

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 27 day of March, 2019, that YONG D. KIM located at
(Individual or business name)
606 WINTERS LANE, CATONSVILLE should be and the
(Street address)

same is hereby granted permission to operate a: ASSISTED LIVING FACILITY 1, MAXIMUM OF SEVEN (7) BEDS.

178457

Permit (or Receipt) Number

Mark Prohl

Director, Permits, Approvals and Inspections

Planner's Initials: *MP*

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Office of Planning, Development Review Office
Attention: ALF REVIEWER
Jefferson Building
105 W. Chesapeake Avenue, Room 101
Towson, MD 21204
M.S. 3402

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

RE: Assisted Living Facility I or II

ALF Address 606 WINTERS LANE

Permit No. (if required) B

Intake Planner's Name ROZ JOHNSON

Filing Date 1/31/2019

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

YONG D. KIM 606 WINTERS LANE CATONSVILLE MD 21228 YONG31108@GMAIL.COM
Print Name of Applicant Applicant Address Telephone Number Email Address
304-529-5840
ALF Lot Address 606 WINTERS LANE Election District 1ST Councilmanic District 1ST Sq. Ft. of Lot 53,143
Lot Location: NE S W side/corner of WINTERS LANE 0 feet from NE S W corner of JOHNSON STREET
(street) (street)
Land Owner: YONG D. KIM & LISA M. KIM 10 Digit Tax Account Number 0101790100
Address: 606 WINTERS LANE () SEE ABOVE
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)	X	—
2. Building Permit Application or Copy (If available)	—	X
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% lot area	X	—
Statement of Compliance with Checklist Note 5.A	X	—
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	X	—
Statement of Compliance with Checklist Note 10 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)	X	—
4. Building Elevation Drawings (these <u>may be waived if note 5.A. from the</u> Zoning Use Permit Checklist can be stated on the plans)	WAIVED PER 5-A	N/A
5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	X	—
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR	X	—
7. Applicant Confirms that Building Plans Review Office was contacted regarding automatic sprinkler system requirements Building Plans Review Office can be reached at 410-887-3987	X	—
8. 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: BRETT M. WILLIAMS
for the Director, Office of Planning

RECEIVED

Date: 2/27/19

FEB 13 2019

ZONING USE PERMIT CHECKLIST

ASSISTED LIVING FACILITY I (1 – 7 beds) or II (8-15 beds)

Pursuant to County Council Bills 19-04, 32-06 & 45-17

This checklist is intended to inform the public of Assisted Living Facility (ALF) standards. One of the new requirements for small scale ALF's for 1-3 beds (which were formerly exempted), is that they now have to file for a zoning use permit (use permits previously required only for 4 -15 bed facilities). However, if you can clearly document to this office that your facility was licensed and legally operating for care of a certain set number of beds prior to enactment of the above referenced bills, an ALF use permit may be issued at the discretion of the Zoning Review Office for continuance of your ALF for the previously licensed number of beds, without a full use permit review as stipulated in this checklist. This is done by an individual property use review for each site for which such documentation is presented. Prior to applying for this Use Permit, contact the Baltimore County Department of Aging for related information. Fees and Plan/Checklist requirements are subject to change without advance notice. Sealed plans may be required.

THESE CHECKLIST REQUIREMENTS MUST BE FOLLOWED IN ACCURATE DETAIL FOR FILING ACCEPTANCE

Three (3) use permit plans, per this checklist and the sample plan sheet shown; one Planning Office compatibility/appearance review package (see Page 4 Recommendation Form), and a fee of \$100.00 payable to Baltimore County, Maryland are required for filing the application. If a Public Hearing (i.e., Variance and/or Special Hearing) is required, an additional fee of \$500.00 will be required. Due to the necessity of a detailed review of the materials, you must contact 410-887-3391 for a filing appointment for this use permit.

Provide the following information on an engineer scaled drawing at a 1"=50' or larger scale.

