

ALF 7810 Beverly Ave.
(Sent to Planning on 9/21/18)

UP-2018-0008AL

DO NOT ISSUE USE
PERMIT WITHOUT
TALKING TO CARL or JEFF



DONALD I. MOHLER III
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 17, 2018

Anthony Saka
3116 Paper Mill Road
Phoenix, MD 21131

Dennis and Gayle Caprio
7808 Beverly Avenue
Parkville, MD 21234

Re: Assisted Living Facilities, ^{7808, 7810, 7811}~~8708, 8710,~~ and ~~8711~~ Beverly Avenue, 9th Election District

To whom it may concern,

In an action initiated by the Director of Permits, Approvals, and Inspections, Mr. Arnold Jablon, your permits for Assisted Living Facilities located at 7808, 7810, and 7811 Beverly Avenue, have been rescinded, effective immediately. This move was prompted by the failure to address the following:

- ~~7808~~⁷⁸⁰⁸ Beverly Avenue – Never obtained State License
Never obtained Fire Marshall Certification
- ~~8710~~⁷⁸¹⁰ Beverly Avenue – No Fire Marshall Certification
No State Licensing
Planning landscaping requirements not in compliance
- ~~8711~~⁷⁸¹¹ Beverly Avenue – Violated stipulation of State license
Landscaping not installed
Fire Marshall rescinded approval

You may petition for a Special Hearing requesting a review by the Administrative Law Judge, as on 500.7 of the Baltimore County Zoning Regulations.

Yours,

R. David Duvall
Zoning Review

occupants
Hotels (*transient*)
Motels (*transient*)

310.4 Residential Group R-2. Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

Apartment houses
Boarding houses (nontransient) with more than 16 occupants
Congregate living facilities (nontransient) with more than 16 occupants
Convents
Dormitories
Fraternities and sororities
Hotels (nontransient)
Live/work units
Monasteries
Motels (nontransient)
Vacation timeshare properties

310.5 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*
Boarding houses (nontransient) with 16 or fewer occupants
Boarding houses (*transient*) with 10 or fewer occupants
Care facilities that provide accommodations for five or fewer persons receiving care
Congregate living facilities (nontransient) with 16 or fewer occupants
Congregate living facilities (*transient*) with 10 or fewer occupants
Lodging houses with five or fewer *guest rooms*

310.5.1 Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

310.5.2 Lodging houses. Owner-occupied *lodging houses* with five or fewer *guest rooms* shall be permitted to be constructed in accordance with the *International Residential Code*.

310.5.3 DAY CARE HOME
310.6 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. Buildings of

Congregate care facilities
Group homes
Halfway houses
Residential board and care facilities
Social rehabilitation facilities

Group R-4 occupancies shall meet the construction as defined for Group R-3, except provided for in this code.

310.6.1 Condition 1. This occupancy include buildings in which all persons receiving care, without any assistance, are capable in an emergency situation to complete building evacuation.

310.6.2 Condition 2. This occupancy include buildings in which there are any custodial care who require limited verbal communication while responding to an emergency building evacuation.

SECTION 311 STORAGE GROUP S

311.1 Storage Group S. Storage Group S includes, among others, the use of a building portion thereof, for storage that is not classified as occupancy.

311.1.1 Accessory storage spaces. A room for storage purposes that is less than 100 m² in area and accessory to another occupancy classified as part of that occupancy. These rooms or spaces shall not exceed the limits of Section 508.2.

311.2 Moderate-hazard storage, Group S-1 occupancies are buildings occupied for storage that are not classified as Group S-2, including storage of the following:

Aerosols, Levels 2 and 3
Aircraft hangar (storage and repair)
Bags: cloth, burlap and paper
Bamboos and rattan
Baskets
Belting: canvas and leather
Books and paper in rolls or packs
Boots and shoes
Buttons, including cloth covered, pearl
Cardboard and cardboard boxes
Clothing, woolen wearing apparel
Cordage
Dry boat storage (indoor)
Furniture
Furs
Glues, mucilage, pastes and size

08.29.18

DEPARTMENT OF ZONING (JEFF PERLOW)

FIRE AND BUILDING CODES REVIEW (JOHN BRYAN)

OFFICE OF THE FIRE MARSHALL (MARCUS D. JOHNSON)

OFFICE OF QUALITY HEALTH CARE

I, JEMINA SAKA OWNER OF GOLDEN JEMZ ASSISTED LIVING LLC FACILITY #03AL1183-A, LOCATED AT 7811 BEVERLY AVENUE BALTIMORE MARYLAND 21234 AM DISCONTINUING/RECINDING MY ASSISTED LIVING LICENSE AS OF 8/29/2018 DUE TO AND IN ACCORDANCE WITH BILL 45-17. DUE TO THIS BILL I WILL NOT BE ABLE TO UTILIZE 3 STRUCTURES AS ASSISTED LIVING FACILITIES AT THE SAME TIME. ADDITIONALLY, I WANT TO DISCONTINUE/RECIND MY USE AND CHANGE OF OCCUPANCY PERMITS FOR 7811 & 7808 BEVERLY AVENUE FOR ASSISTED LIVING USE. FEEL FREE TO CALL IN REGARDS TO ANY FURTHUR QUESTIONS. I CAN BE REACHED AT 443-824-8288. IT IS IN MUCH APPRECIATION THAT YOU TAKE THESE REQUESTS.

