

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 9th of JANUARY, 20 02, that

624 MAIN ST.
(street address) should be and the same is hereby granted

permission to operate a N ASSISTED LIVING FACILITY
CLASS A. - Maximum 15 Beds.

5721
Permit No.

Carl Jablon
for *[Signature]*
Director

Planner's Initials *[Signature]*

REV 06/00

[Signature] 5-01-03
for *Carl Jablon*

* Sent TO Planning 10-02-01

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
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:

ABDUL SAMIE 624 MAIN STREET 443-722-4364
Print Name of Applicant Address Telephone Number

624 MAIN STREET Election District 4 Councilmanic District 3 Square Feet 46,000
Lot Address Election District Councilmanic District Square Feet

Lot Location: NE S W side/corner of SWS Main St. OPPOSITE feet from NE S W corner of Walgrave Ave.
(street) (street)

Land Owner: ABDUL SAMIE Tax Account Number 04-23-017193

Address: 624 MAIN STREET, REISTERSTOWN Telephone Number (443) 722-4364

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 ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by Date: 10-02-01
	YES	NO	
1. This Recommendation Form (3 copies)	✓	___	Accepted for filing by Date: 10-02-01
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 (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	___	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	___	
6. Current Zoning Classification: RD	___	___	

TO BE FILLED IN BY THE OFFICE OF PLANNING 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: _____

SECTION 101 - HOME OCCUPATION

"ANY USE CONDUCTED ENTIRELY WITHIN A DWELLING..."

- (1) This statement is interpreted to mean that the use must be within the dwelling and cannot be within a detached garage or elsewhere in the yard area of the property in question.

"WHICH IS INCIDENTAL TO THE MAIN USE OF A BUILDING FOR DWELLING PURPOSES..."

- (2) This statement is interpreted based upon the common definition of the word "incidental"; i.e., that a "home occupation" is a use that happens as a result of and in connection with the principal use as a dwelling. The use must therefore be of a domestic nature.

Uses that easily fall within this definition would be a person who takes in ironing or washing of clothes, sewing or dress making, and/or cooking. Other more modern day uses such as computers used to keep track of home finances and related matters can be considered as domestic equipment. As a home occupation use, the computer must be used in a manner that is secondary or minor and can be associated in some way with the normal domestic functions of the dwelling.

"AND DOES NOT HAVE ANY EXTERIOR EVIDENCE, OTHER THAN A PERMITTED SIGN, TO INDICATE THAT THE BUILDING IS BEING UTILIZED FOR ANY PURPOSE OTHER THAN THAT OF A DWELLING..."

- (3) Section 413.1.A clearly indicates that an accessory use of a dwelling for a home occupation is permitted a 1 square foot sign. Any other exterior evidence that indicates that dwelling is being utilized for purposes other than a dwelling is not permitted. Such evidence would include noise, odors, or deliveries via trucks or heavy pedestrian traffic, or other vehicular traffic that is obviously generated by uses other than those normally associated with the dwelling.

"AND IN CONNECTION WITH WHICH, NO COMMODITY IS KEPT FOR SALE ON THE PREMISES..."

- (4) This statement clearly indicates that a person can, for instance, make dresses for customers. However, they cannot make and stock dresses for sales display on the premises.

"NOT MORE THAN ONE PERSON IS EMPLOYED ON THE PREMISES OTHER THAN DOMESTIC SERVANTS OR MEMBERS OF THE IMMEDIATE FAMILY..."

- (5) This statement does not clearly indicate that members of the immediate family and domestic servants must reside on the premises; however, based upon the interpretation above, i.e., a home occupation is something that happens as a result of and in connection with a dwelling. It becomes clear that other than the one employee, all other persons engaged in the home occupation must reside on the premises.

"AND NO MECHANICAL EQUIPMENT IS USED EXCEPT SUCH AS MAY BE USED FOR DOMESTIC PURPOSES..."

