

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 29<sup>th</sup> of MARCH, 2001, that 19301 YORK RD. PARKTON MD should be and the same is hereby granted (street address) permission to operate a 3 ROOM BED AND BREAKFAST HOME

PREVIOUSLY APPROVED IN 1994

TRANSFER OF OWNERSHIP

B&B 95-1

Permit No.

A handwritten signature in cursive script, reading "Carl Jablon".

Director

Planner's Initials JRF

# USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 27 day of JULY, 19 94 that 19301 York Rd. Parkton Md. should be and the same is  
(street address)  
hereby granted permission to operate a \_\_\_\_\_

3 ROOM BED and Breakfast Home.

B&B 95-1  
Permit Number

*Carl Jablon*  
Reg. 11

Director, Zoning Administration & Development Management



# United States Department of the Interior



NATIONAL PARK SERVICE

P.O. Box 37127

Washington, D.C. 20013-7127

IN REPLY REFER TO:

H32(413)

APR 9 1993

Mr. John C. Wright  
c/o Hill House  
19301 York Rd.  
Parkton, MD 21120

Dear Mr. Wright:

Thank you for your recent inquiry regarding Hill House, 19301 York Rd., Parkton, MD. This property was listed in the National Register of Historic Places on March 6, 1986.

The identification number you requested for Hill House is 86000415.

Properties in Maryland are nominated to the National Register by the State Historic Preservation Officer, Mr. J. Rodney Little. We recommend that you contact Mr. Little directly if you require further information. His address and telephone number are:

Mr. J. Rodney Little  
Director of Historical and Cultural  
Programs  
Dept. of Housing and Community  
Development  
100 Community Pl., Third Floor  
Crownsville, MD 21032-2023  
(410) 514-7600

We appreciate your interest in the historic preservation programs of the National Park Service. Please let us know if we may provide further information or assistance.

Sincerely,

Carol D. Shull  
Chief of Registration  
National Register of Historic Places  
Interagency Resources Division

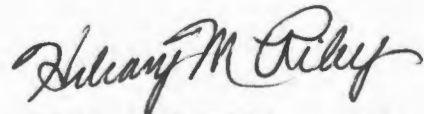
Arnold ~~John~~ *SABLON*  
Director Zoning Administration  
County Office Bldg. Room 109  
111 W, Chesapeake Ave.  
Towson, Md. 21204

7/7/94

Please find the following documents for your review in accordance with the Bed and Breakfast Use Permit Application for historic Hill House, 19301 York Rd., Parkton, MD. Included are site plan and floor plan copies for your records. In addition we have provided a copy of a letter certifying that this property is identified on the National Register of Historic Places.

We greatly appreciate your attention to this matter, please do not hesitate to contact us for any questions or additional information that may be necessary.

Regards,



Bill and Hiliary Riley  
19231 York Rd.  
Parkton Md. 21120  
W - 410-771-5040  
H - 410-357-5433

July 25, 1994  
19301 York Rd.  
Parkton, Md. 21120

Arnold Johnson (JABJON)  
Director Zoning Administration  
County Office Bldg. Room 109  
111 W. Chesapeake Ave  
Lanham Md 21204

Dear Sir,

The following documents are submitted for your review in accordance with the Bed & Breakfast Use Permit Application for Historic Hill House, 19301 York Rd., Parkton, Md. Included are site plan, a picture of a letter from the Department of the Interior certifying that this property (19301 York Rd.) is listed in the National Register of Historic Places.

If you need any additional information please contact me at anytime:

Sincerely  
John C. Wright

Dolores J. Wright  
(Present owners of  
19301 York Rd 7/25/94)

Futon Buyer  
Wileen Key



PARKING LOT



PARKING LOT



This Column For COUNTY USE ONLY!

# 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 7<sup>TH</sup> Election District of Baltimore County, and is more specifically located at 19301 YORK RD. PARKTON, MD

(street address)

on the EAST side of the street, 200 feet SOUTH of YORK + STABLESVILLE; 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 86000 #15, 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 RC2.

