



USE PERMIT

IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 16TH day of AUGUST, 1995, that 64 MAIN STREET (REISTERSTOWN)
(street address) should be and the same is hereby granted permission to operate a CLASS "A" ASSISTED
LIVING FACILITY FOR A MAXIMUM OF 15 ALF
RESIDENTS

—
Permit Number


Director, Zoning Administration & Development Management

ORIGINAL SENT
TO 64 MAIN ST
8/16/95

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004924

DATE

8/8/95

ACCOUNT

R0016150

AMOUNT

\$

40.00

RECEIVED
FROM:

WATT.

FOR:

Class "A" ALE for MAY 15 RESIDENTS.

01A01#0017MICHRC

\$40.00

BA 0008:52AM08-08-95

VALIDATION OR SIGNATURE OF CASHIER

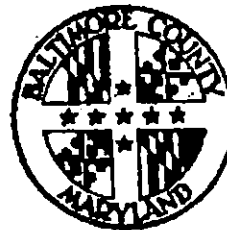
DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 21 day of August, 2012, that Gracious Living of Reisterstown located at 64 Main Street should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Assisted living facility

per S&I letter by John Lewis & red line
plan in case file (CASE # 1997-0518 SPHXA) 24 beds

87780
Permit (or Receipt) Number

Carl J. Follen
Director, Permits, Approvals and Inspections

Planner's Initials G.H.

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B B243825

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Managing Partner
GARY G. WILTT #64 MAIN ST, Reisterstown 833-7292
Print Name of Applicant Address Telephone Number
Lot Address SAME Election District 4 Councilmanic District 3 Square Feet 1.36 AC
Lot Location: N E S W/side/corner of N Reisterstown feet from N E S W corner of N
(street) (street)
Land Owner: 64 MAIN ST LLC Tax Account Number 04-19-000303
Address: 64 MAIN ST, Reisterstown Md Telephone Number (410) 833-7292

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

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by Date: <u>J. Adams</u> <u>8/8/95</u>
	YES	NO	
1. This Recommendation Form (3 copies)	☒	☐	
2. Permit Application (if available)	☒	☐	
3. Site Plan	☒	☐	
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	☒	☐	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☒	☐	
4. Building Elevation Drawings <i>WAIVED</i>	☐	☒	
5. Photographs (please label all photos clearly)	☒	☐	
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>BL</u> <u>DRS</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Francis Morsey
for the Director, Office of Planning and Zoning

Date: 8/14/95

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	FT.
B	_____	FT.
C	_____	FT.
D	_____	FT.
E	_____	FT.
F	_____	FT.

TOTAL () ÷ () =

of dwellings REQUIRED FRONT SETBACK (averaged)

applicant's name _____

building address _____

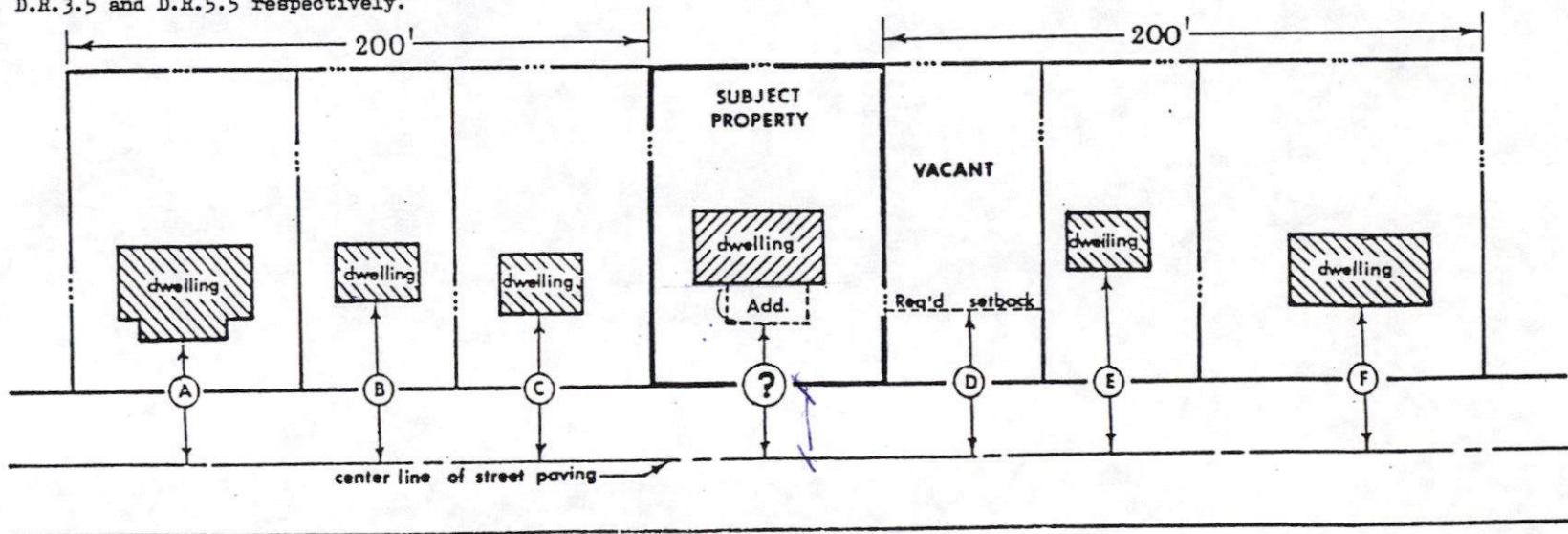
date _____

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.

D.R.3.5- 55 ft.

