

UP-2022-0005-AL

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Office of Planning, Development Review Office  
Attention: ALF REVIEWER  
Jefferson Building  
106 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 2001 Gwynn Oak  
Permit No. (if required) B \_\_\_\_\_  
Intake Planner's Name Gary Huik  
Filing Date 6/7/22

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):

Valerie Gurney, 2001 Gwynn Oak Ave (443) 744-1141 krizon  
Print Name of Applicant Applicant Address Telephone Number Email Address  
ALF Lot Address \_\_\_\_\_ Election District \_\_\_\_\_ Councilmanic District \_\_\_\_\_ Sq. Ft. of Lot \_\_\_\_\_  
Lot Location: N E S W / side / corner of \_\_\_\_\_ (street) \_\_\_\_\_ feet from N E S W corner of \_\_\_\_\_ (street)  
Land Owner: Valerie Gurney 10 Digit Tax Account Number \_\_\_\_\_  
Address: 2001 Gwynn Oak Ave (443) 744-1141 \_\_\_\_\_  
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 410-887-3887) .....	X	—
4. Building Elevation Drawings (these may be waived 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 410-887-3887 .....	X	—
8. Current Zoning Classification: _____		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

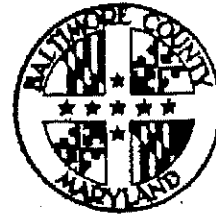
RECOMMENDATIONS / COMMENTS:

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

Date: 7/5/22

# USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 5<sup>th</sup> day of July, 2022, that Valerie Gurney located at 2001 Gwynn Oak Avenue 21207 should be and the

same is hereby granted permission to operate as an Assisted Living Facility (4 Beds)

217170  
Permit (or Receipt) Number

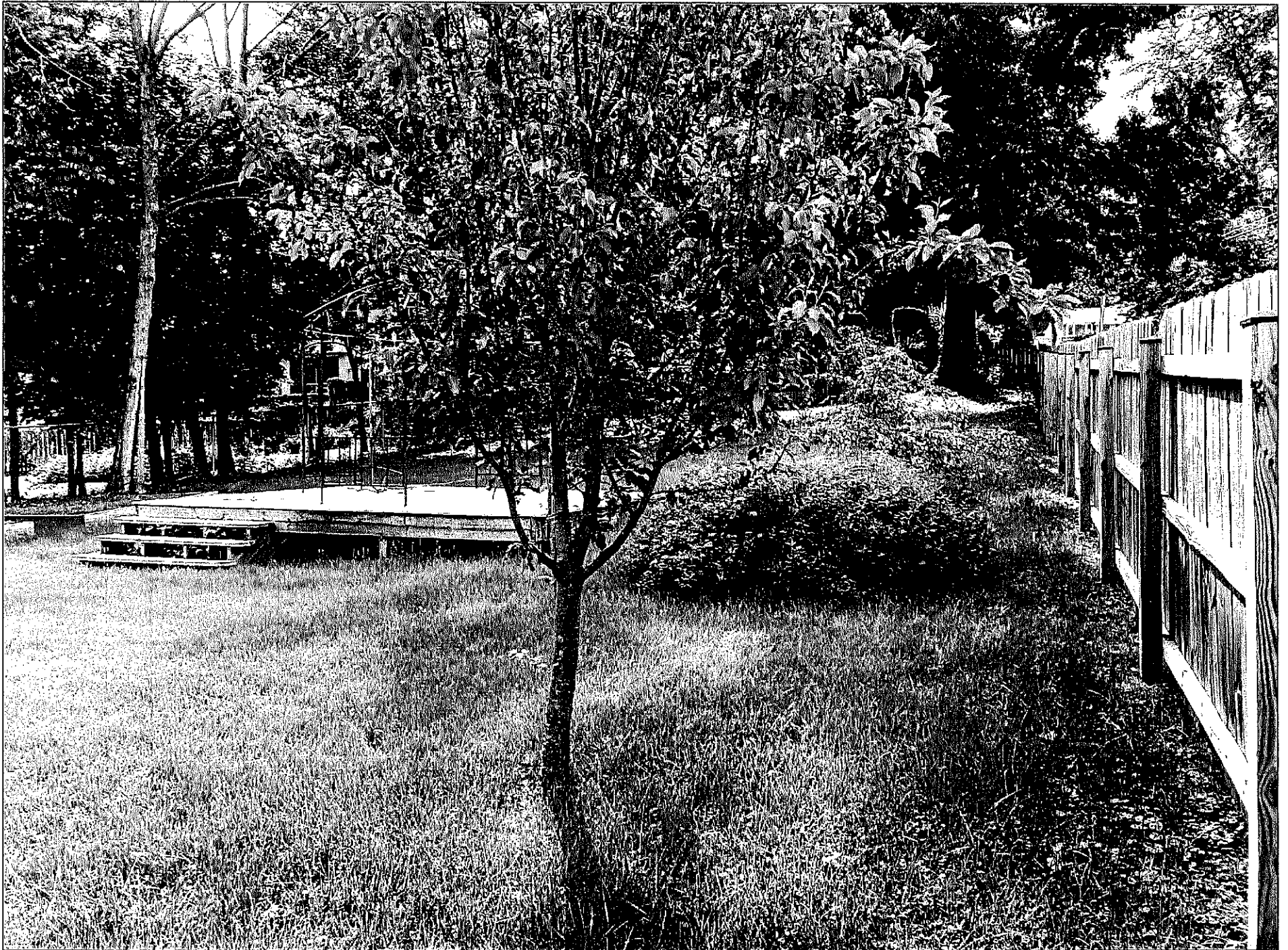
C. P. R.  
Director, Permits, Approvals and Inspections

Planner's Initials G. H.