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 181,000 square feet, with a front lot width of 333 feet and sideyard setbacks of 145R feet and 124L 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 to 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:

JOHN C. WRIGHT  
(Please Print)

(Signature)

Legal Owner

Address 19301 YORK RD.  
PARKTON, MD 21120

Future Owner  
William Riley

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

7/26/94

R.T

Reviewed By:

\_\_\_\_\_

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

No. 148249

DATE 7/27/94 ACCOUNT R-001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Bill RILEY

FOR: 19301 YORK RD - BB-95-1  
BED + BREAKFAST APPOINTAL

01A01#0536MICHRC \$40.00  
94 0612150PM07-27-94

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 8, 2001

Hiliary M Riley  
William R. Riley  
19301 York Road  
Parkton, MD 21120

Dear Mr. & Ms. Riley:

RE: Hill House Bed & Breakfast, 19301 York Road, 7<sup>th</sup> Election District

Attached please find a copy of the Use Permit application submitted by John C. Wright for the Hill House Bed and Breakfast in 1994. As you can see, William Riley is noted as "future owner". Also enclosed is a blank application for you to complete, sign and return to this office. A statement from John C. Wright stating that you are the new legal owner should also be provided.

Once we receive the completed application, a new use permit can be issued as a transfer of ownership. There is a \$40.00 fee for the permit.

If you have any further questions, please do not hesitate to contact me at (410) 887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Teresa A. Gibson".

Teresa A. Gibson  
Planner I  
Zoning Review

TAG:tg



March 5, 2001

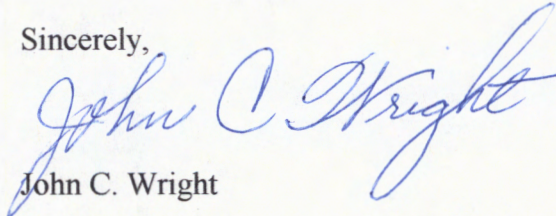
Arnold Jablon  
Director Zoning Administration  
County Office Bldg. Room 109  
111 W. Chesapeake Ave.  
Towson, Md. 21204

Dear Mr. Jablon,

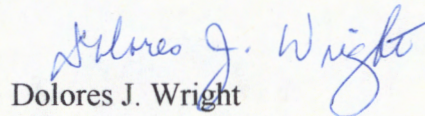
This is to confirm the sale of Hill House Bed and Breakfast, 19301 York Rd., Parkton Md. on December 19, 2000 to Hiliary M. and William R. Riley.

If you need any more information, you can reach us at 410 357 8179.

Sincerely,

A handwritten signature in blue ink that reads "John C. Wright". The signature is written in a cursive style with a large, sweeping initial "J".

John C. Wright

A handwritten signature in blue ink that reads "Dolores J. Wright". The signature is written in a cursive style with a large, sweeping initial "D".

Dolores J. Wright



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 29, 2001

Hiliary Riley  
19301 York Road  
Parkton, Maryland 21110

Baltimore County Department of Permits & Development Management  
Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson MD. 21204  
Attn. Teresa A. Gibson

*To: Jim  
3/28/01  
wa  
money paid  
~~fee #?~~*

Dear Ms. Gibson,

Thank you very much for notifying us of the necessary steps required to transfer ownership of Hill House Bed & Breakfast Use Permit. As you've suggested, we have completed/signed the attached application form, included the \$40 permit fee and provided a letter from the previous owners confirming our new ownership as of 12/19/00. Please forward the new permit to us at the address shown below.

Please contact me directly with any questions or concerns you may have regarding this matter and thanks again for all your help.

Regards,

A handwritten signature in blue ink that reads "Hiliary M. Riley".

Hiliary Riley  
W - 410-771-7294  
H - 410-357-5433

Hill House Bed & Breakfast  
William R. Riley & Hiliary M. Riley  
19301 York Road  
Parkton, MD. 21120



This Column For COUNTY USE ONLY!

# Bed & Breakfast USE PERMIT APPLICATION

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(street address)

on the EAST side of the street, 200 feet SOUTH of YORK + STABLERSVILLE RDS.; is

(nearest intersecting street)

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

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

3/29/01  
JRF for T.G.