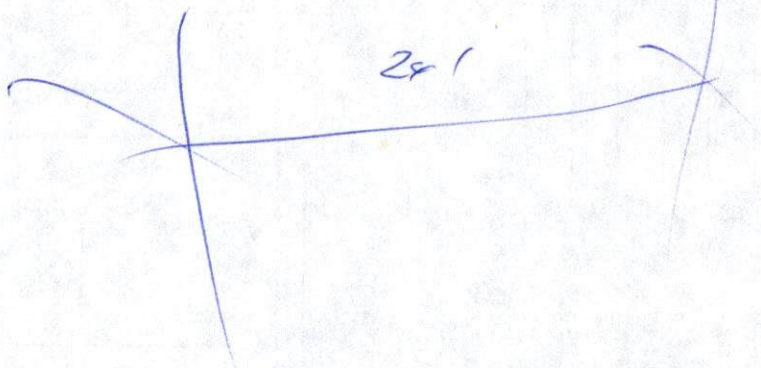
D.R.5.5- 50 ft.



Front



281



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B 243825

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Managing Partner
Print Name of Applicant GARY G. WITT Address #64 MAIN ST, Reisterstown Telephone Number 833-7292
Lot Address SAME Election District 4 Councilmanic District 3 Square Feet 1.36 AC.
Lot Location: N E S W side/corner of N Reisterstown (street) feet from N E S W corner of N (street)
Land Owner: 64 MAIN ST LLC Tax Account Number 04-19-000303
Address: 64 MAIN ST. Reisterstown Md Telephone Number (410) 833-7292

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

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by Date: <u>J. McDaniel</u>
1. This Recommendation Form (3 copies)	☒	☐	<u>8/8/95</u>
2. Permit Application (If available)	☒	☐	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	☒	☐	
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Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☒	☐	
4. Building Elevation Drawings <u>WAIVED.</u>	☐	☒	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>B6</u> <u>Dr S</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval



Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by:

Francis Morsey
for the Director, Office of Planning and Zoning

Date:

8/14/95

Managing Director

2nd

3

4

2nd

3rd

RECEIVED

AUG 14 1995

DEPT. OF PERMITS & LICENSES
OF BALTIMORE COUNTY

2nd copy

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
BALTIMORE, MARYLAND 21204

DATE: 8/3/95
OEA: 8/3/95
HISTORIC DISTRICT/BLDG.

PERMIT #: B-243825
RECEIPT #: A
CONTROL #: COC
REF #:

PROPERTY ADDRESS: #64 Main St
Reisterstown, Md 21236
SUBDIV: 200 N Chatsworth
TAX ACCOUNT #: 04-19-000303
OWNER'S INFORMATION (LAST FIRST)
NAME: Carol A. Webb
ADDR: #64 Main St
Reisterstown Md 21236

☐ YES ☒ NO
☐ DO NOT KNOW

FEES: \$35.00
AID: appl
INSPECTOR:

APPLICANT INFORMATION
NAME: One House Senior Asst Living Inc
COMPANY: GARY WAITE
STREET: 64 MAIN ST
CITY, ST, ZIP: REISTERSTOWN MD 21236
PHONE #: 833-7294 MHIC LICENSE #:
APPLICANT SIGNATURE: Gary Waite TRACT: BLOCK:

DOES THIS BLDG. HAVE SPRINKLERS
YES ☐ NO ☒

HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVISIONS
OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE 93
TYPE OF IMPROVEMENT

- ☐ NEW BLDG CONST
- ☐ ADDITION
- ☐ ALTERATION
- ☐ REPAIR
- ☐ WRECKING
- ☐ MOVING
- ☒ OTHER Chg of occ

DESCRIBE PROPOSED WORK: Change of occupancy from
Apt to senior assisted group home for
15 people. No alterations

TYPE OF USE

RESIDENTIAL

- ☐ ONE FAMILY
- ☐ TWO FAMILY
- ☐ THREE AND FOUR FAMILY
- ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
- ☐ SWIMMING POOL
- ☐ GARAGE
- ☐ OTHER

NON-RESIDENTIAL

- ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- ☐ CHURCH, OTHER RELIGIOUS BUILDING
- ☐ FENCE (LENGTH HEIGHT)
- ☐ INDUSTRIAL, STORAGE BUILDING
- ☐ PARKING GARAGE
- ☐ SERVICE STATION, REPAIR GARAGE
- ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
- ☐ OFFICE, BANK, PROFESSIONAL
- ☐ PUBLIC UTILITY
- ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
- ☐ SIGN
- ☐ STORE MERCANTILE RESTAURANT
SPECIFY TYPE
- ☐ SWIMMING POOL
SPECIFY TYPE
- ☐ TANK, TOWER
- ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
- ☒ OTHER Chg of occ

OK TO WAIVE
PLANS
A749
8/3/95

TYPE FOUNDATION

- ☐ SLAB
- ☐ BLOCK
- ☐ CONCRETE

BASEMENT

- ☐ FULL
- ☐ PARTIAL
- ☐ NONE

TYPE OF CONSTRUCTION

- ☐ MASONRY
- ☐ WOOD FRAME
- ☐ STRUCTURE STEEL
- ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- ☐ GAS
- ☐ OIL
- ☐ ELECTRICITY
- ☐ COAL

TYPE OF SEWAGE DISPOSAL

- ☐ PUBLIC SEWER EXISTS PROPOSED
- ☐ PRIVATE SYSTEM EXISTS PROPOSED
- ☐ SEPTIC EXISTS PROPOSED
- ☐ PRIVY EXISTS PROPOSED

CENTRAL AIR: 1.