1. Owner's name, and if the applicant is not the owner, the applicant's name, date, address, daytime phone number with Email address, and the address of the property under this use permit review.
2. Title and Number of Beds Proposed: "Use permit plan for Assisted Living Facility (ALF I or II) for a Maximum of (# of beds) Beds". Street vicinity map with site indicated, north arrow, scale of drawing (must be an engineer's scale and legible), election district, property outline, and dimensions in feet, the square footage of the lot and the current zoning of the property per the official zoning map.
3. Location on the property, use and the dimensioned footprint of the ground floor area and gross floor area (all floors) of each structure on the lot in square feet. Show and label a minimum of 10% of the lot as "open space". Show the method of open space calculation (Lot sq. ft. x .10= _____ sq. ft. of open space).
4. A. Parking calculations based on the number of beds proposed indicating 1 parking space for each 3 beds (round-up all numbers). Note that all parking and maneuvering will be paved with a durable, dustless surface (such as asphalt or concrete and will be permanently striped. Indicate the location and dimension of all parking and maneuvering areas. Each parking space must be 8-1/2 feet x 18 feet, and must be shown and dimensioned on the site plan.
B. Parking spaces must be shown to comply with the following: 10 feet from all lot lines other than an alley that does not abut the front or rear yard of a residentially used property. All parking and delivery areas must be in the side or rear yard only (behind the front wall of the dwelling). Contact the zoning office for questions. **THIS STANDARD MUST BE CLEARLY SHOWN. PUBLIC HEARINGS ARE REQUIRED FOR ANY CONFLICTS.**
5. A. Note on the plan: "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.
B. Where compliance with note 5.A. cannot be stated, the use permit application may not be accepted for filing or a public hearing may be required. The zoning office should be contacted for further information.
6. Note on the plan: **THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 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.**
7. Class II ALF's must be shown to be located on a principal arterial street on the plan.
8. Note on the plan that any proposed signs will comply with Section 450 (BCZR) and all zoning sign policies or a zoning variance is required.
9. Include signatures, printed names (and dates) of those responsible for the accuracy of the information in this application.
10. Note on the plan: **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.** (Contact the Building Plans Review Office at 410-887-3987 for more information about automatic sprinkler system requirements).
11. For more than 4 beds, density calculations must be shown on the site plan based on the particular zone's minimum lot area requirements for each density or dwelling unit used. See the chart below:

Density	
1-4 beds	Not required
5-8 beds	2 density lots required
9-12 beds	3 density lots required
13-15 beds	4 density lots required

SAMPLE SITE PLAN FOR ALF I OR II

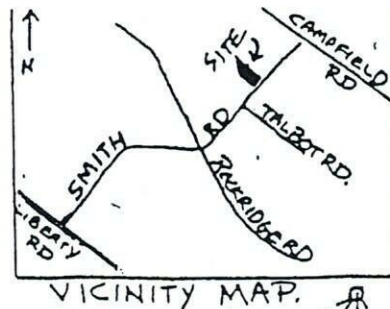
SAMPLE FORM, ADD YOUR INFORMATION ACCORDING TO THIS FORMAT.

ZONING USE PERMIT
PLAN FOR A ASSISTED LIVING FACILITY I OR II FOR A MAXIMUM OF 4 BEDS

#123 SMITH ROAD
 BALTIMORE COUNTY MD 20204
 3RD ELECTION DISTRICT
 OWNER: JOHN & LINDA SMITH
 ADD. #321 BROOK LA. TOWSON MD 21044
 DATE 2/24/94 (PLAN DATE)
 PHONE: 410-325-1799
 APPLICANT: IF NOT OWNER ADD ABOVE INFO.

LOT SIZE: 6,000 SQ. FT.
 ZONING MAP N.W. 5F
 ZONE DR 3.5

THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 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 ASSISTANT LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1.A.3, BCZR.



PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES REQUIRED. (BASED ON 4 BEDS PROPOSED)

EXISTING FLOOR AREAS SQ. FT.
 1ST FLOOR AND SUN ROOM = 1987 SQ. FT.
 2ND FLOOR = 1811 SQ. FT.
 TOTAL 3,798 SQ. FT.
 BASEMENT FOR STORAGE AND MECHANICAL EQUIPMENT = 1811 SQ. FT.
 EXISTING GARAGE = 374 SQ. FT.

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.

OPEN SPACE: .10 x LOT AREA (6,000 SQ. FT.) = 600 SQ. FT.

FOR MORE THAN 4 BEDS SEE THE DENSITY CHART AT THE BOTTOM OF PAGE 2 OF THIS CHECKLIST. SHOW CALCULATIONS IN THIS AREA ON YOUR PLAN.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE DATE

