

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits and Development Management of Baltimore County, this 2nd of July, 1977, that 4407 Mt. Carmel Road should be and the same is hereby granted permission to operate a five (5) bedroom bed and breakfast inn

Permit Number


to Director, Permits & Development Management
Planner's Initials MJK



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 5TH Election District of Baltimore County, and is more specifically located at 4407 MT. CARMEL ROAD

(street address)

on the SOUTH side of the street, 1500 feet WEST of GUNPOWDER ROAD; 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 _____, 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 RC-2.

The use for which this permit is requested is as a

bed & breakfast home or

bed & breakfast inn

7. with a total of 5 rooms for rent (as more specifically detailed on the attached scaled interior floor plan).

EXHIBIT A-1, 2, 3, 4 & 5

1.205 ACRES

8. The total area of the parcel is 183,209 square feet, with a front lot width of 232 feet and sideyard setbacks of 30 feet and 78 feet.

9. The total number of off-street parking spaces provided is 8.
PLUS 7 ON OWNER MAINTAINED PARKING AREA IN RIGHT-OF-WAY = 15 TOTAL

10. A special hearing is requested of the Zoning Commissioner to allow a reduction in the parking requirements in order to preserve the following existing amenities NO

11. Said use is more specifically detailed on the attached scaled site plan. EXHIBIT B1 & B2

12. This use was in existence prior to September 15, 1988 as the reservation book/log presented indicates. NO

Requested By:
DAVID T. MILLER
SUZAN E. MILLER

(Please Print)

Suzan E. Miller
(Signature) Legal Owner

Address 4407 MT. CARMEL ROAD

HANOVER, MD 21074

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

Reviewed By:

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

041008

DATE 6/30/97 ACCOUNT 01-615

AMOUNT \$ 40.00

RECEIVED FROM: David Miller - 4407 MH. Council Rd.

FOR: 170 - Use Point to Bldg Budget Log - \$40.00

PAID RECEIPT

PROCESS	ACTUAL	TIME
7/01/1997	6/30/1997	16:02:24
REG MS03	CASHIER UNIT U/LH DRAWER	
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	007425	OFLN
CR NO.	041008	