ESTIMATED COST: \$ 131A

PROPOSED USE: senior assisted living facility
EXISTING USE:

- OWNERSHIP
- ☒ PRIVATELY OWNED
 - ☐ PUBLICLY OWNED
 - ☐ SALE
 - ☐ RENTAL

RESIDENTIAL CATEGORY:

- ☐ 1. DETACHED
- ☐ 2. SEMI-DET.
- ☐ 3. GROUP
- ☐ 4. TOWNHSE
- ☐ 5. MIDRISE
- ☐ 6. HIRISE

EST: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS:

FAMILY BEDROOMS

WASTE DISPOSAL 1. Y 2. N

POWDER ROOMS

BATHROOMS

KITCHENS

CLASS

LIBER

FOLIO

APPROVAL SIGNATURES

DATE

BUILDING SIZE

FLOOR

WIDTH

DEPTH

HEIGHT

STORIES

LOT #S

CORNER LOT

LOT SIZE AND SETBACKS

SIZE 85 x 487

FRONT STREET

SIDE STREET

FRONT SETBK

SIDE SETBK

SIDE STR SETBK

REAR SETBK

BLD INSP: John M. Altman final 8/3/95
BLD PLAN: John M. Altman final 8/3/95
FIRE: John M. Altman final 8/3/95
SEDI CTL: John M. Altman final 8/3/95
ZONING: John M. Altman final 8/3/95
PUB SERV: John M. Altman final 8/3/95
ENVRMNT: John M. Altman final 8/3/95
PERMITS: John M. Altman final 8/3/95

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Zoning use Permit

PLAN for CLASS "A1"
Assisted Living Facility
Located AT

#64 MAIN ST. Reisterstown, Md 21136
Property owner 64 MAIN ST. LLC x
MANAGER Our House Senior Assisted Living
Mr. PAUL Greenberg
3415 Fallstaff Rd. Baltimore Md 21215
Phone 410-358-3081

Lot size. 1.35 Acres. 58,850 sq ft.

Building 4850 sq ft.

Zoned BL/DR 5.5

Area Required for 15 Beds 28,500 sq ft.

ELECTION DIST 4.

TAX MAP 48, Grid 10, Parcel 142

BASEMENT USE: HEAT/AC/STORAGE USE

1ST FLOOR RESIDENTIAL USE

2ND FLOOR RESIDENTIAL USE.

ATTIC: STAFF QUARTERS.

Parking - 5 parking Spaces

REQUIRED 5 EXISTING
ALL PARKING AND MANUEVERING
AREAS EXISTING SINCE BEFORE 2/25/94

DENSITY PROPOSED 15 RESIDENTS
DENSITY ALLOWED: 15 RESIDENTS MAX.

1st 7 RESIDENTS REQUIRE 10,000 sq ft

EACH ADDED RESIDENT REQ 1,500 sq ft

8 x 1,500 = 12,000 sq ft

TOTAL REQ'D FOR 15 RESIDENTS = 22,000 sq ft

PROVIDED = 58,850 sq ft

EXCESS 7,700 sq ft

SUPPORT AREA FOR
APT. = 51,150 sq ft.

VICINITY MAP N.T.S.

RT 140

REISTERSTOWN RD

SITE

CHATSWORTH AVE

This is to certify that I have
located the improvements on the lot
shown hereon, and that said
improvements exist, and that said
improvements lie entirely within
the boundaries, except as noted
hereon.

200.70' TO THE
NORTH SIDE OF
CHATSWORTH

MAIN STREET

"This building has not been originally constructed to
accommodate elderly housing or an assisted living facility. No
reconstruction, relocation, (exterior) changes or additions (of 25% or
more in ground floor area) to the exterior of the building (beyond the
enclosure of a porch or the addition of an exterior stairway) have
occurred within five years of the date of this permit application"

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL

COMPLY WITH SECT 413.1 BLUR AND ZONING SIGN RULES OR BE VARIANED

NOT INTENDED TO BE USED TO ESTABLISH
PROPERTY LINES.

SC

I THE UNDERSIGNED ATTEST TO THE ACCURACY OF
ALL INFORMATION ON THIS PLAN.

Gauchwitz, Managing Partner 8/8/95

STONE
FOUND

IRON PILL
FOUND

1183°53'57" W

240.40'

Density Calculations
12,800 sq ft for 7 Beds
2000 sq ft for each added
Bed 12,800 sq ft
16,000 sq ft
28,800 sq ft

583°51'18" E

485.30'

252.90'

N05°38'15" E 80.00'

S06°15'57" W 6.00'

OPEN SPACE
10,000 sq ft

N06°21'51" E 26.55'

N83°53'48" W 9.26'

S06°06'12" W 90.70'

N83°53'48" W 45.00'

S06°06'12" W 10.00'

N83°53'48" W 45.00'

S06°06'59" W 56.11'

As noted on 8/18/91

70' x 70' 7,700 sq ft

ZONING-USE DIVISION LINE
TO SUPPORT 1 APT RES. GAR
EXISTING USE

36.7' EXISTING

Two
Story
STONE
GARAGE
DWELLING
+ 36.7' GAR

(CLEAR)

25'

stone wall

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

IRON PILL
FOUND

Additional
Parking
469 sq ft

Parking
for 52

1 2 3 4

EXISTING
MACADAM
TRAIL

No P.S. 82x18

17.3' stone wall

22'

MACADAM
DRIVE

17.1'

Two
Story
STONE

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

14'

Zoning use Permit

PLAN for CLASS "A"
Assisted Living Facility
located AT

#64 MAIN ST. Reisterstown, Md 21136
Property owner 64 MAIN ST. LLC x
MANAGER Our House Senior Assisted Living
Mr. PAUL Greenberg
3415 Fallstaff Rd. Baltimore Md 21215
Phone 410-358-3081

Lot size. 1.35 Acres 58,850 sq ft.