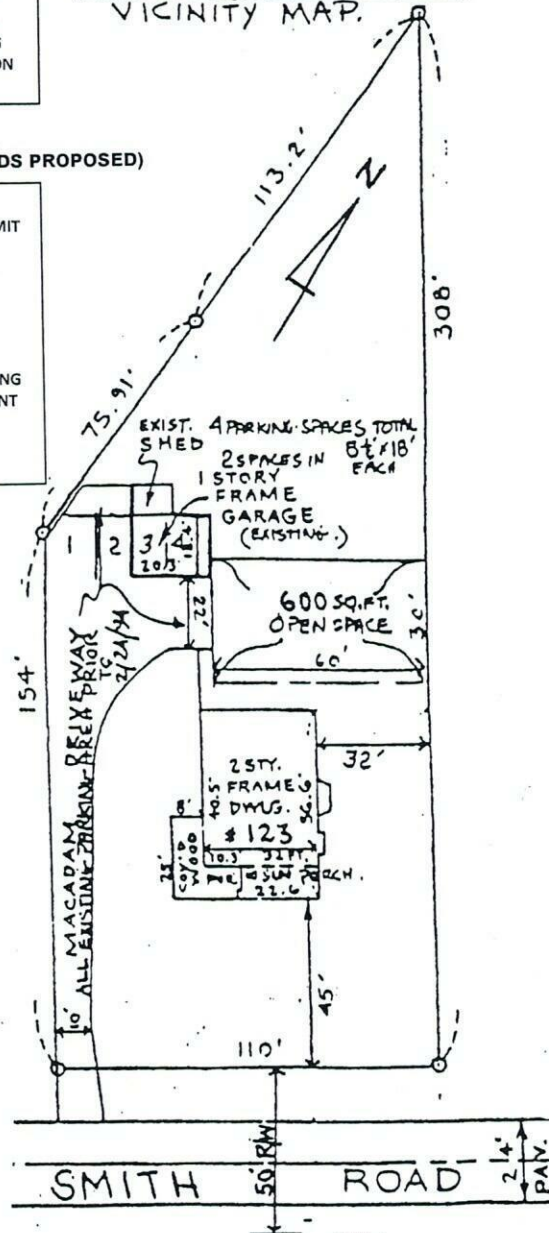
PRINTED NAME

SIGNATURE DATE

PRINTED NAME

ENGINEERS SCALE
 1" = _____ FT.

REVISED 7/19/04



ASSISTED LIVING FACILITIES I, II, & III.

(Bill Nos. 19-04, 32-06 & 45-17)

*******SECTION 101. DEFINITIONS.**

ASSISTED LIVING FACILITY: A BUILDING, OR SECTION OF A BUILDING THAT PROVIDES HOUSING AND SUPPORTIVE SERVICES, SUPERVISION, PERSONALIZED ASSISTANCE, HEALTH-RELATED SERVICES, OR A COMBINATION THEREOF, TO MEET THE NEEDS OF INDIVIDUALS WHO ARE UNABLE TO PERFORM OR WHO NEED ASSISTANCE IN PERFORMING THE ACTIVITIES OF DAILY LIVING AND WHICH IS LICENSED AS AN ASSISTED LIVING PROGRAM AS DEFINED UNDER TITLE 19, SUBTITLE 18 OF THE HEALTH-GENERAL ARTICLE, ANNOTATED CODE OF MARYLAND. FOR THE PURPOSES OF THIS DEFINITION, IF A RESIDENT LIVES IN A ROOM OR APARTMENT PROVIDING COMPLETE KITCHEN FACILITIES INTENDED FOR THE DAILY PREPARATION OF MEALS BY OR FOR THAT RESIDENT, THE UNIT SHALL NOT BE CONSIDERED AN ASSISTED LIVING FACILITY. DENSITY FOR SUCH FACILITIES SHALL BE CALCULATED AT 0.25 FOR EACH BED.

*******SECTION 432A. ASSISTED LIVING FACILITY; HOUSING FOR THE ELDERLY. AN ASSISTED LIVING FACILITY IS PERMITTED IN THE D.R., R.O., R.O.A., R.A.E., B.R., B.M. AND OR-2 ZONES AS FOLLOWS:**

- 1) AN ASSISTED LIVING FACILITY I IS PERMITTED BY USE PERMIT.
- 2) AN ASSISTED LIVING FACILITY II IS PERMITTED BY USE PERMIT IF IT HAS FRONTAGE ON A PRINCIPAL ARTERIAL STREET.
- 3) IN A D.R. ZONE, AN ASSISTED -LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 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.
- 4) AN ASSISTED LIVING FACILITY III IS PERMITTED IN A D.R. 16, R.A.E., R.O., R.O.A. or B.M., ZONE BY USE PERMIT. AN ASSISTED LIVING FACILITY III IS PERMITTED IN THE OR -2 ZONE BY SPECIAL EXCEPTION AND IS LIMITED BY THE USE, AREA, AND BULK REGULATIONS OF THE D.R. 10.5 ZONE. A FACILITY LOCATED IN A R.O. ZONE IS ALSO SUBJECT TO REVIEW BY THE DESIGN REVIEW PANEL FOR COMPATIBILITY WITH SURROUNDING USES.
- 5) HOUSING FOR THE ELDERLY IS PERMITTED BY RIGHT IN R.A.E. ZONES

*******ASSISTED LIVING FACILITY I: AN ASSISTED LIVING PROGRAM WHICH:**

- 1) IS LOCATED IN A STRUCTURE WHICH WAS BUILT AT LEAST FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 2) WAS NOT ENLARGED BY 25% OR MORE OF GROUND FLOOR AREA WITHIN THE FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 3) WHICH ACCOMODATES FEWER THAN 8 RESIDENT CLIENTS.