- (6) This statement further solidifies the dictionary interpretation of incidental. This requirement is intended to limit the type of equipment used in a home occupation. However, the fact that a sewing machine or circular saw qualifies as domestic does not permit its unlimited use, i.e., the home occupation must be secondary, minor and associated with the principal dwelling use.
- (7) Specifically excluded from a home occupation because they appear as Special Exception uses under Section 1B01.1.C.9B are:

SECTION 101 - HOME OCCUPATION (continued)

Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians, or other professional persons, provided that any such office or studio is established within the same building as that serving as the professional person's primary residence; does not occupy more than 25 percent of the total floor area of such residence; and does not involve the employment of more than one non-resident professional associate nor two other non-resident employees. (Bill No. 105, 1982.)

(8) INTERPRETATION:

This determination may be subject to a Special Hearing at the discretion of the Zoning Commissioner on a case by case basis.

(9) The following are the zones where home occupations are allowed by right:

<u>Zone</u>	<u>Section</u>
R.C.-2	1A01.2.B.7.c
R.C.-3	1A02.2.A.10.c
R.C.-4	1A03.3.A.6.c
R.C.-5	1A04.2.A.11.c
R.C.-20 & 50	1A05.2.B.4
D.R.'s	1B01.1.A.14.d
R.A.E.-1	200.2.A.3.5.1
R.A.E.-2	201.2.A.5.1

- **TRADERS LICENSE:** Business addresses may be established in the home provided:

- a. all other home occupation requirements are met;
- b. all business contacts will only be by telephone or correspondence;
- c. no equipment, inventory, stock, or commodity will be DELIVERED or STORED on the premises; and
- d. an affidavit is signed by the owner of the business attesting to the above conditions to be kept on file in the zoning office.

- **TUTORING SERVICES** are permitted as a home occupation in a residential zone subject to the following conditions:

- a. a maximum of six students per day;
- b. tutoring is on a one-to-one or two-to-one basis;
- c. No more than two tutors total (one in addition to the resident);
- d. there are no commercial sales (wholesale or retail) and no commodity is delivered or stored on the premises for sale;
- e. an affidavit is signed by the owner of the business attesting to the above conditions to be kept on file in the zoning office.

Larger tutoring services in D.R. zones are considered a school and would be subject to R.T.A. requirements.

Larger tutoring services in R-0, O-1, O-2, and the commercial and industrial zones are treated as an office.

A small group of children are permitted to be tutored by a teacher in an existing school.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 14, 2001

Mr. Abdul Samje
624 Main Street
Reisterstown MD 21136

Re: 624 Main St.
4th Election District

Dear Mr. Samje:

As per our telephone conversation on 12/13 this location was approved 10/4/01 as a Class A Assisted Living Facility. In the event of any future renovations, enlargements, or enclosures this site would be subject to approved by the Baltimore County Office of Planning due to it's historic nature. Enclosed is another copy of the approval form which we originally mailed to you in October.

If you have any questions you may call me at (410)887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", written in a cursive style.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/rjc

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **5721**

DATE 10-02-01 ACCOUNT R-001-006-6150

AMOUNT \$ 40.⁰⁰

RECEIVED FROM: MR. Abdul Samie

FOR: Class A assisted liv. Facility
624 Main St.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
10/02/2001 10/02/2001 10:49:28

REC W303 CASHIER RBO5 LRB DRAMER 3
>> RECEIPT # 211941 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 005721

Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

* Sent to Planning 10-02-01

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Towson, MD 21204

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Permit No. (if required) B _____

Post-It* Fax Note	7671	Date	10/4/01	# of pages	1
To	Mr. Sullivan	From	JEFF LONG		
Co./Dept.	PDM	Co.	Planning		
Phone #	3391	Phone #	3480		
Fax #	2824	Fax #			

FROM: Arnold Jablon, Direc
Department of Perm

RE: Assisted Living Facil

Pursuant to Section 432.5.B (Bal
from the Office of Planning and C

requesting recommendations and comments

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ABDUL SAMIE 624 MAIN STREET 443-722-4364
Print Name of Applicant Address Telephone Number