Building 4880 sq ft.

Zoned B1/DR5.5

Area Required for 15 Beds 28,500 sq ft.

ELECTION DIST 4.

TAX MAP 48, Grid 10, Parcel 142

BASEMENT USE: HEAT/AC/STORAGE USE
1ST FLOOR RESIDENTIAL USE
2ND FLOOR RESIDENTIAL USE
ATTIC: STAFF QUARTERS

Parking - 5 parking Spaces

REQUIRED 5 EXISTING
ALL PARKING AND MANUEVERING
AREAS EXISTING SINCE BEFORE 2/25/94

DENSITY PROPOSED 15 RESIDENTS
DENSITY ALLOWED: 15 RESIDENTS MAX.
AREA

1ST 7 RESIDENTS REQUIRE 10,000 sq ft

EACH ADDED RESIDENT REQ 1,500 sq ft

8 x 1,500 = 12,000 sq ft

TOTAL REQ'D FOR 15 RESIDENTS = 22,000 sq ft

PROVIDED = 58,850 sq ft

LESS 7,700 sq ft

SUPPORT AREA FOR
APT. = 51,150 sq ft.

VICINITY MAP N.T.S.

RT 140
REISTERSTOWN RD
CHATESWORTH AVE

SITE

This is to certify that I have
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improvements exist, and that said
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the boundaries, except as noted
hereon.

200.70' TO THE
NORTH SIDE OF
CHATESWORTH

MAIN STREET

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more in ground floor area) to the exterior of the building (beyond the
enclosure of a porch or the addition of an exterior stairway) have
occurred within five years of the date of this permit application"

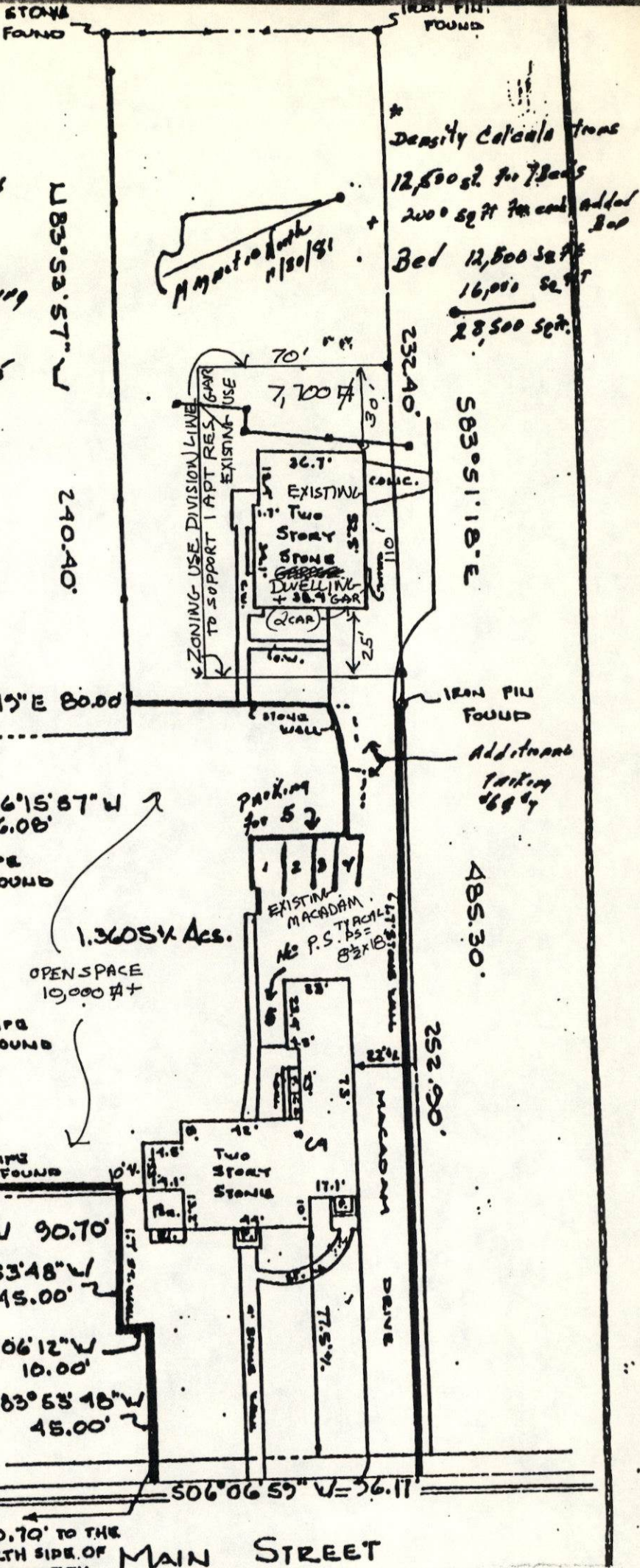
NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL

COMPLY WITH SECT 413.1 B.C.Z.R AND ZONING SIGN RULES OR BE VARIANED

NOT INTENDED TO BE USED TO ESTABLISH
PROPERTY LINES.

I THE UNDERSIGNED ATTEST TO THE ACCURACY OF
ALL INFORMATION ON THIS PLAN.

Gaudinait Managing Partner 8/8/95



Zoning use Permit

PLAN for CLASS "F1"
Assisted Living Facility
located AT

#64 Main St. Rockledge, FL 32156

Property owner 64 Main St. LLC x
MANAGER Our House Senior Assisted Living
Mr. Pam Greenberg
3415 Fallstaff Rd. Palmdale, CA 91365
Phone 410-358-3081

Lot size: 1.85 Acres 58,850 sq ft.