40.00 CHECK: FA

Baltimore County, Maryland

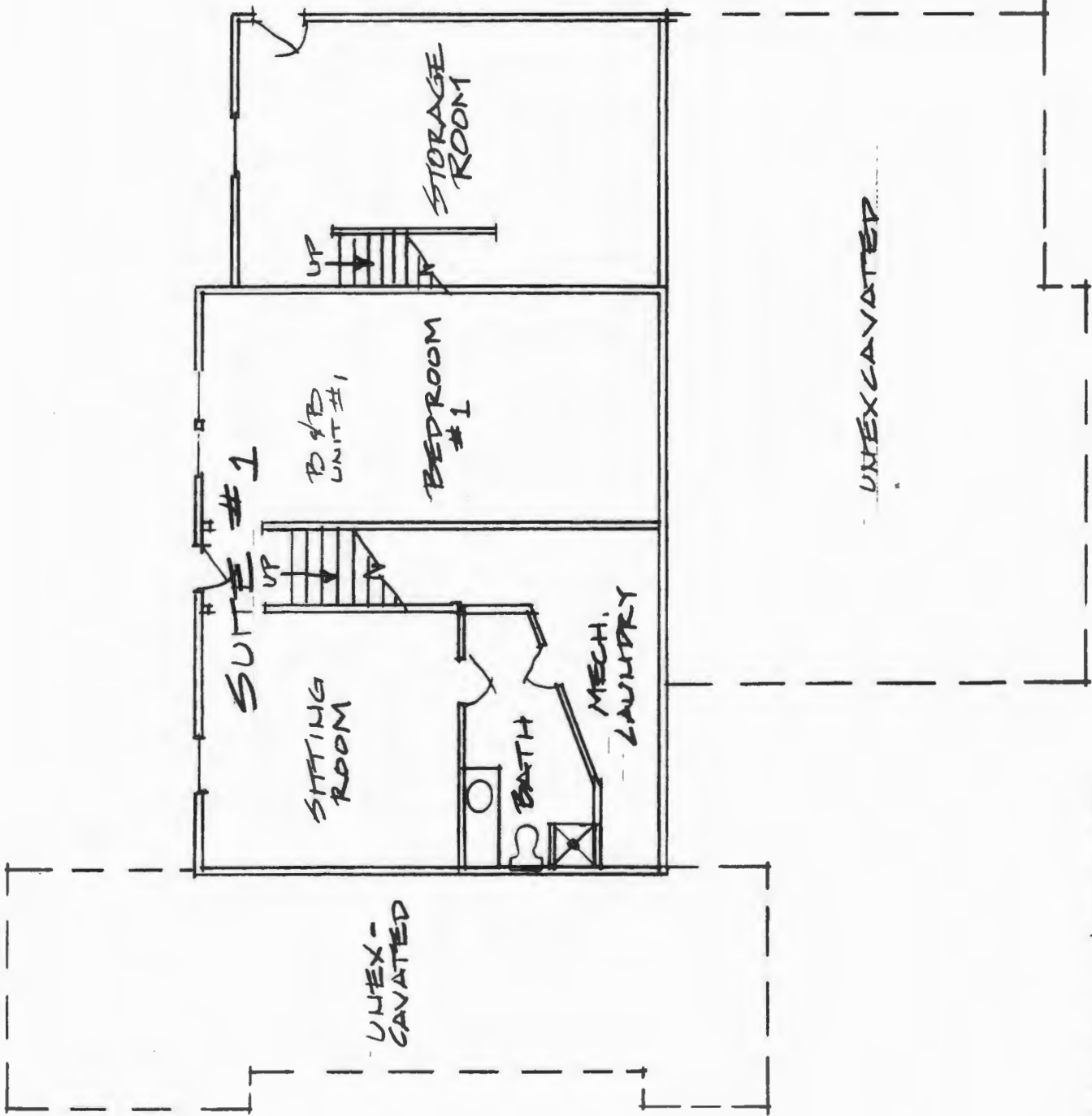
DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

