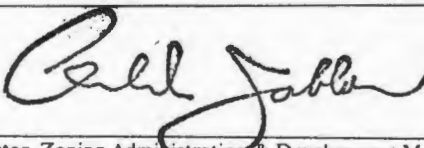


USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 4 day of MAY, 1992,
that 2316 BAUERNSCHMIDT DR. should be and the same is
(street address)
hereby granted permission to operate a BED & BREAKFAST HOME

5
Permit Number


Director, Zoning Administration & Development Management



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.17

yes no

9. Does this meet
requirements of
Sec 4097

yes no

10. Parking reduction
requested

yes no

11. Is site plan ok?

yes no

12. Grandfathered

yes no

Date Submitted

5/1/92

Reviewed By:

220

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 15th Election District of Baltimore County, and is more specifically located at 2316 BAUERNSCHMIDT DR

(street address)

on the WEST side of the street, 22 feet WEST of on MARTIN DRIVE; 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 BA 263, or
(ID #)
4. ☐ in a certified historic district _____, 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 5.5.

The use for which this permit is requested is as a

☒ bed & breakfast home or
☐ bed & breakfast inn

7. with a total of 3 rooms for rent (as more specifically detailed on the attached scaled interior floor plan).

8. The total area of the parcel is 32,104 square feet, with a front lot width of 150⁺ feet and sideyard setbacks of 27 feet and 46 feet.

9. The total number of off-street parking spaces provided is 5.

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

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.

Requested By:

SUZANNE ROYER
WILLIAM GERARD
(Please Print)