*******ASSISTED LIVING FACILITY II: AN ASSISTED LIVING PROGRAM WHICH:**

- 1) IS LOCATED IN A STRUCTURE WHICH WAS BUILT AT LEAST FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 2) WAS NOT ENLARGED BY 25% OR MORE OF GROUND FLOOR AREA WITHIN THE FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 3) WHICH ACCOMODATES BETWEEN 8 AND 15 RESIDENT CLIENTS.

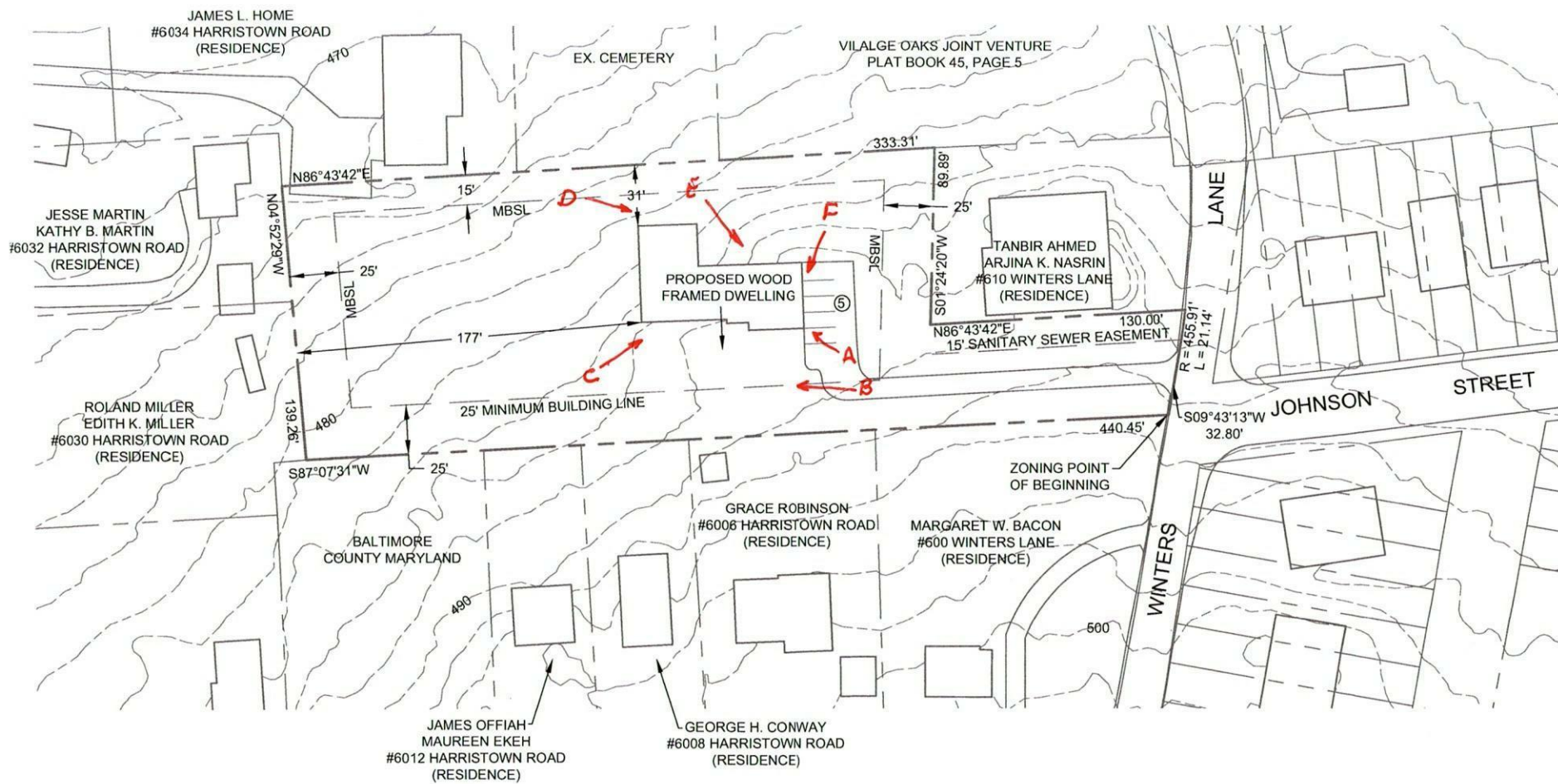
*******ASSISTED LIVING FACILITY III: AN ASSISTED LIVING PROGRAM WHICH:**

- 1) WILL ACCOMMODATE MORE THAN 15 RESIDENT CLIENTS.
- 2) WILL BE IN A STRUCTURE WHICH WAS BUILT OR ENLARGED BY MORE THAN 25% OF GROUND FLOOR AREA LESS THAN FIVE YEARS BEFORE THE DATE OF APPLICATION. OR
- 3) WILL BE IN A STRUCTURE WHICH WILL BE NEWLY CONSTRUCTED OR ENLARGED BY MORE THAN 25% OF GROUND FLOOR AREA FOR THE ASSISTED LIVING PROGRAM.

