

USE PERMIT

IT IS ORDERED by the Zoning Commissioner of Baltimore County,
this 30th day of NOVEMBER, 1988, that 308 MORRIS AVE.
(street address)
should be and the same is hereby granted permission to operate a

BED AND BREAKFAST INN

J. Robert Haines
J. Robert Haines
Zoning Commissioner



County Executive
Dennis F. Rasmussen
and the
Baltimore County Council

B & B # 1
Permit Number

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204



This Column For
COUNTY USE ONLY!

If checked, is it
correct?

yes no

1.
2.
3.

4.
(Is letter attached?)

5.

6.
At least one of the
above must be checked
yes to be eligible!

7. Is the floor
plan ok?

yes no

8. Do these meet
requirements of
Sec. 402D.1?

yes no

9. Does this meet
requirements of
Sec 409?

yes no

10. Parking reduction
requested

yes no

11. Is site plan ok?

yes no

12. Grandfathered

yes no

Date Submitted

Reviewed By:

Bed & Breakfast USE PERMIT APPLICATION

This Use Permit is requested in accordance with Sections 402D, and 500.4 of the Baltimore County Zoning Regulations. The property in question is situated in the 8 Election District of Baltimore County, and is more specifically located at 308 MORRIS AVE.

(street address)

on the NORTH side of the street, 0 feet WEST of
KURTZ AVE; is

(nearest intersecting street)

(check at least one; and all that are applicable)

1. on a Class I Commercial Motorway; or
2. on a Class II Commercial Motorway; or
3. a certified historic site , or
(ID #)
4. ✓ in a certified historic district LUTHERVILLE, or
(name)
5. eligible to be a certified historic site or district
(attach supporting letter from Secretary to the Baltimore
County Landmarks Commission), or
6. outside of the Urban-Rural Demarcation Line (URDL).

The zoning classification of the parcel is DR 3.5.

The use for which this permit is requested is as a
 bed & breakfast home or
✓ bed & breakfast inn

7. with a total of 7 rooms for rent (as more specifically detailed
on the attached scaled interior floor plan).

8. The total area of the parcel is 55,840 square feet, with a front lot
width of 251 feet and sideyard setbacks of 100 feet and 111
feet.

9. The total number of off-street parking spaces provided is 9.

10. A special hearing is requested of the Zoning Commissioner to allow
reduction in the parking requirements in order the preserve the
following existing amenities n/a