JEMINA SAKA

A handwritten signature in cursive script that reads "Jemina Saka" followed by the date "8/29/18".



EBL CODE CONSULTING GROUP

Division of EBL Engineers, LLC

17 August 2018

Ms. Jemina Saka
Golden Jema Assisted Living
Parkville, Maryland 21234
via email

Re: Code Analysis
7808, 7810, 7811 Beverly Ave

Dear Ms. Saka:

Pursuant to your direction, we have investigated the Baltimore County Building and Fire Codes in an attempt to establish an alternate code path providing a non-(fire) sprinkler approach to the change of occupancy for the three, above-noted addresses. The three facilities were originally constructed as single family dwellings and the proposed use is that of Assisted Living Facility.

The individual applicable building and fire codes (International Building Code (IBC) and the NFPA 101, Life Safety Code) are adopted separately by the county, but must be utilized in conjunction with one another. Each code has been modified to some extent by the legal adoption process and contain often times similar but separate requirements. When requirements conflict, the most restrictive requirement becomes applicable to ensure the end result is in compliance with all codes.

Our review of each code has determined that there is no viable code path for the omission of the identified sprinkler systems. Whereas the Life Safety Code (alone) has some provisions that might permit a non-sprinkler protected situation, the IBC provides no such relief. All new Assisted Living Facilities in Baltimore County are mandated to be protected by an automatic sprinkler system meeting one of the three types – NFPA 13, 13R, or 13D.

If we may be of further assistance to you in meeting the needs of you project, please contact Ed Fraczkowski or myself.