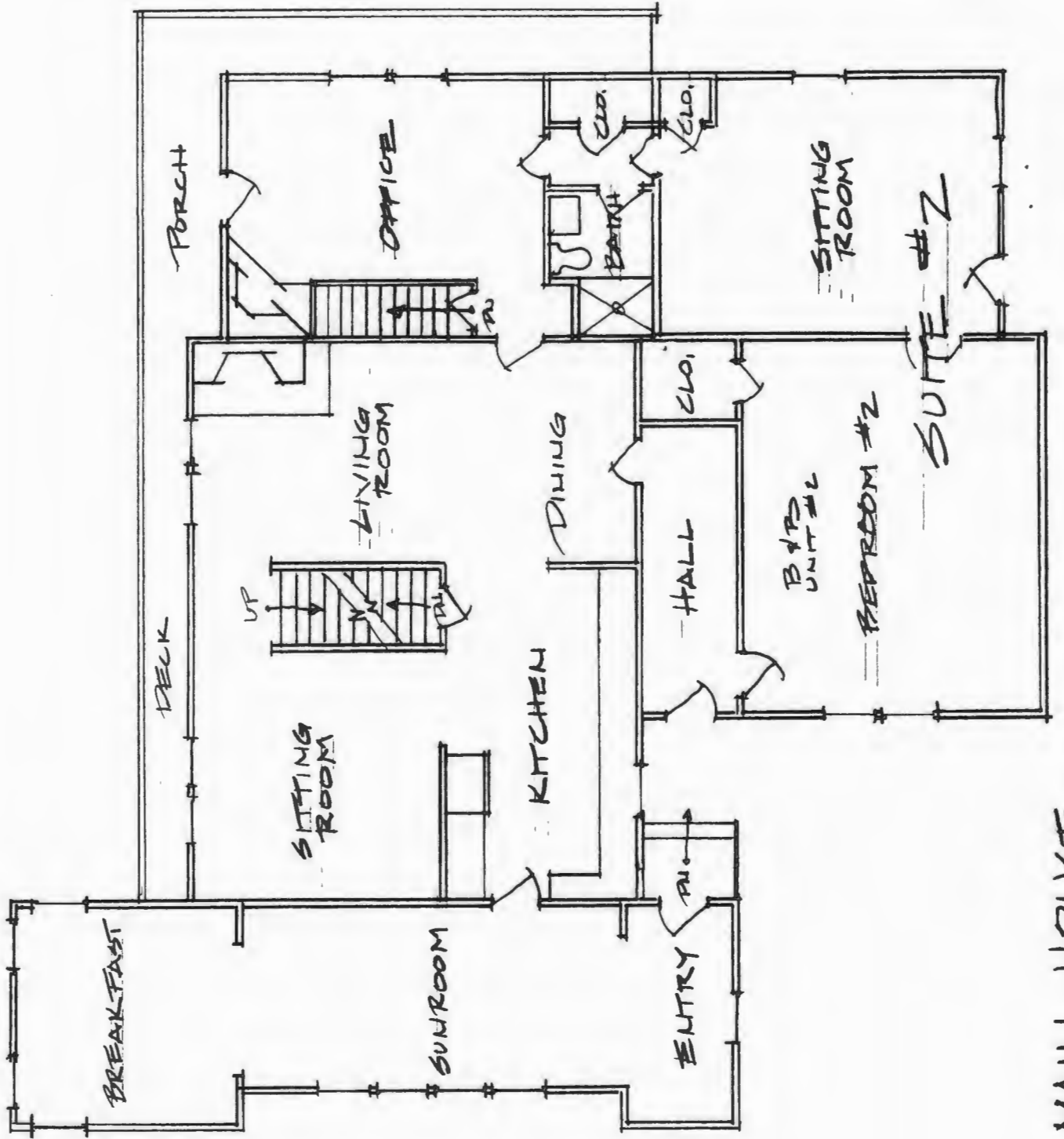
YELLOW - CUSTOMER

CASHIER'S VALIDATION



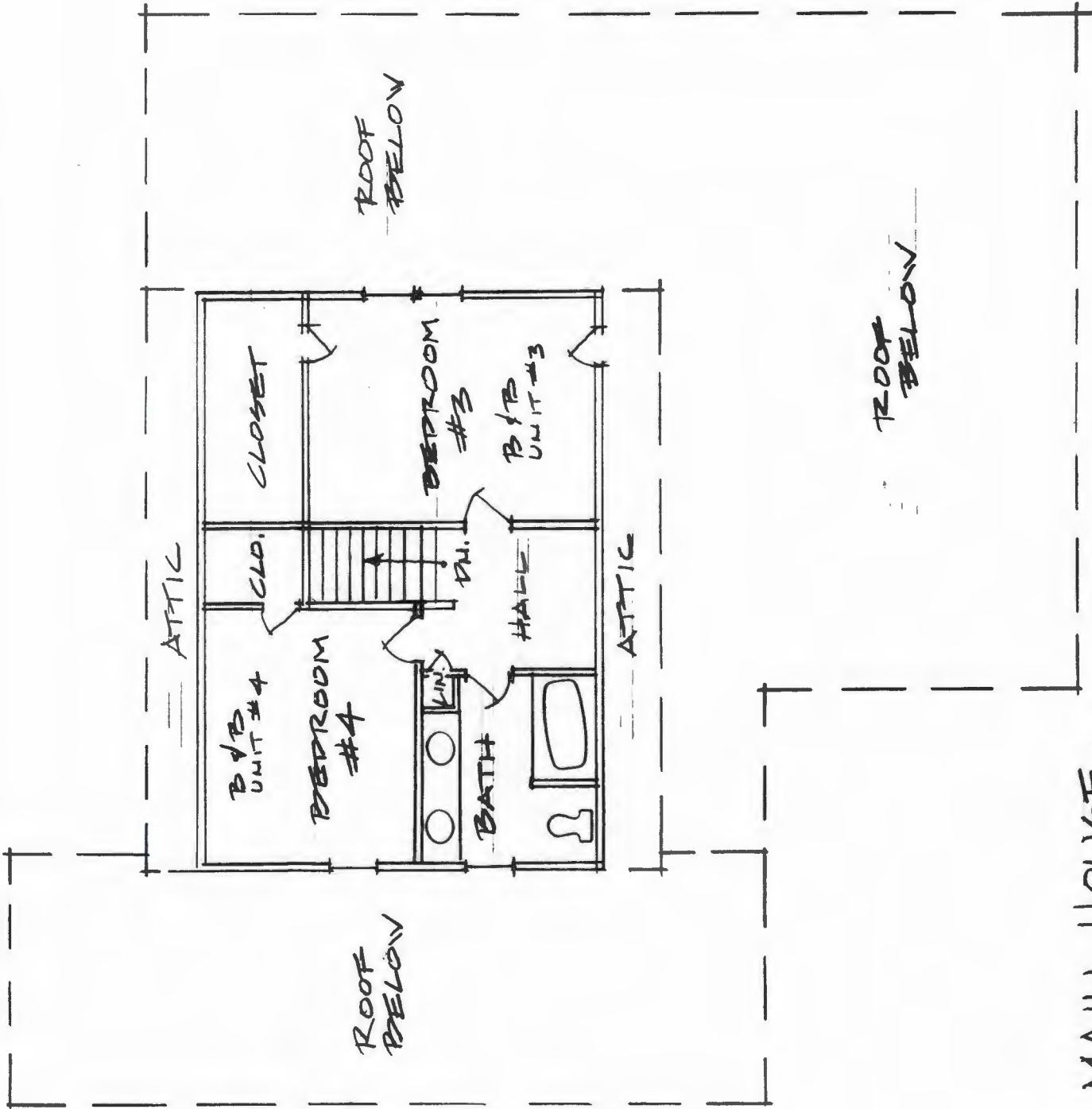
MAIN HOUSE
 GROUND FLOOR
 SCALE: 1/8" = 1'-0"