11. Said use is more specifically detailed on the attached scaled site
plan.

12. This use was in existence prior to September 15, 1988 as the
reservation book/log presented indicates. Yes.

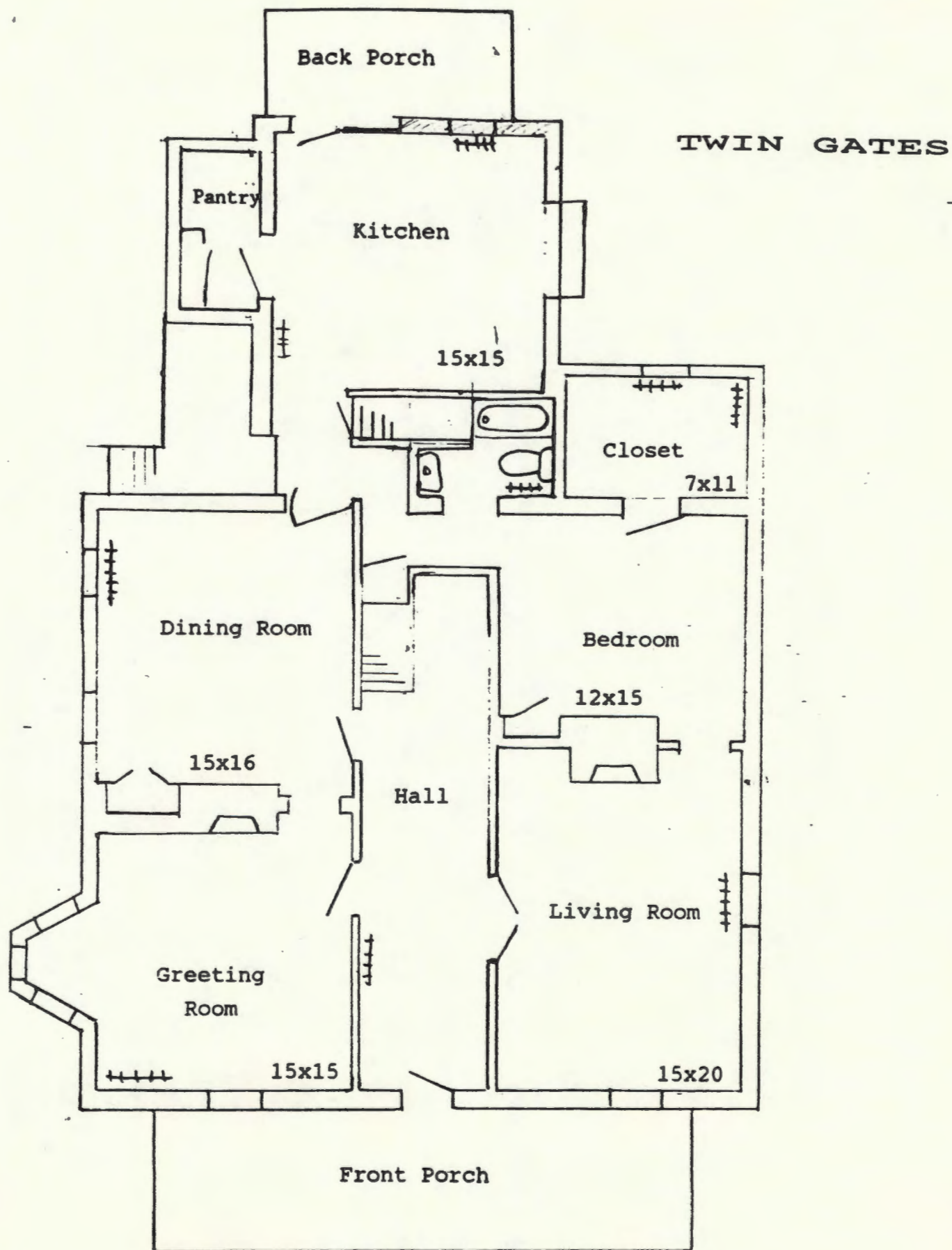
Requested By:
ROBERT G. VAUGHAN
GWEN S. VAUGHAN

(Please Print)