Reviewed By:

- 1.  on a Class I Commercial Motorway; or
- 2.  on a Class II Commercial Motorway; or
- 3.  a certified historic site 86000415, 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
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- bed & breakfast inn

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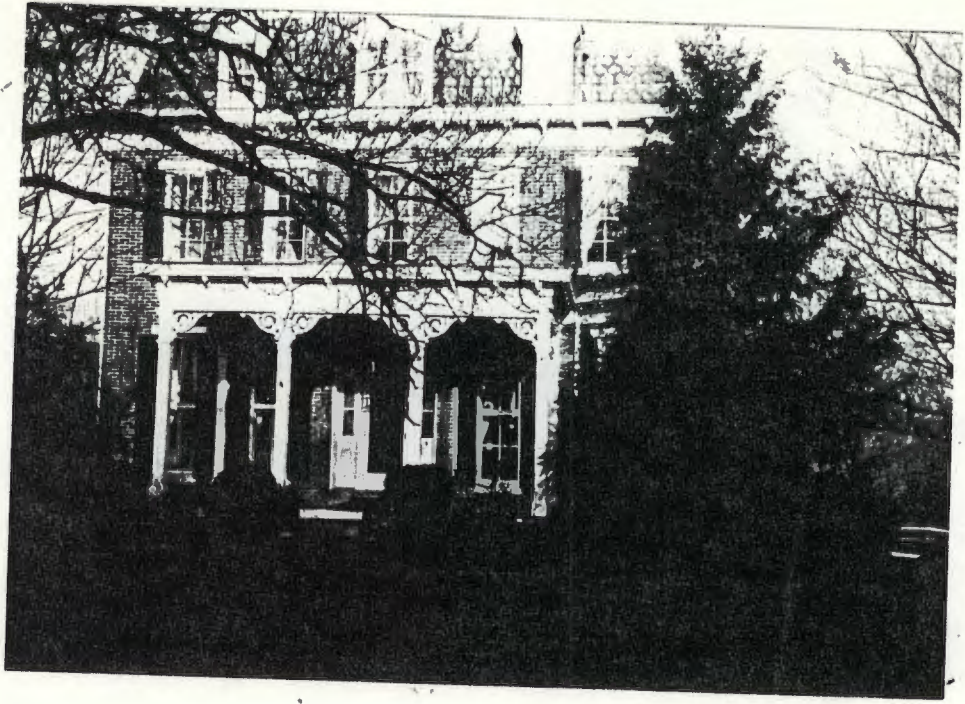
12. This use was in existence prior to September 15, 1988 as the reservation book/log presented indicates.

Requested By:

William R. + Hilary M. Riley Clark Riley  
(Please Print) (Signature) Legal Owner

Address 19301 YORK RD  
PARKTON, MD 21120

Hilary M Riley



19301 YORK RD.  
PARKTON, MD 21120



\*\* PROPERTY MARKER FOUND AT APPARENT PROPERTY LINE INDICATED A POSSIBLE DISCREPANCY WITH REGARD TO FRONTAGE DISTANCE OF ADJOINING PROPERTY.

THIS PLAT SHOWS THAT:

1. The improvements are located as indicated within or on the perimeter of the property.
2. There are no encroachments of existing improvements located on said land onto any easement thereon nor onto any adjoining land.
3. There are no encroachments onto said land of existing improvements located on adjoining land.

PARCEL TO BE CONVERTED BY BENJAMIN F. RIGNEY AND AGNES C. RIGNEY, HIS WIFE TO PAUL J. LAMBORN AND DIANE M. LAMBORN, HIS WIFE, AND ROBERT A. D'AMBROGI AND JANE L. D'AMBROGI, HIS WIFE

\* NOTE LOCATION OF STONE DRIVEWAY

LOCATION SURVEY  
19301 YORK ROAD  
7<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD  
SCALE 1" = 50' JAN. 10, 1978



