

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 28th day of July, 2021, that Kimberly Runk located at 7932 Gilmore Ave., 21237 should be and the
(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Assisted Living Facility I

206784 / OP-2021-0005-A1 CPR
Permit (or Receipt) Number Director, Permits, Approvals and Inspections

Planner's Initials S.M.C.

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM** UP 20210005-AL

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

ALF Address 7932 Gilmore Ave.
Permit No. (if required) B _____
Intake Planner's Name Stacy Crawford
Filing Date 07/16/2021

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

Kimberly Runk 7932 Gilmore Ave 240-564-9128 Kimrunk@jehoo.com
Print Name of Applicant Applicant Address Telephone Number Email Address

7932 Gilmore Ave Election District 15 Councilmanic District 7 Sq. Ft. of Lot 6800
ALF Lot Address

Lot Location: NE S W / side / corner of _____ feet from N E S W corner of _____
(street) (street)

Land Owner: Caleb C. Johnson trustee 40 Digit Tax Account Number 1507583641

Address: 317 Arch Street (301) 250-0054 caleb@calebjohnsononline.co
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)	<u>X</u>	___
2. Building Permit Application or Copy (If available)	___	<u>X</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% lot area	<u>X</u>	___
Statement of Compliance with Checklist Note 5.A	<u>X</u>	___
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	<u>X</u>	___
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)	<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)	___	<u>X</u>
5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	<u>X</u>	___
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR	<u>X</u>	___
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)	<u>X</u>	___
8. Current Zoning Classification: <u>DRS.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: [Signature]
for the Director, Office of Planning

Date: 7/28/2021

SITE PLAN FOR ALF 1

ZONING USE PERMIT
PLAN FOR A ASSISTED LIVING FACILITY 1 FOR A MAXIMUM OF 4 BEDS

#7932 GILMORE AVE
BALTIMORE COUNTY MD 21237
15 ELECTION DISTRICT
OWNER: JOHNSON CALEB CHASE TRUSTEE
#317 ARCH ST. CUMBERLAND MD 21501
DATE 7/2/2021 (PLAN DATE)
APPLICANT: KIMBERLY RUNK

LOT SIZE: 6,800 SQ. FT.
ZONING MAP N.W. 5F
ZONE DR 5.5

THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE AN ASSISTED LIVING FACILITY I OR II OR 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 ASSISTANCE 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)

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 30B AND/OR SECTION 310.

EXISTING FLOOR AREA SQ. FT.
1ST FLOOR - 945 SQ. FT.
FINISHED BASEMENT FLOOR - 880 SQ. FT.
TOTAL 1890 SQ. FT.
MECHANICAL EQUIPMENT - 65 SQ. FT.
NO GARAGE

OPEN SPACE: .10 X LOT AREA (6,800 SQ. FT.) = 770 SQ. FT.

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 3 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