Gwen S. Vaughan
(Signature) Legal Owner

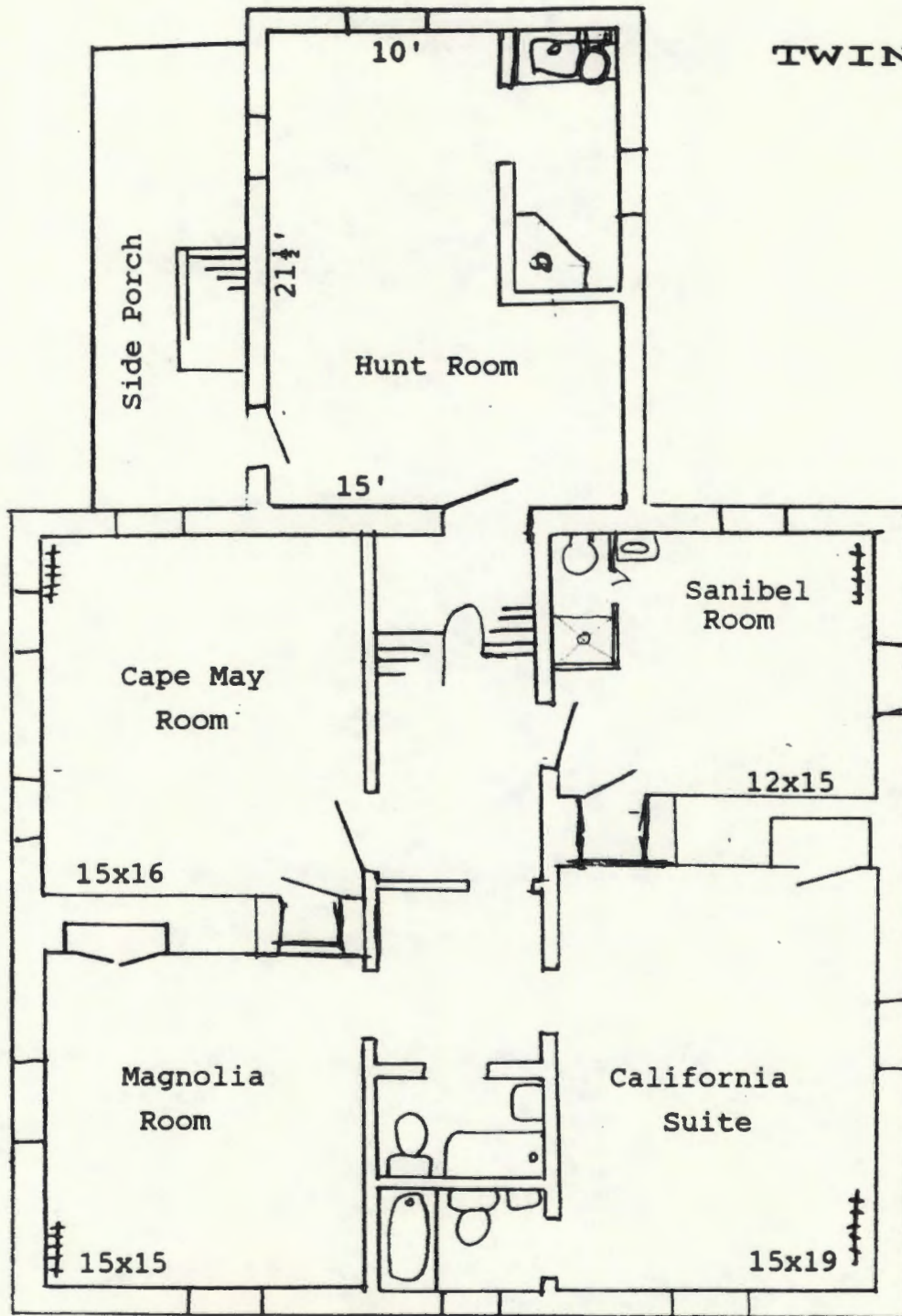
Address 308 MORRIS AVE,

LUTHERVILLE, MD. 21093



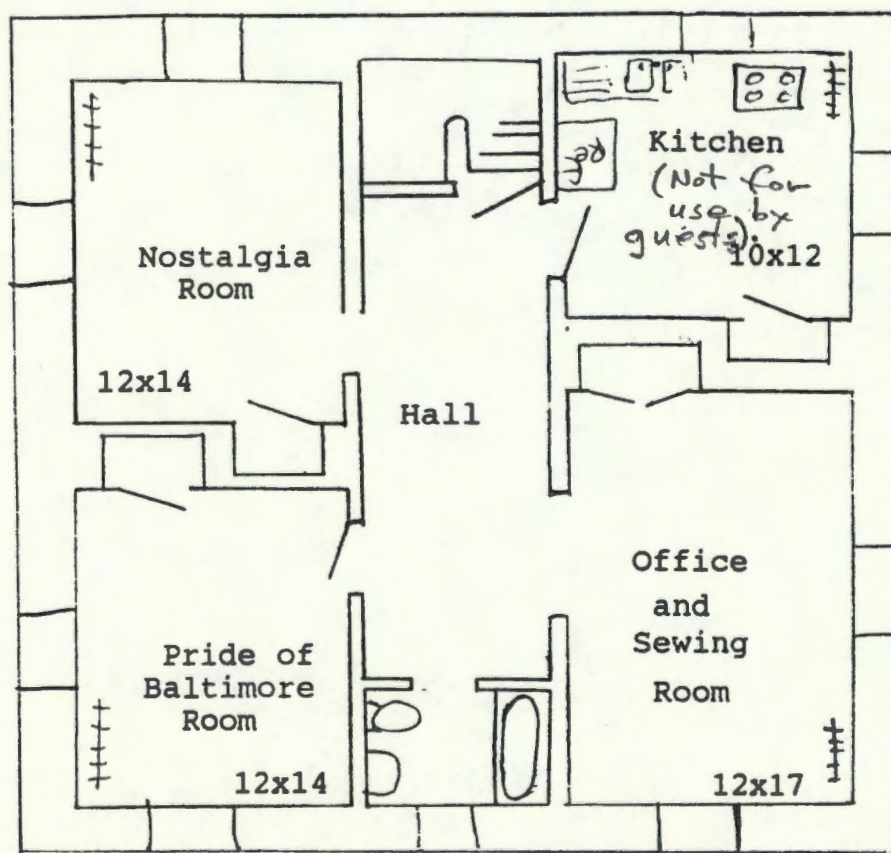
FIRST FLOOR - 308 Morris Ave.