*W. T. Sauer*  
REG. NO. 7730

W. T. SAUER, SURVEYORS  
305 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204

REVISED 3/2/1978  
TRIANGULAR PARCEL  
(0.195 AC.) ADDED

APPL. NO. BA-36260  
JOB NO. A-4762

PE NAIL FOUND  
STA. 10+70  
US ROUTE 111 =  
STA. 18+65.24  
RAMP A

STA. 10+80 US. ROUTE 111 =  
STA. 0+00 RELOCATED  
STABLER'S CHURCH ROAD

YORK ROAD  
BASE LINE OF RIGHT OF WAY  
MEDIAN STRIP  
SHOULDER AREA  
US ROUTE 111 (NOW MARYLAND ROUTE 415)

INTERSECTION WITH 10<sup>TH</sup> LINE OF 5302.248 OR N76°W  
10<sup>TH</sup> LINE

BEGIN

N09°21'00"E 238.93'

RIGHT OF WAY LINE  
EXISTING RIGHT OF WAY LINE

EASEMENT AREA

2 1/2 STORY BRICK DWG.

COV. PORCH

BY WINDOW

TELE

155'±

STONE DRIVE

124'±

COV. PORCH

BY WINDOW

TELE

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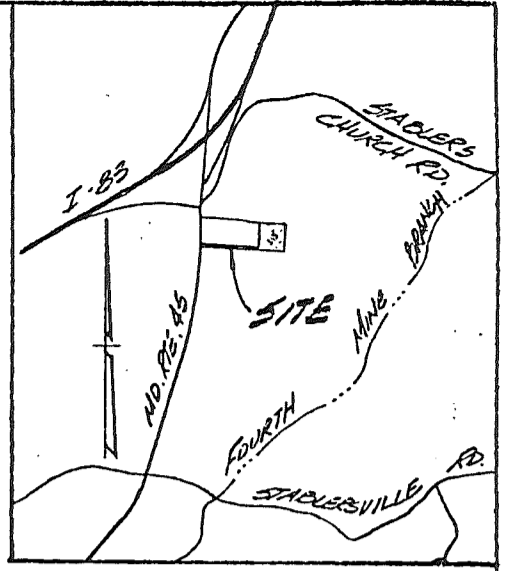
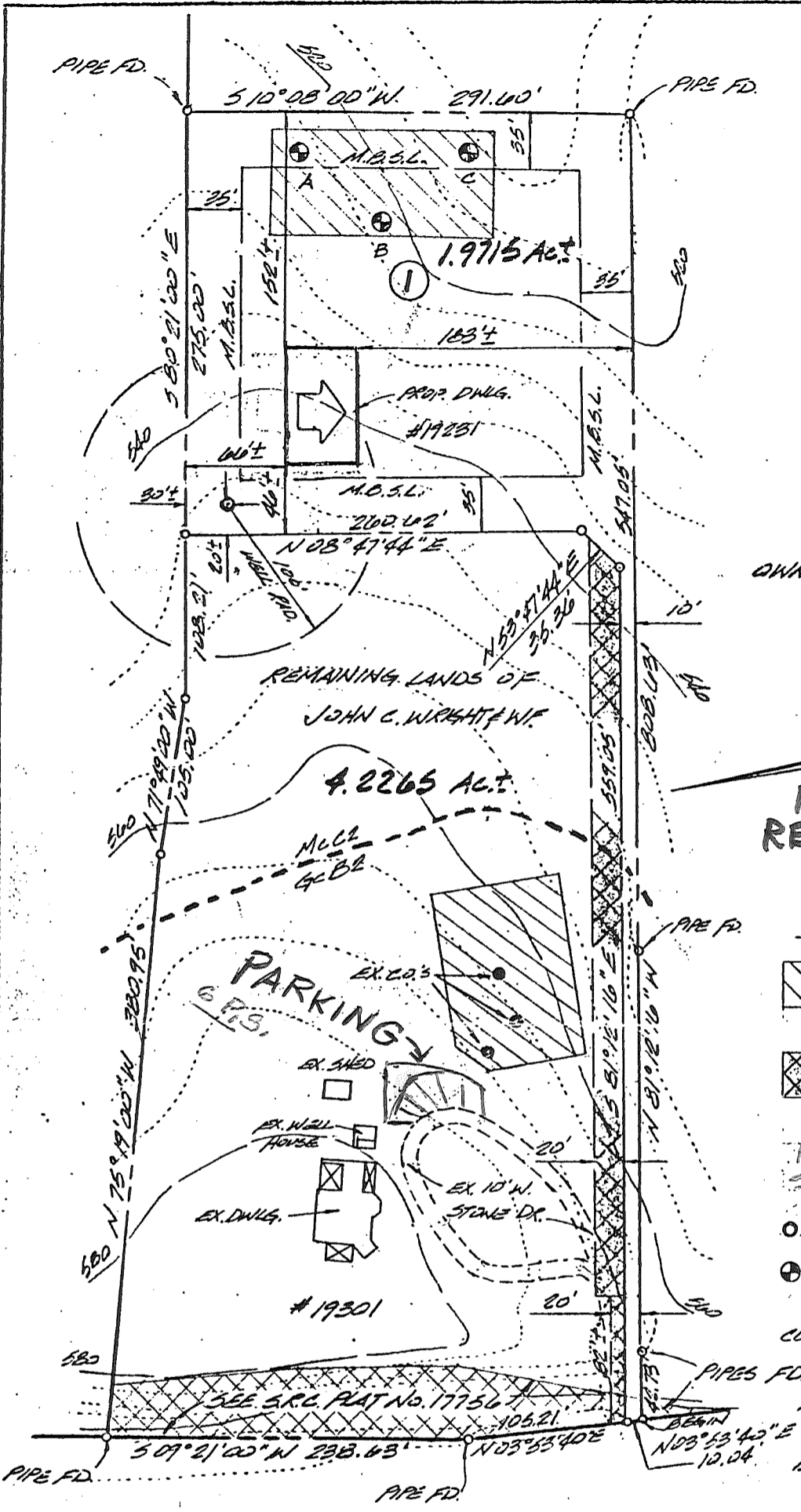
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COV. PORCH

