B & B 97-1

USE PERMIT

IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 20th day of NOVEMBER, 1996, that 520 ALLEGHENY AVE. (street address) should be and the same is hereby granted permission to operate a BED & BREAKFAST HOME.

Permit Number

Director, Zoning Administration & Development Management

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 09 Election District of Baltimore County, and is more specifically located at 520 Allegheny Ave (street address) on the North side of the street, 721 feet West of Highland (nearest intersecting street); is

(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 _____ (ID #), or
4. ___ in a certified historic district _____ (name), or
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 DR3.5.
The use for which this permit is requested is as a

X bed & breakfast home or
___ bed & breakfast inn

7. with a total of 4 rooms for rent (as more specifically detailed on the attached scaled interior floor plan).

8. The total area of the parcel is 5649 square feet, with a front lot width of 132 feet and sideyard setbacks of 40 feet and 76 feet.

9. The total number of off-street parking spaces provided is 7.

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:

Michael K. Faulkner — Michael K. Faulkner
(Please Print) (Signature) Legal Owner

Tara E. Zurinsky
Address 6215 York Rd
Bath, MD 21212

T. Zurinsky

This Column For COUNTY USE ONLY!

	yes	no
If checked, is it correct?		
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?	✓	___
8. Do these meet requirements of Sec. 402D.17	✓	___
9. Does this meet requirements of Sec 409?	✓	___
10. Parking reduction requested	___	✓
11. Is site plan ok?	✓	___
12. Grandfathered	___	___ N/A

Date Submitted
11/20/96

Reviewed By:
JCM

Baltimore County
Landmarks Preservation Commission

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

October 29, 1996

Mr. Michael K. Faulkner
6215 York Road
Baltimore, MD 21212

Dear Mr. Faulkner:

In response to your recent inquiry, the house at 520 Allegheny Avenue, Towson, is not on any historic list at this time, but due to the age and good architecture of this area, the neighborhood is most probably eligible for at least local historic district status. The house is larger than many residential structures of the same period; its most notable feature is a large front dormer in Colonial Revival design. This house is well designed and if thoroughly repainted, would probably meet the "singular natural beauty" criterion for nomination to the Baltimore County Landmarks List. In short, the house is eligible for inclusion on the Landmarks List as either a free standing building or as a contributing resource to an historic district.