Suzanne Royer
(Signature) Legal Owner
William Gerard

Address 2316 BAUERNSCHMIDT DR

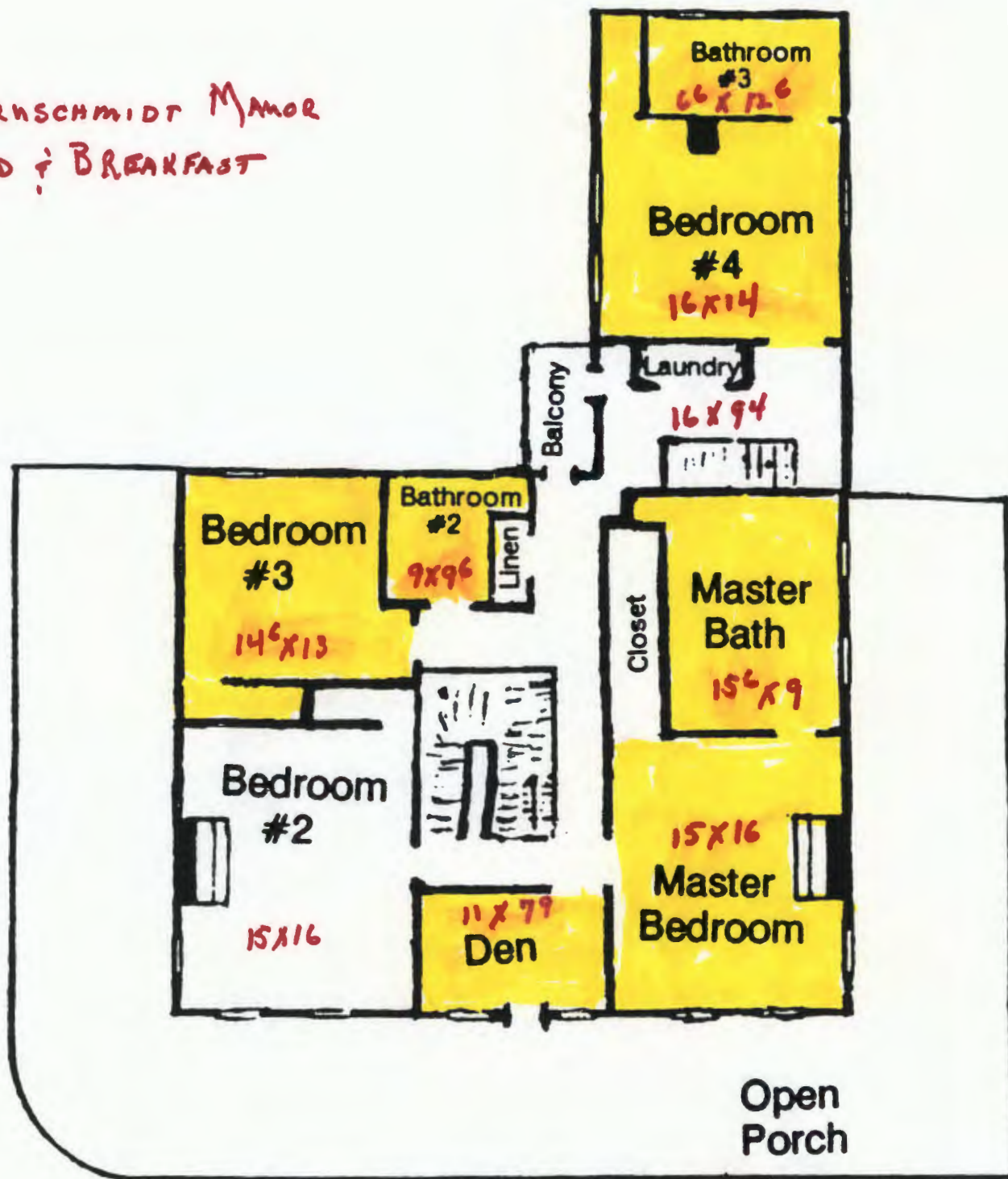
BALTIMORE, MD 21221

*B*AUERNSCHMIDT MANOR
BED & BREAKFAST



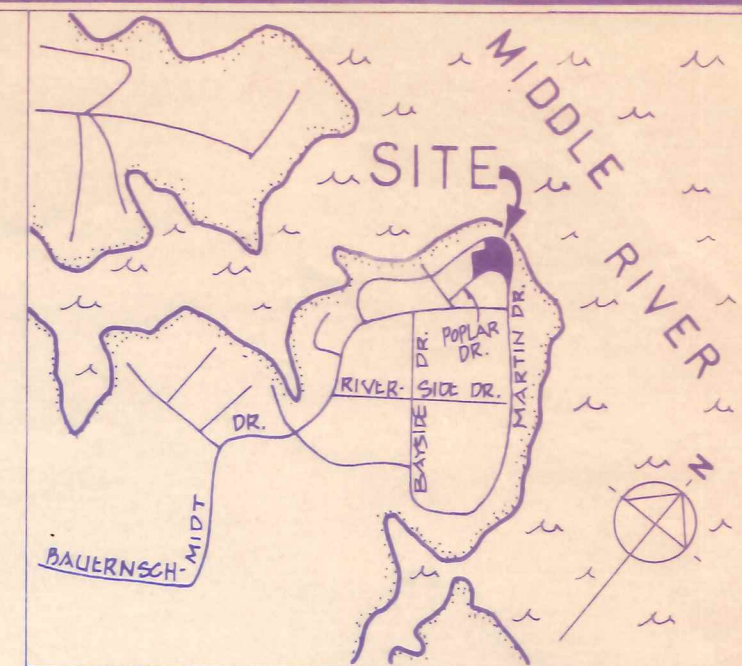
1st Floor

BAUERNSCHMIDT MANOR
3ED + BREAKFAST



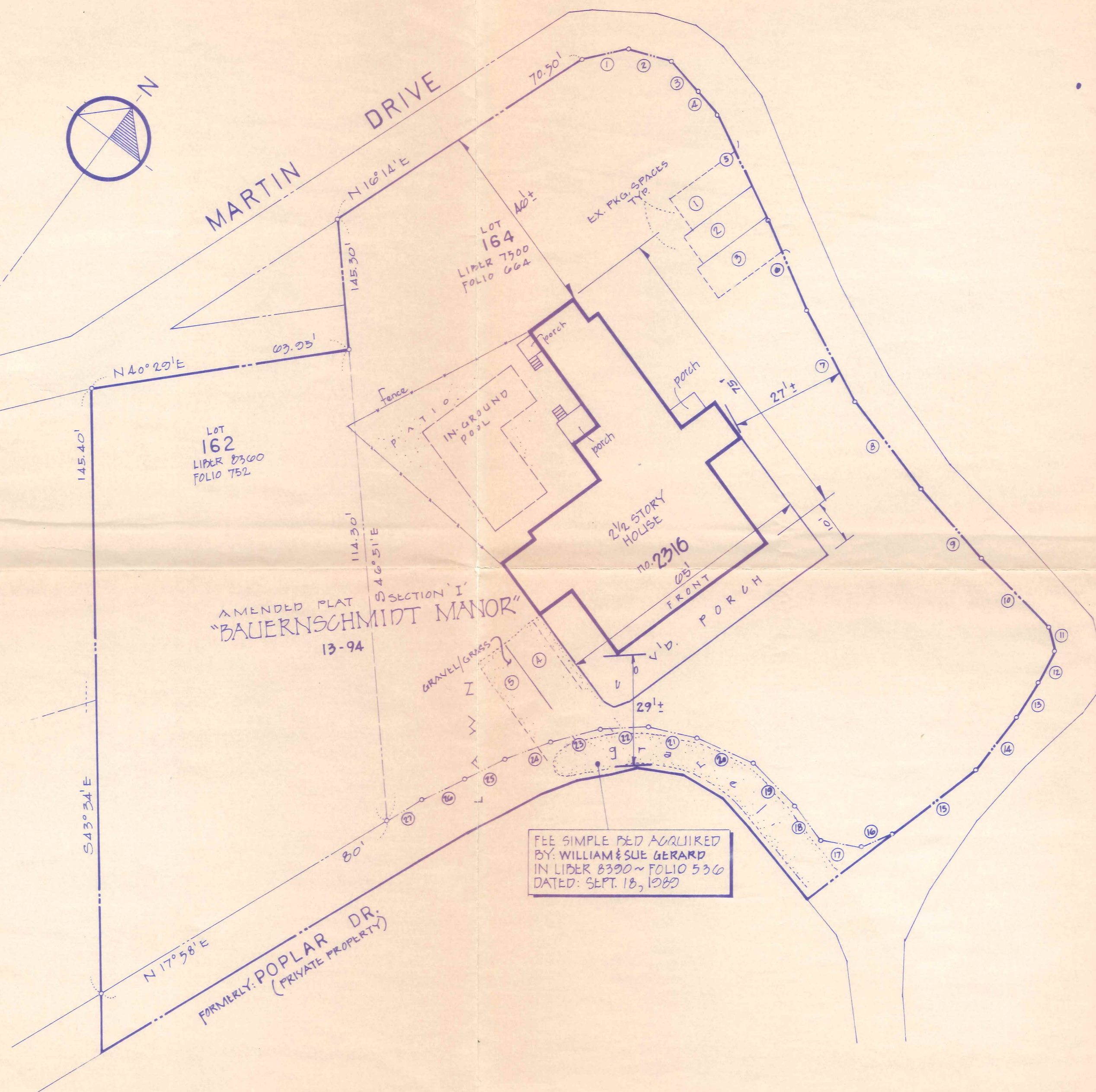
2nd Floor

NOTE: THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND
SHOULD NOT BE USED AS SUCH.
THIS DOES NOT CONSTITUTE A TITLE SEARCH



VICINITY MAP
SCALE: 1" = 1000'

- ① N 42° 20' E - 10'
- ② N 62° 12' E - 10'
- ③ S 84° 22' E - 10'
- ④ S 81° 02' E - 7.2'
- ⑤ S 60° 14' E - 2.5'
- ⑥ S 60° 17' E - 2.5'
- ⑦ S 60° 30' E - 2.5'
- ⑧ S 80° 25' E - 2.5'
- ⑨ S 85° 22' E - 27.5'
- ⑩ S 83° 46' E - 11.50'
- ⑪ S 47° 46' E - 5.0'
- ⑫ S 18° 13' E - 10'
- ⑬ S 10° 16' E - 10'