EXHIBIT A-1



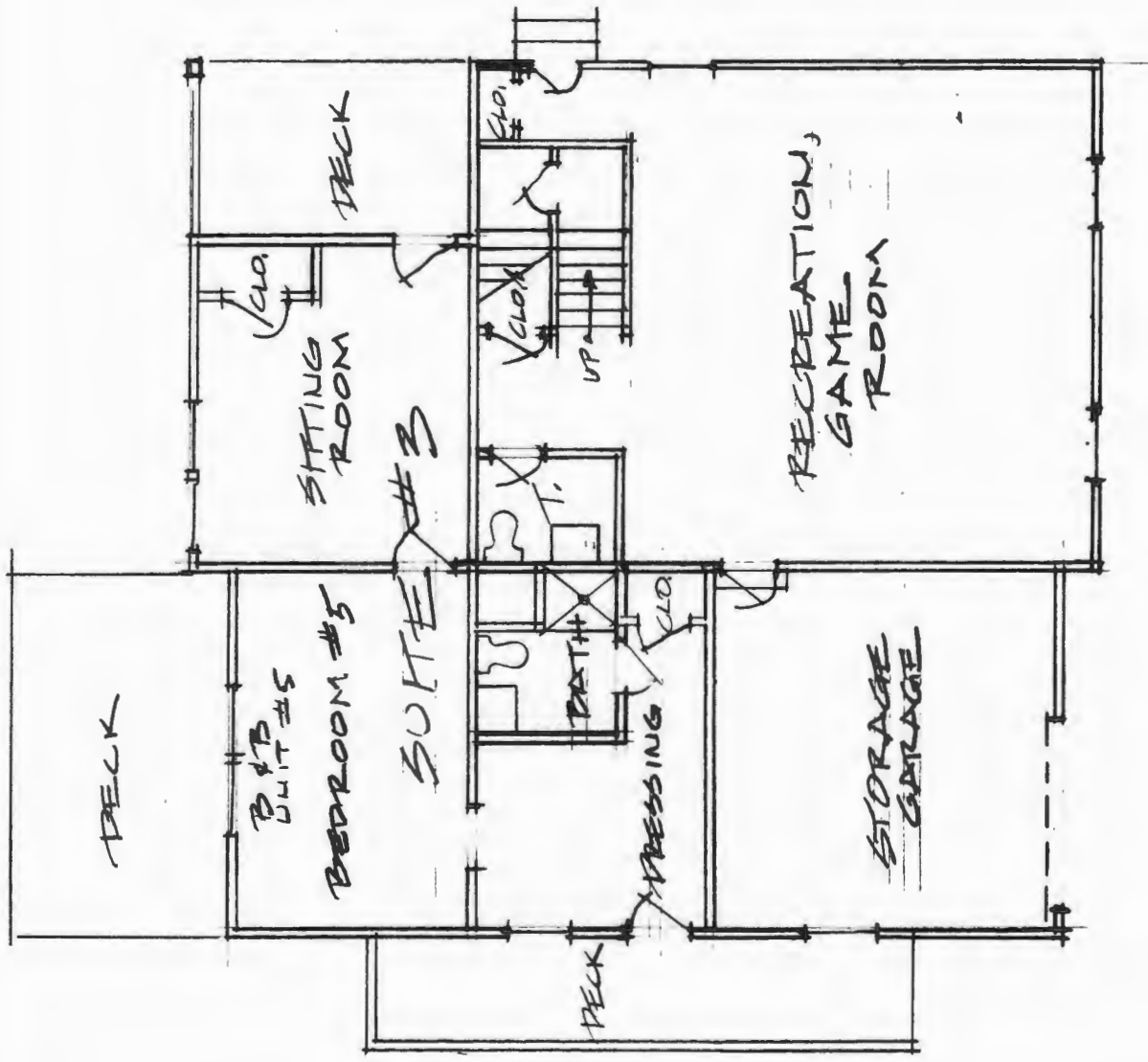
MAIN HOUSE
 FIRST FLOOR
 SCALE: 1/8" = 1'-0"