Building 4850 sq ft.

Zoned B1/DR5.5

Area Required for 15 Beds 28,500 sq ft.

ELECTION DIST 4.

TAX MAP 48, Grid 10, Parcel 162

BASEMENT USE: HEAT/AC/STORAGE USE
1ST FLOOR RESIDENTIAL USE
2ND FLOOR RESIDENTIAL USE
ATTIC: STAFF QUARTERS

Parking - 5 parking spaces

REQUIRED 5 EXISTING
ALL PARKING AND MANUEVERING
AREAS EXISTING SINCE BEFORE 2/25/94

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DENSITY ALLOWED: 15 RESIDENTS MAX.

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LESS 7,700 sq ft.

SUPPORT AREA FOR

APT. = 51,150 sq ft.

VICINITY MAP NTS.

RT 140
REISTERSTOWN RD
CHATEWORTH AVE

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CHATEWORTH
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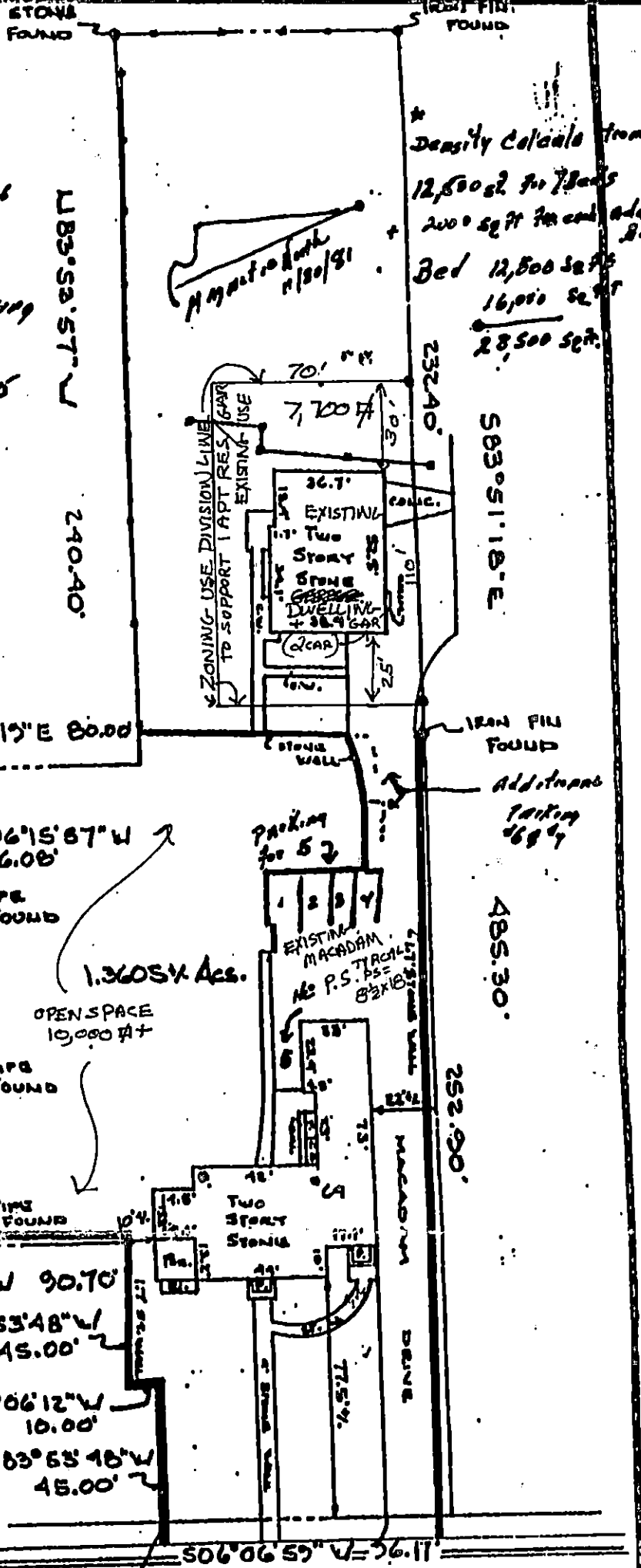
COMPLY WITH SECT 413.1 BCTR AND ZONING SIGN RULES OR BE VARIANCED

NOT INTENDED TO BE USED TO ESTABLISH
PROPERTY LINES.

SC

I, THE UNDERSIGNED ATTEST TO THE ACCURACY OF
ALL INFORMATION ON THIS PLAN.

Gaydelia M. Morgan Partner 8/8/95



* Density Calculations from
12,500 sq ft for 7 Beds
2000 sq ft for each added
Bed 12,500 sq ft
16,000 sq ft
28,500 sq ft

583° 51' 18" E

485.30'

252.00'

76.11'

Zoning use Permit

PLAN for CLASS "F1"
Assisted Living Facility
Located AT

#64 Main St. Reisterstown, Md 21136

Property owner 64 Main St. LLC x
MANAGER Our House Senior Assisted Living
Mr. PAH Greenberg
3415 Fallstaff Rd. Baltimore Md 21215
Phone 410-358-3081

Lot size. 1.35 Acres. 58,850 sq ft.

Build 109 4850 sq ft.

Zoned B1/DR5.5

Area Required for 15 Beds 28,500 sq ft.

ELECTION DIST 4.