BY WINDOW

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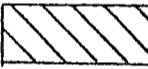



LOCATION MAP  
1"=2000'

OWNER: MR. JOHN C. WRIGHT & WIFE  
#19301 YORK ROAD  
PARKTON, MD. 21120.

**NO LANDSCAPING  
REQUIRED E.A.H.**  
7-26-94

**GENERAL NOTES:**

-  DENOTES 10,000 SQ. FT. WASTE DISPOSAL AREA.
-  DENOTES INGRESS, EGRESS, UTILITY AND SLOPE MAINTENANCE ESMINT.

PROVIDE 6 PARKING SPACE  
STANDARD SIZE = 8'5" X 18'

- DENOTES PROPOSED WELL SITE.
- ⊕ DENOTES APPROVED PERC TEST SITE.

CURRENT ZONING: RC-2

TAX ACCT. No's 10-00-00947B &  
18-00-000412  
DEED REFER: E.H.K. JR. 5806/45B.  
& E.H.K. JR. 5806/460.

YORK ROAD (MD. RTE 45)

DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_



*Norman G. Sacks 3/1/89*  
NORMAN G. SACKS, PROFESSIONAL LAND SURVEYOR #9698

**NORMAN G. SACKS ASSOC., INC.**  
P.O. BOX 556  
BEL AIR, MD. 21014  
PHONE: 443-6500

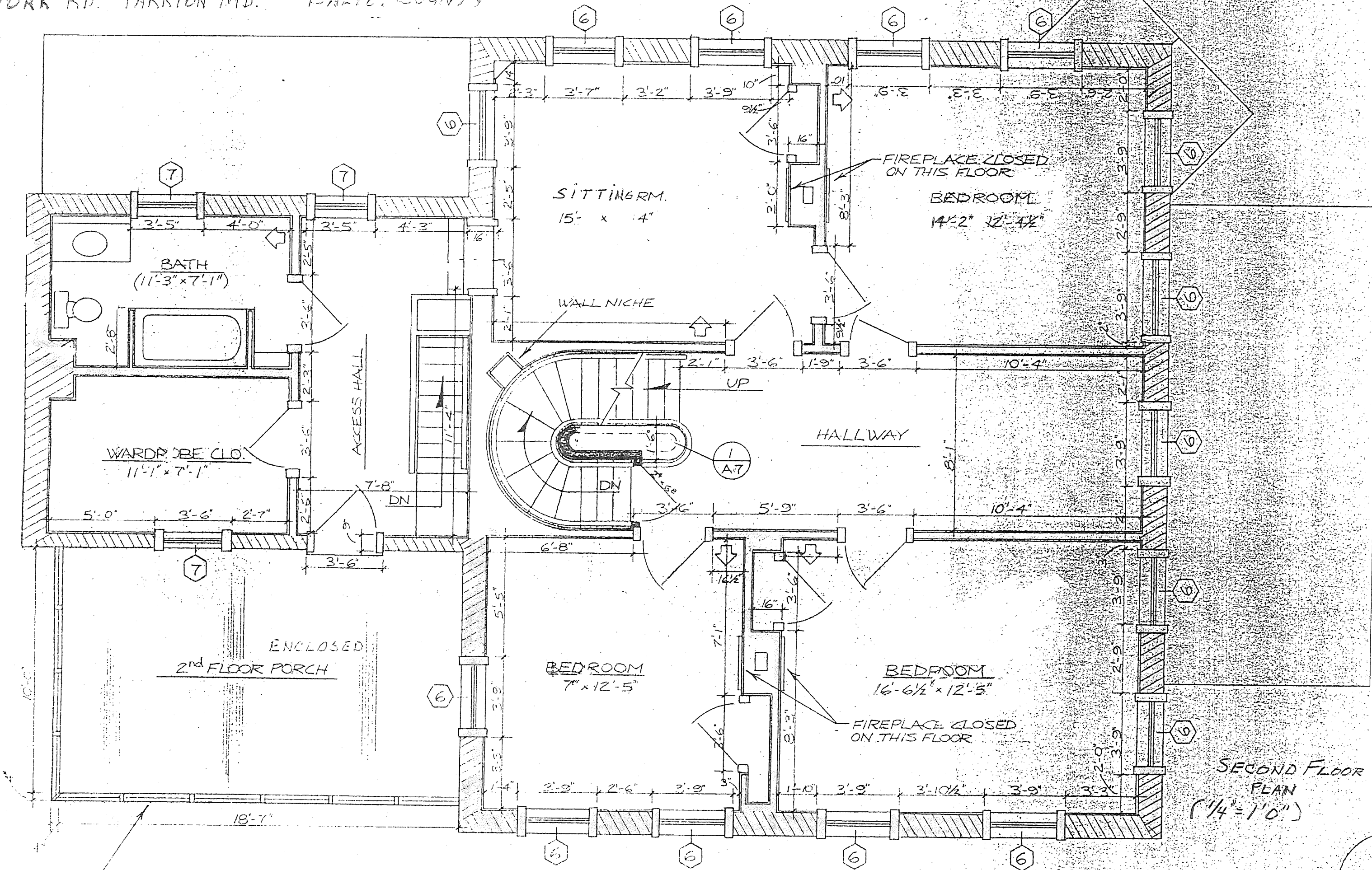
BALTIMORE COUNTY DEPARTMENT  
OF ENVIRONMENTAL PROTECTION &  
RESOURCE MANAGEMENT.