TWIN GATES



SECOND FLOOR - 308 Morris Ave.

TWIN GATES



THIRD FLOOR - 308 Morris Ave.

TWIN GATES B & B RESERVATIONS

<i>Thelma's B'D</i>		
Friday Feb 26th	Saturday Feb 27th	Sunday Feb 28th
Gwen and Bob	Gwen and Bob	Gwen and Bob
		Warren Bull's Funeral
Maryland Hunt Jim Calvert 8PM Canceled	Maryland Hunt Fran Lamb	Maryland Hunt Daughter
California Suite	California Suite McArthur, Vic.	California Suite Marlyn Smith Nicholas
Sanibel	Sanibel Office Christopher Age 5	Sanibel office Hayes daughter
Magnolia	Magnolia Sherri's John Atkinson	Magnolia Hayes, Pat's George
Cape May	Cape May Cpl's Mrs Lewis	Cape May Doris Hayes
Nostalgia	Nostalgia Atkinson	Nostalgia Christina's friends from N.Y. Jackson Sus.
Pride of Baltimore	Pride of Baltimore Atkinson	Pride of Baltimore ↓

TWIN GATES B & B RESERVATIONS

March 1988

Monday Feb 29th	Tuesday Mar 1	Wednesday Mar 2	Thursday Mar 3
Gwen and Bob Bob in Memphis	Gwen and Bob	Gwen and Bob	Gwen and Bob 7 30 - mls Larry Ferguson
Maryland Hunt Doug Tilden B'f	Maryland Hunt Doug Tilden B'f	Maryland Hunt leaving	Maryland Hunt
California Suite Marylu's Smith	California Suite	California Suite Laurel & Jim Calvert B'f	California Suite
Sanibel Office Hayes Daughter	Sanibel	Sanibel	Sanibel
Magnolia Pat's George Hayes	Magnolia	Magnolia	Magnolia
Cape May Susie Hayes	Cape May	Cape May	Cape May
Nostalgia Christina's friends	Nostalgia	Nostalgia	Nostalgia
Pride of Balto. Also	Pride of Balto.	Pride of Balto.	Pride of Balto.