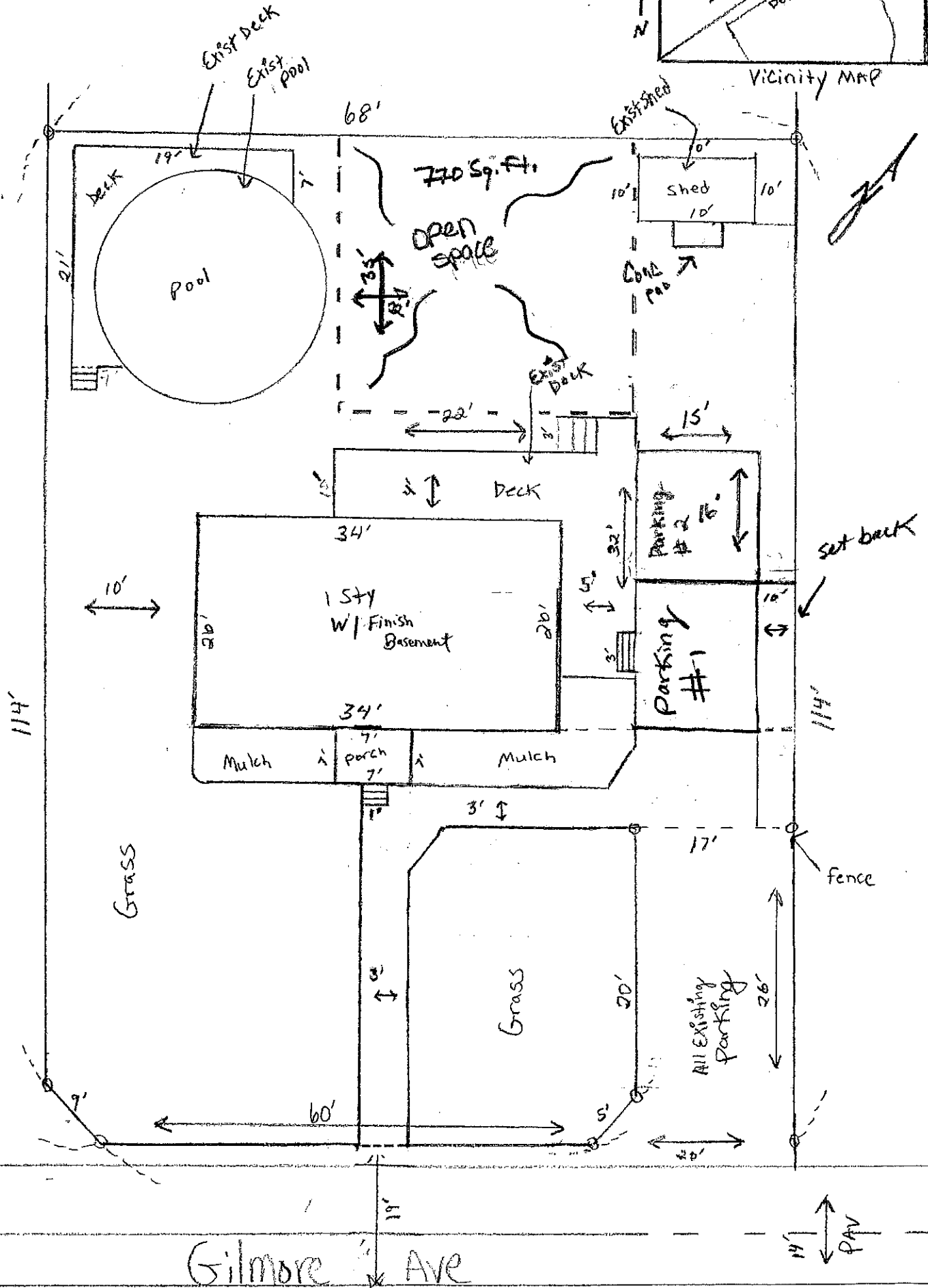
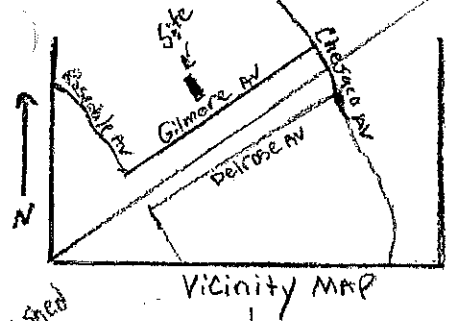
Caleb Johnson 7/16/21

Caleb Johnson

Kimberly Runk

Kimberly Runk 7.16.21

SITE PLAN FOR ALF 1



Gilmore Ave

14' PAV

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

MONEY ORDER

WesternUnion WU 19-284858654

A 247511 D 071521
 T 0946 02
 192848586544 L 000131

\$ 100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Baltimore County PAYMENT FOR/ACCT. #

7932 Gilmore Ave PURCHASER'S ADDRESS

Harshale, MD 21237

⑆102100400⑆ 40192848586544⑈

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

No. **206784**

Date: July 16, 2021

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	2000			650			\$100.00
Total:								<u>9100</u>

Rec From: MUNIC

For: 7932 Gilmore Ave
ALF Permit App UP-2021-0705-AL

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

CASHIER'S VALIDATION