Sincerely,
EBL CODE CONSULTING GROUP

David W. Snyder, P.E.
Senior Fire Protection Engineer / Consultant

18133.000/engineering/correspondence design/2018.08.17 LTR Saka

**BALTIMORE COUNTY FIRE DEPARTMENT
INVESTIGATIVE SERVICES
FIRE INSPECTION REPORT**

| | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------|
| 5. DATE OF INSPECTION: July 16, 2018 | | 6. BOX NUMBER: 10-3 | 7. OCCUPANCY TYPE: COMPLETE 7A AND 7B IF THE OCCUPANCY TYPE IS A-100 | 1. STATION: FMO | 2. SHIFT: Z | 3. PERMIT NUMBER: 1204338 | 4. NUMBER OF PAGES: PAGE 1 OF 1 |
| | | | 7-A CAPACITY SIGN: <input type="checkbox"/> YES <input type="checkbox"/> NO | 7-B CAPACITY: | | 8. NUMBER OF STORIES: 1 | 9. UNITS: |
| 10. BUSINESS NAME: Golden Jemz | | | | | | 11. BUSINESS TELEPHONE NUMBER: 443-943-2758 | |
| 12. BUSINESS ADDRESS: 7808,7810,7810-B,7811,7818-A Beverly Ave | | | | 13. SUITE | 14. CITY: Parkville | 15. ST: MD | 16. ZIP CODE: 21234 |
| 17. BUSINESS REPRESENTATIVE NAME: Jemina Saka | | | | 18. KNOX BOX <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | KEYS ADDED OR REMOVED FROM THE KNOX BOX - FILL OUT THE KNOX BOX FORM 25 | | |
| 19. BUILDING FIRE PROTECTION SYSTEMS: | | | | | | | |
| 19-1. SPRINKLER SYSTEM NO | | NAME OF SPRINKLER COMPANY: | | TELEPHONE NUMBER: | | LAST SERVICE DATE: | |
| 19-2. FIRE ALARM SYSTEM NO | | NAME OF FIRE ALARM COMPANY: | | TELEPHONE NUMBER: | | LAST SERVICE DATE: | |
| 20. OWNERS INFORMATION: (BUILDING OR BUSINESS) | | | | | | TELEPHONE NUMBER: 443-943-2758 | |
| NAME: Jemina Saka | | | | SUITE | CITY | STATE | ZIP CODE |
| ADDRESS: | | | | | | | |
| 21. VIOLATIONS / LOCATIONS / CODE SECTIONS - COMPLETION DATES : | | | | | | | |
| In accordance with the Baltimore County Fire Prevention Code Bill 3-7, you are hereby ordered to immediately comply with the following order: | | | | | | | |
| Per NFPA 1 Section 1.7.15 Stop Work order and 1.7.16 Imminent Dangers and Evacuations you are hereby ordered to cease and desist/stop work at 7808, 7810, 7810-B, 7811, and 7818-A until you Contact Baltimore County Zoning Dept., Building Dept, and Plans Review to Change the Use and Occupancy of the building. and meet compliance with the following codes: | | | | | | | |
| Baltimore County Fire Prevention Code: 1.1.3.3.3 PROOF OF LEGAL CHANGE OF USE AND OCCUPANCY OF EXISTING BUILDINGS The Fire Chief or his designee shall have the authority to require satisfactory evidence that a legal change or Use or Occupancy in compliance with applicable Fire and Building Codes was granted by Baltimore County. | | | | | | | |
| NFPA 1 2015 Edition Table 1.12.8(a) Change of occupancy- A permit is required for the change of occupancy classification of an existing building(1.7.11.5) | | | | | | | |
| 1.7.15 Stop Work Order. The AHJ shall have the authority to order an operation, construction, or use stopped when any of the following conditions exists: (1) Work is being done contrary to provision of this Code. (2) Work is occurring without a permit required by Section 1.12. (3) An imminent danger has been created. | | | | | | | |
| 1.7.16.1 When, in the opinion of the AHJ, an imminent danger exists, the AHJ shall be authorized to order the occupants to vacate, or temporarily close for use or occupancy, a building, the right-of-way, sidewalks, streets or adjacent buildings or nearby areas. | | | | | | | |
| 10.3 Occupancy. 10.3.1 No new construction or existing building shall be occupied in whole or in part in violation of the provisions of this Code. | | | | | | | |
| 10.3.4.1 In any building or structure, whether or not a physical alteration is needed, a change from one use or occupancy classification to another shall comply with 4.6.7 of NFPA 101. [101: 4.6.11] | | | | | | | |
| By order of the Baltimore County Fire Marshal's Office, you shall not occupy the structure until proper permits have been granted by Baltimore County. Failure to comply with the orders of the Fire Marshal will result in civil penalties in accordance with the Baltimore County Code. | | | | | | | |
| 22. INSPECTED BY (PRINT NAME): Lieutenant Twana Allen | | | | 23. REPRESENTATIVE SIGNATURE: | | 24. DATE: 7-18-18 | |
| 25. INSPECTORS SIGNATURE: <i>Twana Allen</i> | | | | 26. INSPECTORS SIGNATURE AFTER COMPLETION OF VIOLATIONS: | | 27. DATE: | |
| 28. RE-INSPECTIONS | | | | | | | |
| 1 st RE-INSPECTION DATE: | | INSPECTED BY (PRINT NAME): | | 2 nd RE-INSPECTION DATE: | | INSPECTED BY (PRINT NAME): | |
| 29. REFERRAL TO DISTRICT FIRE MARSHAL | | CAPTAIN SIGNATURE: | | DATE: | BATTALION CHIEF SIGNATURE: | | DATE: |

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning
Attention: Lynn Lanham
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

ALF Address 7810 Beverly Ave
Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Assisted Living Facility

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

A. MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):

Jemina Saka 3116 Paper Mill road phoenix MD 21131 (443) 824-828
 Print Name of Applicant Address Telephone Number Email Address

Lot Address 7810 Beverly Ave Election District 9 Councilmanic District 6 Square Feet of Lot 14,289 sq ft

Lot Location: NE SW side/corner of Beverly Ave, 365 feet from N E SW corner of TAYLOR AVE
 (street) (street)

Land Owner(s): Anthony Saka 10 Digit Tax Account Number 2100008919

Address: 3116 Paper Mill Road phoenix, MD, 21131 Telephone Number (443) 858-1009
 Email Address Anto Saka @ msn.com

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

B. APPLICANT MUST PROVIDE 1 THROUGH 6

Planner to confirm information acceptance by marking x below

| | YES | NO |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. This Recommendation Form (3 copies) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Permit Application | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Site Plan | | |
| Property (3 copies) including lot size and sq ft of building, parking and open space – 10% lot area..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Statement of Compliance with Checklist Note 5.A | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Building Elevation Drawings (these may be waived if not 5.A from the Zoning Use Permit Checklist can be stated on the plans) | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood) | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Current Zoning Classification: _____ | | |

Accepted for filing by JASON 9/20/08
(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: _____

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

No. **173222**
 Date: **9/13/18**

PAID RECEIPT

BUSINESS ACTUAL TIME TRK
 9/17/2018 9/13/2018 14:01:51

| Fund | Dept | Unit | Sub Unit | Obj | Sub Obj | Dept Obj | BS Acct | Amount |
|--------|------|------|----------|-----|---------|----------|---------|----------|
| 001 | 800 | 0000 | | 650 | | | | \$100.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Total: | | | | | | | | \$100.00 |

REC #501 WALKIN LTR
 RECEIPT # 811453 9/13/2018 OFL
 Dept 5 520 ZONING VERIFICATION
 NO. 173222
 Recpt Tot \$100.00
 \$00.00 CK \$100.00 CA
 Baltimore County, Maryland

Rec From: **JEMINA JAKE**

For: **ALF 7810 BEUGLY AVE.**

**CASHIER'S
 VALIDATION**

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