Lot Address 624 MAIN STREET Election District 4 Councilmanic District 3 Square Feet 46,000

Lot Location: N E S W side/corner of SWS Main St. OPPOSITE East from N E S W corner - Walgrove Ave.
(street) (street)

Land Owner: ABDUL SAMIE Tax Account Number 04-23-017193

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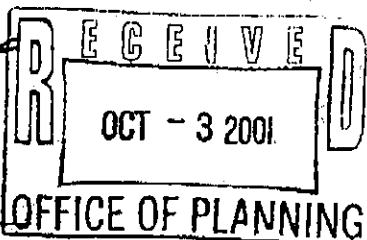
	PROVIDED?		Accepted for filing by Date: 10-02-01
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Site Plan Property (3 copies): including 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	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: RD			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Due to the historic nature of enlargements, renovations or subject to OFFICE OF PLANNING



this structure, any enclosures should be reviewed and approval

Signed by: Jeffrey W. Long
County Director, Office of Planning and Community Conservation

Date: 10/4/01

EXISTING FLOOR AREAS SQ. FT. (A)

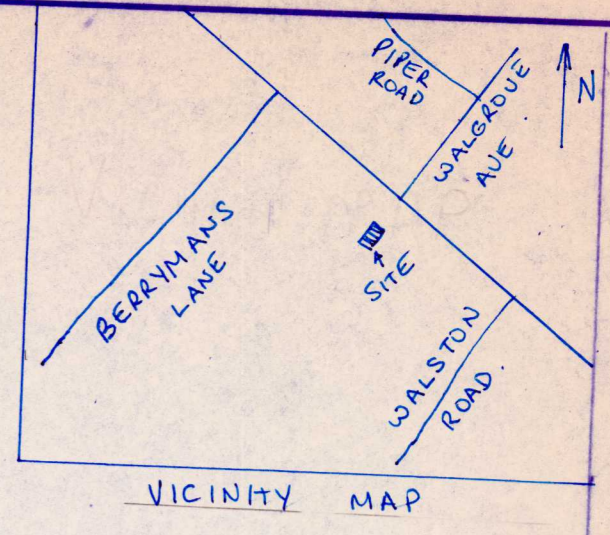
1ST. FLOOR = 1438 A

2ND. FLOOR = 1056 A

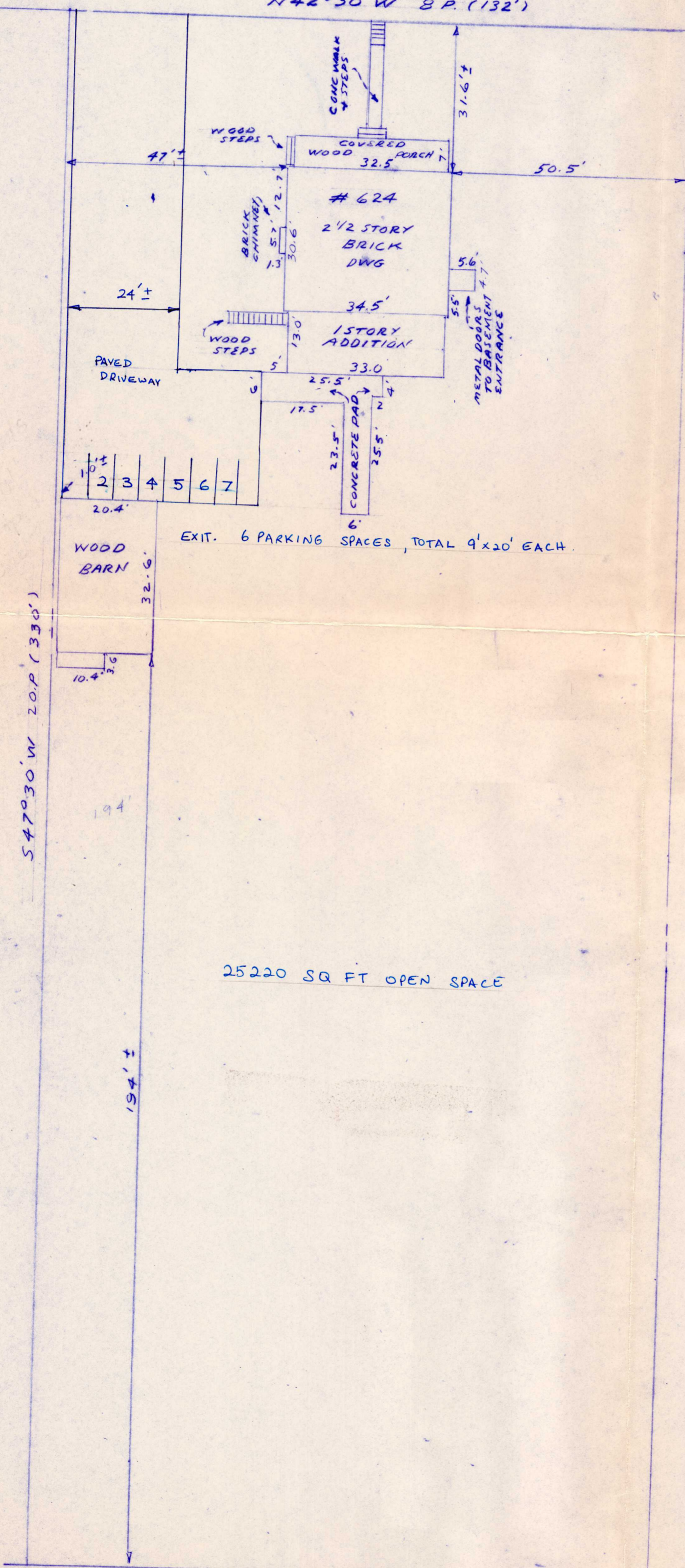
3RD FLOOR = 1056 A TOTAL = 3550 A

BASEMENT FOR STORAGE AND MECHANICAL EQUIPMENT = 240 A

WOOD BARN = 665 A



REISTERSTOWN ROAD
(MD. ROUTE NO 140)