MINOR SUBDIVISION PLAT

**"WRIGHT PROPERTY"**  
#19301 YORK ROAD

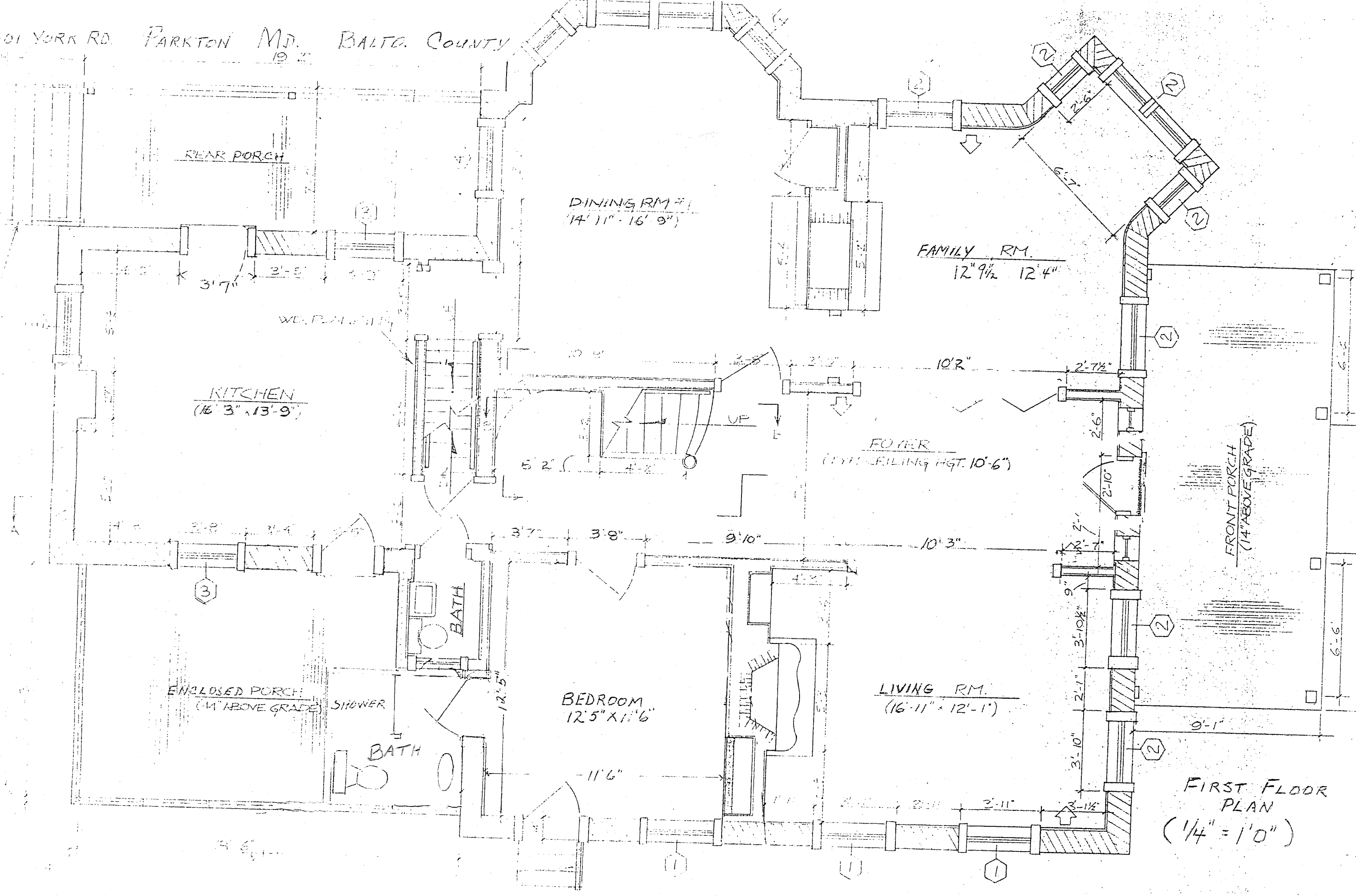
ELECT. DIST. No. 7 BALTO. CO., MD.  
SCALE: 1"=100' DATE: FEB 20 1989.  
DRAWN: G.R.K. CHECKED: N.G.S.

19301 YORK RD. PARKTON MD. BALTO. COUNTY



SECOND FLOOR PLAN  
(1/4" = 1'0")

1301 YORK RD. PARKTON MD. BALTO. COUNTY  
19 2'



REAR PORCH

DINING RM #1  
(14' 11" - 16' 9")

FAMILY RM.  
12' 9 1/2" 12' 4"

KITCHEN  
(16' 3" - 13' 9")

FOYER  
(17' 11" CEILING HGT. 10' 6")

FRONT PORCH  
(14" ABOVE GRADE)

ENCLOSED PORCH  
(4" ABOVE GRADE)

BATH

BEDROOM  
12' 5" x 11' 6"

LIVING RM.  
(16' 11" - 12' 1")

SHOWER

BATH

FIRST FLOOR  
PLAN  
(1/4" = 1' 0")