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EX 1,500 = 12,000 sq ft

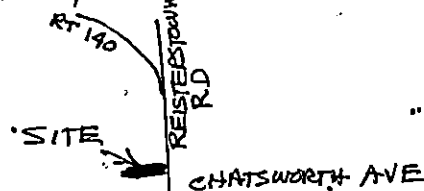
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PROVIDED = 58,850 sq ft

LESS 7,700 sq ft

SUPPORT AREA FOR
APT. = 51,150 sq ft.

VICINITY MAP N.T.S.



This is to certify that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries, except as noted hereon.

200.70' TO THE NORTH SIDE OF CHATEWORTH MAIN STREET

"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application"

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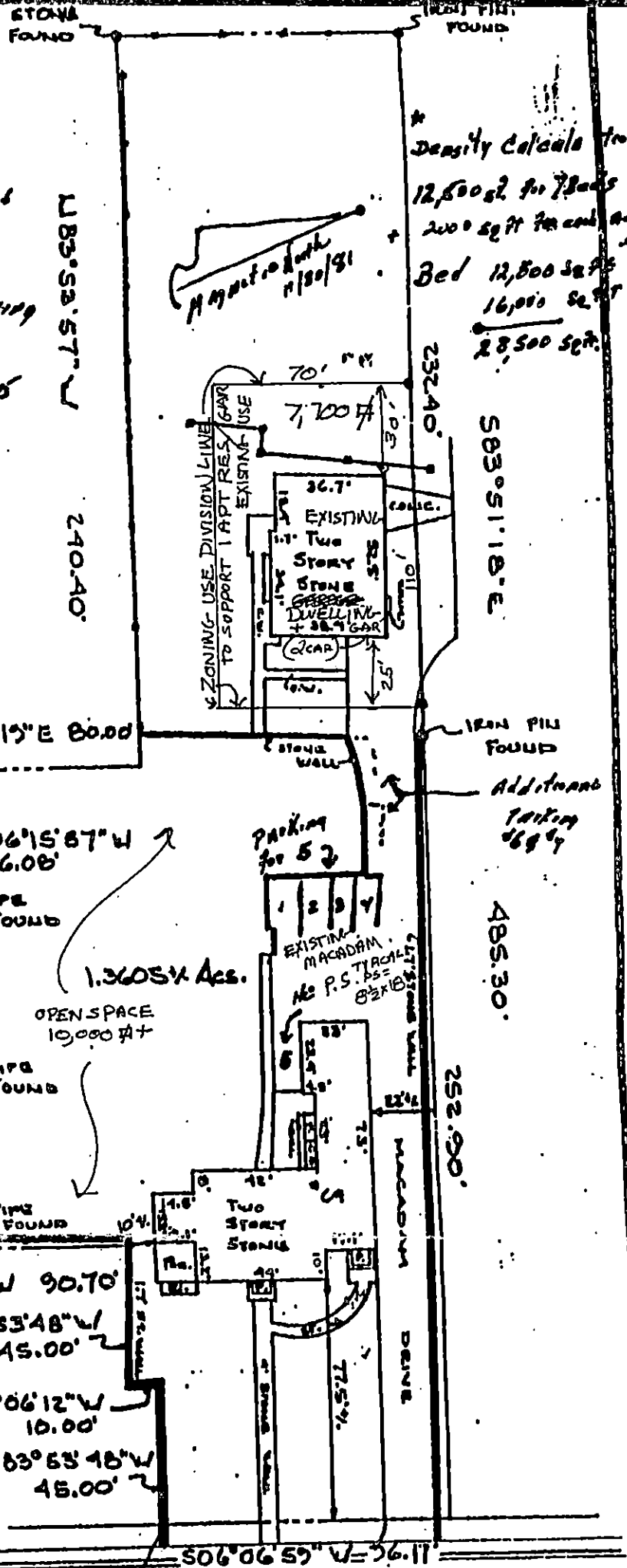
COMPLY WITH SECT 413.1 BZTR AND ZONING SIGN RULES OR BE VARIANCED

NOT INTENDED TO BE USED TO ESTABLISH
PROPERTY LINES.

SC

IF THE UNDERSIGNED ATTEST TO THE ACCURACY OF
ALL INFORMATION ON THIS PLAN.

Gladys Smith, Managing Partner 5/8/95



Density Calculations from
12,500 sq ft for 7 beds
2000 sq ft for each added bed
Bed 12,500 sq ft
16,000 sq ft
28,500 sq ft

583° 51' 18\" E

485.30'

252.00'

56.11'

Zoning use Permit

PLAN for CLASS "F"
Assisted Living Facility
located AT

#64 MAIN ST. Rockton, Md 21136

Property owner 64 MAIN ST. LLC X

MANAGER Our House Senior Assisted Living

Mr. PAUL Greenberg

3415 Fallstaff Rd. Baltimore MD 21215

Phone 410-358-3081

Lot size: 1.35 Acres 58,850 sq ft.

Building 4850 sq ft.

Zoned B4/DR5.5

Area Required for 15 Beds 28,500 sq ft.*

ELECTION DIST 4.

Tax Map 48, Grid 10, Parcel 162

BASEMENT USE: HEAT/AC/STORAGE USE
1ST FLOOR RESIDENTIAL USE
2ND FLOOR RESIDENTIAL USE
ATTIC: STAFF QUARTERS

Parking - 5 parking Spaces

REQUIRED 5 EXISTING
ALL PARKING AND MANUEVERING
AREAS EXISTING SINCE BEFORE 2/25/94

DENSITY PROPOSED 15 RESIDENTS
DENSITY ALLOWED: 15 RESIDENTS MAX

1ST 7 RESIDENTS REQUIRE 10,000 sq ft.
EACH ADDED RESIDENT REQ 1,500 sq ft.