EXHIBIT A-2



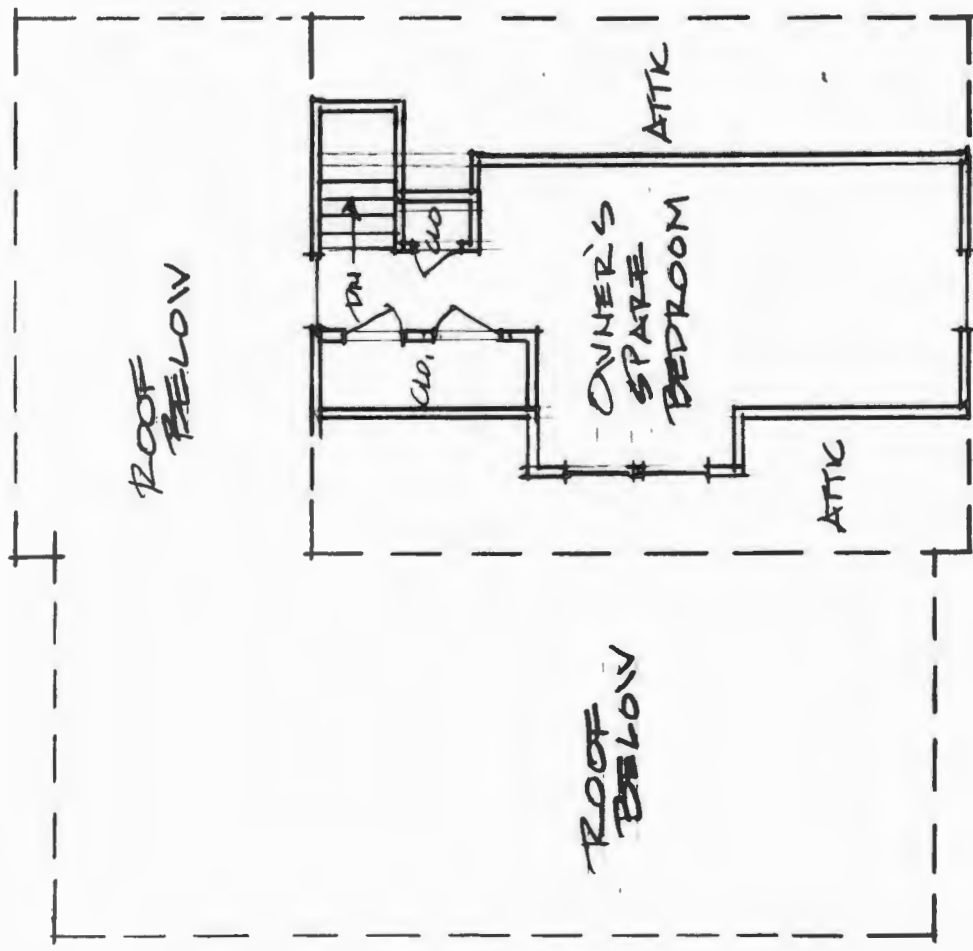
MAIN HOUSE
 SECOND FLOOR
 SCALE: 1/8" = 1'-0"