Sincerely,

John McGrain, Executive Secretary
Landmarks Preservation Commission

JM/rh

520ALLG.JM/PZONE/LANDMARK

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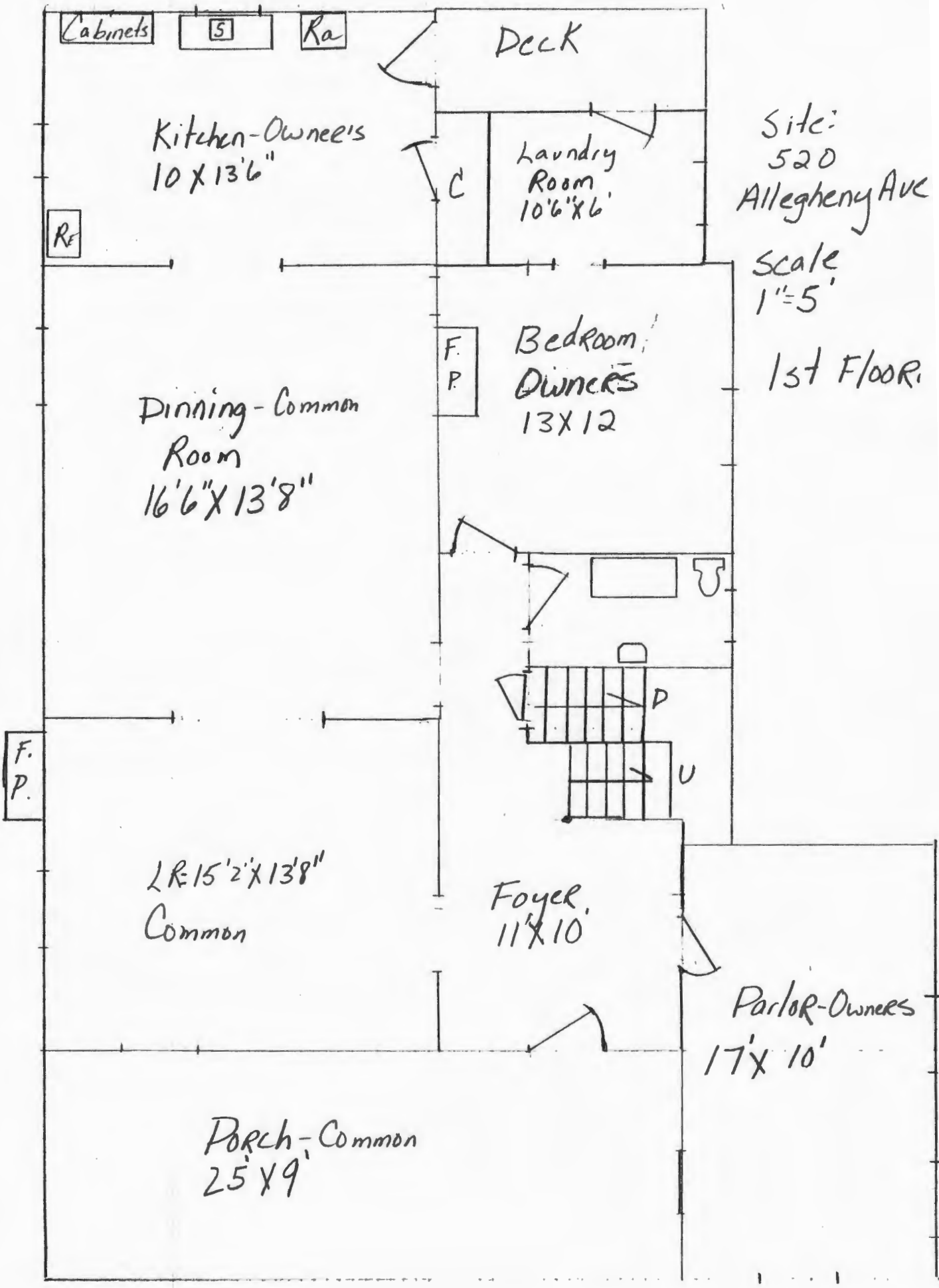
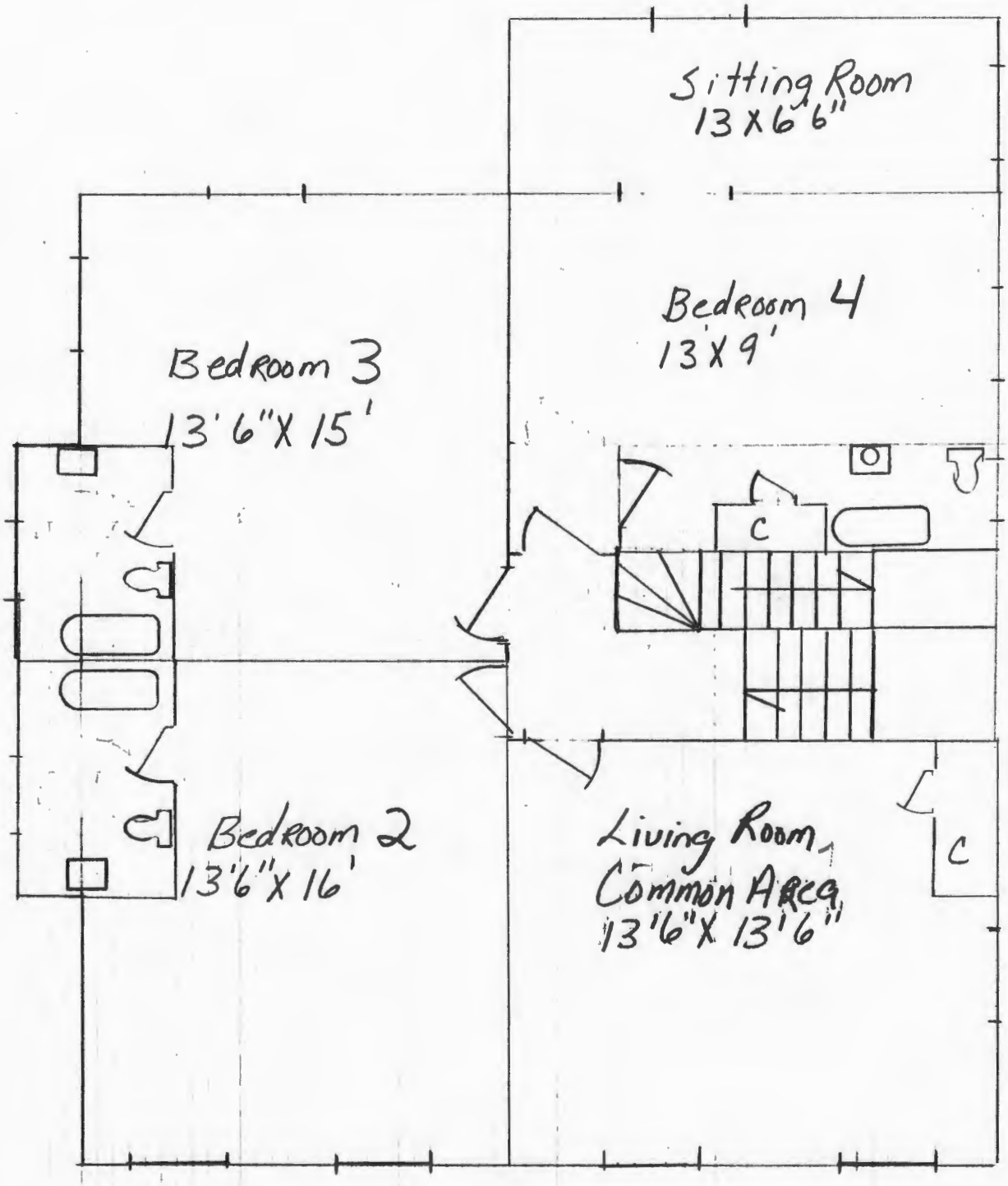
on Recycled Paper