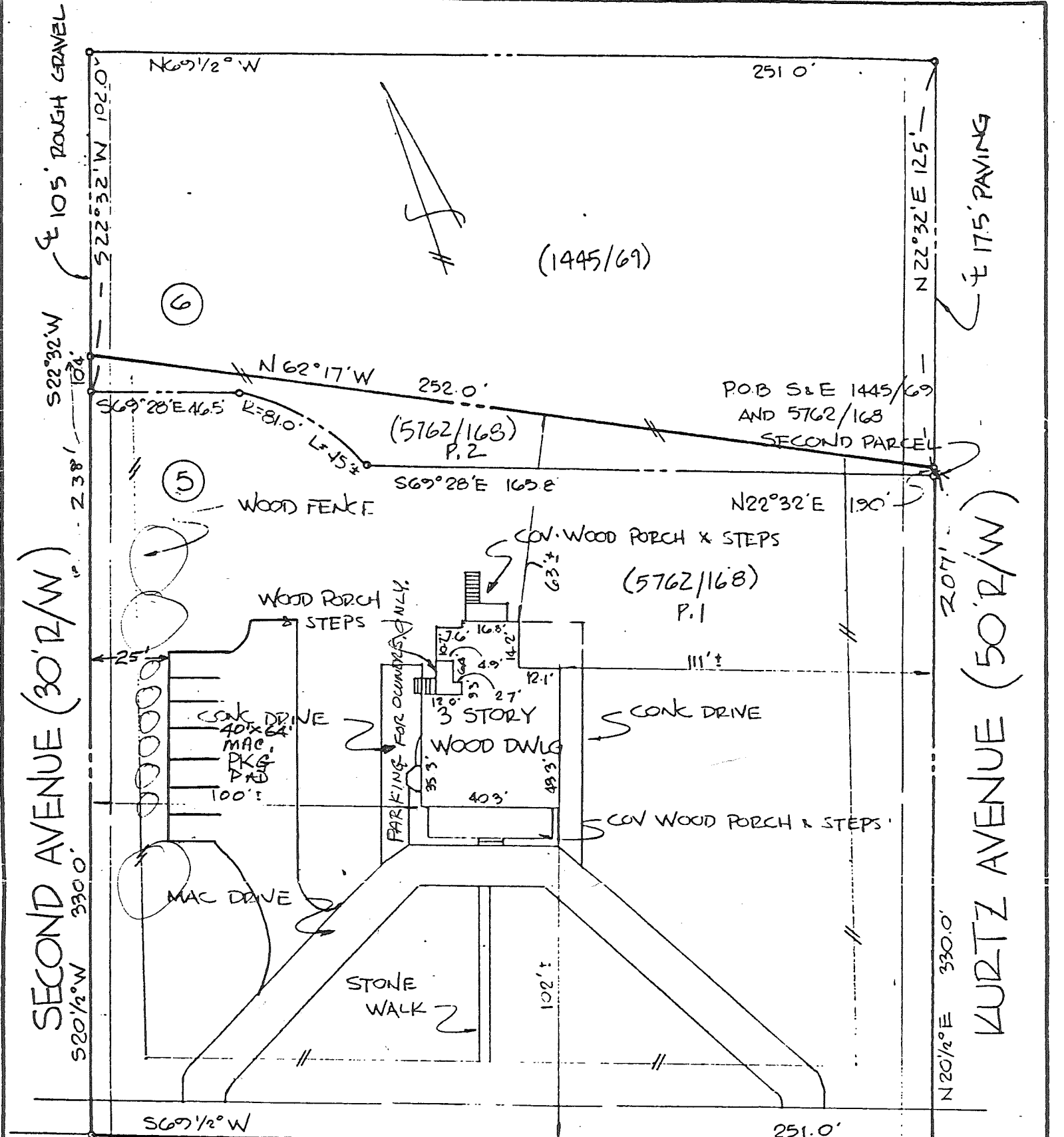
TWIN GATES B & B RESERVATIONS

Loyola Graduation

Friday May 20	Saturday May 21	Sunday May 22
Gwen and Bob	Gwen and Bob	Gwen and Bob
Maryland Hunt Maurice Coyle Anchorage Alaska	Maryland Hunt B'f	Maryland Hunt B'f leaving
California Suite	California Suite E. J. Nussala 3 Mimi St Louis, Mo.	California Suite B'f leaving
Sanibel	Sanibel Office Steve's Mimi Nussala	Sanibel B'f leaving
Magnolia Anns. Jeanette Williams Crawberry, N.J. 8 O'clock arrival	Magnolia B'f	Magnolia B'f
Cape May B & B's Barbara Iverson	Cape May B'f	Cape May B'f leaving
Nostalgia	Nostalgia Laura Iverson	Nostalgia
Pride of Baltimore	Pride of Baltimore Jeffrey Iverson Brooklyn, N.Y.	Pride of Baltimore B'f leaving

TWIN GATES B & B RESERVATIONS

Friday June 3	Saturday June 4	Sunday June 5
Gwen and Bob Downey Wedding Party	Gwen and Bob	Gwen and Bob
Maryland Hunt Downey Wilmington, Del	Maryland Hunt Robert Gallman Boston Mass	Maryland Hunt B.F.
California Suite Mary Fran & Dan	California Suite B.F.	California Suite Leaving
Sanibel Our office Downey's	Sanibel Our office Downey's	Sanibel B.F. Leaving
Magnolia Downey's	Magnolia B.F. Downey's	Magnolia Leaving
Cape May Downey's	Cape May B.F. Downey's	Cape May Leaving
Nostalgia Maureen	Nostalgia Wanda Hamilton	Nostalgia
Pride of Baltimore Mary Kate	Pride of Baltimore Downey B.F.	Pride of Baltimore B.F.



MORRIS AVENUE (50' R/W) (20.5' PAVING) POB. 5762/168 FIRST PARCEL

Scale: 1" = 40'-0"

By: Robert G. Vaughan

DEED REFERENCE: 5762/168
LOTS 5 & 6 A8/57 PLAT OF
"LUTHERVILLE"
8TH ELECT DIST. BALTO CO., MD.

SURVEY FOR USE PERMIT
Twin Gates Bed & Breakfast Inn
Gwen S. Vaughan, Innkeeper
308 Morris Avenue
Lutherville, Md. 21093