8 x 1,500 = 12,000 sq ft.
TOTAL REQ'D FOR 15 RESIDENTS = 22,000 sq ft.

PROVIDED = 58,850 sq ft.
LESS 7,700 sq ft.

SUPPORT AREA FOR
APT. = 51,150 sq ft.

106°21'51"E 26.55'

1483°58'48"W 9.26'

506°06'12"W 90.70'

1483°53'48"W 45.00'

506°06'12"W 10.00'

1483°58'48"W 45.00'

506°06'59"W 56.11'

200.70' TO THE NORTH SIDE OF CHATEWORTH

CHATEWORTH AVE

REISTERSTOWN RD

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

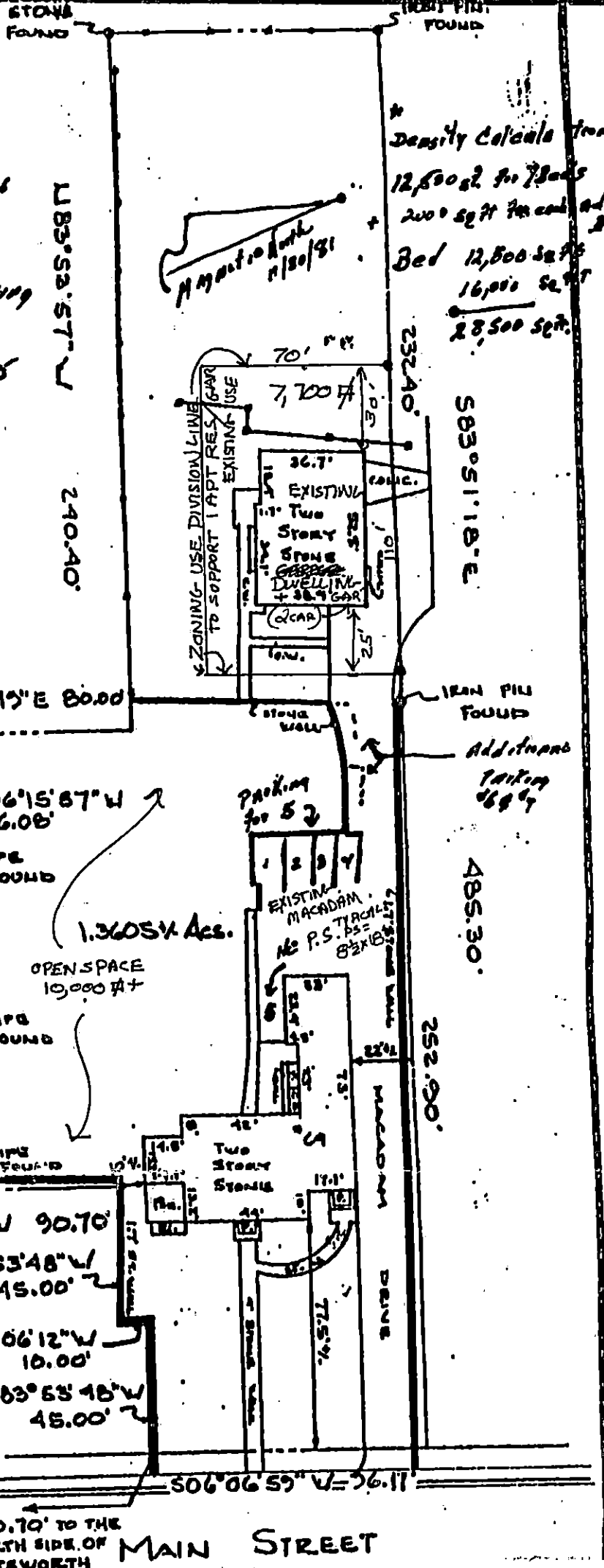
CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE

CHATEWORTH AVE



Density Calculations from
12,800 sq ft for 7 beds
2000 sq ft for each added bed
Bed 12,800 sq ft
16,000 sq ft
28,500 sq ft

This is to certify that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries, except as noted hereon.

"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application"

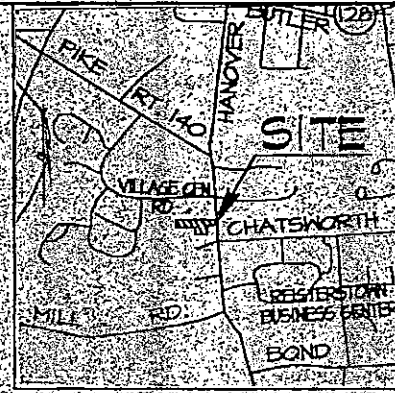
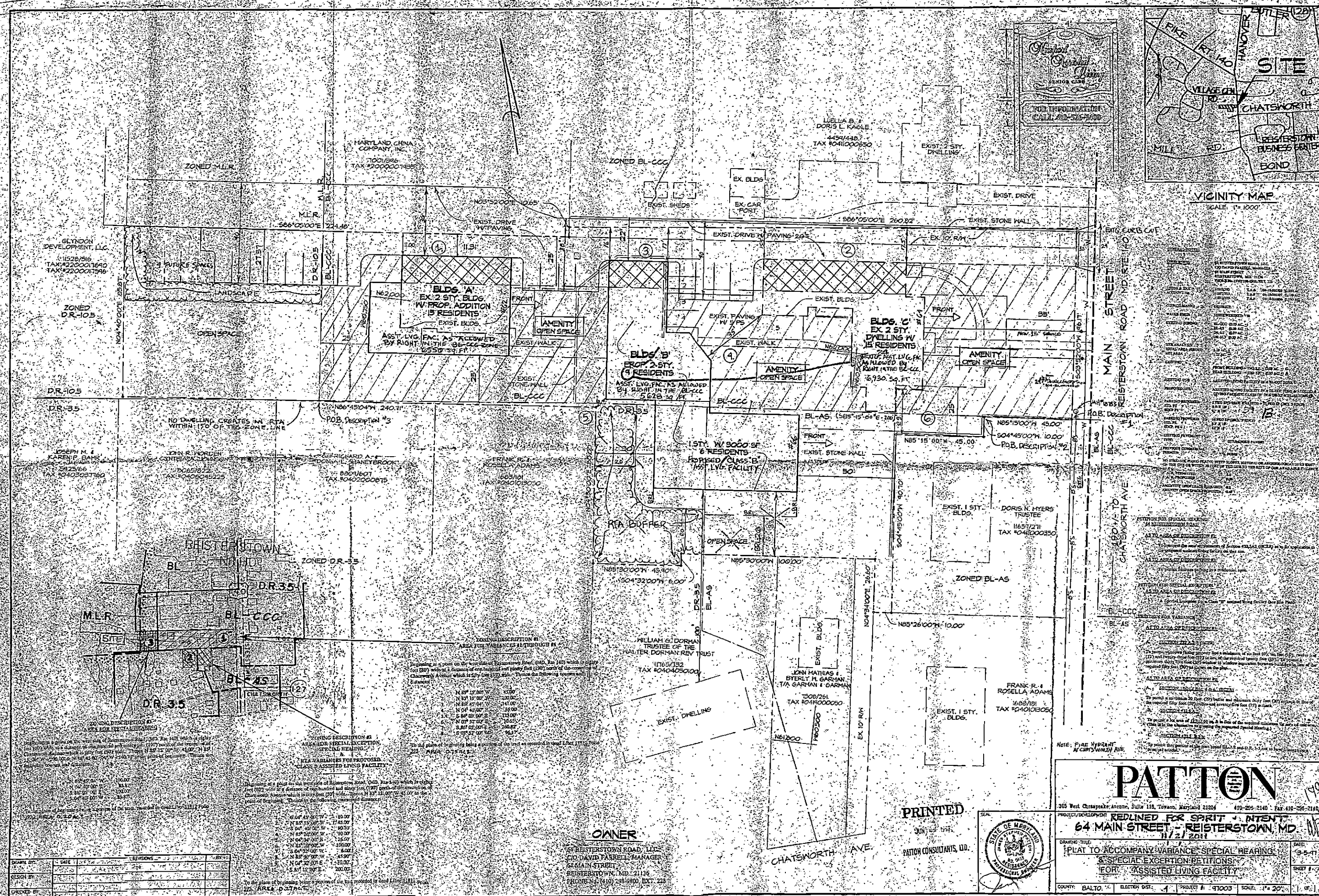
NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT 413.1 BCTR AND ZONING SIGN RULES OR BE VARIANCES

NOT INTENDED TO BE USED TO ESTABLISH PROPERTY LINES.

I, THE UNDERSIGNED ATTEST TO THE ACCURACY OF ALL INFORMATION ON THIS PLAN.

Claudia J. Morgan, Partner 3/8/95

SC
Zoning
FILE COPIES



VICINITY MAP
SCALE 1" = 1000'

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	EXIST. BLDG. A	11,100	0.25
2	EXIST. BLDG. B	11,100	0.25
3	EXIST. BLDG. C	11,100	0.25
4	EXIST. DRIVE	1,100	0.02
5	EXIST. DRIVE	1,100	0.02
6	EXIST. DRIVE	1,100	0.02
7	EXIST. DRIVE	1,100	0.02
8	EXIST. DRIVE	1,100	0.02
9	EXIST. DRIVE	1,100	0.02
10	EXIST. DRIVE	1,100	0.02
11	EXIST. DRIVE	1,100	0.02
12	EXIST. DRIVE	1,100	0.02
13	EXIST. DRIVE	1,100	0.02
14	EXIST. DRIVE	1,100	0.02
15	EXIST. DRIVE	1,100	0.02
16	EXIST. DRIVE	1,100	0.02
17	EXIST. DRIVE	1,100	0.02
18	EXIST. DRIVE	1,100	0.02
19	EXIST. DRIVE	1,100	0.02
20	EXIST. DRIVE	1,100	0.02

NOTES:

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF PLANNING AND ZONING.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS.

3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF ENVIRONMENTAL AFFAIRS.

4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF SOCIAL SERVICES.

5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES.

6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF POLICE AND FIRE.

7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF PUBLIC SAFETY.

8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF PUBLIC UTILITIES.

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PATTON

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204 410-255-2140 Fax 410-255-2110

PROJECT/DEVELOPMENT: **REDLINED FOR SPIRIT - INTENT**
64 MAIN STREET - REISTERSTOWN, MD.
11/2/2011

DRAWING TITLE: **PLAT TO ACCOMPANY VARIANCE, SPECIAL HEARING**
& SPECIAL EXCEPTION PETITIONS
FOR ASSISTED LIVING FACILITY

COUNTY: BALTO. ELECTION DIST.: 1 PROJECT #: 91003 SCALE: 1" = 20' SHEET 1 OF 1

PRINTED

DATE: 11/2/2011

PATTON CONSULTANTS, LLC.

OWNER
REISTERSTOWN ROAD, LLC
C/O DAVID FARRELL, MANAGER
54 MAIN STREET
REISTERSTOWN, MD. 21136
PHONE: (410) 298-9800, EXT. 223

LTR # 11-37