*******SITE DESIGN STANDARDS:**

- 1) EXCEPT FOR THE SIGNS PERMITTED BY SECTION 450, NO OTHER SIGNS OR DISPLAYS OF ANY KIND VISIBLE FROM THE OUTSIDE ARE PERMITTED.
- 2) OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 409 AND SUBJECT TO THE FOLLOWING CONDITIONS, BUT NO PARKING STRUCTURE IS PERMITTED EXCEPT FOR A RESIDENTIAL GARAGE AS DEFINED IN SECTION 101.
 - PARKING SHALL BE SET BACK AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT THAT IF THE PROPERTY LINE ABUTS AN ALLY. NO SETBACK IS REQUIRED IF THE ALLEY DOES NOT ABUT THE FRONT OR REAR YARD OF A RESIDENTIALLY USED PROPERTY.
 - PARKING AND DELIVERY AREAS SHALL BE LOCATED IN THE SIDE OR REAR ONLY.
 - AT LEAST 10% OF THE LOT SHALL BE USED TO PROVIDE USABLE CONTIGUOUS AND PRIVATE OPEN SPACE.
- 3) AN ASSISTED LIVING FACILITY IS SUBJECT TO A COMPATIBILITY FINDING PERSUANT TO SECTION 32-4-402 OF THE BALTIMORE COUNTY CODE.
- 4) AN ASSISTED LIVING FACILITY LOCATED IN A COUNTY HISTORIC DISTRICT IS ALSO SUBJECT TO REVIEW BY THE LANDMARKS PRESERVATION COMMISSION IN THE SAME MANNER AS OTHER BUILDINGS LOCATED IN A HISTORICAL DISTRICT.

Revised 11/9/2018



SKETCH TO ACCOMPANY PHOTOGRAPHS







D





Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration		
Tax Exempt:			Special Tax Recapture:					
Exempt Class:			NONE					
Account Identifier:			District - 01 Account Number - 0101740100					
Owner Information								
Owner Name:			KIM LISA M KIM YONG D			Use:		RESIDENTIAL
						Principal Residence:		YES
Mailing Address:			606 WINTERS LN BALTIMORE MD 21228-2821			Deed Reference:		/29867/ 00268
Location & Structure Information								
Premises Address:			606 WINTERS LN BALTIMORE 21228-2821			Legal Description:		1.2219 AC WS WINTERS 6010 HARRISTOWN RD 100 N JOHNSON ST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0095	0019	0357		0000				2019
Special Tax Areas:					Town:		NONE	
					Ad Valorem:			
					Tax Class:			
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area	
2013			4,654 SF				1.2200 AC	
Stories		Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation	
2		YES	STANDARD UNIT	SIDING	4 full/ 1 half			
Value Information								
			Base Value	Value		Phase-in Assessments		
				As of		As of		As of
				01/01/2019		07/01/2018		07/01/2019
Land:			76,600	103,200				
Improvements			476,100	528,500				
Total:			552,700	631,700		552,700	579,033	
Preferential Land:			0				0	
Transfer Information								
Seller: GOOCH SAMUEL H				Date: 09/13/2010		Price: \$105,000		
Type: ARMS LENGTH IMPROVED				Deed1: /29867/ 00268		Deed2:		
Seller: ARMSTRONG LEROY				Date: 04/16/1999		Price: \$60,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /13679/ 00544		Deed2:		
Seller: ARMSTRONG EUGENE				Date: 09/24/1998		Price: \$55,000		
Type: ARMS LENGTH IMPROVED				Deed1: /13172/ 00633		Deed2:		
Exemption Information								
Partial Exempt Assessments:			Class	07/01/2018		07/01/2019		
County:			000	0.00				
State:			000	0.00				
Municipal:			000	0.00 0.00		0.00 0.00		
Tax Exempt:			Special Tax Recapture:					
Exempt Class:			NONE					
Homestead Application Information								
Homestead Application Status: No Application								
Homeowners' Tax Credit Application Information								
Homeowners' Tax Credit Application Status: No Application					Date:			

