

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

639 Main St. LLC, 639 Main St., Reisterstown, MD 21136 410-526-1400
Print Name of Applicant Address Telephone Number
Lot Address 639 Main St. Reisterstown Election District 4th Councilmanic District 3 Square Feet 40,841^{sq}
Lot Location: NE S W side/corner of Reisterstown Rd, 1/4 mile North of Franklin Blvd feet from NE S W corner of _____ (street)
Land Owner: 639 Main St. LLC (David Farrell) Tax Account Number 18-00-013390
Address: 639 Main St, Reisterstown MD 21136 Telephone Number (410) 526-1400

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by Date: <u>8/30/96</u>
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): <i>available</i> 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 <u>WAIVED</u>	☐	☒	
5. Photographs (please label all photos clearly)	☒	☐	
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>RO</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: _____
for the Director, Office of Planning and Community Conservation

Date: _____

INTER-OFFICE CORRESPONDENCE
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Adjoining Buildings
Surrounding Neighborhood

6. Current Zoning Classification: RO

PROVIDED?

YES

NO

Accepted for filing by

Date: 8/30/96

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RECOMMENDATIONS / COMMENTS:

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

Signed by: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 9/9/96

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
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Towson, MD 21204

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YES ☒ NO ☐
Accepted for filing by JRR
Date: 8/30/96

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Surrounding Neighborhood

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6. Current Zoning Classification: RO

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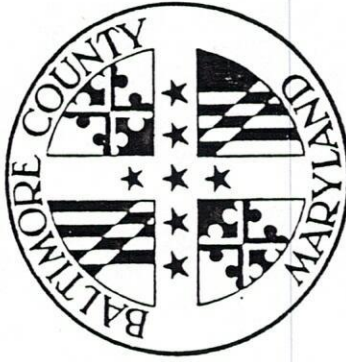
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☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 9/9/96

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 11th day of SEPTEMBER, 1996,
that 632 MAIN ST. REISTERSTOWN MD. should be and the same is
(street address)

hereby granted permission to operate a CLASS "A" ELDERLY ASSISTED LIVING

FACILITY (ALF) FOR A MAXIMUM OF 15 ALF RESIDENTS

Permit Number

W. J. Calahan
Director, Zoning Administration & Development Management

USE PERMIT



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Permit Number

Jeffrey Carl Yabon
Director, Zoning Administration & Development Management

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 29, 2005

Catherine Best, R.N.
Best Care Assisted Living
639 Main Street
Reisterstown, Maryland 21136

Re: 639 Main Street
Reisterstown, Maryland
4th Election District

Dear Ms. Best,

This is a zoning response to your request for zoning approval to continue a previously approved and utilized class "A" assisted living facility (ALF) for 15 beds at the above location.

Based upon your information and a review of the zoning case file for the use permit for a 15 bed assisted living facility, staff confirms that the zoning use permit was approved and issued on September 11, 1996. A check of the current zoning map #048C3 shows that the site is now predominately zoned RO, therefore; the zoning density under which it was approved (DR 5.5/RO) remains unchanged for purposes of this review.

A copy of the original approved use permit site plan is provided with this response for your information. This office can approve continuation of the use as shown on this plan (for zoning review only) subject to the following: You will need to file (with our office) a set of three revised confirmation of conditions plans based on the original copy we are sending you. Revise these for all changes in the information on ownership, etc. and accompany this with a \$50.00 fee payable to Baltimore County for a revised (ALF) use permit review. Please be aware that this approval does not supercede any other agencies licensing or approval requirements. The responsibility of obtaining any such approvals will remain with you.

The zoning use permit file, which includes more detailed information, is available for your review in this office as a public record. A check of the current code enforcement records does not indicate any current violations.

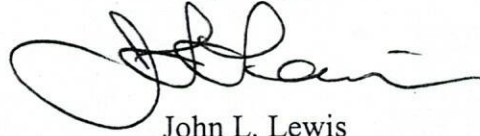
Please reference this response on future plans and provide a copy of this letter when submitting the above referenced revision plans and fee.

I trust that the information provided is sufficiently detailed and responsive to the request. If you need further information, have any questions or are ready to file the revisions, please do not hesitate to contact me at 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info



Very truly yours,

A handwritten signature in black ink, appearing to read 'John L. Lewis', with a large, stylized initial 'J' and a horizontal line extending to the right.

John L. Lewis
Planner II
Zoning Review

JLL/ clb

C: ALF file

BestCare Assisted Living

639 Main Street
Reisterstown, MD 21136
410-526-2433

To: JLL
See Me - Carl
8/17/05
CODE ENF.
NO VIOLATIONS

August 12, 2005

Dear Zoning Use Permit Department,

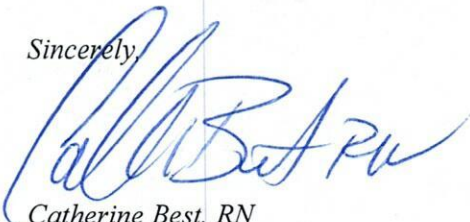
I, Catherine Best, RN, have purchased a property in Baltimore County 639 Main Street, Reisterstown, MD 21136. It was previously a 15 bed assisted living facility (see enclosed zoning permit and previous owners license to operate an assisted living)

I would like to also use the property for an assisted living facility. Is there anything I need from the Zoning office (other than the enclosed cert.)?

I have had the fire marshal inspect the property and it did pass(enclosed copy), I am awaiting my Assisted Living License from the DHMH.

Thanks again and I/we look forward to seeing you soon.
Please feel free to call me with any questions at cell 410-596-5863.

Sincerely,



Catherine Best, RN
BestCare Assisted Living, LLC
bestcarenurses@adelphia.net



**BALTIMORE COUNTY FIRE DEPARTMENT
INVESTIGATIVE SERVICES
FIRE INSPECTION REPORT**

CHECK IF NEW ☐

DATE 7/18/05	BOX 410-1	OCC 369	HI-RISE	C/SR/PERMIT	UNITS	PAGE 1 OF
ADDRESS # 639	DIR.	STREET Main St			SUITE/APT	ZIP 21136
OCCUPANCY Best Care Assisted Living					PHONE 410-526-5180	
OWNER/REP			BLDG. OWNER			
BUSINESS OWNER			NAME & ADDRESS			
NAME & ADDRESS			FORMER OCC.			

CODE #	ACTION REQUIRED	LOCATION	COMPTD
	<i>Fire Alarm & Sprinklers</i>		
	<i>meets NFPA code's</i>		
	<i>Alarm & Sprinklers Tested: Automated Protection</i>		
	<i>Monitoring Co. - Alarm Watch</i>		
	<i>Rec # DL17338</i>		
	<i>Class B indicating & signal circuits</i>		

REINSPECTION

RE-INSPECTION DATE	INSPECTION NAME	DATE COMPLETED
RE-INSPECTION DATE	INSPECTION NAME	DATE COMPLETED
RE-INSPECTION DATE	INSPECTION NAME	DATE COMPLETED

INSPECTED BY <i>Rich Hill</i>	RECEIVED BY <i>Thomas R. Hill 7/18/05</i>	REFERRAL APPROVED BY:
SIGNATURE	COMPLETED	CAPT. DATE
COURT ACTION	COURT DATE / /	B.C. DATE

STATION	PHONE 887-	FIRE PREV. OFF.	FP#	PHONE 887-
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*** N O T I C E ***

ALL APPEALS BEYOND THE SCOPE OR CHAIN OF COMMAND OF THE FIRE DEPARTMENT, SHALL FOLLOW THE PROCEDURES AS INDICATED IN THE "FIRE PREVENTION CODE OF BALTIMORE COUNTY."

APPEALS: ANY PERSON AGGRIEVED BY AN ORDER, DECISION, INTERPRETATION OR ACTION OF THE FIRE OFFICIAL, BASED UPON OR MADE IN THE COURSE OF THE ADMINISTRATION OR ENFORCEMENT OF THE "FIRE PREVENTION CODE OF BALTIMORE COUNTY" MAY APPEAL TO THE COUNTY BOARD OF APPEALS AS PROVIDED IN ARTICLE VI OF THE BALTIMORE COUNTY CHARTER.

EACH PETITION REQUEST SHALL BE FILED ON FORMS PROVIDED BY THE COUNTY BOARD OF APPEALS.



MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
OFFICE OF HEALTH CARE QUALITY
SPRING GROVE CENTER
BLAND BRYANT BUILDING
55 WADE AVENUE
CATONSVILLE, MARYLAND 21228

License No. 03AL195

Registration No. 7235

Issued to:

639 MAIN STREET, LLC
639 MAIN STREET
REISTERSTOWN, MD 21136

Type of Facility or Community Program:
Assisted Living

Number of Beds:
15

Level of Care:
3

Date Issued: February 9, 2003

Expiration Date: February 8, 2004

Renewal Option:

to

Waivers:

Renewal License Replaces License #5899

Authority to operate in this State is granted to the above entity pursuant to The Health-General Article, Title 19 § 1801, et. seq., Annotated Code of Maryland, 1996 replacement volume, and subsequent supplements to any and all statutory provisions, including all applicable rules and regulations promulgated thereunder. This document is not transferable.

Director

JUL-23-2004 14:09

Plat of Property known as #. 639
Reisterstown Road, and recorded among
the Land Records of Baltimore County
in Liber 5279, Folio 196.

SEE ALSO Plat of "BROADBENT SUBDIVISION"
recorded among the Land Records of
Baltimore County in plat Book 45,
Folio 12.

***NOTE: THIS HOUSE IS NOT LOCATED IN THE FLOOD PLAIN.

53440'20" 50.75 53440'20" 50.75

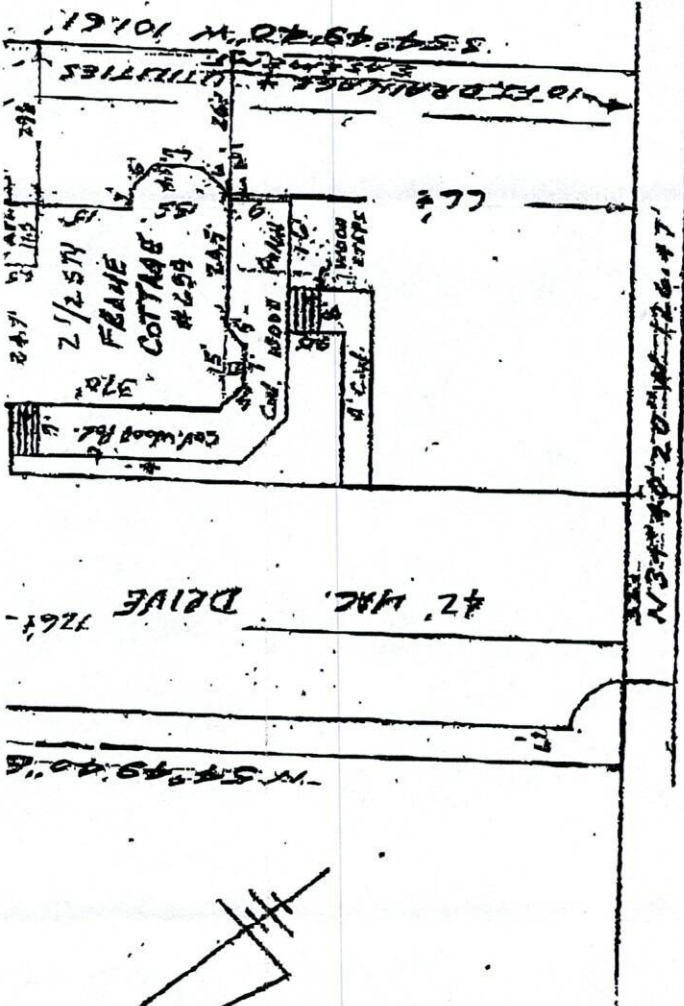
10 RTT DEAN ALEX - UXB-6-17185 - 5932000 2NWT

40,841.59, 17.7

Don't let me down

TOTAL

JUL-23-2004 14:09



Robert E. Spillman

40' WAC ROAD
REISTERSTOWN ROAD
(MAIN STREET)
80 FT. WIDE

DON LYNCH ASSOC., INC.
4907 HARFORD ROAD
BALTIMORE, MD. 21214

Scale: 1" = 30' Date: 9/13/96

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and
The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

D.L. # 96-0715

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

No.

224847

DATE

8/30/96

ACCOUNT

R0016150

AMOUNT

\$

40.00

RECEIVED
FROM:

BETH DONAHUE.

FOR:

639 MAIN STREET.
USE PERMIT FILING FOR CLASS A ALF.

03A91#0003MICHRC

\$40.00

PA 0011:16AMDB-30-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 8/30/96

OEA: JB

HISTORIC DISTRICT/BLDG.

PERMIT #: B-
RECEIPT #: A-
CONTROL #: C-
XREF #:

PROPERTY ADDRESS: 639 main Street
SUITE/SPACE/FLOOR: Reisterstown, MD 21136
SUBDIV: BROADBENT
TAX ACCOUNT #: 18-60-013390
OWNER'S INFORMATION (LAST, FIRST): 04
NAME: David Farrell
ADDR: 64 main St., Reisterstown, MD 21136

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO X

FEE: 35.00 + 160.00 + 100.00 + 12.00
PAID: 247.00
PAID BY: APOL

INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS 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

TYPE OF IMPROVEMENT

- NEW BLDG CONST
- ADDITION
- ALTERATION
- REPAIR
- WRECKING
- MOVING
- OTHER Coc

TYPE OF USE

RESIDENTIAL

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

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

APPLICANT INFORMATION

NAME: David Farrell
COMPANY: 639 main Street, LLC
STREET: 639 main Street
CITY, ST, ZIP: Reisterstown, MD 21136
PHONE #: (410) 526-1400
APPLICANT: Elizabeth O'Connell
SIGNATURE: Elizabeth O'Connell
PLANS: CONST PLOT PLAT DATA
TENANT: OWNER
CONTR: OWNER
ENGR: SARA BROADBENT
SELLR: SARA BROADBENT

DESCRIBE PROPOSED WORK:

Change of Occupancy from residential
to Assisted Living for 15 Elderly
people. Elevator installation

A MAX OF 24.9% INCREASE (separate permit required)

OF BLDG IS PERMITTED AT DEL TO DEMO PARTITIONS & INSTALL PARTITIONS TO INSTALL

BASED ON 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY 15 RESIDENTS

EXISTING 09. CHURCH, OTHER RELIGIOUS BUILDING 3RD FL. 894 SF.

FIRST 10. FENCE (LENGTH HEIGHT) ENCLOSE PORTION OF COVERED

FLUX 11. INDUSTRIAL, STORAGE BUILDING PORCH INSIDE OF BLDG.

AREA 12. PARKING GARAGE To BE SUNROOM

13. SERVICE STATION, REPAIR GARAGE 9'x20' = 180 SF.

14. HOSPITAL, INSTITUTIONAL, NURSING HOME Pooft. seal and

15. OFFICE, BANK, PROFESSIONAL DATA WRITED

16. PUBLIC UTILITY

17. SCHOOL, COLLEGE, OTHER EDUCATIONAL

18. SIGN

19. STORE MERCANTILE RESTAURANT

SPECIFY TYPE

20. SWIMMING POOL SPECIFY TYPE

21. TANK, TOWER

22. TRANSIENT HOTEL, MOTEL (NO. UNITS)

23. OTHER ASSISTED LIVING FACILITY 8-30-96

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. 2.

