

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 21 day of February, 2019,

that Julius & Emilienne Nkemayim located at

(Individual or business name)

504 Gwynnwest Road 21136 should be and the

(Street address)

same is hereby granted permission to operate an Assisted

Living Facility 4 Beds

178993

Permit (or Receipt) Number

Mike Prohler

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 3 day of November, 2022, that Fredy Espinoza located at 504 Gwynnwest Road should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a an Assisted Living Facility (4 beds total)
UP-2019-0002AL

101496
Permit (or Receipt) Number

C. P. R.
Director, Permits, Approvals and Inspections

Planner's Initials G. H.

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

*Jennifer /
Butt*

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 504 Gwynnwest Rd 21131
Permit No. (if required) B
Intake Planner's Name Gary Hucik
Filing Date 2/6/2019

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):

JULIUS F. NKEMAYIM, 7083 BRIDLE CT, SYKESVILLE MD. 301-537-0608. JURUFAT@YAHOO.COM
Print Name of Applicant Applicant Address Telephone Number Email Address

ALF Lot Address 504 GWYNNWEST RD Election District 4 Councilmanic District 2 Sq. Ft. of Lot 10,132 sq ft

Lot Location: N ES W side/corner of GWYNNWEST RD. 182' feet from N ES W corner of DEALON BROOK CR.
(street) (street)

Land Owner: JULIUS F. & EMILIE NEMAYIM 10 Digit Tax Account Number 1600003514

Address: 7083 BRIDLE CT, SYKESVILLE MD. 301, 537-0608 JURUFAT@YAHOO.COM
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):	X	—
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	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</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	—	X
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 3.5</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):

RECEIVED

Signed by:

Brett M. Williams
for the Director, Office of Planning

Page 4

FEB - 6 2019

Date:

2/19/19

DEPARTMENT OF PLANNING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Brett Williams
Development Review

DATE: February 19, 2019

FROM: Bill Skibinski
Sector Planner, Community Planning

SUBJECT: Assisted Living – 504 Gwynnwest Road

INFORMATION:

Address: 504 Gwynnwest Road, Reisterstown, MD 21136

Petitioner: Julius F. Nkemayim

Property Size: 10,132 SF

Zoning: DR 3.5

SUMMARY OF RECOMMENDATIONS:

I do not object to the request for an Assisted Living Facility conditioned upon the following:

- Where possible and without trespass, landscaped screening should be provided between the proposed parking spaces and the adjacent property #506.

Prepared By: _____



jurufai@yahoo.com

No. 178993

Date:

BUSINESS ACTUAL TIME
2/06/2019 2/06/2019 09:17:11

[illegible]

Total: 100.00

From: Julius Nkemayim

Assisted Living Facility I
LWF Permit

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

**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 504 Gwynnwest Rd 21136

Permit No. (if required) B

Intake Planner's Name Gary Hucik

Filing Date 2/6/2019

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):

JULIUS F. NKEMAYIM, 7083 BRIDLE CT, SYKESVILLE MD. 301-537-0608. JURUFAI@YAHOO.COM
Print Name of Applicant Applicant Address Telephone Number Email Address

ALF Lot Address 504 GWYNNWEST RD **Election District** 4 **Councilmanic District** 2 **Sq. Ft. of Lot** 10,132 sq ft

Lot Location: N ESW side/corner of GWYNNWEST RD., 182' feet from N ESW corner of DEALON BROOK CR.
(street) (street)

Land Owner: JULIUS F. & EMILIE N KEMAYIM **10 Digit Tax Account Number** 1600003514

Address: 7083 BRIDLE CT, SYKESVILLE MD. **301, 537-0608** **JURUFAI@YAHOO.COM**
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
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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 3.5</u>		