EXHIBIT A-3



CARRIAGE HOUSE
GROUND FLOOR

EXHIBIT A-4



CARRIAGE HOUSE
SECOND FLOOR

EXHIBIT A-5



Certificate of Zoning Approval

This will certify that the property and the improvements located at: _____

4407 Mt. Carmel Road

Hampster, MD 21074

Zoning: RCZ

Are properly zoned to permit the following USE or Business: _____

5 Bedroom Bed & Breakfast Inn

Subject to the following CONDITIONS:

1) Proper application, if required by Baltimore County, for and subsequent approval of a change of occupancy and/or a building permit for said USE or Business;

2) Other: Approved & Subject to the approval
site plan

Zoning Designations and permitted uses are subject to change and therefore, *in the event that the subject property is not utilized for a period of a year*, this certificate is void and a renewal **MUST** be requested.

7/2/97

Date

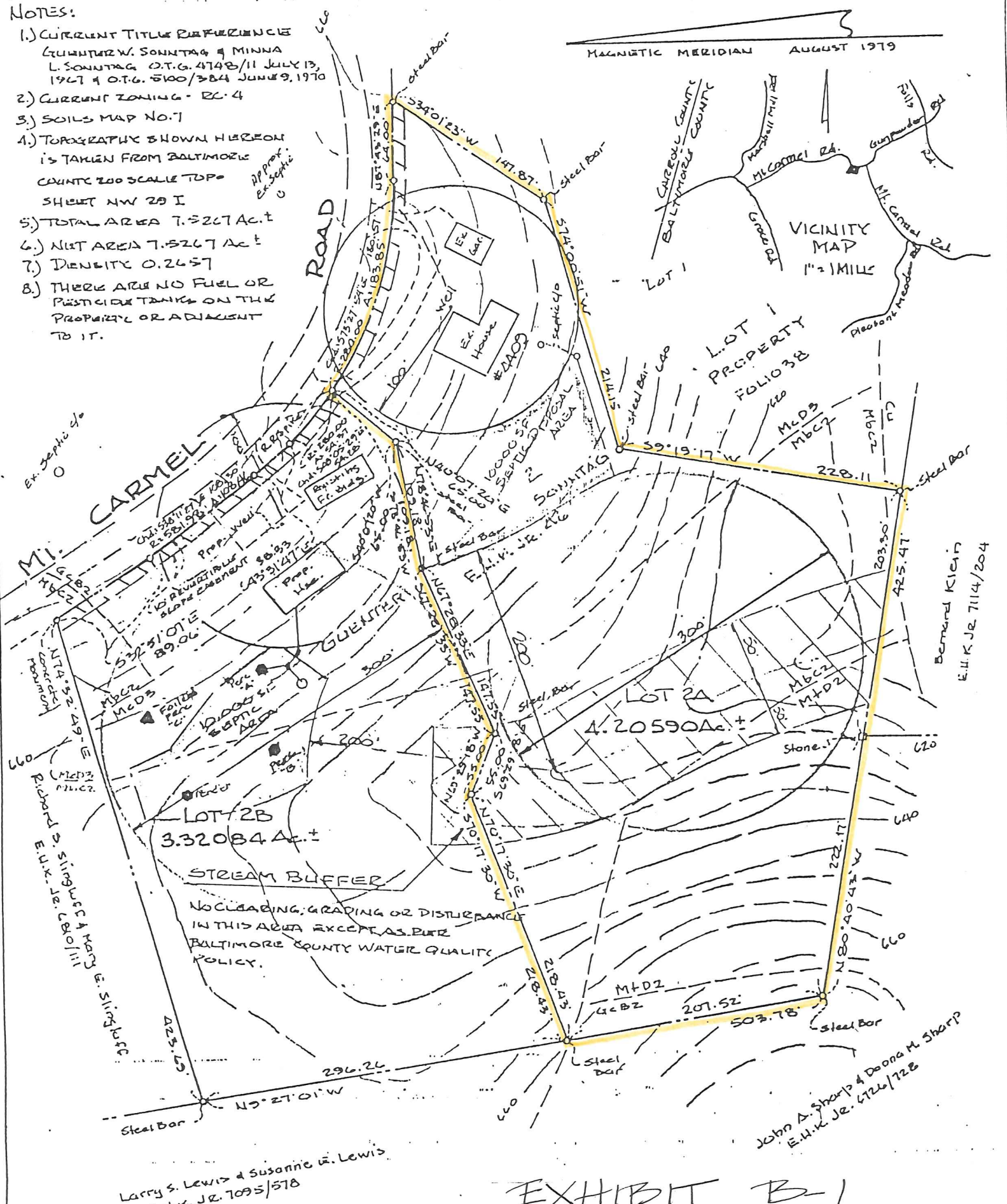
Director, Department of Permits & Development Management



