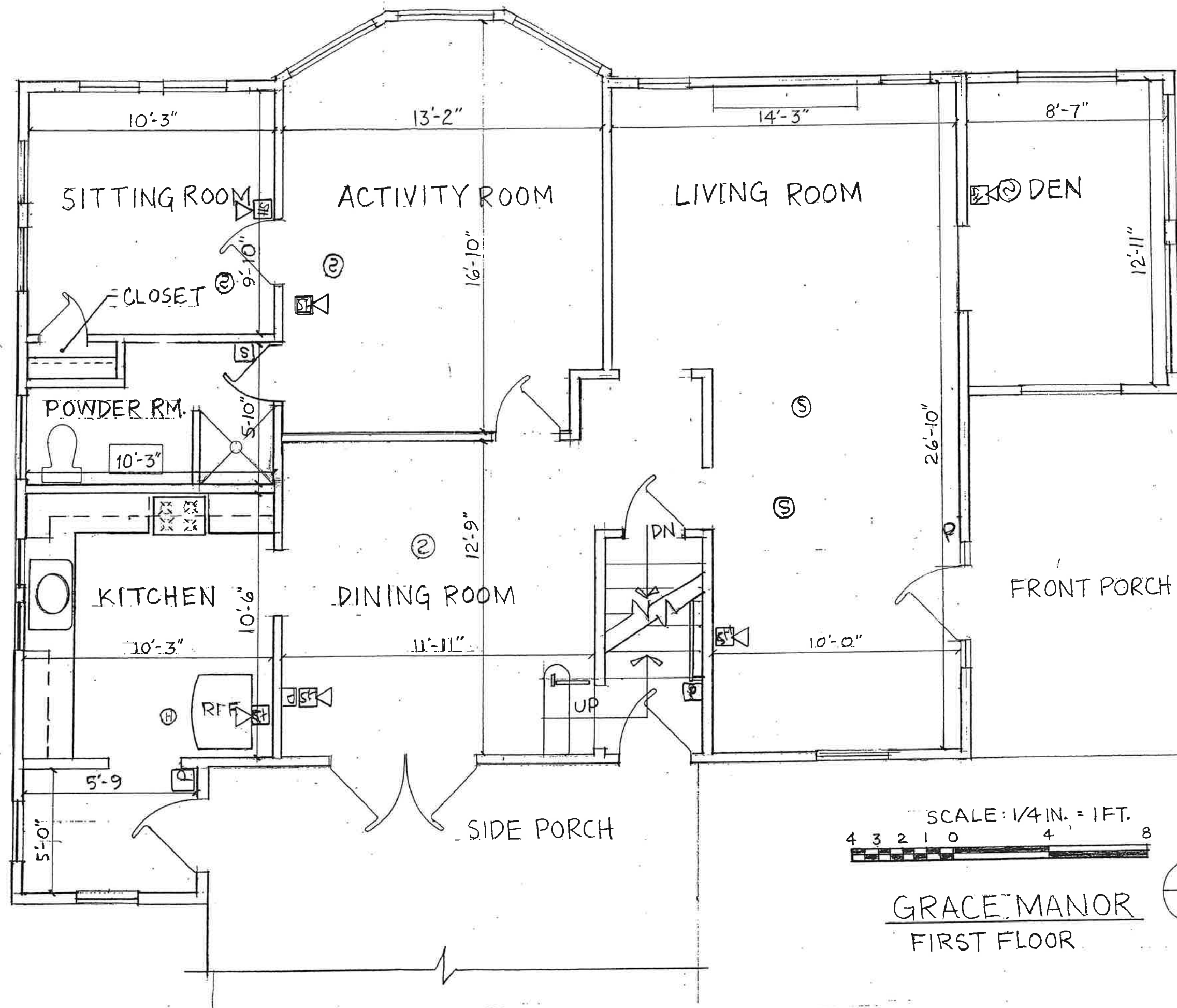


GRACE MANOR
SECOND FLOOR



LEGEND

- P PULL
- H HORN STROBE
- S SMOKE
- H HEAT
- S STROBE
- FCP FIRE CONTROL PANEL



SCALE: 1/4 IN. = 1 FT.

4 3 2 1 0 4 8