ESTIMATED COST: \$5,000.00

OF MATERIALS AND LABOR

PROPOSED USE: ASSISTED LIVING FACILITY & NURSING HOME

EXISTING USE: SED

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY:

- DETACHED
- SEMI-DET.
- GROUP
- TOWNHSE
- MIDRISE
- HIRISE

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

1 FAMILY BEDROOMS

GARBAGE DISPOSAL I. Y 2. N

POWDER ROOMS

BATHROOMS

KITCHENS

CLASS 6

LIBER 46

FOLIO 12

BUILDING SIZE

FLOOR 4074

WIDTH 9

DEPTH 20

HEIGHT

STORIES

LOT #'S

CORNER LOT

1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 40841 SF

FRONT STREET

SIDE STREET

FRONT SETBK

SIDE SETBK

SIDE STR SETBK

REAR SETBK

ZONING

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING :
PUB SERV :
ENVRMNT :
PERMITS :

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

WAIVE PLANS

USE PERMIT MUST BE ISSUED
PRIOR TO BLDG PERMIT RELEASE

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 8/30/96

OEA: JB
HISTORIC DISTRICT/BLDG.

PERMIT #: B-
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PHONE #: (410) 526-1400
APPLICANT: Elizabeth Ornozh
SIGNATURE: Elizabeth Ornozh
PLANS: CONST PLOT PLAT DATA
TENANT: OWNER
CONTR: OWNER
ENGR: SARA BROADBENT
SELLR: SARA BROADBENT

5153 HOPKINS Farm Rd. Columbia, MD. 21044
USE PERMIT FILED (AT OWN RISK FOR CLASS A LE FOR 15 RESIDENTS)

DESCRIBE PROPOSED WORK:

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to Assisted Living for 15 Elderly
people. Elevator Installation

A MAX OF 24.9% INCREASE (separate permit required)

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- 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
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- STORE MERCANTILE RESTAURANT
- SWIMMING POOL

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- REINF. CONCRETE

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GARBAGE DISPOSAL 1. Y 2. N
POWDER ROOMS

BATHROOMS
KITCHENS

CLASS 6
LIBER 46 FOLIO 12

BUILDING SIZE

FLOOR 4074
WIDTH 9
DEPTH 20
HEIGHT
STORIES
LOT #'S
CORNER LOT
1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 4084 SF
FRONT STREET
SIDE STREET
FRONT SETBK
SIDE SETBK
SIDE STR SETBK
REAR SETBK
ZONING

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING :
PUB SERV :
ENVRMNT :
PERMITS :

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

WAIVE PLANS

USE PERMIT MUST BE ISSUED
PRIOR TO BLDG PERMIT RELEASE

Zoning Use Permit
Plan for Class "A"
Assisted Living Facility
Located at

639 main Street
Reisterstown, MD 21136
4th Election District

Property Owner: 639 main St. LLC
639 main Street
Reisterstown, MD 21136

Date: 8/12/96

Phone # (410) 526-1400

Lot size = 40,841 sq ft

Zoning map 15-J NW

Zone: RO/DR5.5

Area required for 15 Beds = 22,000 sq ft

Parking = 1 space for every
3 Beds = 5 parking spaces

(Parking is existing on site)
All parking is permanently
striped on MACADAM.

Existing Floor areas =

1st Floor = 1,491 sq ft EXISTING

2nd Floor = 1,466 sq ft EXISTING

3rd Floor = 1,213 sq ft EXISTING

Total = 4,170 sq ft

Basement for storage
and mechanical equipment

SEE FLOOR PLANS

Tax map 48, Grid 23, Parcel 496



Density Calculations

For 15 Beds DR5.5
10,000 sq ft For 7 Beds +
1,500 sq ft For each Added
Bed. 10,000 sq ft
+ 12,000 sq ft

22,000 sq ft

Required for 15 Beds
Note and check one

There have been ☐

There have not been ☒

Exterior Enlargements to this
Building in the past 5 years.

The undersigned are
responsible for the
accuracy of the
information on this
Plan (owners)

David Farrell

Print name

8/30/96

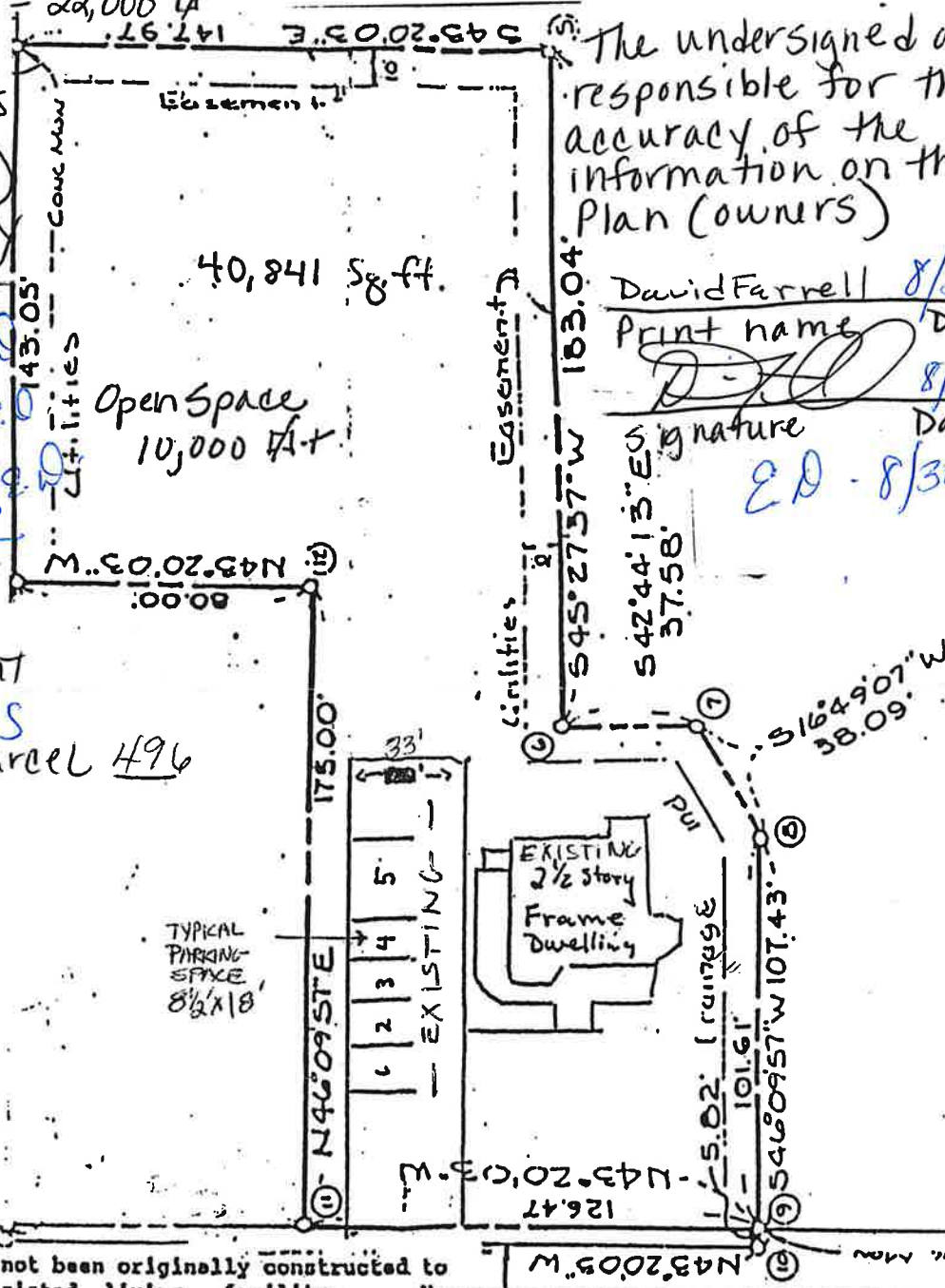
Date

Signature

8/30/96

Date

ED - 8/30/96



"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 TRUCIES OR BE VARRINXED

SCALE 1" = 50'

Zoning Use Permit
Plan for Class "A"
Assisted Living Facility
Located at
639 Main Street
Reisterstown, MD 21136
4th Election District
Property Owner: 639 Main St. LLC
639 Main Street
Reisterstown, MD 21136
Date: 8/12/96

Phone # (410) 526-1400

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Total = 4,170 sq ft

Basement for storage
and mechanical equipment

SEE FLOOR PLANS

Tax map 48, Grid 23, Parcel 496



Density Calculations
For 15 Beds DR5.5
10,000 sq ft For 7 Beds +
1,500 sq ft For each Added
Bed. 10,000 sq ft
+ 12,000 sq ft
22,000 sq ft

Required for 15 Beds
Note and check one

There have been ☐
There have not been ☒

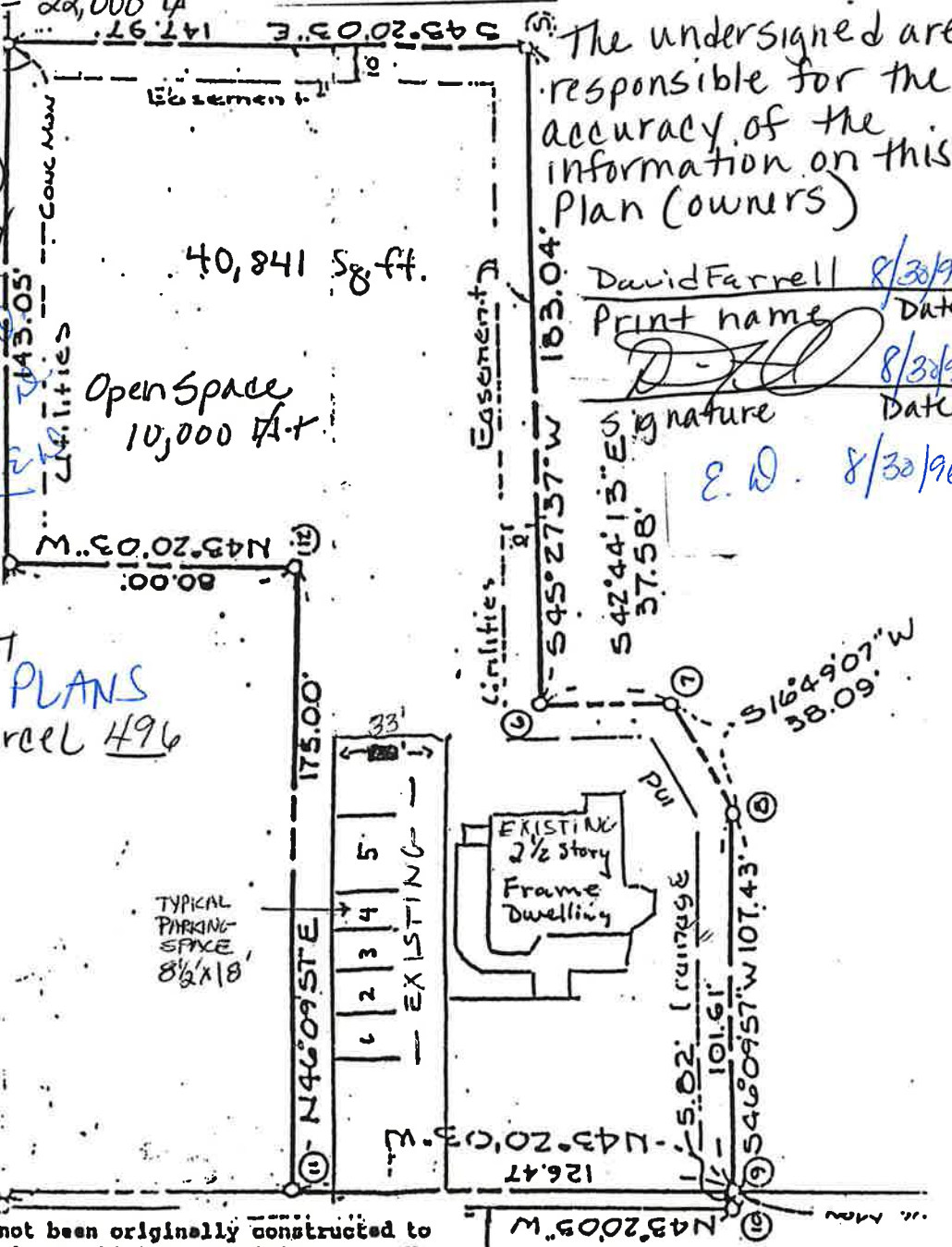
Exterior Enlargements to this
Building in the past 5 years.

The undersigned are
responsible for the
accuracy of the
information on this
Plan (owners)

David Farrell 8/30/96
Print name Date

[Signature] 8/30/96
Signature Date

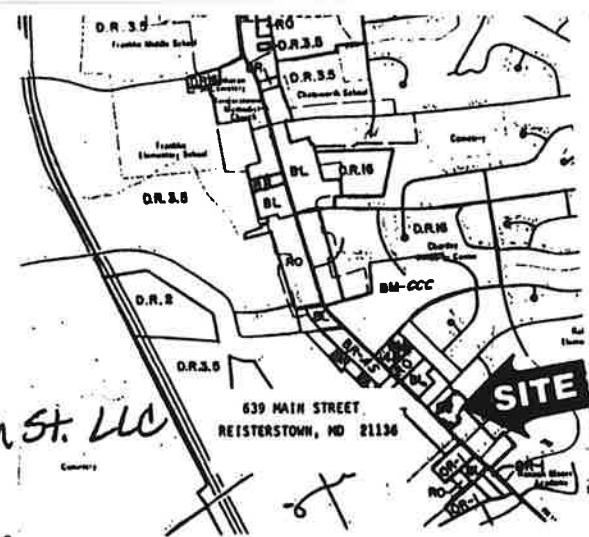
E.D. 8/30/96



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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 EXTERIOR AND ZONING SIGN RULES OR BE VARIANCED

SCALE 1"=50'

Plan for Class "A"
 Assisted Living Facility
 Located at
 639 Main Street
 Reisterstown, MD 21136
 4th Election District
 Property Owner: 639 Main St. LLC
 639 Main Street
 Reisterstown, MD 21136



Density Calculations
 For 15 Beds DR5.5
 10,000 sq ft For 7 Beds -
 1,500 sq ft For each Additional Bed.
 10,000 sq ft
 + 12,000 sq ft