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Date 2/06/19

Kim Property
606 Winters Lane

[illegible]

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

No. **178457**

Date: **1/31/2019**

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/01/2019 1/31/2019 10:59:14
 REG WSD: WALKIN LJR
 RECEIPT # 831869 1/31/2019
 OFLN

Dept. 5 528 ZONING VERIFICATION
 CR NO. 178457

Receipt Tot \$ 100.00
 00.00 CK .00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$100.00

Total: **\$100.00**

Rec From: **YONG & LISA Kim**

For: **ALF APPLICATION - DR 5.5**
"ASSISTED LIVING TYPE I"

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

Plan for an Assisted Living Facility 1 for a maximum of 7 beds

1. Ownership: Yong D. & Lisa M. Kim
606 Winters Lane Baltimore, MD 21228
(contact William Yang 443-801-0918)
2. Address: 606 Winters Lane Baltimore, MD 21228
3. Deed references: JLE 29867 / 268
4. Lot size: 1.22 acre / 53,143 sf (per SDAT)
5. Tax Map / Parcel / Tax account #: 95 / 357 / 01-01-740100
6. Election District: 1 Councilmanic District: 1
ADC Map: 48174A GIS tie: 095A3 Position sheet: 45W25
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tie 095A3 and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain. The house was built in 2013 (per SDAT)

Zoning: DR 5.5 There are no previous zoning cases on the subject parcels.

Density Calculations: 5-8 beds = 2 density rights required
53,143 sf / 6,000 sf = 8 density rights possible

Parking Calculations

Required parking spaces: 3
Residence: 0
Assisted Living: 3 (1 per 3 beds)
Provided parking spaces: 4

DR 5.5 Setbacks for Residential Buildings

Front: 25 feet from the property line or street right of way
Side: 15 feet from the property line
Rear: 30 feet from a property line

Watershed: Gwynns Falls URDL land type: 1

1. The existing dwelling is currently served by public water and sewer in Winters Lane.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

All signs will comply with Section 450 BCZR

Regional Planning District: Security District Code: 323

1. The subject dwelling is not historic. The subject property is not in a historic district.

To utilize a portion of the subject dwelling for assisted living

First Floor = 2910 sf	5 bedrooms
Second Floor = 1449 sf	4 bedrooms
Total= 4371 sf	9 bedrooms

Basement for storage and mechanical equipment = 2910 sf

There is no garage

53,143 SF (LOT AREA) - 10M674 SF (TOTAL IMPROVEMENTS AREA) = 42,469 SF
42,469 SF / 10 = 4,247 SF OPEN SPACE (SHOWN HEREON)

This building was not originally constructed to accommodate elderly housing or an assisted living facility. No construction, relocation, exterior changes or additions of 25% or more in ground floor area as it has existed for 5 years before the date of this application has occurred to the exterior of the building. No additions are proposed.

The applicant is aware and certifies that in a DR zone, an Assisted Living Facility 1 is not permitted within 1,000 feet of another property with an existing Assisted Living Facility 1 or another property for which an application for a use permit has been filed for an Assistant Living Facility 1, pursuant to Section 432.A.1.a.3. BCRZ.

The principal building has an existing automatic sprinkler system that will continue to be operational prior to the operation and occupancy of an Assisted Living Facility 1, pursuant to the Baltimore County Building Code, Section 308 and / or Section 310.

The undersigned Owners are responsible for the accuracy of the information on this plan.

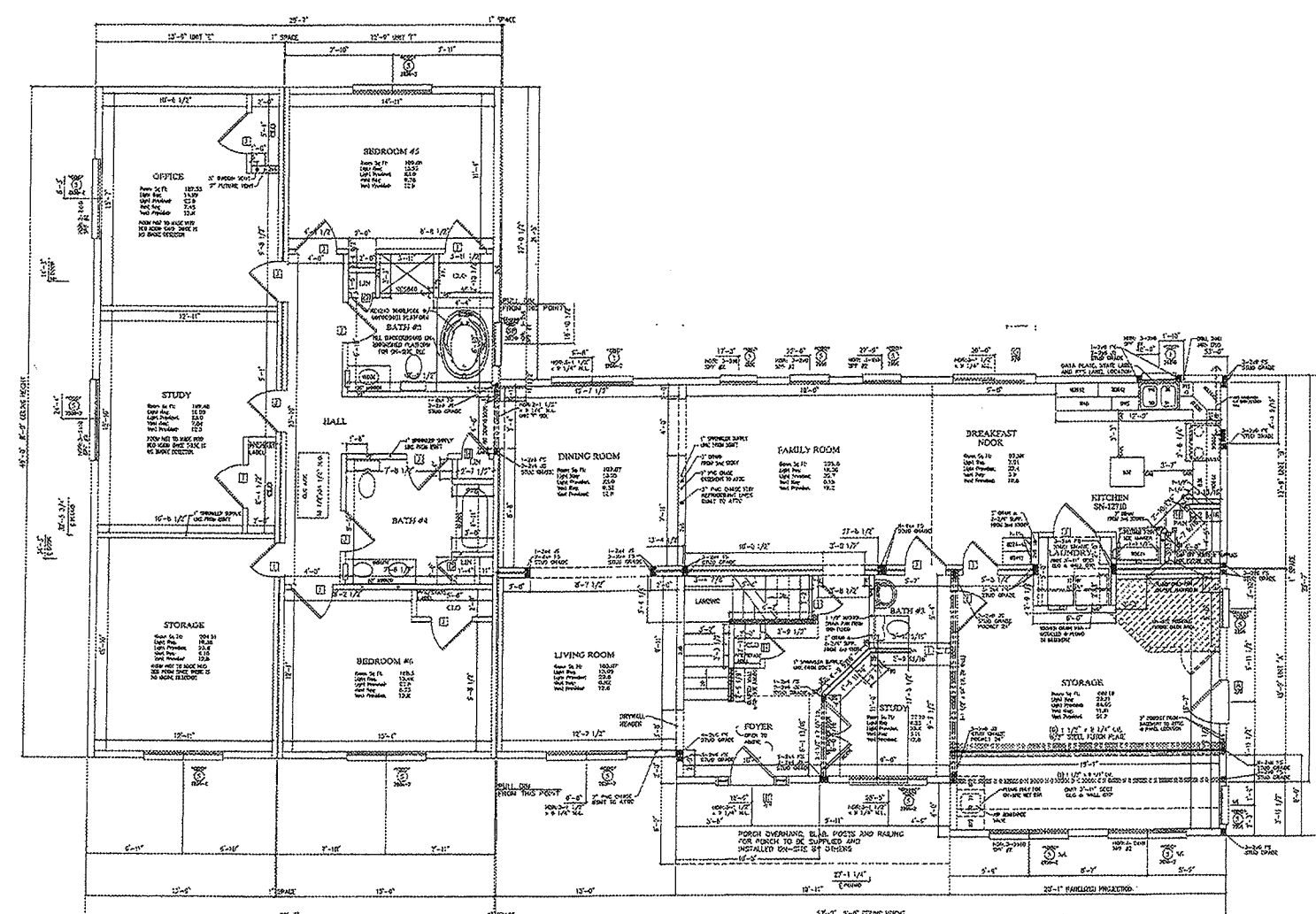
Signature Shulin Date 2/05/19

YONG D. KIM

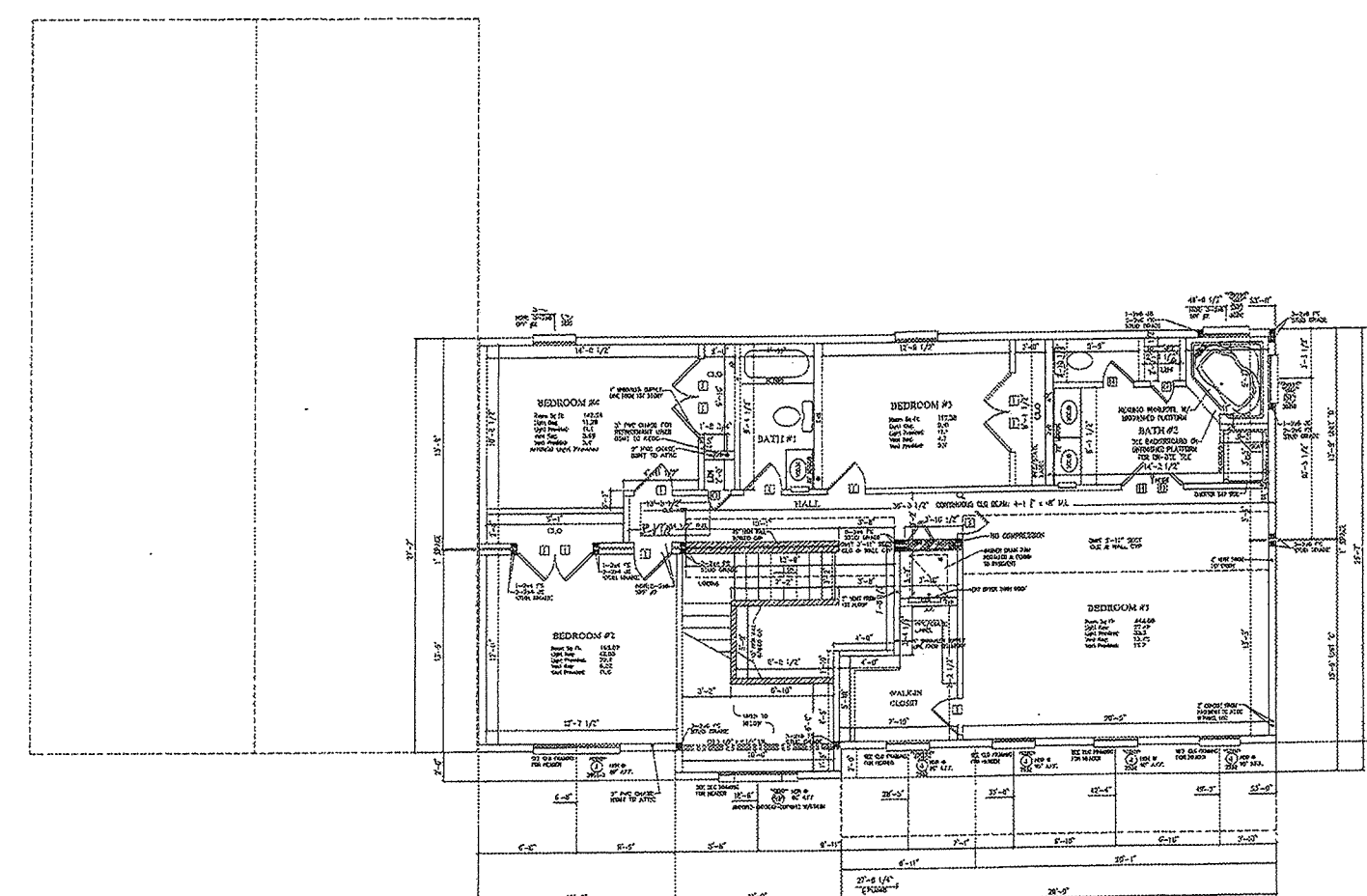
Printed Name _____

Signature Lisa M. Kim Date 2/05/19

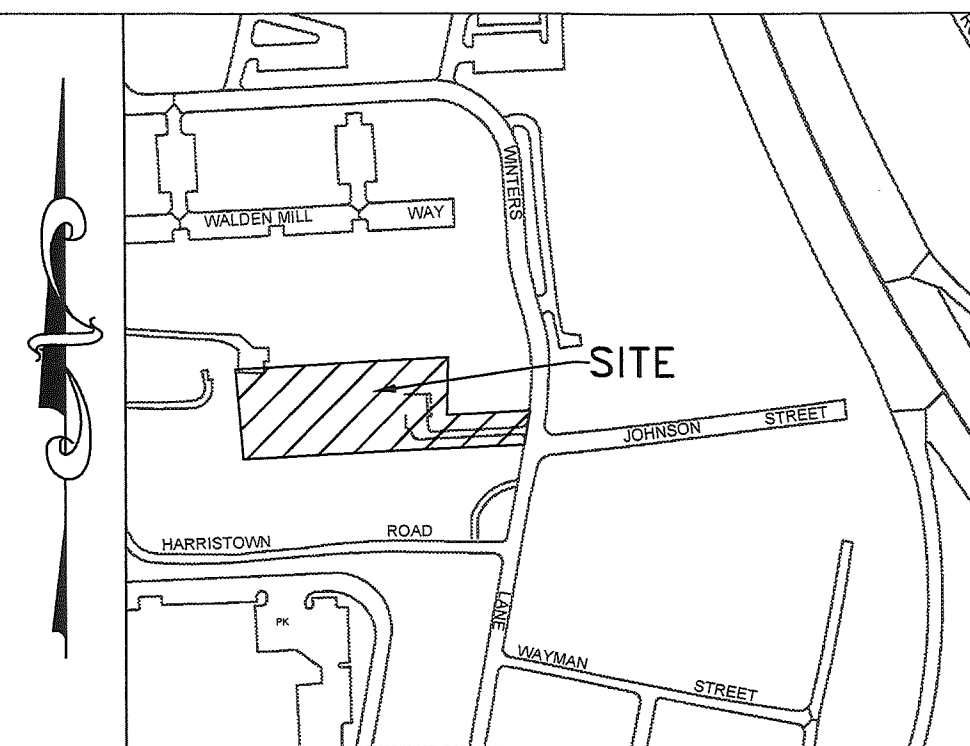
LISA M. KIM



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Vicinity Map - Scale: 1" = 300'



REVISION	
2/5/19.	ADDRESS ZONING REVISION COMMENTS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
USE PERMIT APPLICATION
FOR AN
ASSISTED LIVING FACILITY 1
#606 WINTERS LANE
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 1/30/19

Scale: 1" = 40'

