



# FREDERICK

## PLANNING

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June 7, 2021

Greg Smith  
425 Navaho Drive  
Frederick, MD 21701

**Re: ZBA21-575DET: No Impact Home Occupation Determination  
425 Navaho Drive**

Dear Mr. Smith:

I am in receipt of your application for a Home Occupation Determination for the property located at 425 Navaho Drive. Based on the application and documentation provided, you are requesting approval of a home occupation at this location to establish a business for on-line firearms sales.

The subject property is currently zoned R6, Low Density Residential. Per Section 829(c) of the Land Management Code (LMC), home occupations are permitted in the R6 zone as a No Impact Home Occupation, conditioned upon the following:

- 1) No customer visits are allowed in connection with the home occupation including customers or clients;
- 2) No employees or persons who reside outside of the home may be engaged on site in the home occupation;
- 3) No deliveries or storage related to the home occupation are permitted; and
- 4) Not more than 20% or 300 s.f. of the home, whichever is less, may be used in service of the home occupation.

Based on your application, the home is approximately 1,272 s.f. and only 120 s.f. are to be designated for use by the business. Please be advised that no signage is permitted on site as a home occupation and, as such, shall be added as condition of approval for the zoning certificate when issued.

You have indicated that there will be no employees associated with the business and no deliveries to the site. We have noted that there is minimal storage such as a gun safe that is included in the square footage of the home occupation limits; therefore the criteria for no impact occupation has been met.

Next step is to apply for a zoning certificate with the building department for the home occupation. Please see the link for the zoning application for the home occupation to be completed and submitted to the Building/Permits Department:

<https://www.cityoffrederickmd.gov/DocumentCenter/View/904/Commercial-Zoning-Permit-Application?bidId=>

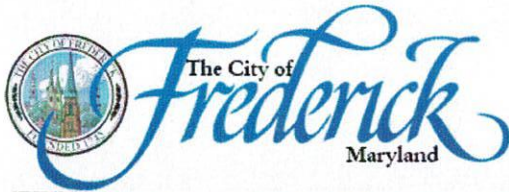
All applications are submitted digitally to the City for review. Please contact Mary Beall at [mbeall@cityoffrederickmd.gov](mailto:mbeall@cityoffrederickmd.gov) for further instructions.

If you have any additional questions, please feel free to contact me at 301-600-1718 or [preppert@cityoffrederickmd.gov](mailto:preppert@cityoffrederickmd.gov).

Sincerely,

*Pam Reppert*

Pam Reppert  
Planner III



For Official Use Only	
Case Number:	
Hearing Date:	
Ad Date:	
Application Fee:	\$0.00
Date Paid:	

Planning Department \* 140 W. Patrick Street \* Frederick, Maryland 21701 \* 301.600.1499

## HOME OCCUPATION DETERMINATION

### General Information

The operation of a full-time or part-time home based business is considered a *Home Occupation* and is regulated under Section 829 of the Land Management Code (LMC). Home occupations should be consistent with the surrounding residential community and should not impact the quality of life in these areas. In order to ensure minimal impacts, the LMC establishes several general restrictions on home occupations including:

- Visits to the home by clients or customers of the business are not permitted.
- Signage advertising the business is not permitted.
- These regulations do not apply to telecommuting.

### Application Process

There are two types of Home Occupations: No Impact Home Occupations and Conditional Use Home Occupations. In order to determine which type of Home Occupation your proposal qualifies as, please complete the following application with as much detail as possible.

After completion of the application, please file this application with the Planning Department.

<b>APPLICANT INFORMATION</b> (OWNER'S AFFIDAVIT MUST BE SUBMITTED WITH APPLICATION IF APPLICANT IS NOT THE OWNER)	
Contact Name:	Greg D. Smith
Firm/Company:	Sole Proprietorship
Address:	425 Navaho Drive, Frederick, MD 21701
Phone:	301-788-8693
email:	greg.smith87@hotmail.com
<b>OWNER INFORMATION</b>	
Name:	Greg D. Smith
Firm/Company:	Sole Proprietorship, Name TBD
Address:	425 Navaho Drive, Frederick, MD 21701
Phone:	301-788-8693
email:	greg.smith87@hotmail.com

<b>PROPERTY INFORMATION</b>	
Property Address:	425 Navaho Drive, Frederick, MD 21701
Zoning:	Residential
Structure Type (single family, townhouse, etc):	Single Family

<b>PROJECT INFORMATION</b>	
Business name:	Sole Proprietorship, Name TBD
Description of the business:	<i>The purpose of this business is to serve as a Federal Firearms Licensee, which will solely conduct business online, to include the lawful and regulated sale and transfer of firearms. Clients will not be received at the residence, nor will signage be displayed or posted. No modifications to the structure or property are necessary or will occur. No equipment will be used to run this business, other than a computer and printer.</i>

Total square footage of the home and the amount of square footage which will be dedicated to use for the business: <i>Home Square Footage: 1,272 sq. ft.</i> <i>Business Square Footage: 120 sq. ft.</i>
Employees occupied at the residence and their address(es): <i>Greg D. Smith. I am the sole owner and sole occupant of this residence/property.</i>
Are deliveries of any type necessary for the operation of the business? If so, please provide information on the types of delivery vehicles that will be needed and the frequency of the deliveries.  <i>No. Deliveries to the residence are not required. Necessary deliveries for the business will be made to a Fedex location to be stored on my behalf until I receive them.</i>
Will the business require the storage of materials at the residence that are used, sold, distributed, etc? If so please provide further information on the location of the storage area and the amount of materials stored. <small><i>Yes. Storage of materials will be in accordance with ATF regulations, within the allocated business square footage of my home office on the first floor of the residence. These materials are non-hazardous, and will be stored within a 14 sq. ft. area. Stored materials are not expected to exceed twenty (20) items each. These materials are listed solely for sale on the internet. Storing these materials, as well as operating this business, requires no modifications to the dwelling.</i></small>

I hereby attest that the information provided on and attached to this application is complete and correct.

  
\_\_\_\_\_  
Signature of Applicant/Agent

*10 MAY 2021*  
\_\_\_\_\_  
Date

<i>Internal Use Only</i>	
No Impact Home Occupation	Conditional Use Home Occupation
Staff Signature _____	Date _____