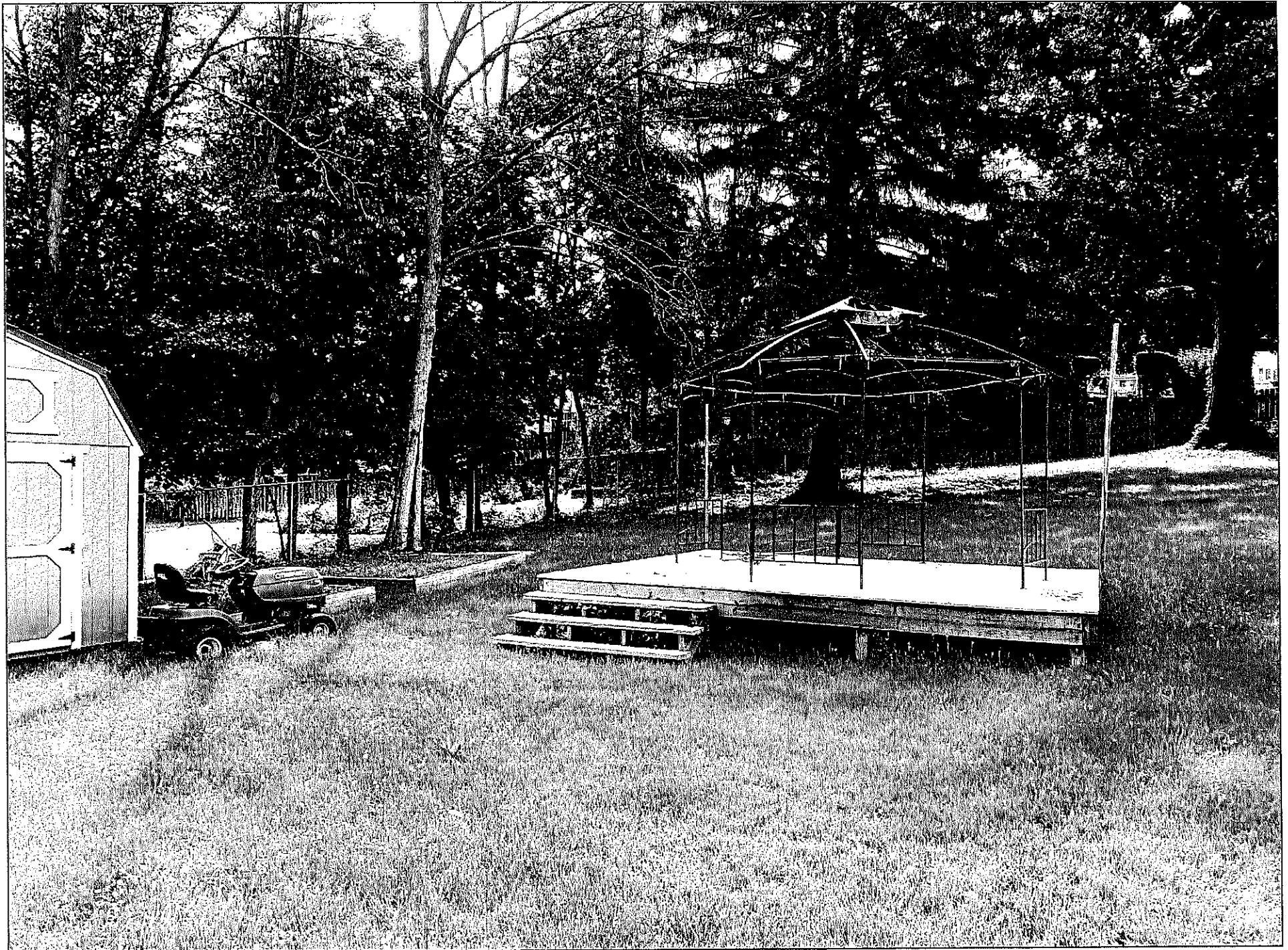
REAR YARD OF 2001 QWYNN OAKS AVENUE

110 2017-0001-A



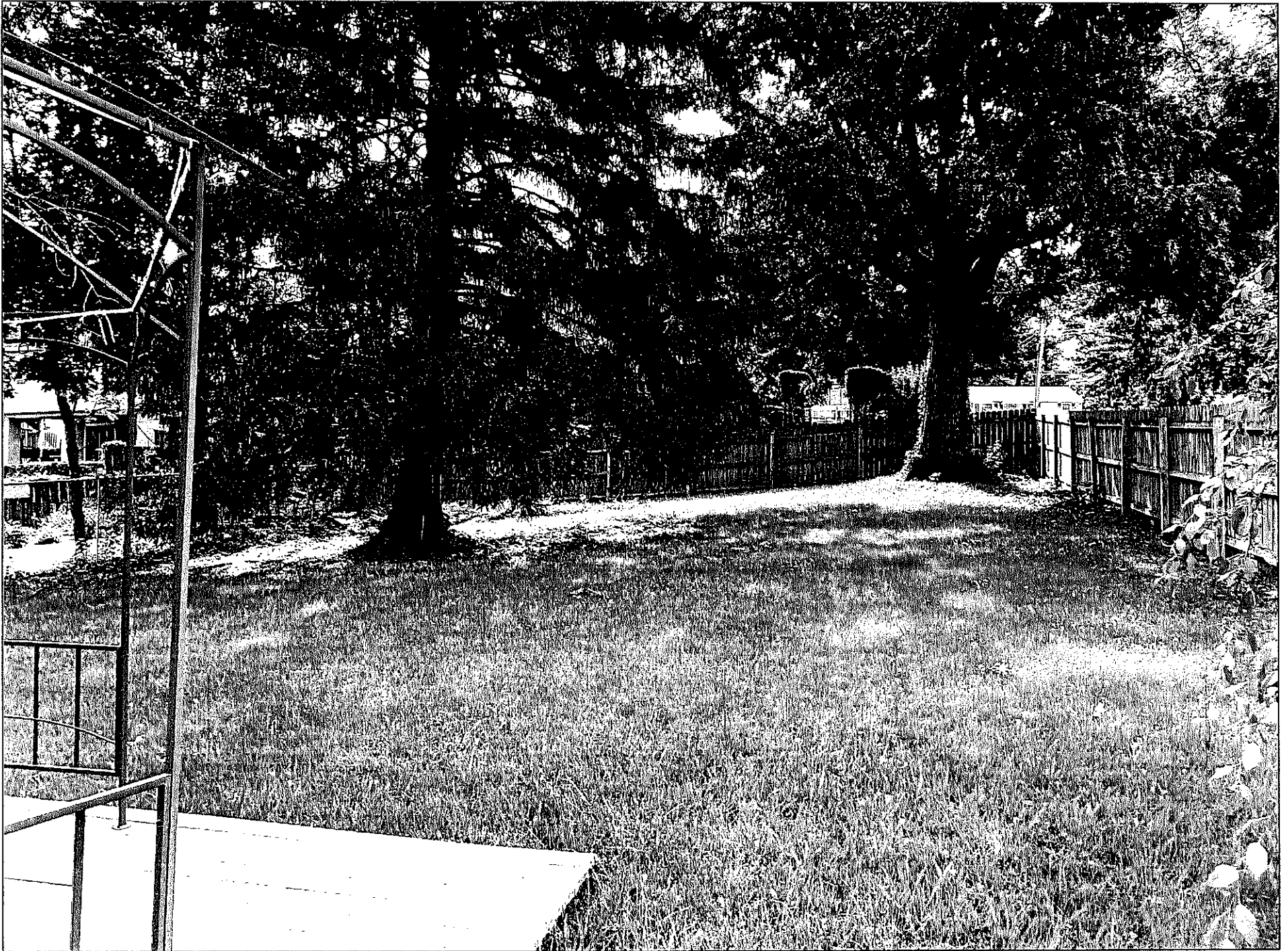
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110-2022-005-16