MAIN STREET
(66 FT. R/W - 56 FT. PAVING)
N42°30' W 8 P (132')



ZONING USE PERMIT, PLAN FOR CLASS "A"
ASSISTED LIVING FACILITY.
LOCATED AT 624 MAIN STREET, BALTIMORE COUNTY
MD. 21136.
PROPERTY OWNER: ABDUL AND KAMINA SAMIE.
ADD: # 4918 GRINDON AVE, BALTO. MD. 21214. PHONE 443-722-464364
PARKING: 1 SPACE FOR EACH 3 BEDS = 6 PARKING SPACES, REQUIRED FOR 16 BEDS.
ALL PARKING WILL BE PERMANENTLY STRIPPED, EXISTED PRIOR TO 2/25/94.
LOT SIZE = 46,000 SQ. FT. 1 AC ±
ZONE RO = DR 5.5 EQUIVALENT
AREA REQUIRED FOR 16 BEDS = 23,500 *
ZONING MAP NW-15J

* DENSITY CALCULATIONS
FOR 16 BEDS DR 5-5
10,000 A FOR 7 BEDS + 1,500
A FOR EACH ADDED BED
10,000 SQ FT.
+ 13,500 SQ FT.
23,500 SQ FT.
REQUIRED FOR 16 BEDS.

NOTE: THERE HAVE NOT BEEN EXTERIOR ENLARGEMENTS TO THIS BUILDING IN THE PAST 5 YEARS

ROBERT E. SPELLMAN
624 REISTERSTOWN ROAD
MAIN STREET
SM 14903-94
4TH DISTRICT BALTIMORE CO., MD
SCALE: 1" = 20' SEPT. 5, 2001



SPELLMAN, LARSON & ASSOC
Civil Engineers & Land Surveyors
105 W. Chesapeake Avenue - Ste 406
Towson, MD. 21204
410-823-3535

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION, RELOCATION (EXTERIOR), (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 SIGN ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED.