

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 17th day of May, 1976, that 2800 Sheppard Road (street address) should be and the same is hereby granted permission to operate a Bed and Breakfast (8 rooms for rent)

* This use permit is for zoning compliance only. The use must still comply with all other County + state agency requirements. The permit does not grant approval for any other use. A code or zoning inspector may visit the property if necessary for compliance or regulations.

Permit Number

[Signature]
Director, Zoning Administration & Development Management

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

No. 019989

DATE 5/17/76 ACCOUNT 01-675

By: MDK

AMOUNT \$ 40.00

RECEIVED FROM: Ewers, Joyce - 2800 Sheppard Road
170 - Bed & Breakfast Use - \$40.00
Permit

FOR:

32091HDDGANTCHRC : \$40.00
SA 0001260005-17-76

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



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 409?

yes no

10. Parking reduction
requested

yes no

11. Is site plan ok?

yes no

12. Grandfathered

yes no

Date Submitted

5/15/96

Reviewed By:

mra

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 10 Election District of Baltimore County, and is more specifically located at 2800 Sheppard Rd.

(street/address)

on the North/East side of the street, 143.54 feet EAST of GERTING ROAD; is (nearest intersecting street)

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

- ☐ on a Class I Commercial Motorway; or
- ☐ on a Class II Commercial Motorway; or
- ☒ a certified historic site Monkton, or (is #)
- ☒ in a certified historic district My Lady's Manor or (name)
- ☐ eligible to be a certified historic site or district (attach supporting letter from Secretary to the Baltimore County Landmarks Commission), or
- ☒ outside of the Urban-Rural Demarcation Line (URDL).

The zoning classification of the parcel is RC2.

The use for which this permit is requested is as a

☐ bed & breakfast home or

☒ bed & breakfast inn

7. with a total of 8 rooms for rent (as more specifically detailed on the attached scaled interior floor plan).

8. The total area of the parcel is 15.24 ACRES square feet, with a front lot width of 598 feet and sideyard setbacks of 100 feet and 425 feet.

9. The total number of off-street parking spaces provided is 10.

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 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.

Requested By:

Joyce Ewers
(Please Print.)

(Signature)

Legal Owner

Address 2800 Sheppard Rd.

MONKTON, MD 21111

Joyce Ewers
May 2, 1996



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3353
Fax: (410) 887-5708

May 14, 1996

Michael P. Tanczyn, P.A.
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: Bed & Breakfast Inn Application
2800 Sheppard Road
10th Election District

Dear Mr. Tanczyn:

I am in receipt of your letter dated May 2, 1996.

Please be advised that I have reviewed the proposal of your client with Donna Thompson, the code enforcement inspector who has spoken with Ms. Ewers.

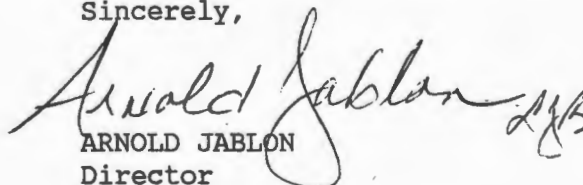
You are correct that the use as proposed is permitted as of right. My concern, based on the history involved, is that your client will not adhere to the use as proposed.

I cannot expect you to assure this department of your client's continued compliance, but I believe it reasonable that we receive such assurances.

As long as your client understands that approval is contingent upon compliance with all county and state laws and regulations, not just zoning, and that approval is subject to continued compliance with such laws and regulations, the proposal as submitted will be approved. I know that you are an excellent attorney who will advise your client of the significance of the above.

If you have any questions, you may call Carl Richards at 887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon".
ARNOLD JABLON
Director

AJ:ljb

ARTHUR

(10) ^{9.1111}
PARKING SPACES

LOT NO. 1

15.240 AC. ⁺

1865.12 N
1509.26 E

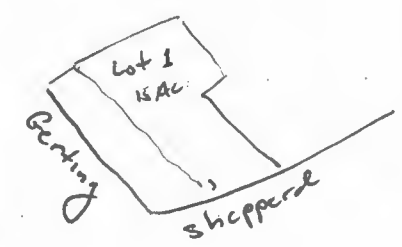
124.18'
S 41° 18' 30" W

1956.40 N
1591.23 E

Vicinity Map

SITE PLAN FOR
AN 8 Room Bed
& Breakfast

27B NE
200' scale map



↑
N

S 38° 03' 14" E - 1019
41.94

270
N 63° 33' 10" W - 544.90
592.07'

N 84° 34' 20" W
1154.26 N
1428.92 E
250'
N 62° 10' 40" E - 147.10

1222.90 N
1556.02 E
Δ = 2° 33' 40"
CH. = N 60° 53' 50" E - 199.34'
R = 4460' ARC = 199.36'

559° 37' W 425'

1319.86 N
1730.20 E

1459.44 N
1968.26 E

S 48° 31' 45" E - 612.59'

N 59° 37' 27.50"
1473.35 N
1991.99'

1121.22 N
1451.77 E

1211.66 N
1622.71 E

1272.64 N
1730.86 E

N 59° 32' E - 300.00'

275.97'

ROAD WIDE

2800 SHEPPARD ROAD
MONKTON, MARYLAND
21111

SITE PLAN

SCALE 1" = 100'

MONKTON

SITE PLAN FOR AN 8-BED "BED & BREAKFAST"

Zoning - R22

LIBER 10152 FOLD 211
 BEING KNOWN AS LOT 1
 AS SHOWN ON A PLAT ENTITLED: SUBDIVISION OF PROP.
 OF "VIRGINIA R. LEWIS"
 RECORDED IN THE LAND RECORDS OF
 BALTIMORE COUNTY MARYLAND IN
 PLAT BOOK EHR 36 FOLD 11A

LOCATION DRAWING FOR:
 2800 SHEPPERD ROAD
 BALTIMORE CO. MARYLAND

SCALE 1"=100'
 DATE: FILE NO.:
 JOB NO.:

GETTING ROAD

143.54
 143.50
 50.55

34.630
 58.79

340° 56' 10" N

M/V. REQUIREMENTS

300' lot width

100,000 sq. ft. area lot

35 side setbacks, 60' min

Provided

480' lot width

15,240 ac

side setbacks

150'/250' side setbacks

LOT N. 1

15,240 ac ±

36' x 60'
 METAL STAKE

Site within "my
 Lady's Manor"
 Historic District
 and located outside
 the Urban Rural
 Demarcation area

STRUCTURES

S38° 03' 14" E

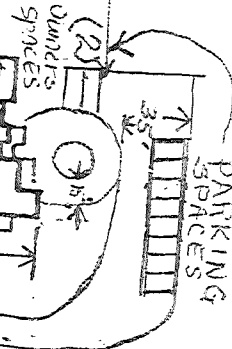
1019.35'

10' DRAINAGE &
 UTILITY EASE

GRAVEL

(8) 10' x 20'

PARKING
 SPACES



DRIVE
 WAY

pool hse.

270'

DRAIN 48'

142.37'

UTILITY
 EASEMENT

50'

BURD. SETBACK
 LINE

147.10'

142.10' 40" E

R. 4440' 14.109.36'

SHEPPERD

81

ROAD

N 59° 37' 00" E
 275.97'

S 48° 31' 45" E

612.59'

S 41° 16' 30" N
 124.16'

S 16° 59' 00" E

637.35'