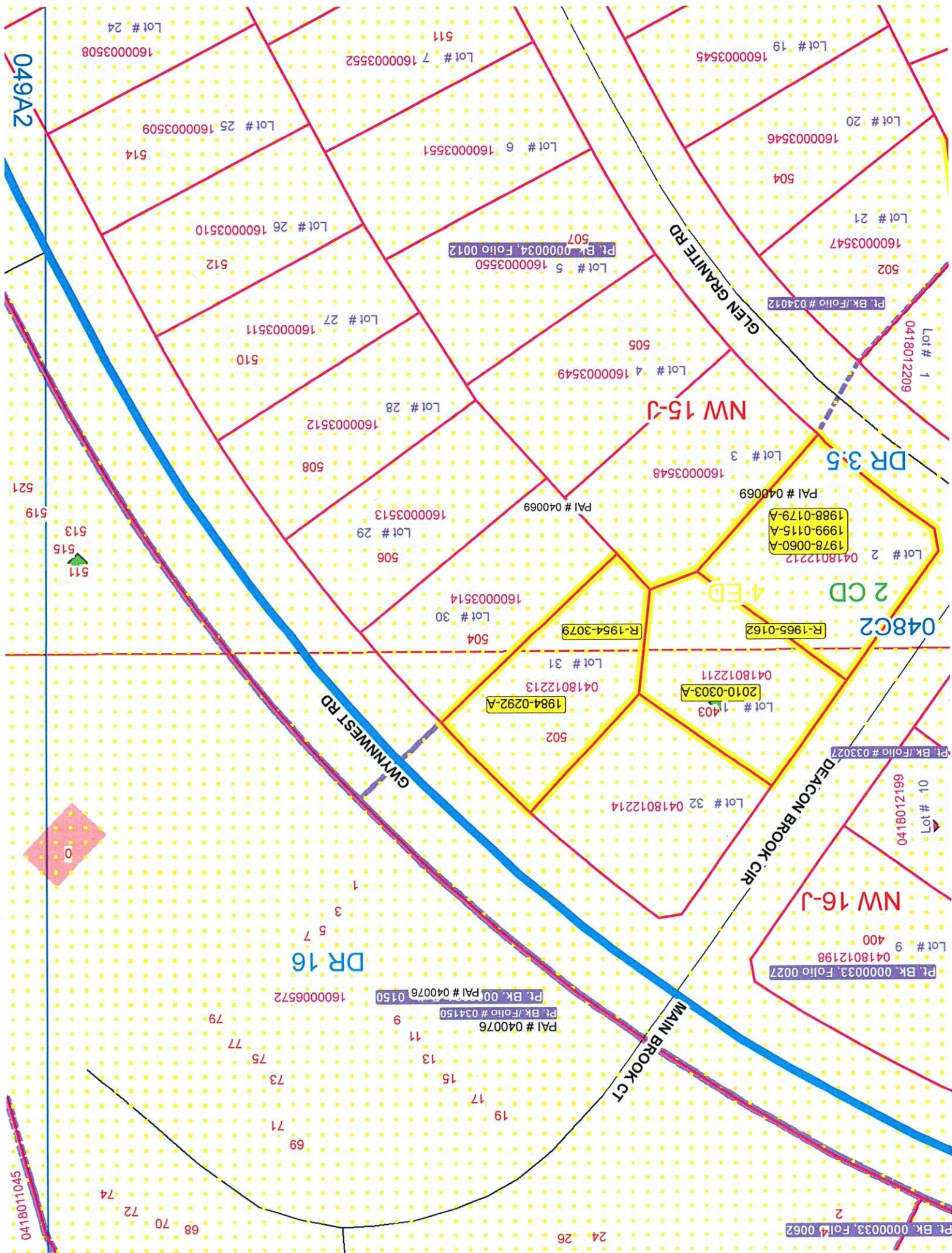
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

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: _____
for the Director, Office of Planning

Date: _____



049A2

NW 15-J

DR 3-5

048C2

2 CD

NW 16-J

DR 16

MAIN BROOK CT

DEACON BROOK CIR

GYNNWEST RD

GLEN GRANITE RD

0418011045

Pt. Bk. 0000033, Folio 0062

Pt. Bk. 0000033, Folio 0027

Pt. Bk. 0000033, Folio 0150

Pt. Bk. 0000034, Folio 0012

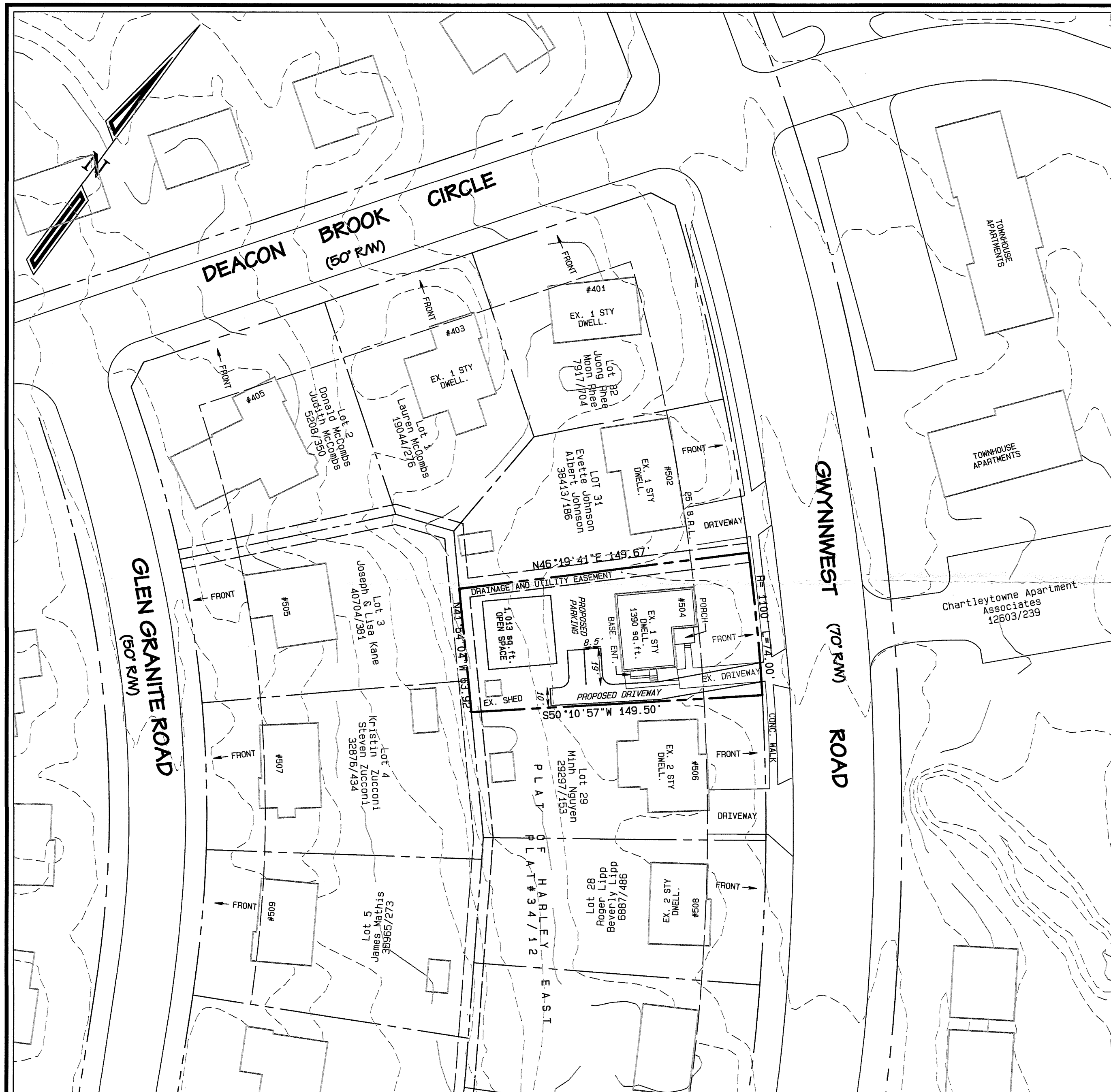
1978-0060-A
1999-0115-A
1988-0179-A

2010-0303-A

1984-0292-A

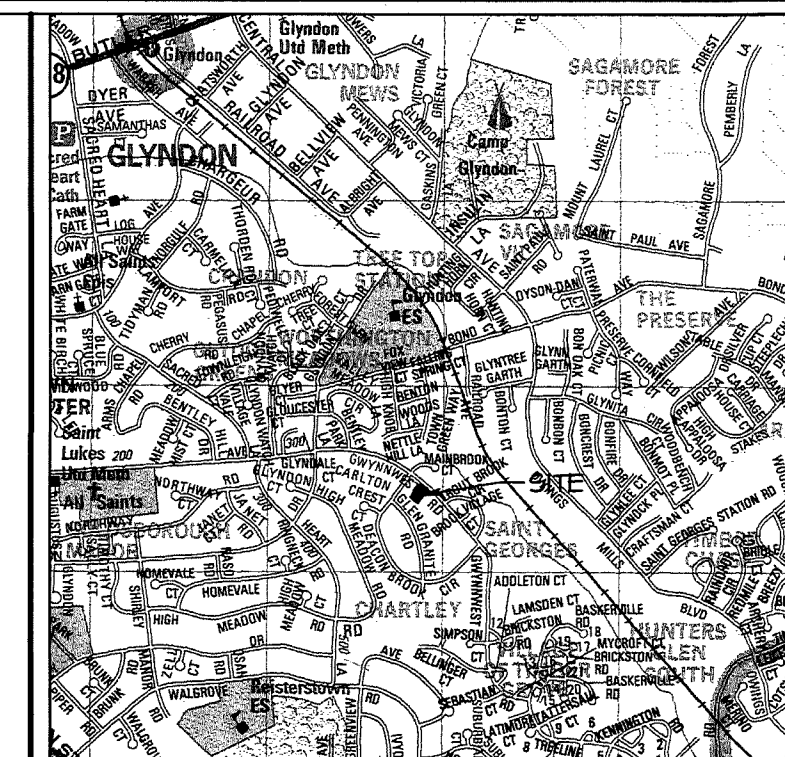
R-1954-3079

R-1965-0162



Notes

1. Owner: Kenneth Alan Greenslet
9 Gilland Court
Baltimore, MD 21236
2. Tax # 1600003514
3. Zoned: DR 3.5
4. Area = 10,132 sq.ft or 0.233 Ac.±
5. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public water and sewer.
9. No Prior Zoning Hearings
10. PARKING: 4 beds = 2 space
11. EXISTING FLOOR AREA SQ.FT. = 13,90 sq.ft.
12. OPEN SPACE: 10,132 sq.ft.x.10 = 1,013 sq.ft
13. SIGNS WILL COMPLY WITH SECTION 450 BCZR.



Vicinity Map

Scale: 1" = 2000'