Cabinets
5
Ra
Deck
Kitchen-Owners
10 X 13'6"
C
Laundry
Room
10'6"X6'
Site:
520
Allegheny Ave
RF
Scale
1"=5'
F.
P.
Bedroom
Owners
13X12
1st Floor
Dinning-Common
Room
16'6"X13'8"
P
U
F.
P.
LR 15'2"X13'8"
Common
Foyer
11'X10'
Parlor-Owners
17'X 10'
Porch-Common
25'X9'

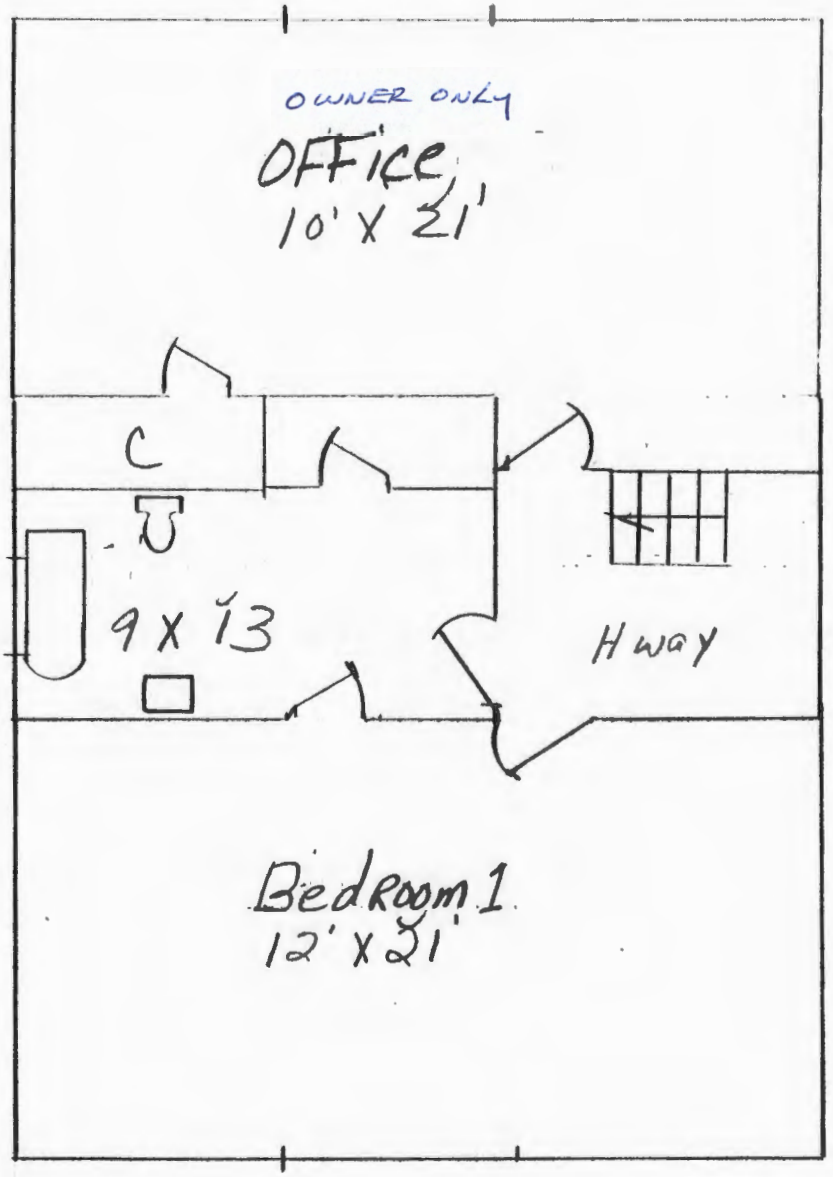


2nd Floor

520 Allegheny Ave

scale 1" = 5'

520 Allegheny Ave
3rd Floor



133'

Hedge

56,496 ±

428'

428'

N

18'

86'

8½'

32'

Parking Area

Concrete walks

Hedge

Hedge
6'

520 Allegheny

Swing

51'

20'

40'

35'

76'

Walks

132'

520 Allegheny Ave. Towson, MD 21204

SCALE: 1" = 30'	APPROVED BY:	DRAWN BY M. Faulk	
DATE: 11/19/96		REVISED	
		DRAWING NUMBER	

NO LANDSCAPE PLAN REQ. EAH 11-20-96