 22,000 sq ft
 Required for 15 Beds
 Note and check one

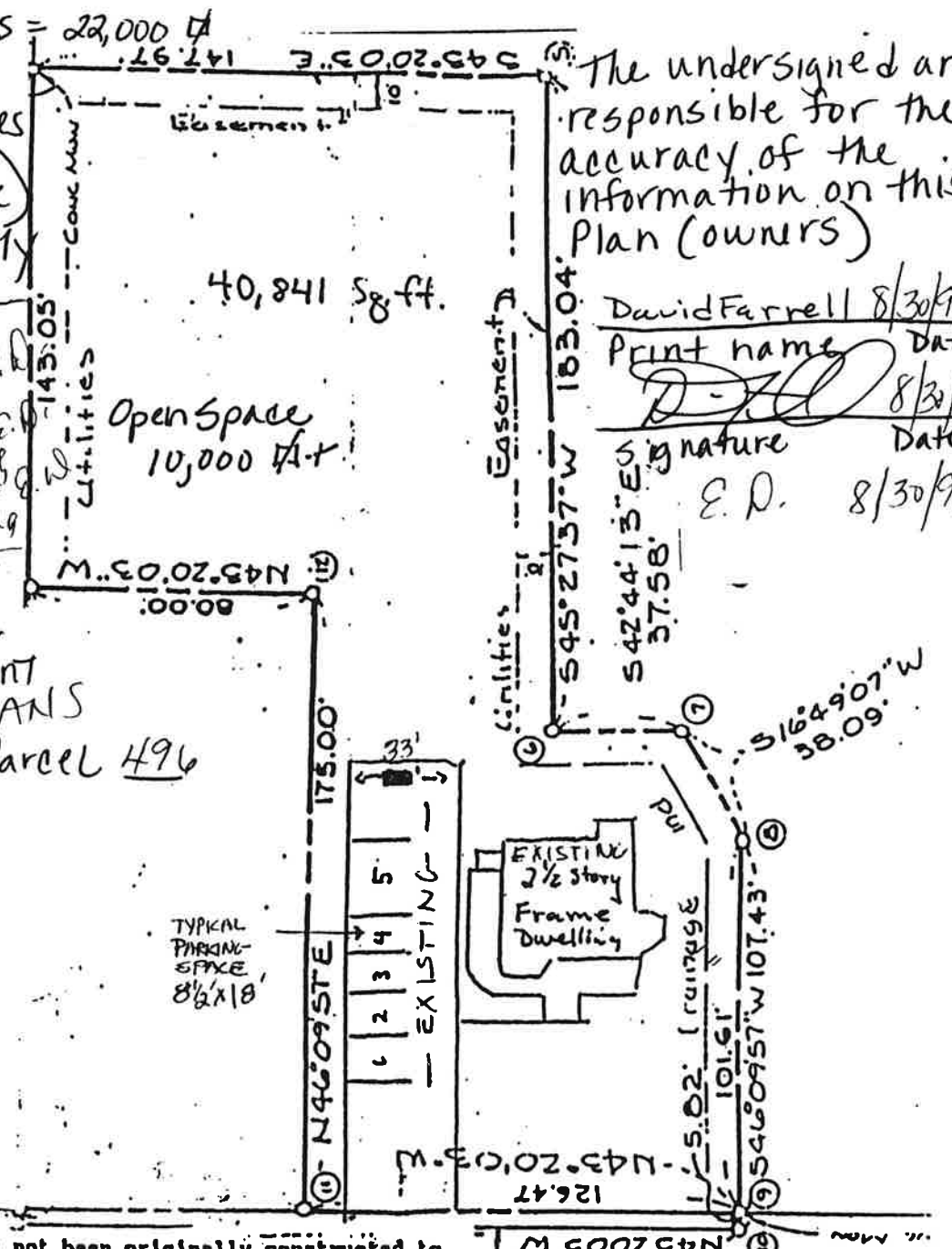
There have been ☐ Exterior Enlargements to the Building in the past 5 years
 There have not been ☒ Exterior Enlargements to the Building in the past 5 years

Date: 8/12/96
 Phone # (410) 526-1400
 Lot Size = 40,841 sq ft
 Zoning map 15-J NW
 Zone: R0/DR5.5

Area required for 15 Beds = 22,000 sq ft
 Parking = 1 space for every 3 Beds = 5 parking spaces
 Parking is existing on site
 All parking is permanently striped on macadam.

Existing Floor areas =
 1st Floor = 1,491 sq ft EXISTING
 2nd Floor = 1,466 sq ft EXISTING
 3rd Floor = 1,213 sq ft EXISTING
 Total = 4,170 sq ft

Basement for storage and mechanical equipment
 SEE FLOOR PLANS
 Tax map 48, Grid 23, Parcel 496



The undersigned are responsible for the accuracy of the information on this Plan (owners)

David Farrell 8/30/96
 Print name Date
 Signature Date
 E.D. 8/30/96

"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) to the exterior of the building (beyond the closure 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 BZZR AND ZONING SIGN RULES OR BE VANDALIZED

SCALE 1"=50'

REVISE THIS PLAN FOR ANY & ALL CHANGES & SUBMIT PER 8/29/05 LTR + 50.00 FEE (ZONING REVIEW)

Zoning Use Permit
 Plan for Class "A"
 Assisted Living Facility
 Located at
 639 Main Street
 Reisterstown, MD 21136
 4th Election District

Property Owner: 639 Main St. LLC
 639 Main Street
 Reisterstown, MD 21136

Date: 8/12/96
 Phone # (410) 526-1400
 Lot Size = 40,841 sq ft
 Zoning map 15-J NW
 Zone: RO/DR5.5

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 Total = 4,170 sq ft

Basement for storage
 and mechanical equipment
 SEE FLOOR PLANS

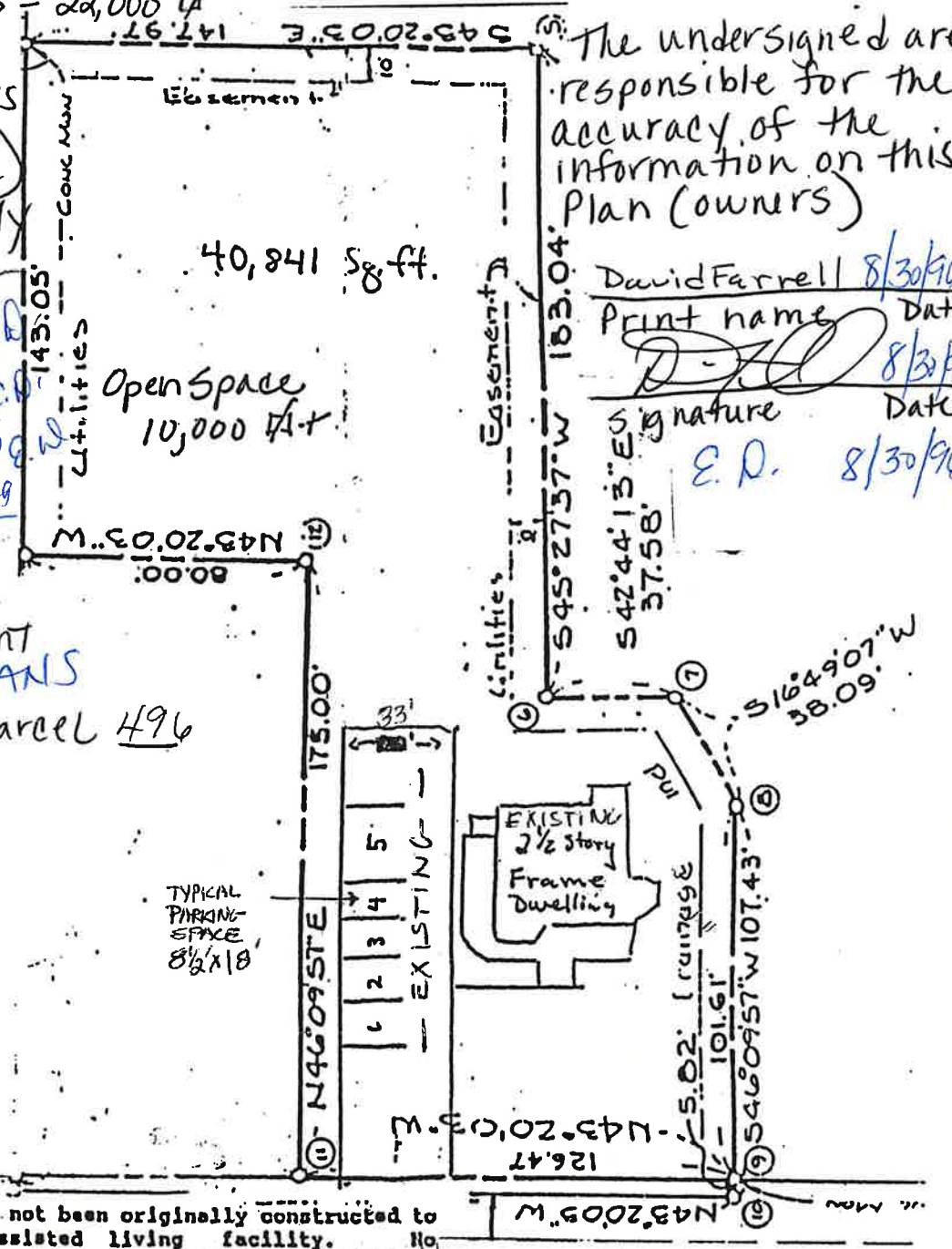
Tax map 48, Grid 23, Parcel 496



Density Calculations
 For 15 Beds DR5.5
 10,000 sq ft For 7 Beds +
 1,500 sq ft For each Added
 Bed. 10,000 sq ft
 + 12,000 sq ft
 22,000 sq ft

Required for 15 Beds
 Note and check one

There have been ☐
 There have not been ☒
 Exterior Enlargements to this
 Building in the past 5 years



"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

SCALE 1"=50'



639 main Street
~~WEST~~ Side



635 main Street



634 main Street



638 main Street



655 main Street

639 main Street
Reisterstown, MD
21136

639 main Street
Reisterstown, MD 21136



639 main Street
Front Entrance



639 main Street
Rear Entrance (Right)



639 main Street
Rear Entrance (Left)



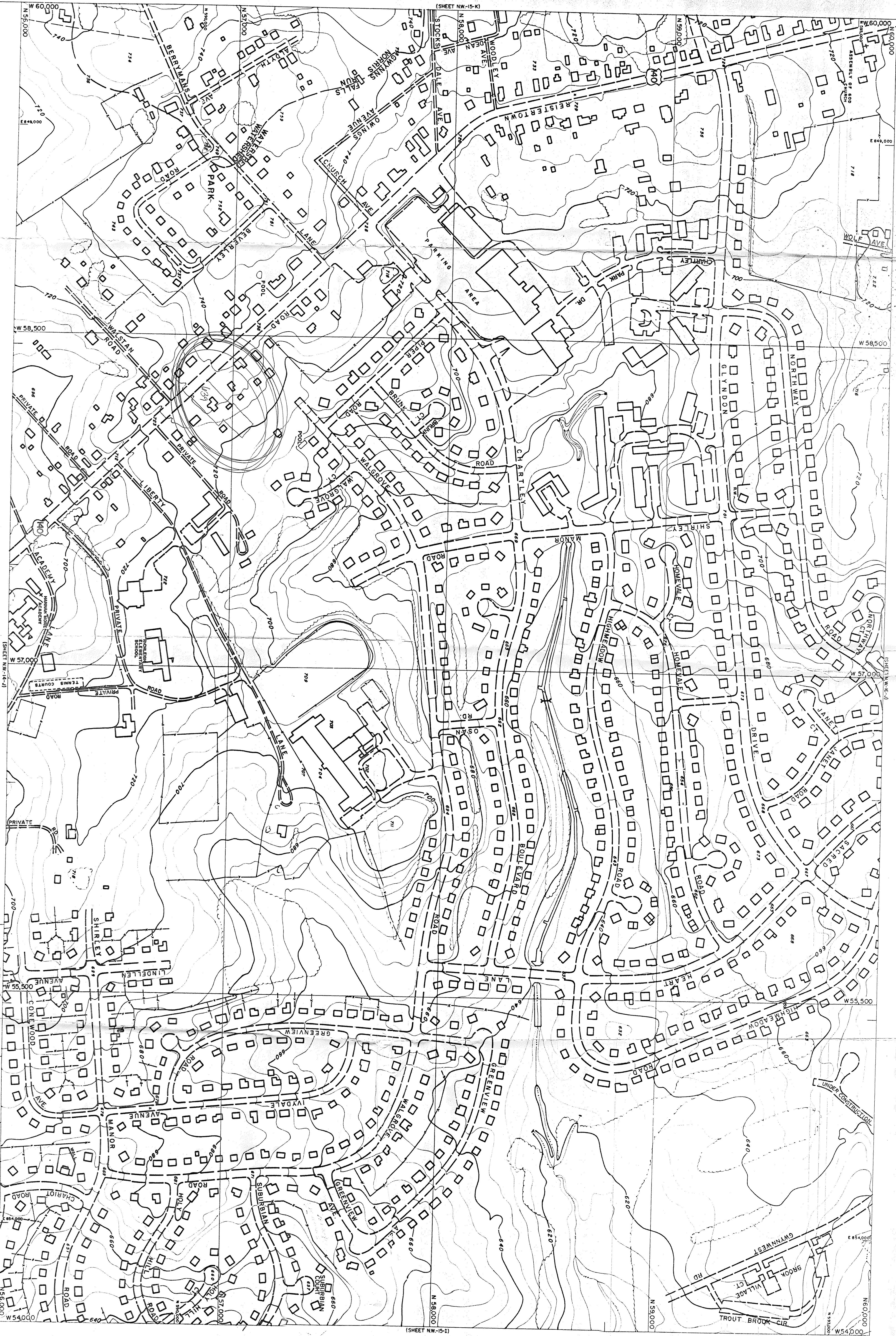
639 main Street
East Side

BAITMORE COUNTY METROPOLITAN AREA

PHOTOGRAMMETRIC MAP OF

Y-NE T-NW
X-SE W-SW

REVISIONS		SCALE		LOCATION	
BY	DATE	DATE	1" = 200'		SHEET
MAPS, INC.	4-11-70			REISTERSTOWN	N.W.
3/22/83					
Topographic		DATE OF			



(SHEET NW-15-K)

(SHEET NW-15-I)



Y-NE T-NW

PHOTOGRAMMETRIC MAP OF

REVISIONS
BY DATE SCALE
1" = 200'

LOCATION
SHEET

REISTERSTOWN

52'-0"

REMOVE OPEN STAIR

NEW OPEN STAIRS

NEW OPEN CROSS STAIR

DINING ROOM
104

ELEVATOR

POND 108

KITCHEN
101

BN

LAUNDRY
111BEDROOM 1
112

EXISTING OPEN PORCH

CORRIDOR
106

3' x 6'

CORRIDOR
110

3' x 6'

BATH
114

3' x 6'

BEDROOM 2
113

CHAIR

STAIR

PRM
115PARLOR 2
116

REMOVE

FOYER
101

PARLOR

PUMPING CHASE

EXISTING OPEN PORCH

SOLARIUM
105ENCLOSED EXISTING
PORCH to be
enclosed

REMOVE

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

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3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

3' x 6'

FIRST FLOOR AS EXISTING FOR THE PAST 5 YEARS

A Main Building	1,296 sf	Purple
B Front bay	40 sf	Yellow
C Side bay	40 sf	Green
D Rear bay	65 sf	Brown
E Open Porch	not incl.	
TOTAL AREA	1,441 sf	

24.9% of First Fl 371 sf

ADDITIONS Living space Non-Living space

Elevator (2nd Fl.) shaft		
Elevator (3rd Fl.) shaft		
Atrium (glass enclosure)		
Elevator lobby	30 sf	Red - 2nd Floor
Elevator lobby	40 sf	Black - 3rd Floor
Bd. Rm. additions	301 sf	Orange
TOTAL	371 sf	

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 section 413.1 BCZR and zoning sign policies or be variances.