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILD HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

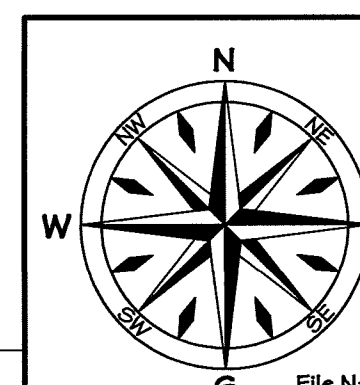
THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 OF ANOTHER PROPERTY WITH AN EXISTING ASSISTED-LIVING FACILITY I OR II OR ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTED-LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1A.3, BCZR.

Use Permit Plan
for an Assisted Living Facility 1
for a Maximum of 4 beds

or

504 Gwynnwest Road
Baltimore County, Maryland

4th Election District, 2nd Councilmanic District
Scale: 1"=40' Date: January 10, 2019



Dietz Surveying Co.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234

Ph 410-661-3160, Fax 410-661-3163

www.dietzsveying.net

Plot Date: 2/4/2019

Job No. 19001

File Name: J:\Gwynn West Road 504\Gwynn West Road 504.pro Party Chief: BRD

APPLICANT/OWNER
JULIUS NKEMAYIM
7083 BRIDLE COURT
SYKESVILLE 21784
PH 301-537-0608