NOTES:

- 1.) CURRENT TITLE REFERENCE
GUNTHER W. SONNTAG & MINNA
L. SONNTAG O.T.G. 4742/11 JULY 13,
1967 & O.T.G. 5100/384 JUNE 9, 1970
- 2.) CURRENT ZONING - RC-4
- 3.) SOILS MAP NO. 7
- 4.) TOPOGRAPHY SHOWN HEREON
IS TAKEN FROM BALTIMORE
COUNTY 200 SCALE TOPO
SHEET NW 29 I
- 5.) TOTAL AREA 7.5267 Ac.±
- 6.) NET AREA 7.5267 Ac.±
- 7.) DENSITY 0.2657
- 8.) THERE ARE NO FUEL OR
PESTICIDE TANKS ON THE
PROPERTY OR ADJACENT
TO IT.

MAGNETIC MERIDIAN AUGUST 1979



Larry S. Lewis & Susannie W. Lewis
E.H.K. Jr. 7095/578

John A. Sharp & Donna M. Sharp
E.H.K. Jr. 6726/728

Bernard Klein
E.H.K. Jr. 7114/204

EXHIBIT B-1

APPROVED FOR BALTIMORE COUNTY DEPARTMENT
OF ENVIRONMENTAL PROTECTION AND
RESOURCE MANAGEMENT.
Robert W. Sheeley 8-10-89
DIRECTOR DATE

PLAT
FOR
THE RESUBDIVISION OF LOT 2
OF
THE GUNTHER SONNTAG PROPERTY
(PREVIOUSLY RECORDED IN PLAT BOOK 46 FOLIO 38)
FIFTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
MAY 27, 1989
SCALE 1" = 100'



A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(301) 239-7744

Revised 8.9.89 Lot 2B Well & stream buffer
Revised 6.29.89 - Lot 2B Perches & Well Job # 88092.