[Signature] 8/29/96

RM
SOVICH
ARCHI
TECTU
R

89
DUN
KIRK
ROAD
BALTI
MORE
MARY
LAND
21212

410
377
5487

Design for Aging

PROJECT:

RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 11 AUG. 1996

FIRST FLOOR
PLAN

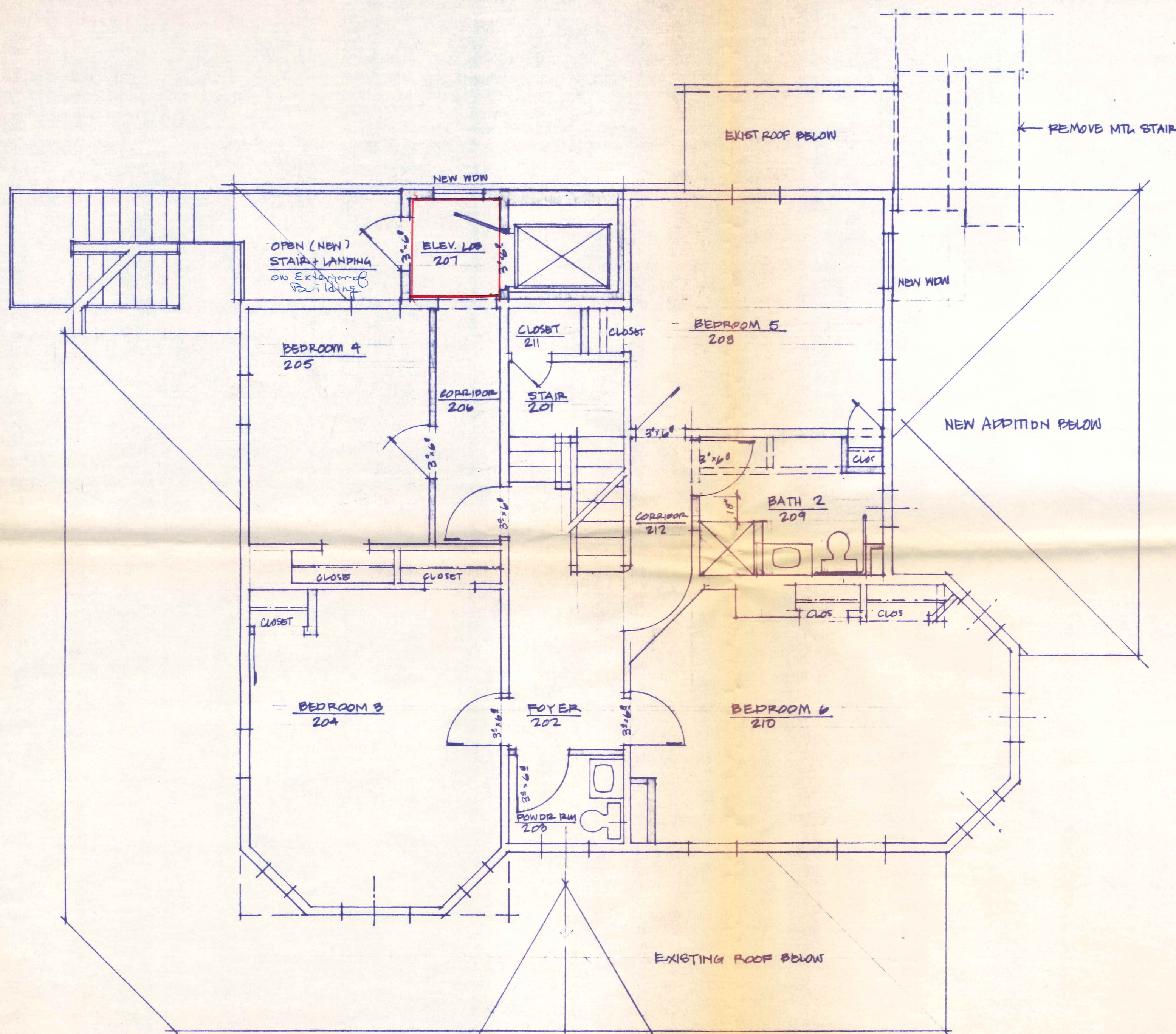
A1

**RM
SOVICH
ARCHI
TECTU
R**

89
DUN
KIRK
ROAD
BALTI
MORE
MARY
LAND
21212

410
377
5487

Design for Aging



PROJECT:

RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 19 AUG. 1996

SECOND
FLOOR PLAN

A2

**RM
SOVICH
ARCHI
TECTU
R**

89
DUN
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MARY
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21212

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377
5487

Design for Aging

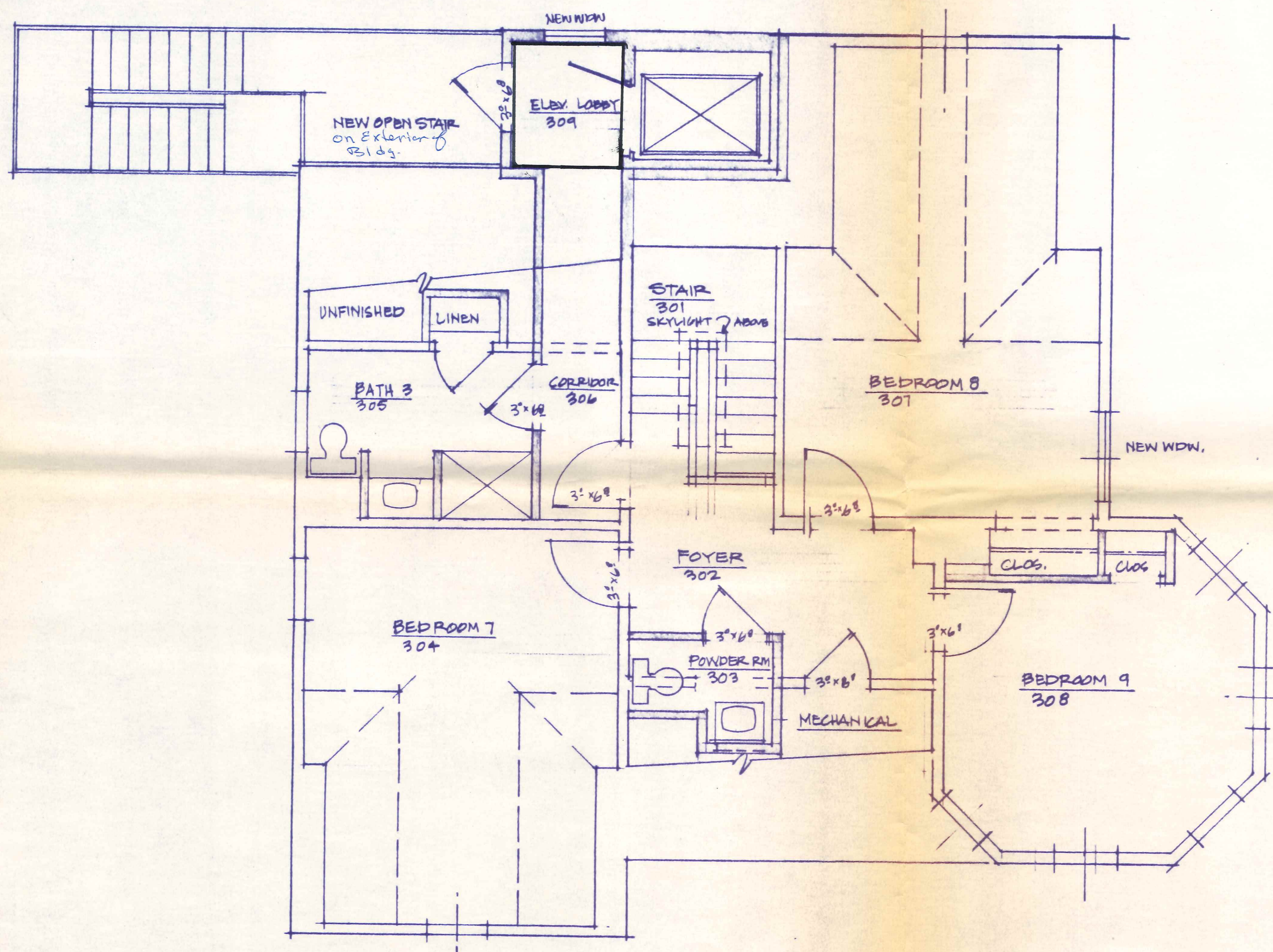
PROJECT:

RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 19 AUG. 1996

THIRD FLOOR
PLAN

A3



USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 11th day of SEPTEMBER, 1996, that 637 MAIN ST. REISTERSTOWN MD. should be and the same is hereby granted permission to operate a CLASS "A" ELDERLY ASSISTED LIVING FACILITY (ALF) FOR A MAXIMUM OF 15 ALF RESIDENTS

Permit Number

John Carl Jablon
Director, Zoning Administration & Development Management

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 11TH day of SEPTEMBER, 1976, that 637 MAIN ST. REISTERSTOWN MD. should be and the same is

(street address)

hereby granted permission to operate a CLASS "A" ELDERLY ASSISTED LIVING FACILITY (ALF) FOR A MAXIMUM OF 15 ALF RESIDENTS

Permit Number

[Signature]
Director, Zoning Administration & Development Management

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

639 Main St, LLC, 639 Main St., Reisterstown, MD 21136 410-526-1400
Print Name of Applicant Address Telephone Number
Lot Address 639 Main St. Reisterstown Election District 4th Councilmanic District 3 Square Feet 40,841^{sq}
Lot Location: NE S W side/corner of Regentown Rd, 1/4 mile North of Franklin Blvd. feet from NE S W corner of _____ (street)
Land Owner: 639 Main St. LLC (David Farrell) Tax Account Number 18-00-013390
Address: 639 Main St, Reisterstown MD 21136 Telephone Number (410) 526-1400

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

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 WAIVED
5. Photographs (please label all photos clearly)
Adjoining Buildings
Surrounding Neighborhood
6. Current Zoning Classification: RO

PROVIDED?		Accepted for filing by Date: 8/30/96
YES	NO	
☒	☐	
☒	☐	
☒	☐	
☒	☐	
☒	☐	
☒	☐	
☒	☐	

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: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 9/9/96

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

PDM ALF # _____

Permit No. (if required) B _____

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Department of Permits & Development Management

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Print Name of Applicant Address Telephone Number

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Lot Location: N E S W/side/corner of Reisterstown Rd, 1/4 mile North of Franklin Blvd feet from N E S W corner of _____ (street)

Land Owner: 639 Main St. LLC (David Farrell) Tax Account Number 18-00-013390

Address: 639 Main St, Reisterstown MD 21136 Telephone Number (410) 526-1400

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by _____ Date: <u>8/20/96</u>
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): <i>available</i> 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 <u>WAIVED</u>	☐	☒	
5. Photographs (please label all photos clearly)	☒	☐	
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>RO</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: _____
for the Director, Office of Planning and Community Conservation

Date: _____

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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Lot Location: NE S W side/corner of Reisterstown Rd, 1/4 mile North of Franklin Blvd. feet from NE S W corner of _____ (street)

Land Owner: 639 Main St. LLC (David Farrell) Tax Account Number 18-00-013390

Address: 639 Main St, Reisterstown MD 21136 Telephone Number (410) 326-1400

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	
1. This Recommendation Form (3 copies)	☒	☐	Accepted for filing by <u>[Signature]</u> Date: <u>8/30/96</u>
2. Permit Application (If available)	☒	☐	
3. Site Plan	☒	☐	
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4. Building Elevation Drawings <u>WAIVED</u>	☐	☒	
5. Photographs (please label all photos clearly)	☒	☐	
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>RO</u>			

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

RECOMMENDATIONS / COMMENTS:

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for the Director, Office of Planning and Community Conservation

Date: 9/9/96

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RECOMMENDATION FORM

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Department of Permits & Development Management

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Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☒	☐	
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5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>RO</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: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 9/9/96

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 29, 2005

Catherine Best, R.N.
Best Care Assisted Living
639 Main Street
Reisterstown, Maryland 21136

Re: 639 Main Street
Reisterstown, Maryland
4th Election District

Dear Ms. Best,

This is a zoning response to your request for zoning approval to continue a previously approved and utilized class "A" assisted living facility (ALF) for 15 beds at the above location.

Based upon your information and a review of the zoning case file for the use permit for a 15 bed assisted living facility, staff confirms that the zoning use permit was approved and issued on September 11, 1996. A check of the current zoning map #048C3 shows that the site is now predominately zoned RO, therefore; the zoning density under which it was approved (DR 5.5/RO) remains unchanged for purposes of this review.

A copy of the original approved use permit site plan is provided with this response for your information. This office can approve continuation of the use as shown on this plan (for zoning review only) subject to the following: You will need to file (with our office) a set of three revised confirmation of conditions plans based on the original copy we are sending you. Revise these for all changes in the information on ownership, etc. and accompany this with a \$50.00 fee payable to Baltimore County for a revised (ALF) use permit review. Please be aware that this approval does not supercede any other agencies licensing or approval requirements. The responsibility of obtaining any such approvals will remain with you.

The zoning use permit file, which includes more detailed information, is available for your review in this office as a public record. A check of the current code enforcement records does not indicate any current violations.

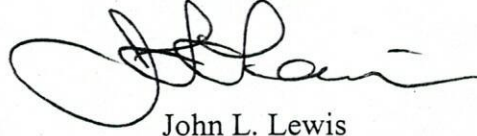
Please reference this response on future plans and provide a copy of this letter when submitting the above referenced revision plans and fee.

I trust that the information provided is sufficiently detailed and responsive to the request. If you need further information, have any questions or are ready to file the revisions, please do not hesitate to contact me at 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info



Very truly yours,

A handwritten signature in black ink, appearing to read 'John L. Lewis', with a large, stylized initial 'J'.

John L. Lewis
Planner II
Zoning Review

JLL/ clb

C: ALF file

BestCare Assisted Living

639 Main Street
Reisterstown, MD 21136
410-526-2433

To: JLL
See Me - Carl
8/17/05
CODE ENF.
NO VIOLATIONS

August 12, 2005

Dear Zoning Use Permit Department,

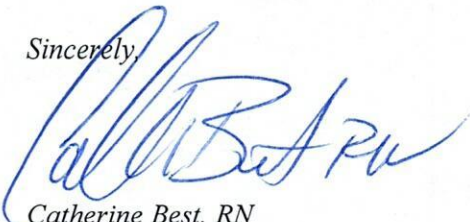
I, Catherine Best, RN, have purchased a property in Baltimore County 639 Main Street, Reisterstown, MD 21136. It was previously a 15 bed assisted living facility (see enclosed zoning permit and previous owners license to operate an assisted living)

I would like to also use the property for an assisted living facility. Is there anything I need from the Zoning office (other than the enclosed cert.)?

I have had the fire marshal inspect the property and it did pass(enclosed copy), I am awaiting my Assisted Living License from the DHMH.

Thanks again and I/we look forward to seeing you soon.
Please feel free to call me with any questions at cell 410-596-5863.

Sincerely,



Catherine Best, RN
BestCare Assisted Living, LLC
bestcarenurses@adelphia.net



**BALTIMORE COUNTY FIRE DEPARTMENT
INVESTIGATIVE SERVICES
FIRE INSPECTION REPORT**

CHECK IF NEW ☐

DATE 7/18/05	BOX 410-1	OCC 329	HI-RISE	C/SR/PERMIT	UNITS	PAGE 1 OF
ADDRESS # 639	DIR.	STREET Main St			SUITE/APT	ZIP 21136
OCCUPANCY Best Care Assisted Living					PHONE 410-526-5180	
OWNER/REP			BLDG. OWNER NAME & ADDRESS			
BUSINESS OWNER NAME & ADDRESS			FORMER OCC.			

CODE #	ACTION REQUIRED	LOCATION	COMPTD
	Fire Alarm & Sprinklers meets NFPA code's		
	Alarm & Sprinklers Tested: Automated Protection Monitoring Co. - Alarm Watch		
	Per # DL17338		
	Class B indicating & signal circuits		

REINSPECTION

RE-INSP. DT. / /	INSP. NAME	DT. COMPT. / /
RE-INSP. DT. / /	INSP. NAME	DT. COMPT. / /
RE-INSP. DT. / /	INSP. NAME	DT. COMPT. / /

INSPECTED BY Kelly Hill	RECEIVED BY Frank R. Hargis	REFERRAL APPROVED BY:	
SIGNATURE	COMPLETED	CAPT.	DATE
COURT ACTION	COURT DATE / /	B.C.	DATE

STATION	PHONE 887-	FIRE PREV. OFF.	FP#	PHONE 887-
---------	------------	-----------------	-----	------------

*** N O T I C E ***

ALL APPEALS BEYOND THE SCOPE OR CHAIN OF COMMAND OF THE FIRE DEPARTMENT, SHALL FOLLOW THE PROCEDURES AS INDICATED IN THE "FIRE PREVENTION CODE OF BALTIMORE COUNTY."

APPEALS: ANY PERSON AGGRIEVED BY AN ORDER, DECISION, INTERPRETATION OR ACTION OF THE FIRE OFFICIAL, BASED UPON OR MADE IN THE COURSE OF THE ADMINISTRATION OR ENFORCEMENT OF THE "FIRE PREVENTION CODE OF BALTIMORE COUNTY" MAY APPEAL TO THE COUNTY BOARD OF APPEALS AS PROVIDED IN ARTICLE VI OF THE BALTIMORE COUNTY CHARTER.

EACH PETITION REQUEST SHALL BE FILED ON FORMS PROVIDED BY THE COUNTY BOARD OF APPEALS.



MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
OFFICE OF HEALTH CARE QUALITY
SPRING GROVE CENTER
BLAND BRYANT BUILDING
55 WADE AVENUE
CATONSVILLE, MARYLAND 21228

License No. 03AL195

Registration No. 7235

Issued to:

639 MAIN STREET, LLC
639 MAIN STREET
REISTERSTOWN, MD 21136

Type of Facility or Community Program:
Assisted Living

Number of Beds:
15

Level of Care:
3

Date Issued: February 9, 2003

Expiration Date: February 8, 2004

Renewal Option:

to

Waivers:

Renewal License Replaces License #5899

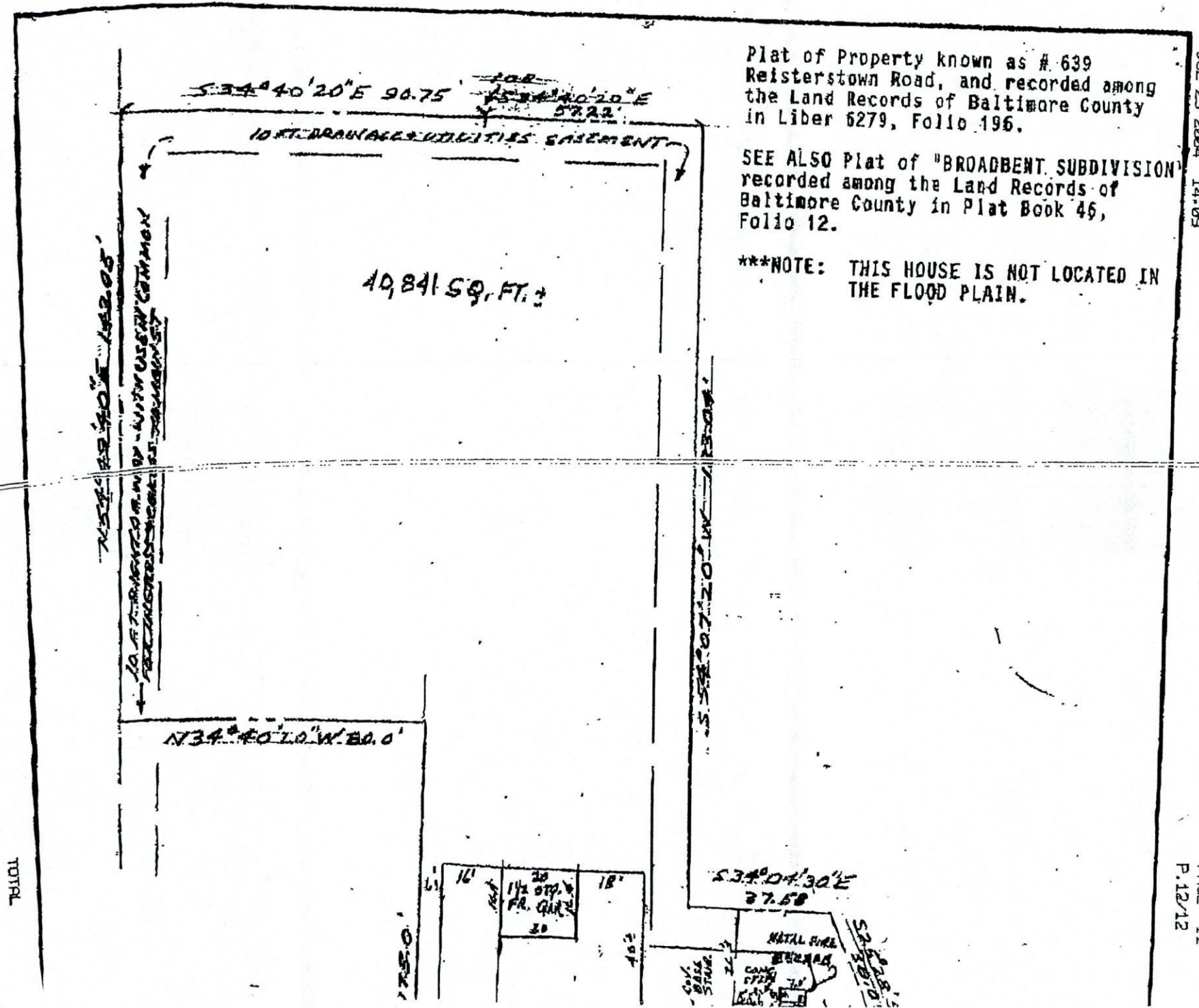
Authority to operate in this State is granted to the above entity pursuant to The Health-General Article, Title 19 § 1801, et. seq., Annotated Code of Maryland, 1996 replacement volume, and subsequent supplements to any and all statutory provisions, including all applicable rules and regulations promulgated thereunder. This document is not transferable.

Director

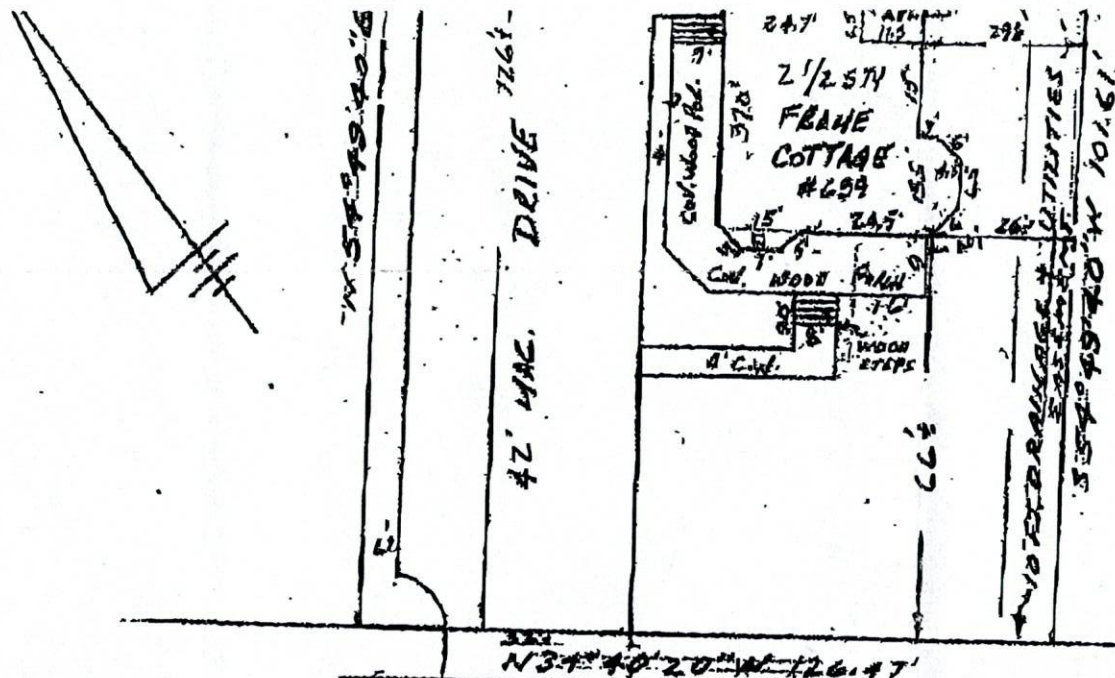
Plat of Property known as # 639
Reisterstown Road, and recorded among
the Land Records of Baltimore County
in Liber 6279, Folio 196.

SEE ALSO Plat of "BROADBENT SUBDIVISION"
recorded among the Land Records of
Baltimore County in Plat Book 46,
Folio 12.

***NOTE: THIS HOUSE IS NOT LOCATED IN
THE FLOOD PLAIN.



TOTAL



N 34° 40' 20\"/>

5' C.W.

MAC ROAD

40' MAC ROAD

REISTERSTOWN ROAD

(MAIN STREET)

80 FT. WIDE



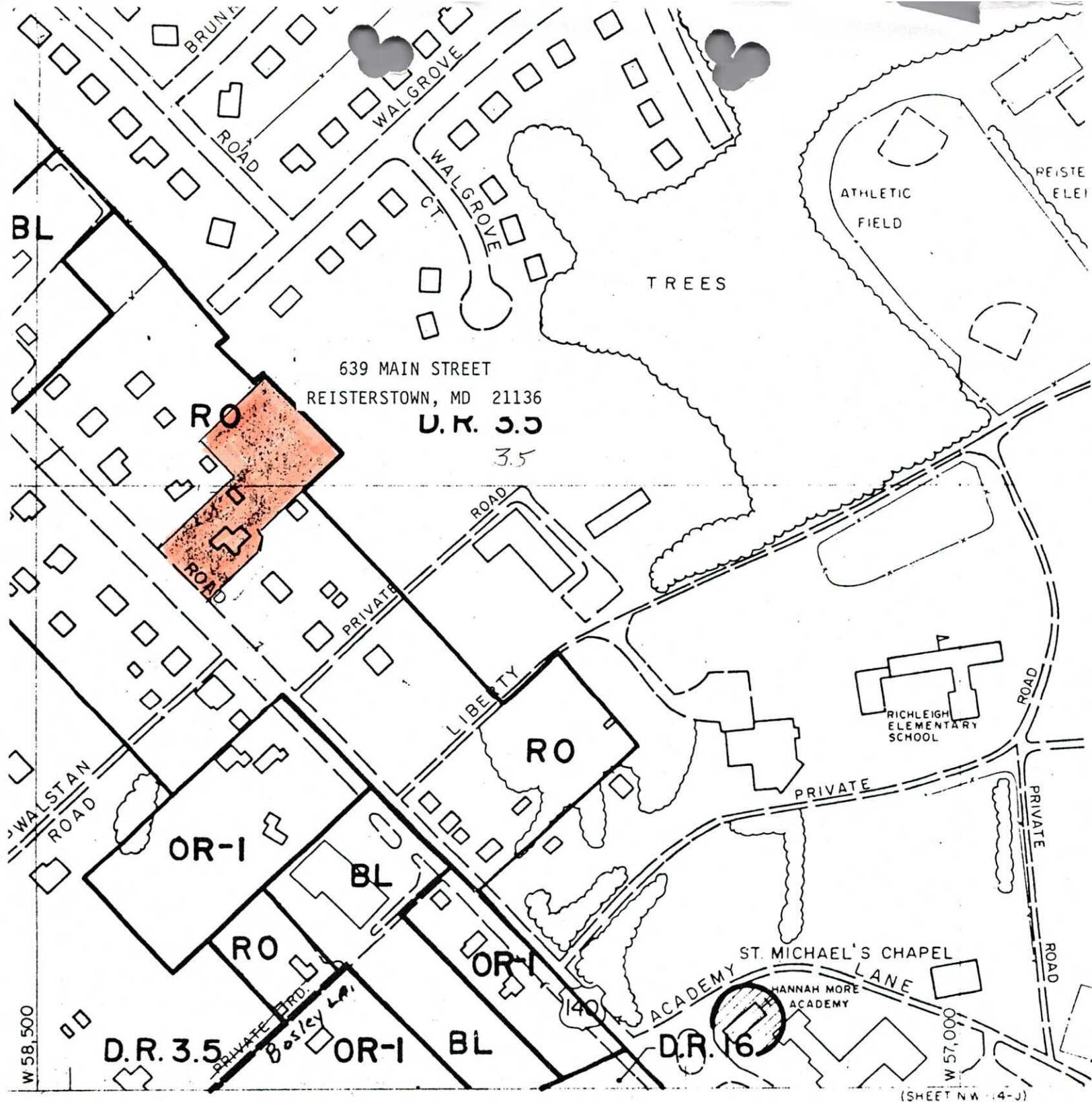
Robert E. Sheldman

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing;
 The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and
 The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

DON LYNCH ASSOC., INC.
4907 HARFORD ROAD
BALTIMORE, MD. 21214

Scale: 1" = 30'

Date: 9/13/96



BALTIMORE C OFFICE OF PLANNING OFFICIAL ZON

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 29, 2005

Catherine Best, R.N.
Best Care Assisted Living
639 Main Street
Reisterstown, Maryland 21136

Re: 639 Main Street
Reisterstown, Maryland
4th Election District

Dear Ms. Best,

This is a zoning response to your request for zoning approval to continue a previously approved and utilized class "A" assisted living facility for 15 beds at the above location.

Based upon your information and a review of the zoning case file for the use permit for a 15 bed assisted living facility, confirms that the zoning use permit was approved and issued on September 11, 1996. A check of the current zoning map #048C3 shows that the site is now predominately zoned RO, therefore; the zoning density under which it was approved (DR 5.5/RO) remains unchanged for purposes of this review.

A copy of the original approved use permit site plan is provided with this response for your information. This office can approve continuation of the use as shown on this plan (for zoning review only) subject to the following: You will need to file (with our office) a set of three revised confirmation of conditions plan based on the original copy we are sending you, the information on ownership, etc. and accompanying this with a \$50.00 fee payable to Baltimore County for a revised use (ALF) permit review. Please be aware that this approval does not supercede any other agencies licensing or approval requirements. The responsibility of obtaining any such approval will remain with you.

The zoning use permit file, which includes more detailed information, is available for your review as a public record. A check of the current code enforcement records does not indicate any current violations.

Please reference this response on and provide a copy of this letter when submitting the above referenced revision plans.

I trust that the information provided is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info



Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL/ clb

C: ALF file

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
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August 29, 2005

Catherine Best, R.N.
Best Care Assisted Living
639 Main Street
Reisterstown, Maryland 21136

Re: 639 Main Street
Reisterstown, Maryland
4th Election District

Dear Ms. Best,

This is a zoning response to your request for zoning to continue a previously approved and utilized class "A" assisted living facility for 15 beds at the above location.

Based upon your information and a review of the Zoning Case File for the use permit for a 15 bed assisted living facility confirms that the zoning use permit was approved and issued on September 11, 1996. A check of the current zoning map #048C3 shows that the site is now predominately zoned RO, therefore; the zoning density under which it was approved (DR 5.5/RO) remains unchanged for purposes of review.

A copy of the original approved use permit site plan is provided for your information. This office approves continuation of the use as shown on this plan for zoning review only. Please be aware that this approval does not supercede any other agencies licensing or approval requirements. The responsibility of obtaining any such approval will remain with you. You will need to file (with our office) an updated confirmation plan based on the one we are sending you, revising the information on ownership, etc. along with a \$50.00 fee payable to Baltimore County for a revised use permit.

The zoning use permit file, which includes more detailed information, is available for your review as a public record. A check of the current code enforcement records does not indicate any current violations.

Please reference this response and provide a copy with the above referenced revision plans.

I trust that the information provided is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.



Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL/ clb

C: ALF file

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

No.

224847

DATE

8/30/96

ACCOUNT

R0016150

AMOUNT

\$ 40.00

RECEIVED
FROM:

BETH DONAHUE.

FOR:

639 MAIN STREET.
USE PERMIT FILING FOR CLASS A ALF.

03A91#0003MICHRC

\$40.00

PA 0011:16AMDB-30-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CC TO
ALF FILE

048C3

RE: 639 MAIN ST.
REISTERSTOWN MD
4TH ED.

Dear Ms. Best:

This is a ^{for zoning} young response to your request approval to ~~use~~ ^{continue} a previously approved and utilized class "A" assisted living facility for 15 beds at the above location.

Based on your information and a ~~review~~ ^{re-review} of the zoning ~~case~~ file for the ~~issued~~ use permit for a 15 bed assisted living facility confirms that it was approved the zoning use permit was approved and issued on 9/11/96.

A check of the current zoning map #048C3 shows that the site is now predominately zoned ~~R-2~~ ^{R-20} therefore; ^{zoning} the density ~~under~~ which it was approved (DR5.5/R0) remains unchanged for purposes of the review

A copy of the ^{original} approved use permit site plan is provided for your information. This office approves ~~approved~~ continuation of the use as ~~shown~~ ^{shown on this plan} for zoning review only. Please be aware that this approval does not supersede any other agencies licensing or approval requirements.

The responsibility of obtaining any such approval will remain with you. (without office) confirmatory you will need to file an updated ~~plan~~ ^{use permit} based on

the one we are sending you revising the information on ownership etc. along with a 50.00 fee payable to Balto County for a renewed use permit.

The zoning use permit file which includes more detailed ~~and~~ information is available

for your review as a public record.

A check of the current code enforcement records does not indicate any current violations.

I hope that ... VTY

Please reference this response and provide a copy with the above referenced revision plan.

I hope that ... VTY

Zoning Use Permit
Plan for Class "A"
Assisted Living Facility
Located at
639 Main Street
Reisterstown, MD 21136
4th Election District
Property Owner: 639 Main St. LLC
639 Main Street
Reisterstown, MD 21136



Density Calculations
For 15 Beds DR5.5
10,000 sq ft For 7 Beds +
1,500 sq ft For each Added
Bed. 10,000 sq ft
+ 12,000 sq ft

22,000 sq ft
Required for 15 Beds
Note and check one

Date: 8/12/96
Phone # (410) 526-1400
Lot size = 40,841 sq ft
Zoning map 15-J NW
Zone: RO/DR5.5

There have been ☐
There have not been ☒
Exterior Enlargements to this
Building in the past 5 years.

Area required for 15 Beds = 22,000 sq ft
Parking = 1 space for every
3 Beds = 5 parking spaces
(Parking is existing on site)
All parking is permanently
striped on MACADAM.

Existing Floor areas =
1st Floor = 1,491 sq ft EXISTING
2nd Floor = 1,466 sq ft EXISTING
3rd Floor = 1,213 sq ft EXISTING
Total = 4,170 sq ft E.D.



The undersigned are
responsible for the
accuracy of the
information on this
Plan (owners)

David Farrell 8/30/96
Print name Date
Signature Date
E.D. 8/30/96

Basement for storage
and mechanical equipment
SEE FLOOR PLANS
Tax map 48, Grid 23, Parcel 496

"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 TRUCIES OR BE VARIANCED

SCALE 1"=50'

Plan for Class "A"
Assisted Living Facility
Located at
639 Main Street
Reisterstown, MD 21136
4th Election District

Property Owner: 639 Main St. LLC
639 Main Street
Reisterstown, MD 21136

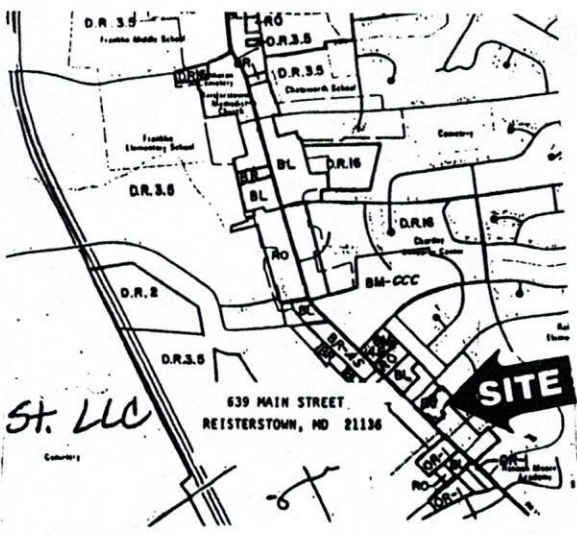
Date: 8/12/96
Phone # (410) 526-1400
Lot size = 40,841 sq ft
Zoning map 15-J NW
Zone: R0/DR5.5

Area required for 15 Beds = 22,000 sq ft

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3 Beds = 5 parking spaces
Parking is existing on site
All parking is permanently
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Basement for storage
and mechanical equipment
SEE FLOOR PLANS
Tax map 48, Grid 23, Parcel 496



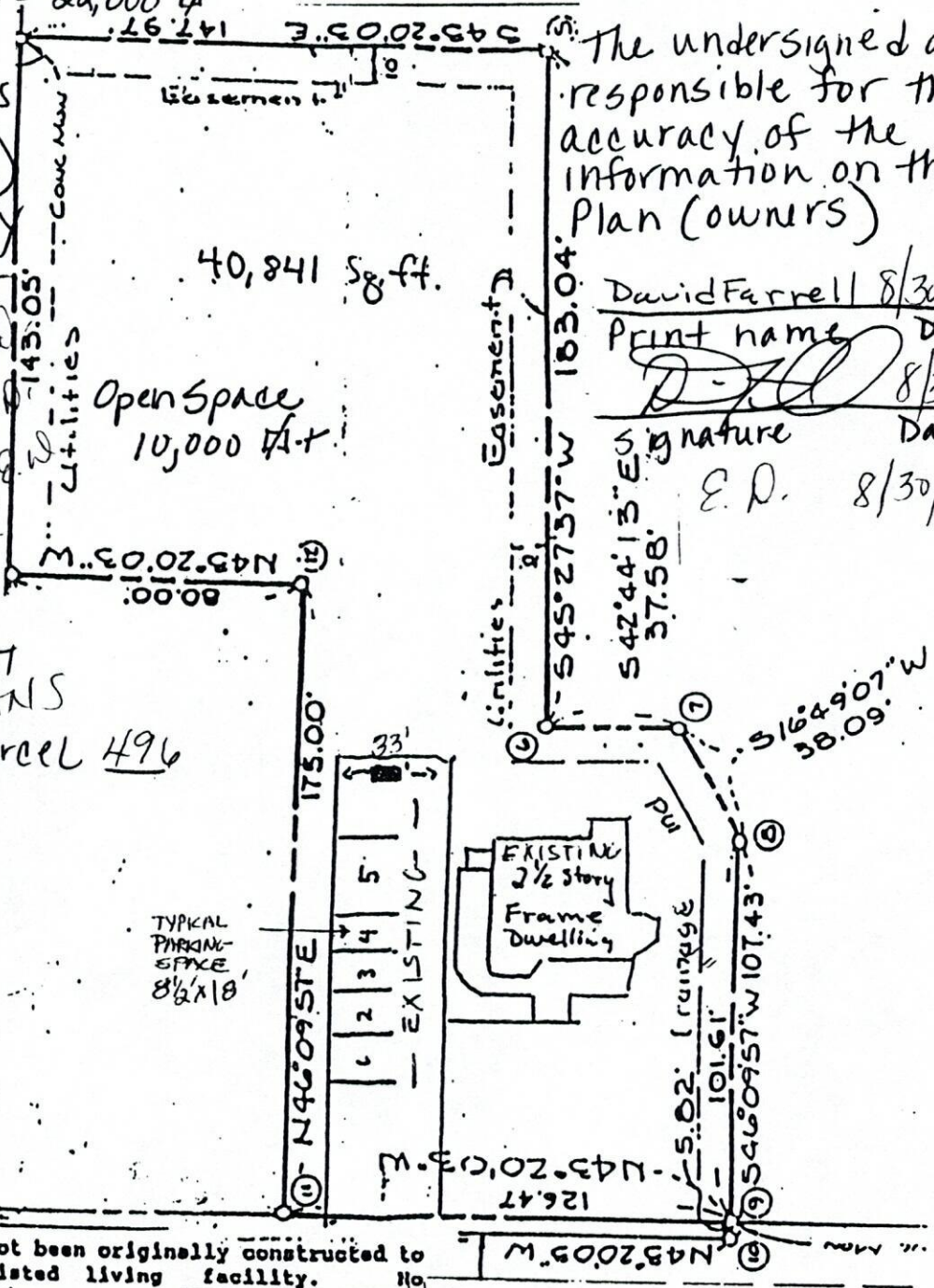
Density Calculations
For 15 Beds DR5.5
10,000 sq ft For 7 Beds -
1,500 sq ft For each Additional Bed.
10,000 sq ft
+ 12,000 sq ft

22,000 sq ft
Required for 15 Beds
Note and check one

There have been ☐
There have not been ☒
Exterior Enlargements to the
Building in the past 5 years

The undersigned are
responsible for the
accuracy of the
information on this
Plan (owners)

David Farrell	8/30/96
Print name	Date
<i>[Signature]</i>	8/30/96
Signature	Date
E.D.	8/30/96



"This building has not been originally constructed to
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construction, relocation, (exterior) changes or additions (of 25% or
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enclosure of a porch or the addition of an exterior stairway) have
occurred within five years of the date of this permit application"
DESIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL
COMPLY WITH SECT 413.1 B&E AND ZONING SIGN RULES OR BE VARIANCES

SCALE 1" = 50'

REVISE THIS PLAN FOR ANY WALL
CHANGES & SUBMIT PER 8/29/05 LTR + 50.00 FEE
(ZONING REVIEW)

Zoning Use Permit
 Plan for Class "A"
 Assisted Living Facility
 Located at
 639 Main Street
 Reisterstown, MD 21136
 4th Election District
 Property Owner: 639 Main St. LLC
 639 Main Street
 Reisterstown, MD 21136



Density Calculations
 For 15 Beds DR5.5
 10,000 sq ft For 7 Beds +
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 Bed. 10,000 sq ft
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 Required for 15 Beds
 Note and check one

Date: 8/12/96
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 Zoning map 15-J NW
 Zone: RO/DR5.5

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Basement for storage
 and mechanical equipment
 SEE FLOOR PLANS
 Tax map 48, Grid 23, Parcel 496



The undersigned are
 responsible for the
 accuracy of the
 information on this
 Plan (owners)

David Farrell 8/30/96
 Print name Date
 Signature Date
 E.D. 8/30/96

"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 POLICIES OR BE VARIANCES

SCALE 1"=50'



639 main Street
~~East~~ WEST Side



635 main Street



634 main Street



638 main Street



655 main Street

639 main Street
Reisterstown, MD
21136

639 main Street
Reisterstown, MD 21136



639 main Street
Front Entrance



639 main Street
Rear Entrance (Right)



639 main Street
Rear Entrance (Left)



639 main Street
East Side

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 8/30/96

OEA: JB
HISTORIC DISTRICT/BLDG.

PERMIT #: B-
RECEIPT #: A-
CONTROL #: C-
XREF #:

PROPERTY ADDRESS 639 Main Street
SUITE/SPACE/FLOOR Reisterstown, MD 21136
SUBDIV: Broadbent
TAX ACCOUNT #: 18-60-013390
OWNER'S INFORMATION (LAST, FIRST)
NAME: David Farrell
ADDR: 64 Main St., Reisterstown, MD 21136

FEE: 35.00 + 160.00 + 100.00 + 12.00
PAID: 247.00
PAID BY: POOL
INSPECTOR:

I 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

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER COC

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

APPLICANT INFORMATION

NAME: David Farrell
COMPANY: 639 Main Street, LLC
STREET: 639 Main Street
CITY, ST, ZIP: Reisterstown, MD 21136
PHONE #: (410) 526-1400
APPLICANT: Elizabeth Ormogh
SIGNATURE: Elizabeth Ormogh
PLANS: CONST PLOT PLAT DATA
TENANT:
CONTR: OWNER
ENGR:

SELLER: SARA BROADBENT

5153 NORRIS Farm Rd. Columbia, MD 21044

USE PERMIT FILED (AT OWN RISK FOR CLASS A LE FOR 15 RESIDENTS)
Change of Occupancy from residential to Assisted Living for 15 Elderly people. Elevator installation

A MAX OF 24.9% INCREASE (SEPARATE PERMIT REQUIRED)
OF BLDG IS PERMITTED

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER ASSISTED LIVING FACILITY

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER
2. PRIVATE SYSTEM
SEPTIC
PRIVY

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$5000.00
OF MATERIALS AND LABOR

PROPOSED USE: ASSISTED LIVING FACILITY & NURSING HOME
EXISTING USE: SED

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 6
POWDER ROOMS KITCHENS LIBER 46 FOLIO 12

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 1,074 SIZE 4084 SF
WIDTH 9 FRONT STREET
DEPTH 20 SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK
LOT #'S SIDE STR SETBK
CORNER LOT REAR SETBK
1. Y 2. N ZONING

APPROVAL SIGNATURES DATE
BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING :
PUB SERV :
ENVRMNT :
PERMITS :

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

WAIVE PLANS

USE PERMIT MUST BE ISSUED PRIOR TO BLDG PERMIT RELEASE

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 8/30/96

OEA: JB

HISTORIC DISTRICT/BLDG.

PERMIT #: B-
RECEIPT #: A-
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APPLICANT INFORMATION

NAME: David Farrell
COMPANY: 639 Main Street, LLC
STREET: 639 Main Street
CITY, ST, ZIP: Reisterstown, MD 21136
PHONE #: (410) 526-1400
APPLICANT: Elizabeth Ormogh
SIGNATURE: Elizabeth Ormogh
PLANS: CONST PLOT PLAT DATA
TENANT: OWNER
CONTR: OWNER
ENGR: SARA BROADBEANT
SELLR: SARA BROADBEANT

DESCRIBE PROPOSED WORK:

Change of Occupancy from residential to Assisted Living for 15 Elderly people. Elevator installation

A MAX OF 24.9% INCREASE (separate permit required)

USE PERMIT FILED (AT OWN RISK FOR CLASS A LE FOR 15 RESIDENTS)

Charge of Occupancy from residential to Assisted Living for 15 Elderly people. Elevator installation

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Charge of Occupancy from residential to Assisted Living for 15 Elderly people. Elevator installation

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. PRIVY

CENTRAL AIR: 1. 2. ESTIMATED COST: \$5,000.00
OF MATERIALS AND LABOR

PROPOSED USE: ASSISTED LIVING FACILITY & APTS / ADD
EXISTING USE: SED

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 6
POWDER ROOMS KITCHENS LIBER 46 FOLIO 12

BUILDING SIZE

FLOOR 4074
WIDTH 9
DEPTH 20
HEIGHT
STORIES
LOT #'S
CORNER LOT

LOT SIZE AND SETBACKS

SIZE 40841 SF
FRONT STREET
SIDE STREET
FRONT SETBK
SIDE SETBK
SIDE STR SETBK
REAR SETBK

1. Y 2. N

ZONING

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING :
PUB SERV :
ENVRMNT :
PERMITS :

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

WAIVE PLANS

USE PERMIT MUST BE ISSUED PRIOR TO BLDG PERMIT RELEASE

**Zoning Use Permit
Plan for Class "A"
Assisted Living Facility**

Located at
639 Main Street
Reisterstown, MD 21136
4th Election District

Property Owner: 639 Main St. LLC
639 Main Street
Reisterstown, MD 21136

Date: 8/12/96

Phone # (410) 526-1400

Lot size = 40,841 sq ft

Zoning map 15-J NW

Zone: RO/DR5.5

Area required for 15 Beds = 22,000 sq ft

Parking = 1 space for every
3 Beds = 5 parking spaces

(Parking is existing on site)
All parking is permanently
striped on MACADAM.

Existing Floor areas =

1st Floor = 1,491 sq ft EXISTING

2nd Floor = 1,466 sq ft EXISTING

3rd Floor = 1,213 sq ft EXISTING

Total = 4,170 sq ft E.D.

Basement for storage
and mechanical equipment

SEE FLOOR PLANS

Tax map 48, Grid 23, Parcel 496



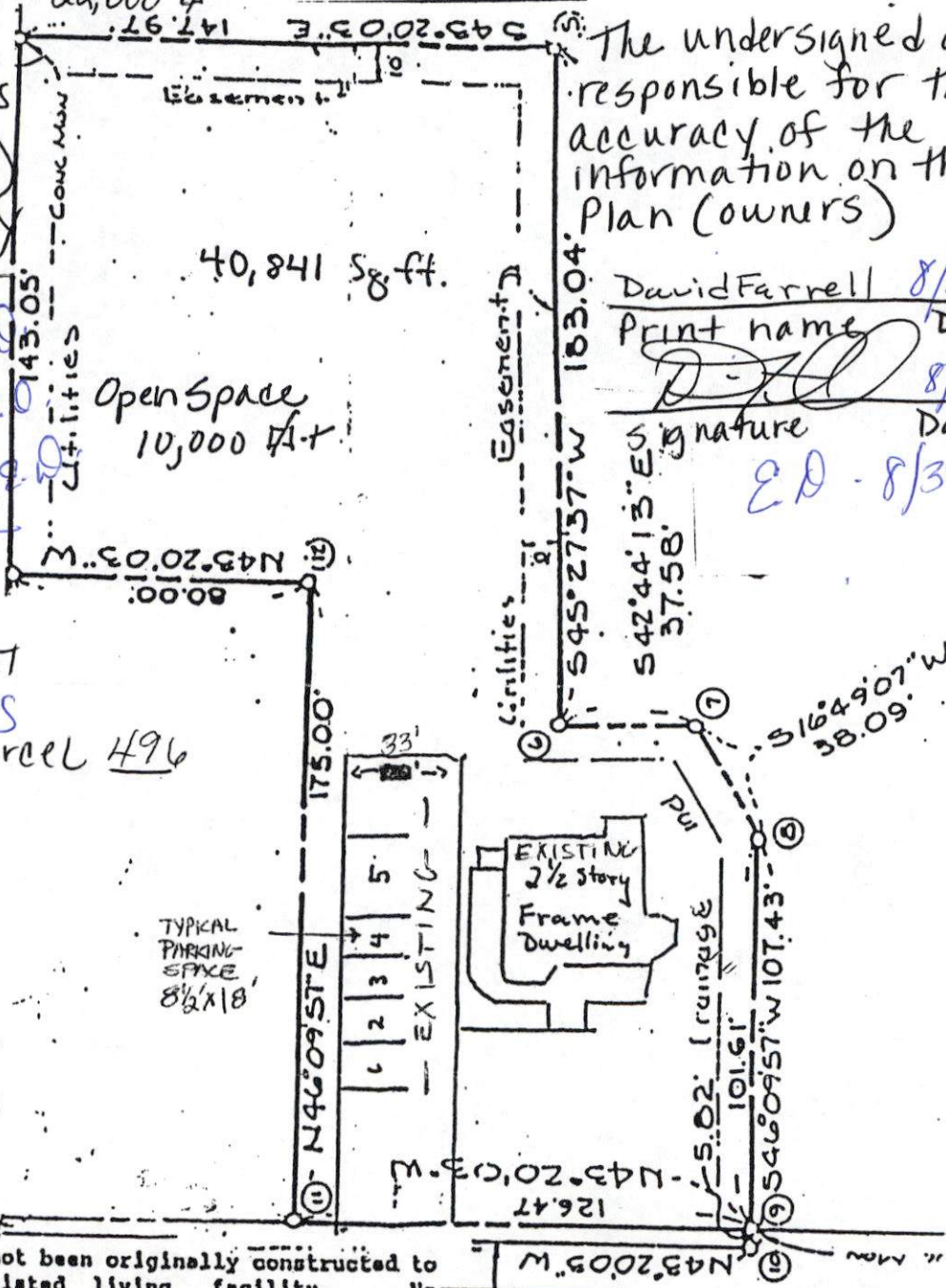
Density Calculations
For 15 Beds DR5.5
10,000 sq ft For 7 Beds +
1,500 sq ft For each Added
Bed. 10,000 sq ft
+ 12,000 sq ft
22,000 sq ft

Required for 15 Beds
Note and check one

There have been ☐
There have not been ☒
Exterior Enlargements to this
Building in the past 5 years.

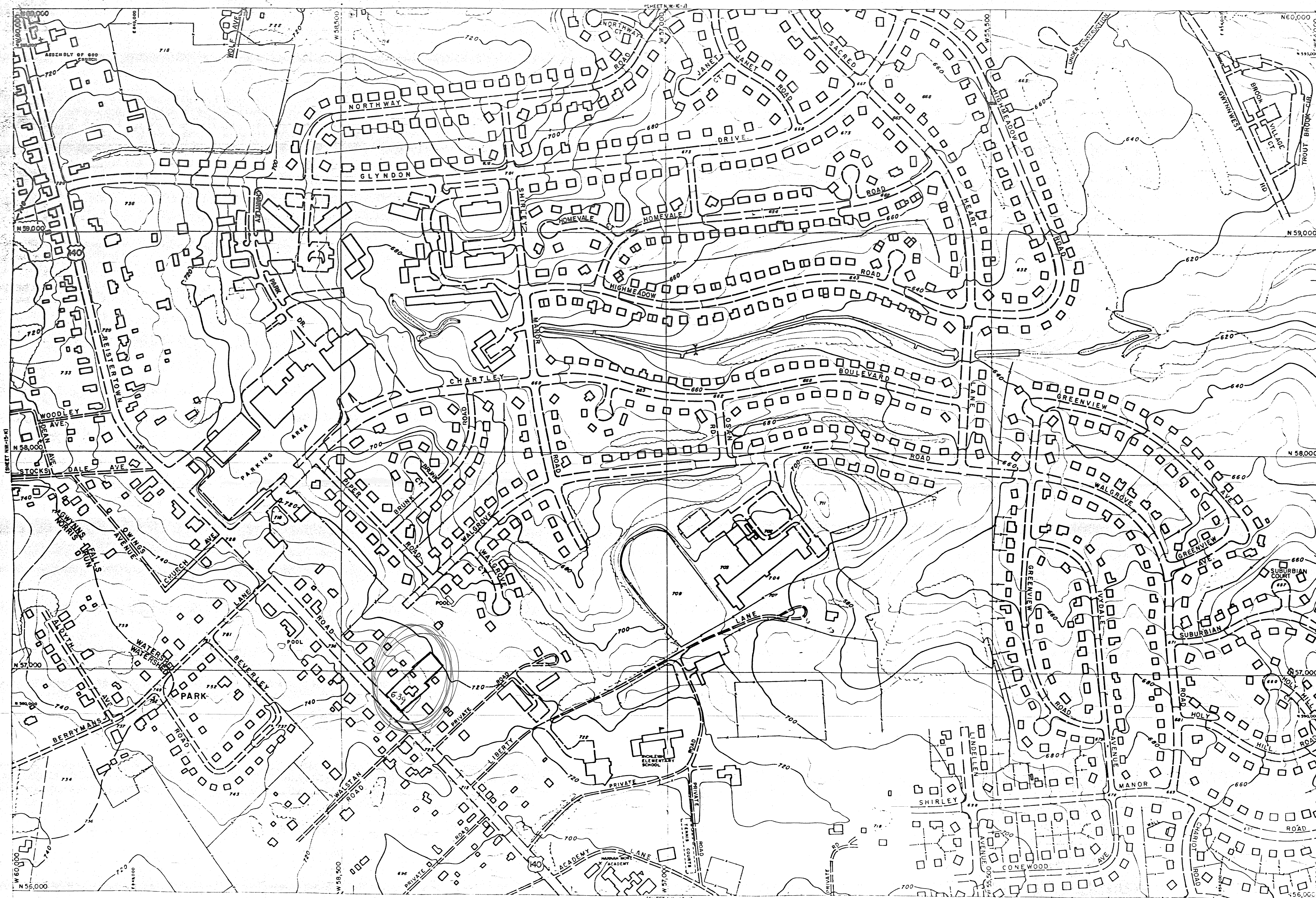
The undersigned are
responsible for the
accuracy of the
information on this
Plan (owners)

David Farrell 8/30/96
Print name Date
Signature Date
E.D. 8/30/96



"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

SCALE 1" = 50'



Y-NE T-NW
X-SE W-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
Topographic	W2-S	4-11-70	1" = 200'	REISTERSTOWN	N.W.
				AREA	15-J
				DELIGHT	
Topography Compiled By Photogrammetric Methods 4800 SERVICE CORPORATION-PHILADELPHIA, PA.					

52'-0"

REMOVE OPEN STAIR

NEW OPEN STAIRS

NEW OPEN CROSS STAIR

EXISTING OPEN PORCH

DINING ROOM
104

CORRIDOR
106

POWDER
108

KITCHEN
101

LAUNDRY
111

BEDROOM 1
112

CORRIDOR
110

BATH
114

BEDROOM 2
113

FOYER
101

PARLOR 2
116

PARLOR

SOLARIUM
105

ENCLOSED EXISTING
PORCH to be
enclosed

REMOVE

REMOVE

PUMPING CHASE

EXISTING OPEN PORCH

RAMP UP
NEW OPEN HANDICAPPED ACCESS RAMP

FIRST FLOOR AS EXISTING - FOR THE PAST 5 YEARS		
A Main Building	1,296 sf	Purple
B Front bay	40 sf	Red
C Side bay	90 sf	Blue
D Rear bay	65 sf	Brown
E Open Porch	not incl.	
TOTAL AREA	1,491 sf	
24.9% of First Fl.	371 sf	
ADDITIONS		
Elevator (2nd Flr.) shaft		
Elevator (3rd Flr.) shaft		
Atrium (glass enclosure)		
Elevator lobby	30 sf	Red - 2nd Floor
Elevator lobby	40 sf	Black - 3rd Floor
Bd. Rm. additions	301 sf	Orange
TOTAL	371 sf	

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 section 413.1 BCZR and zoning sign policies or be variances.

[Signature] 8/29/96

RM
SOVICH
ARCHI
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R E

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ROAD
BALTI
MORE
MARY
LAND
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Design for Aging

PROJECT:

RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 11 AUG. 1996

FIRST FLOOR
PLAN

A1

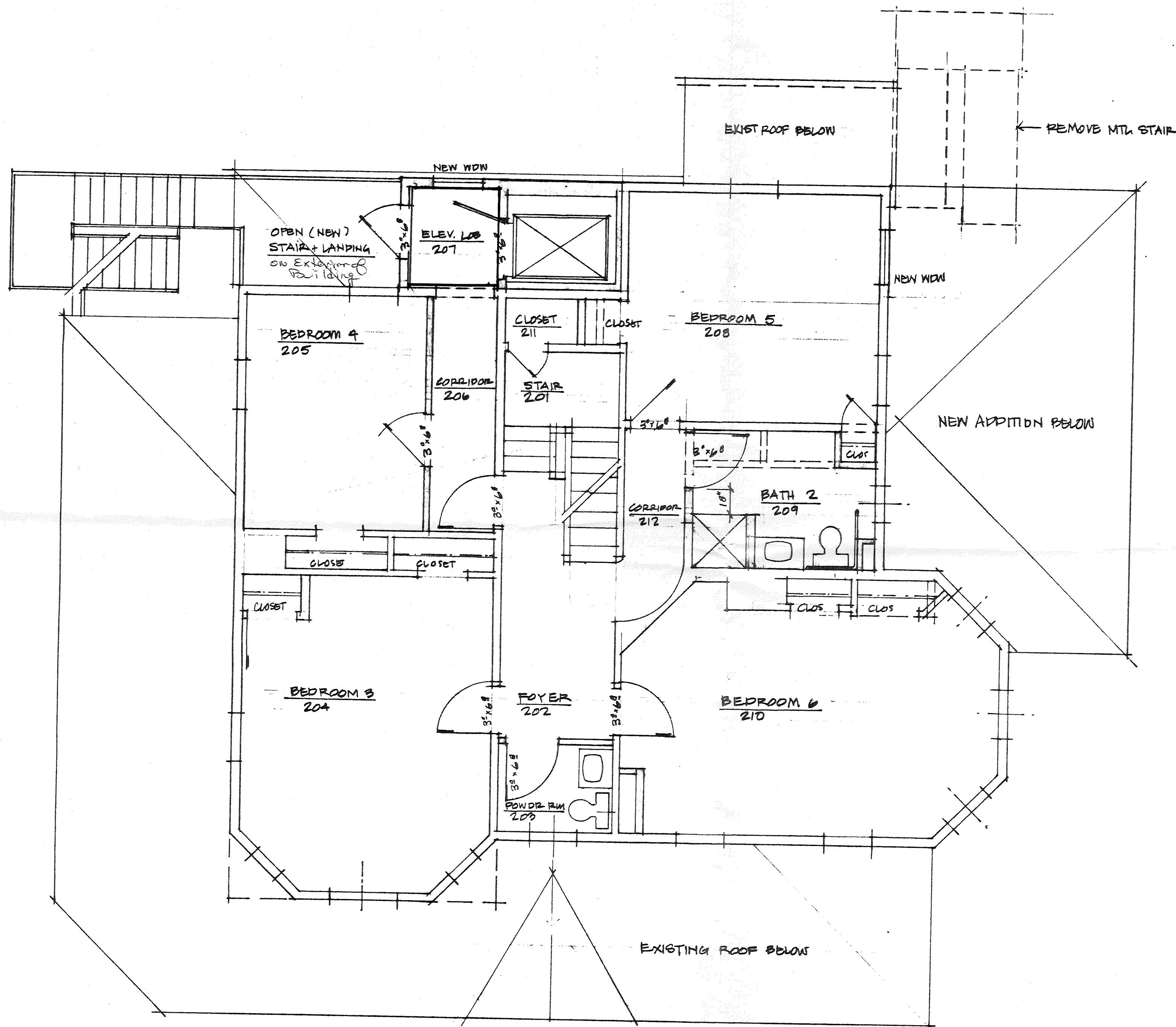
PROJECT:

RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 19 AUG. 1996

SECOND
FLOOR PLAN

A2



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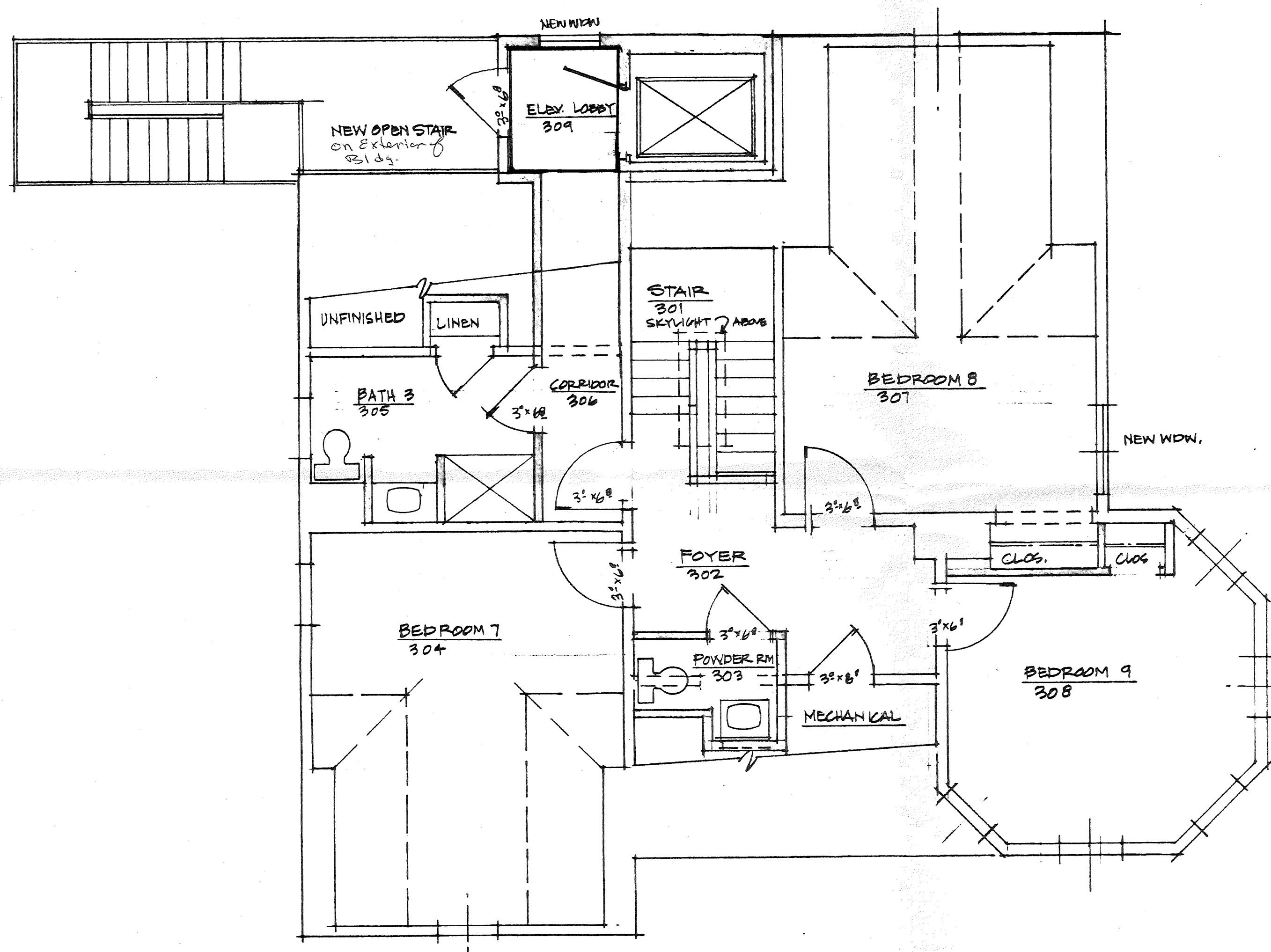
Design for Aging

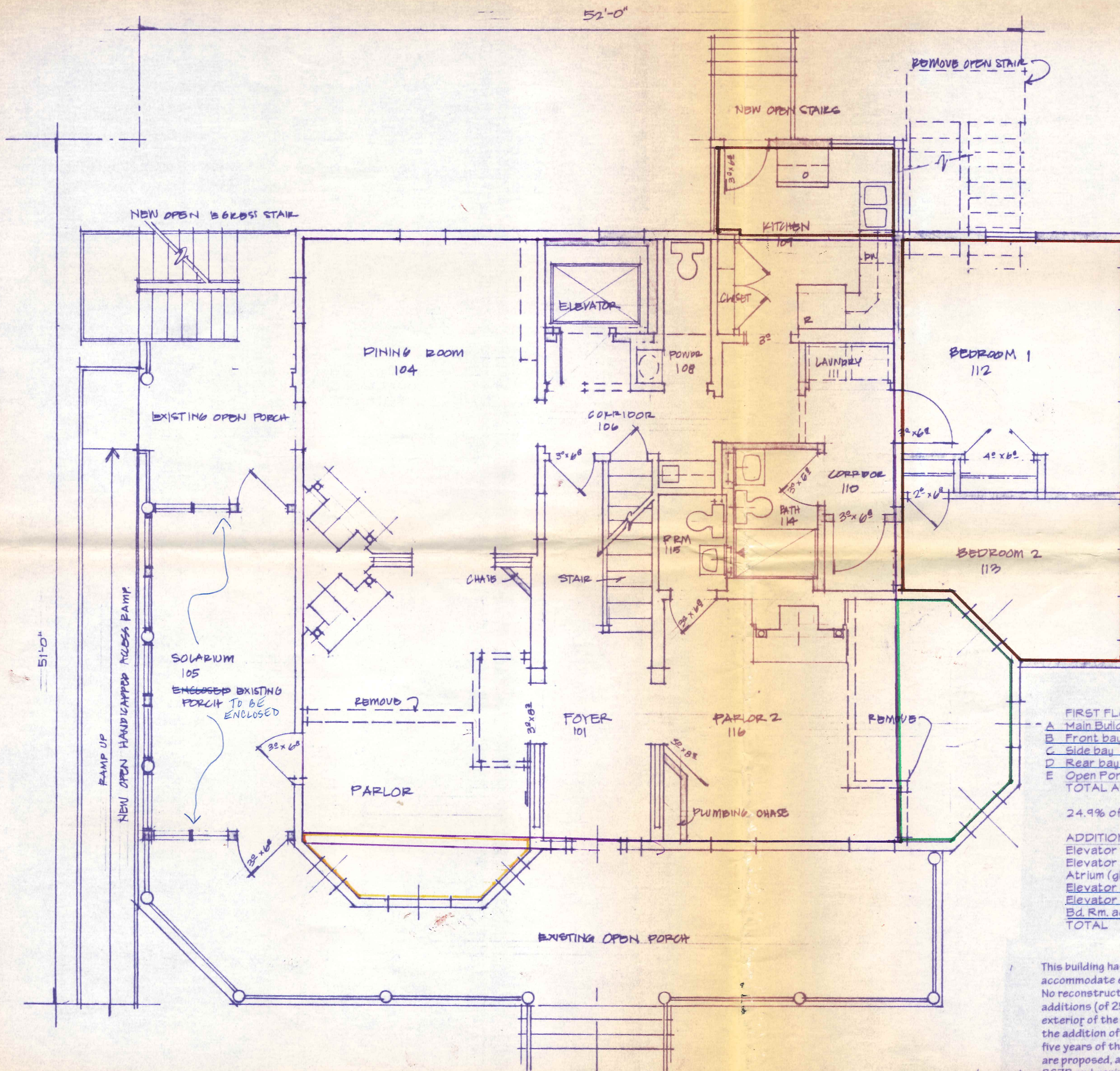
PROJECT:
RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 14 AUG. 1996

THIRD FLOOR
PLAN

A3





FIRST FLOOR as existing for past 5 years

A Main Building	1,296 sf	Purple
B Front bay	40 sf	Yellow
C Side bay	90 sf	Green
D Rear bay	65 sf	Brown
E Open Porch	not incl.	
TOTAL AREA	1,491 sf	

24.9% of First Fl. 371 sf

ADDITIONS	Living Space	Non-Living space
Elevator (2nd Fl.) shaft		
Elevator (3rd Fl.) shaft		
Atrium (glass enclosure)		
Elevator lobby	30 sf	Red — 2nd Floor
Elevator lobby	40 sf	Black — 3rd Floor
Bd. Rm. additions	301 sf	Orange —
TOTAL	371 sf	

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Design for Aging

PROJECT:

RENOVATIONS TO
639 MAIN
STREET
KEISTERSTOWN, MD

PROJECT #: 9605
DATE: 11 AUG. 1996

**FIRST FLOOR
PLAN**

A1

**RM
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Design for Aging

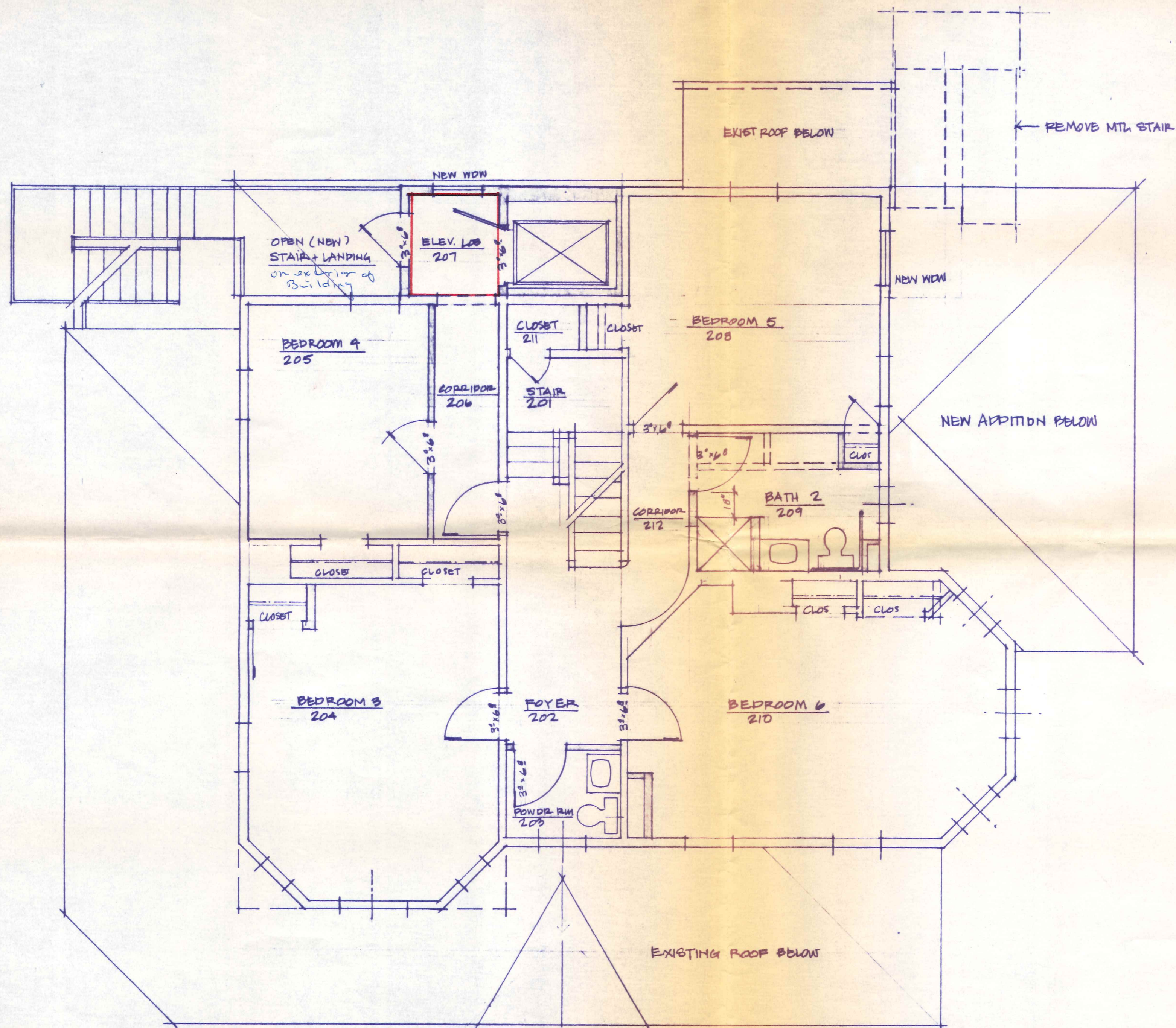
PROJECT:

RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 19 AUG. 1996

SECOND
FLOOR PLAN

A2

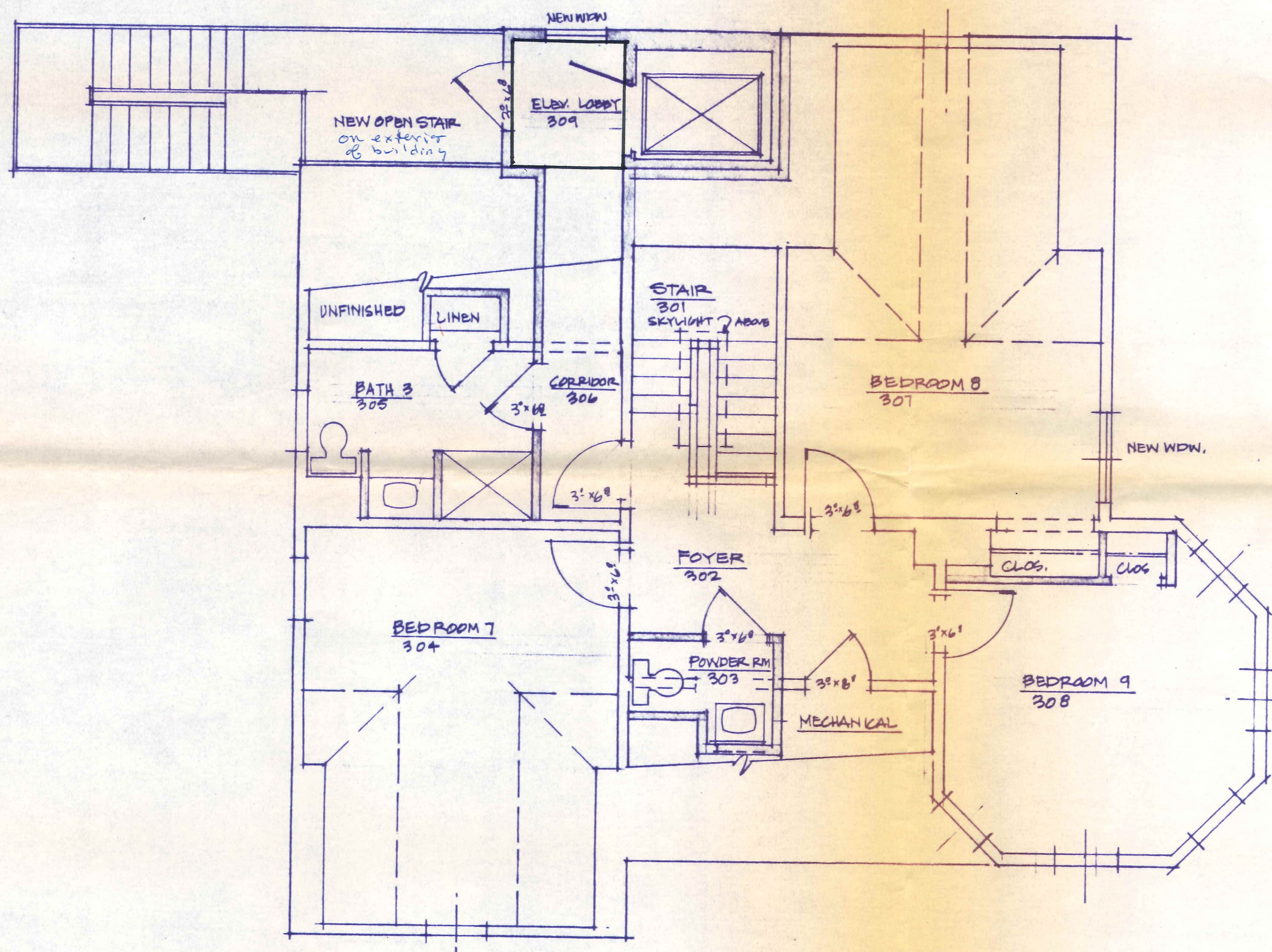


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Design for Aging



PROJECT:

RENOVATIONS TO
639 MAIN
STREET
REISTERSTOWN, MD

PROJECT #: 9605
DATE: 19 AUG. 1996

THIRD FLOOR
PLAN

A3