REAR YARD OF 2001 QWYNN OAKS AVENUE

LOT 7022, 8005-AL

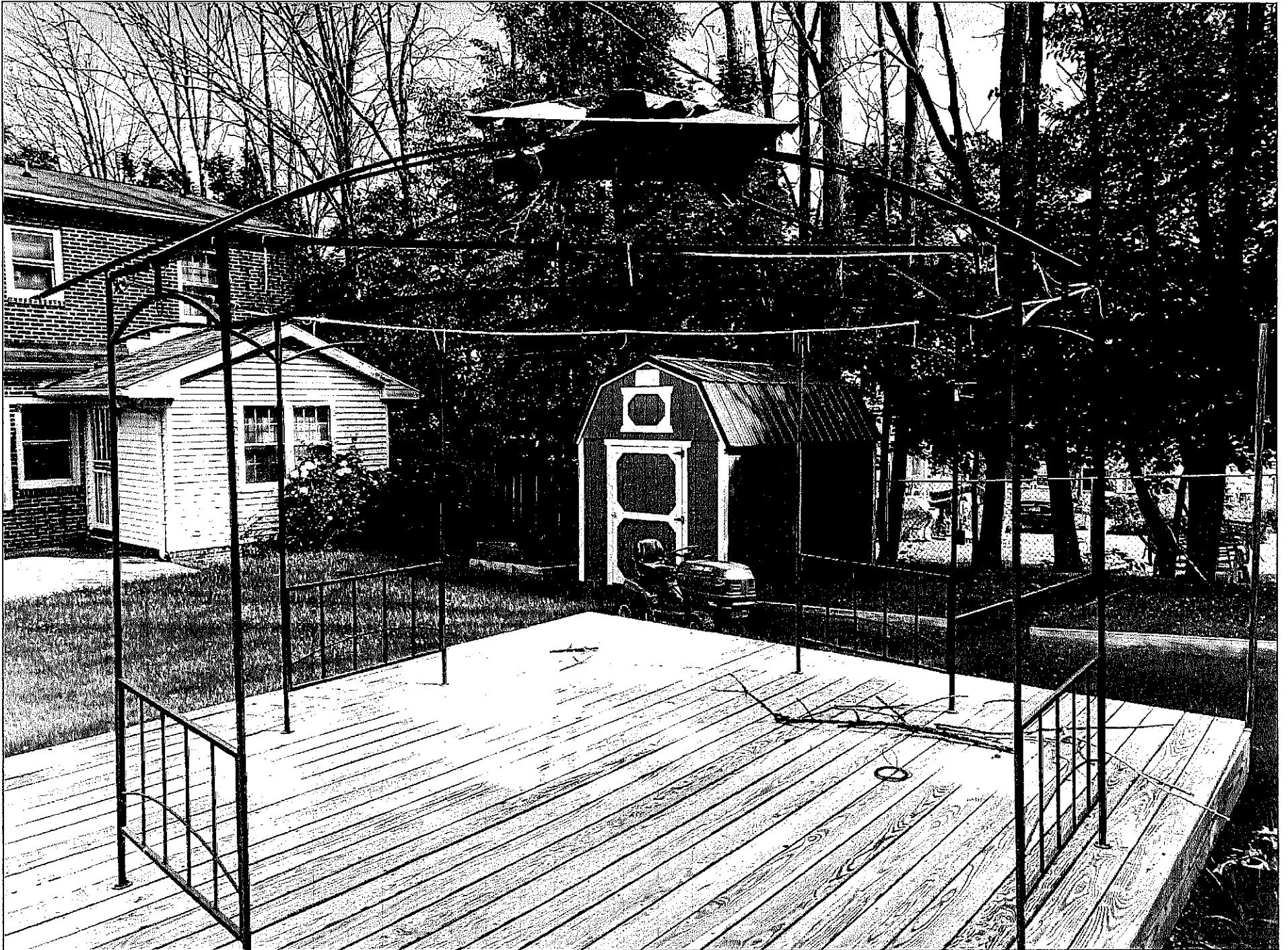


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010-907-1005-A

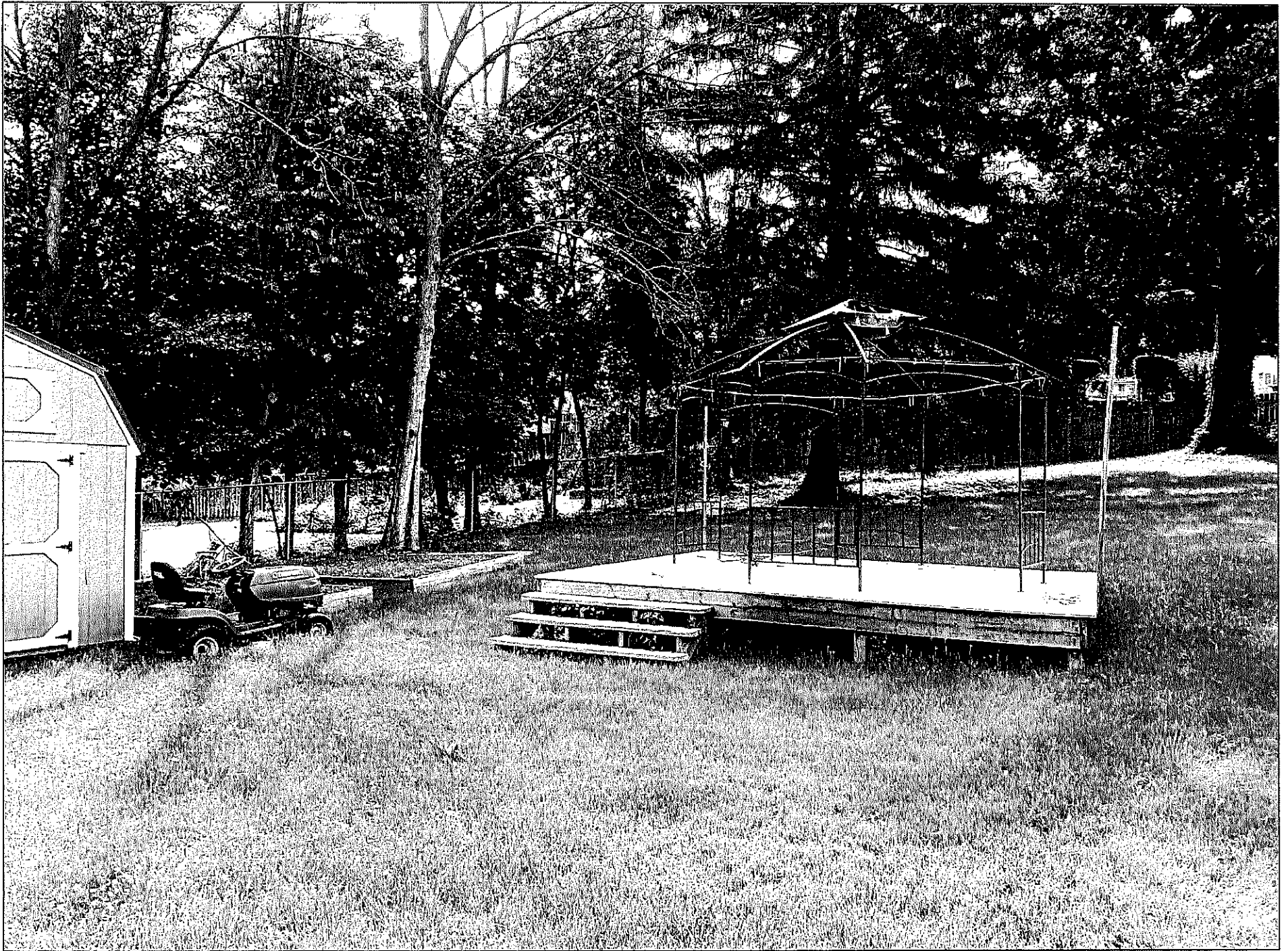


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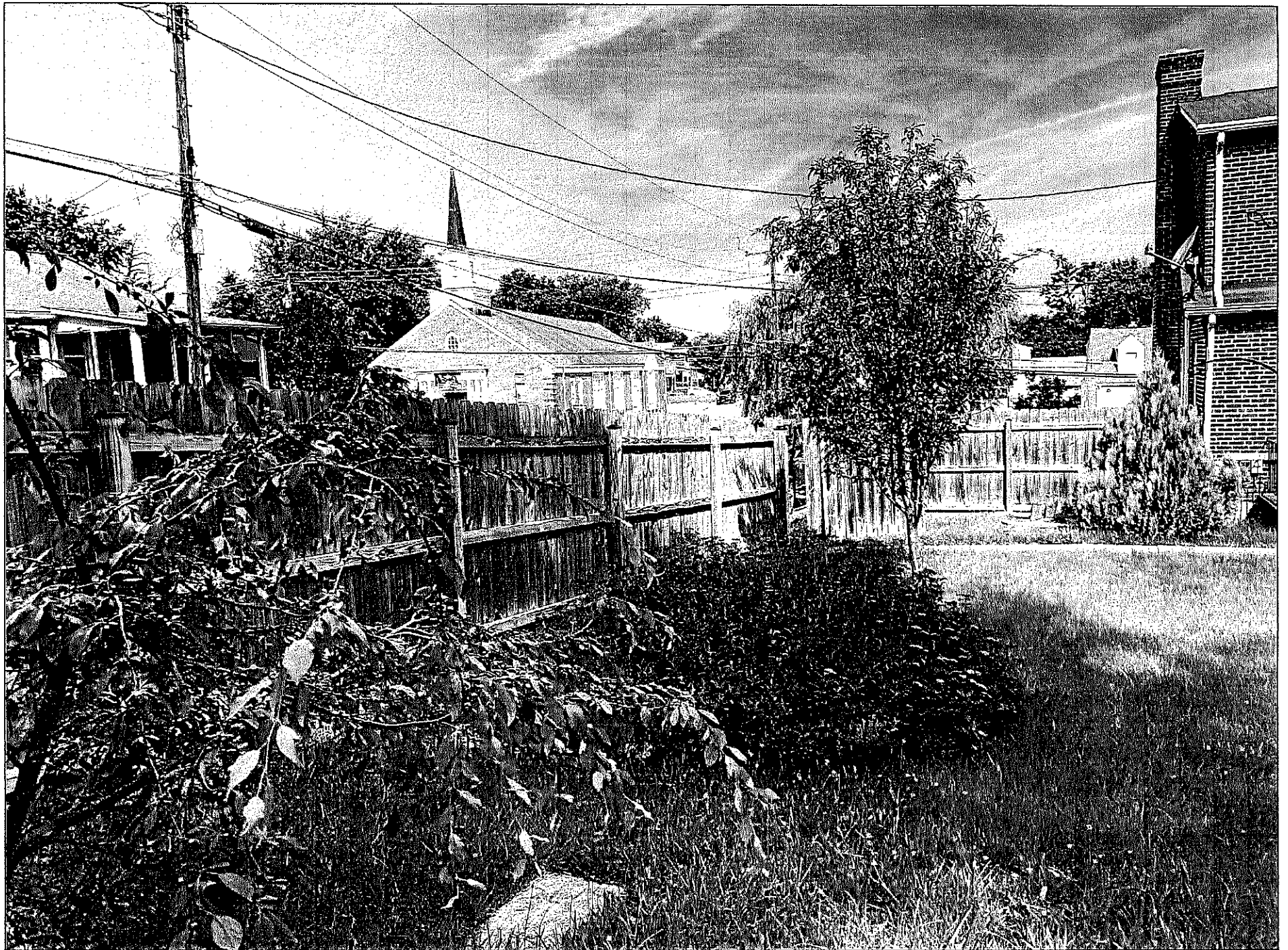
REAR YARD OF 2001 QWYNN OAKS AVENUE

wp-2022-0005-AL



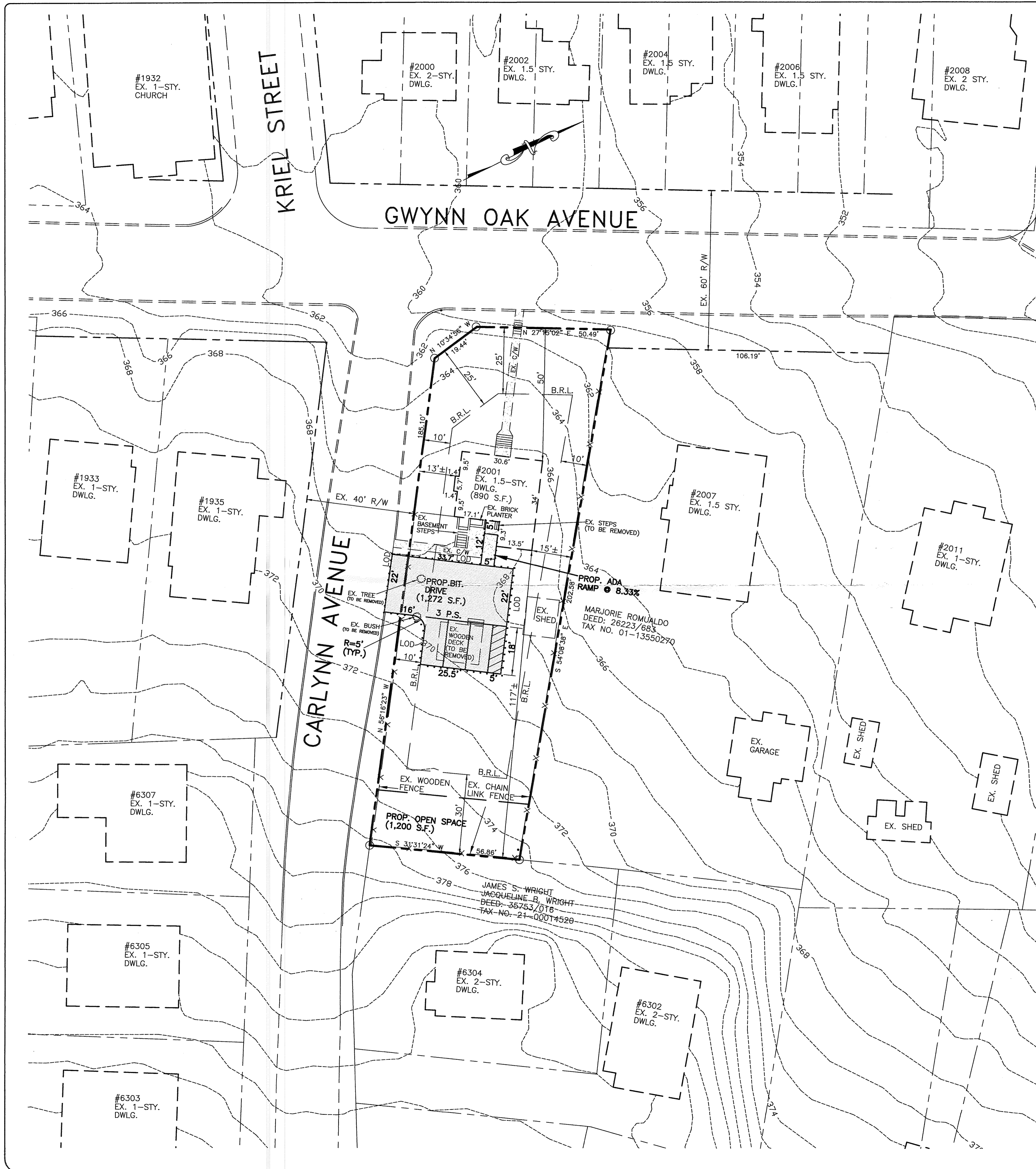
REAR YARD OF 2001 QWYNN OAKS AVENUE

WA 2072 - MOS-KL



REAR YARD OF 2001 QWYNN OAKS AVENUE

44-2022-0035-A



**NOTES**

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey, (JULY 2005)
- The Firm Insurance Rate Map, 240010-0378 F indicates this is situated within flood Zone X.
- Property lines shown hereon were established by public information.
- This site is NOT situated within the Chesapeake Bay Critical Areas. (map 88)
- There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
- There are no forest or developed woodlands on this site.
- There are NO Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in Gwynn Oak Road, Carlynn Ave. & onsite, contact Miss Utility (800-257-7777) prior to any construction.

**ZONING HISTORY**

THERE ARE NO CASES FOR THIS SITE.

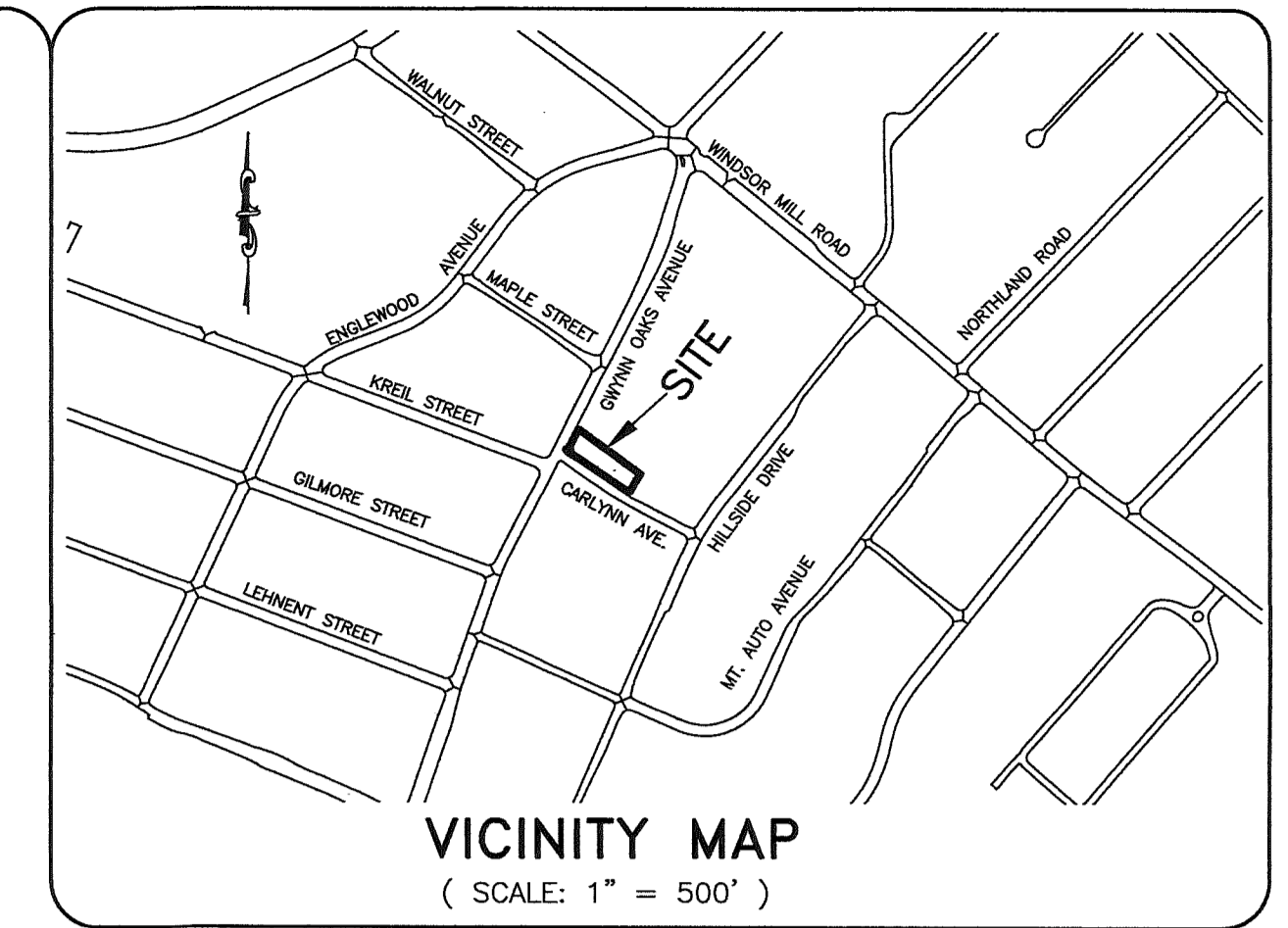
**NOTES**

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR 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.

THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1,000 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.

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.

THIS PROPERTY WILL NOT HAVE PEOPLE LIVING THERE. ONLY USE IS ASSISTED LIVING.



**SITE DATA**

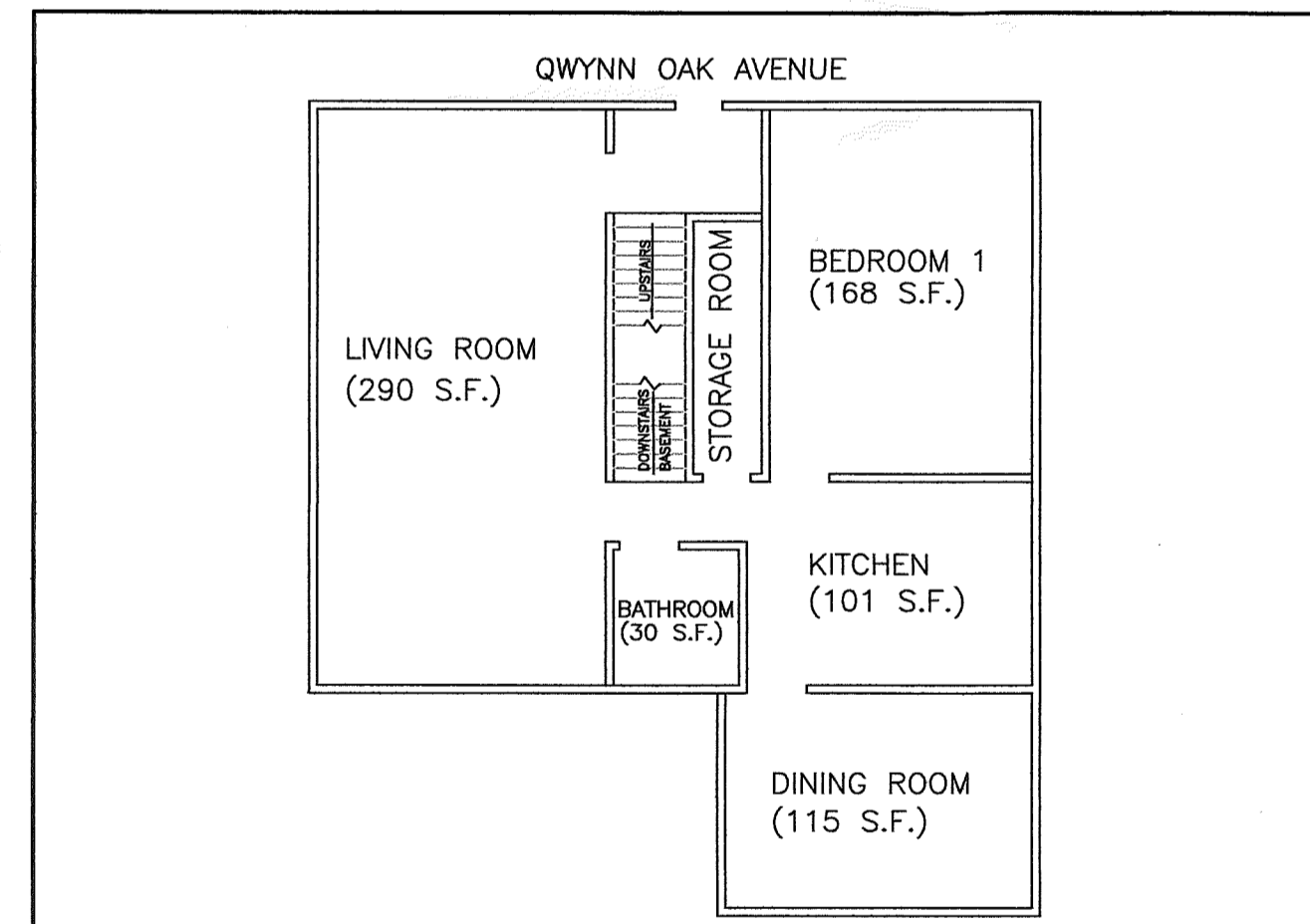
- OWNER: VALERIE GAINAY  
#2001 GWYNN OAK AVENUE  
BALTIMORE, MARYLAND 21207  
TELEPHONE: 443-744-1141
- DEED REF: 41788/059
- TAX ACC. NO.: 01-08300630
- TAX MAP: 88 PARCEL: 101 LOT: NONE
- PLAT REF: NONE
- ELECTION DISTRICT: 1ST
- COUNCILMANIC DISTRICT: 1ST
- REGIONAL PLANNING DISTRICT: LOCHEARN
- CENSUS TRACT: 4012
- ZONING: DR-5.5
- ZONING MAP: 088A3
- USE: EXISTING: RESIDENTIAL, 1.5 STY. DWELLING  
PROPOSED: ASSISTED LIVING (4 BEDROOMS)

- GROSS FLOOR AREA:  
BASEMENT: 756 S.F.  
1ST FLOOR: 890 S.F.  
TOTAL: 1,646 S.F.
- OPEN SPACE AREA: 12,003 S.F. X 0.10 = 1,200.3 S.F.
- SITE AREA: 12,003 S.F. OR 0.275 AC.±
- PARKING:  
REQUIRED ASSISTED LIVING (4 BEDROOMS)  
0.5 PER BED  
0.5 X 4 = 2 P.S. 2 P.S.
- PROVIDED PARKING SPACES 3 P.S.