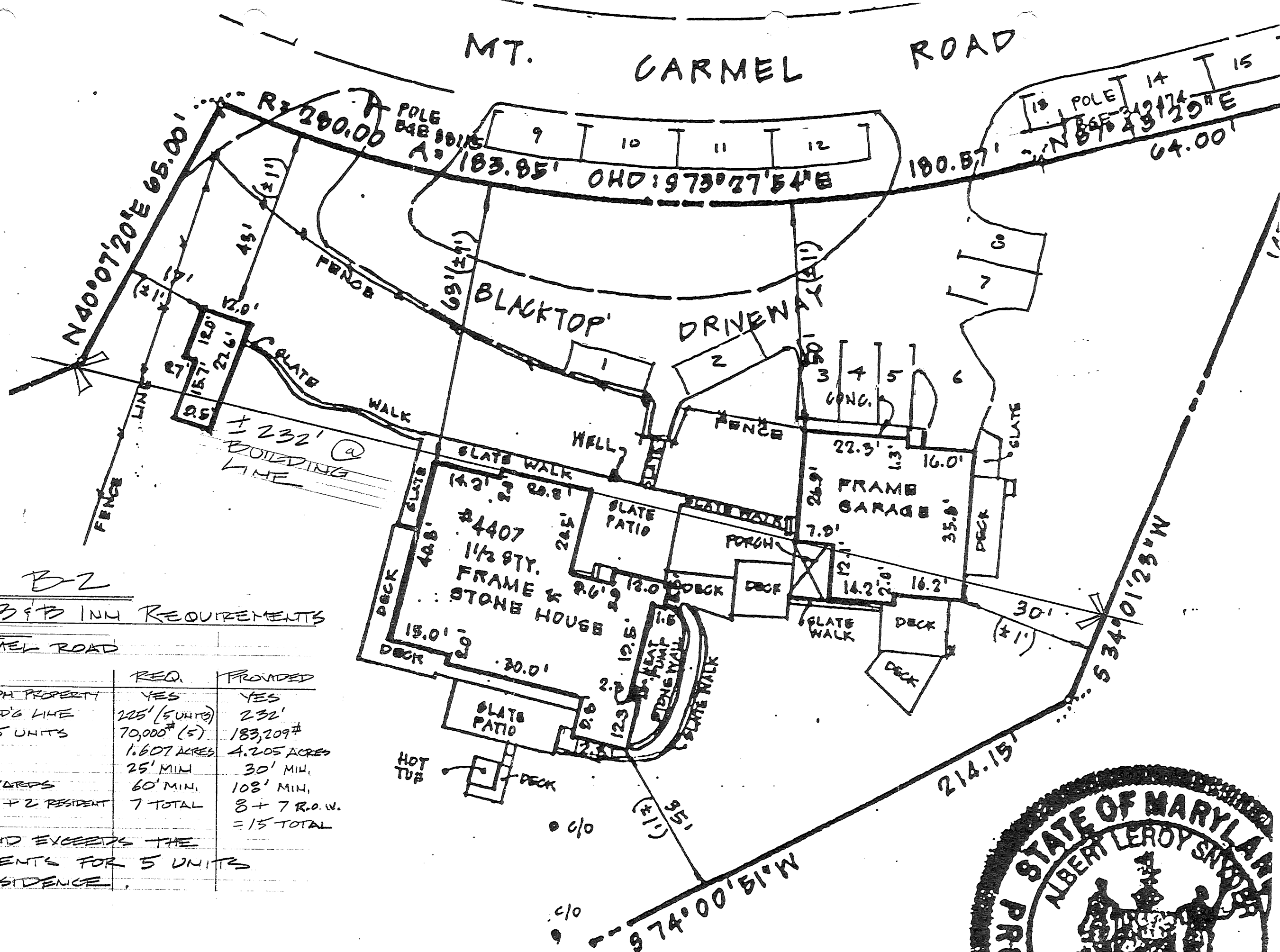


EXHIBIT B2

SITE PLAN - BIFB INH REQUIREMENTS
SECTION 402D
4407 MT. CARMEL ROAD

CONDITIONS	REQ.	PROVIDED
* OWNER RESIDES ON PROPERTY	YES	YES
* WIDTH OF LOT @ BOILING LINE	225' (5 UNITS)	232'
* LOT AREA FOR 5 UNITS	70,000# (5)	183,209#
* SIDE YARDS	1.607 ACRES	4.205 ACRES
* COMBINED SIDE YARDS	25' MIN.	30' MIN.
* PARKING - 1 PER UNIT + 2 RESIDENT	60' MIN.	108' MIN.
	7 TOTAL	8 + 7 R.O.W. = 15 TOTAL

NOTE: MEETS AND EXCEEDS THE REQUIREMENTS FOR 5 UNITS PLUS RESIDENCE.

SCALE: 1" = 20'