- ⑭ S 3° 10' E - 10'
- ⑮ S 6° 22' W - 22.75'
- ⑯ S 23° 16' W - 12.58'
- ⑰ S 62° 36' W - 10.37'
- ⑱ N 80° 02' W - 11.40'
- ⑲ N 86° 22' W - 12.35'
- ⑳ S 74° 35' W - 14'
- ㉑ S 65° 14' W - 14.40'
- ㉒ S 44° 05' W - 11.50'
- ㉓ S 35° 38' W - 11.40'
- ㉔ S 26° 42' W - 11.10'
- ㉕ S 21° 53' W - 11.50'
- ㉖ S 14° 40' W - 10.30'
- ㉗ S 18° 49' W - 13.05'

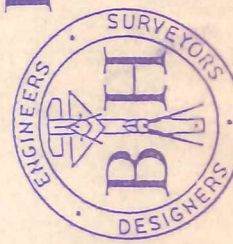


FEE SIMPLE P&D ACQUIRED
BY: WILLIAM & SUE GERARD
IN LIDER 83900 ~ FOLIO 536
DATED: SEPT. 18, 1989



STEVEN K. BROYLES
MD P.E. No. 14429

BROYLES, HAYES & ASSOC.
ENGINEERS • DESIGNERS • SURVEYORS
1922 MIDDLEBOROUGH RD.
BALTO, MD. 21221
(301)-574-2227



2316 BAUERNSCHMIDT MANOR
BALTIMORE CO., MARYLAND
21221

PROPERTY OF: WILLIAM F. GERARD AND
SUZANNE D. BOYER

DATE: APRIL 6, 1992 ~ SCALE: 1" = 20'