DISTURBED AREA: 1,737 S.F. OR 0.04 AC.

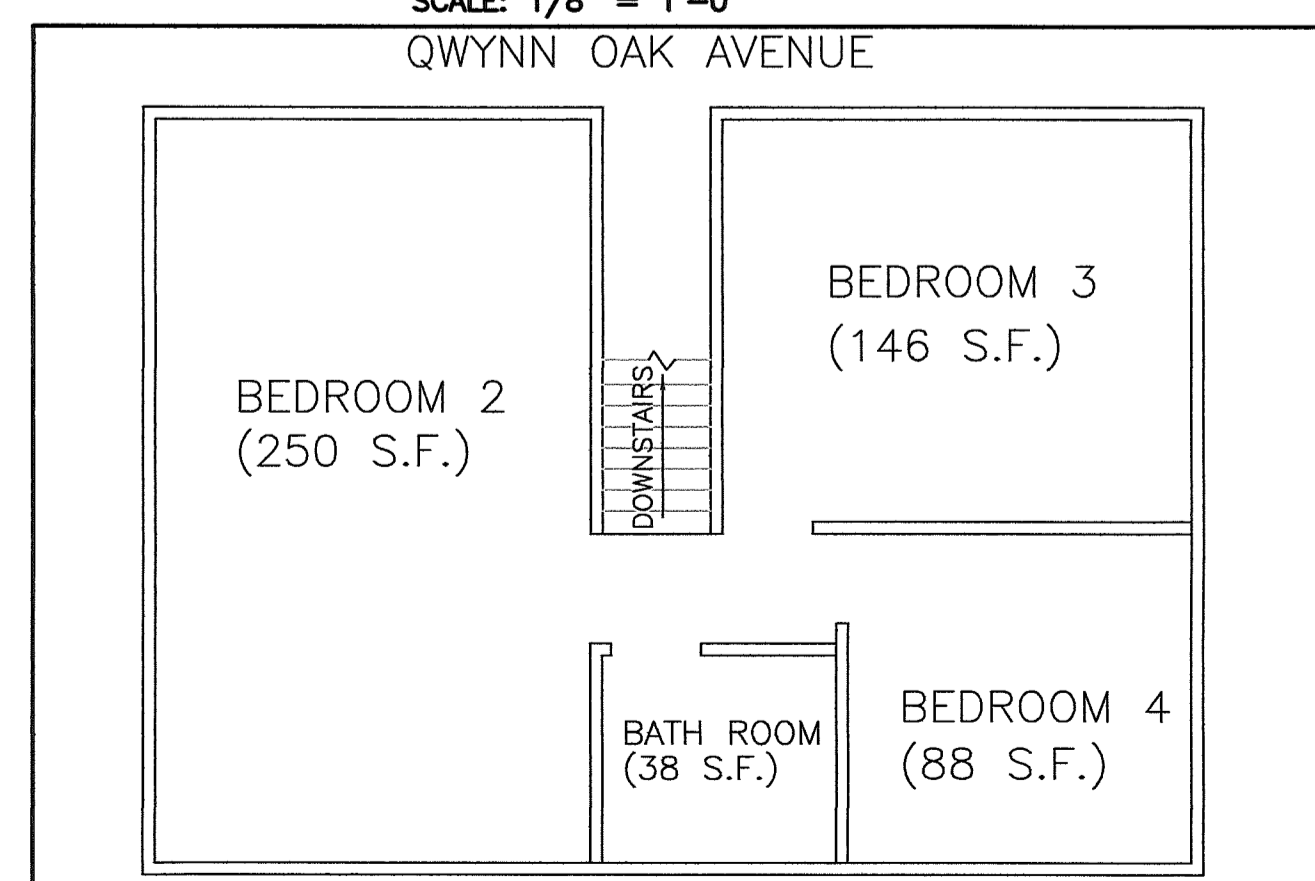
**Bafitis & Associates**  
1249 Engleberth Rd. Baltimore, MD 21221

**William N. Bafitis, P.E.**  
Civil Engineers/Land Planners  
SURVEYORS  
(410) 391-2336  
bafitisassoc@comcast.net



**1ST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**2ND FLOOR PLAN**

SCALE: 3/16" = 1'-0"

**PERMIT PLAN**  
FOR  
**ASSISTED LIVING FACILITY (ALF 1)**  
FOR A MAXIMUM OF 4 BEDS  
FOR  
**#2001 GWYNN OAK AVENUE**  
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

WILLIAM N. BAFITIS, P.E.  
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 11841 Expiration Date: 09/09/2023

1

SHEET 1 OF 1

SCALE:  
1" = 20'

JOB ORDER NO:  
22204

DATE:  
06/06/22

CHECKED:  
W.N.B.

DRAWN:  
N.W.B.

NO.	REVISIONS	DATE