



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 2nd Election District of Baltimore County, and is more specifically located at 10918 Liberty Rd (street address)

on the north side of the street, 1000 feet east of Wards Chapel Rd; is (nearest intersecting street)

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

- If checked, is it correct?
- yes no
1.
2.
3.
4.
5.
- (Is letter attached?)

1.  on a Class I Commercial Motorway; or
2.  on a Class II Commercial Motorway; or
3.  a certified historic site BA 0023, or (ID #)
4. N/A in a certified historic district NONE-N/A, or (name)
5. N/A 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).

6.  At least one of the above must be checked yes to be eligible!

The zoning classification of the parcel is RC-4. The use for which this permit is requested is as a

7. Is the floor plan ok? yes  no

7. with a total of 7 rooms for rent (as more specifically detailed on the attached scaled interior floor plan).   
 OK  bed & breakfast home or  bed & breakfast inn

8. Do these meet requirements of Sec. 402D.17 yes  no

8. The total area of the parcel is 11.3 <sup>acres</sup> ~~square feet~~, with a front lot width of 720 feet and sideyard setbacks of 228 feet and 84' feet.   
 Before minor subdivision ("Garland")

9. Does this meet requirements of Sec 4097 yes  no

9. The total number of off-street parking spaces provided is 20.

10. Parking reduction requested yes  no

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. Is site plan ok? yes  no

11. Said use is more specifically detailed on the attached scaled site plan.

12. Grandfathered yes  no

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

Date Submitted 7-12-04

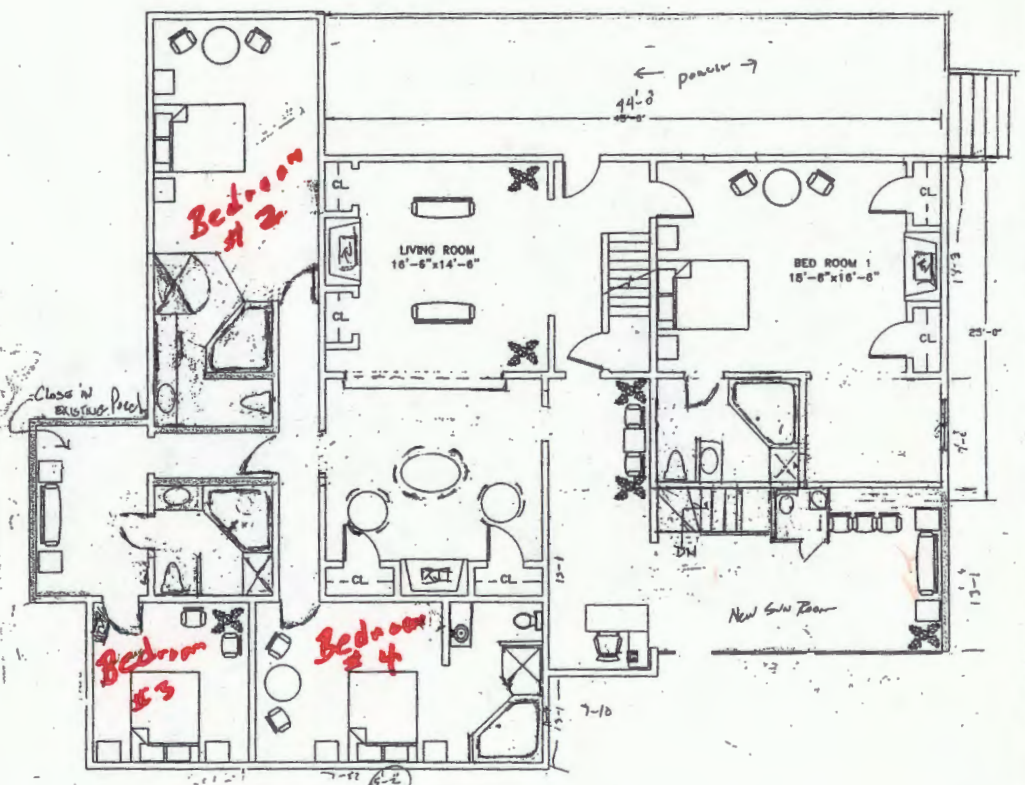
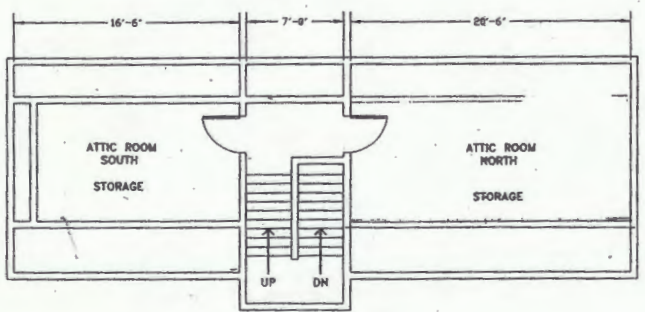
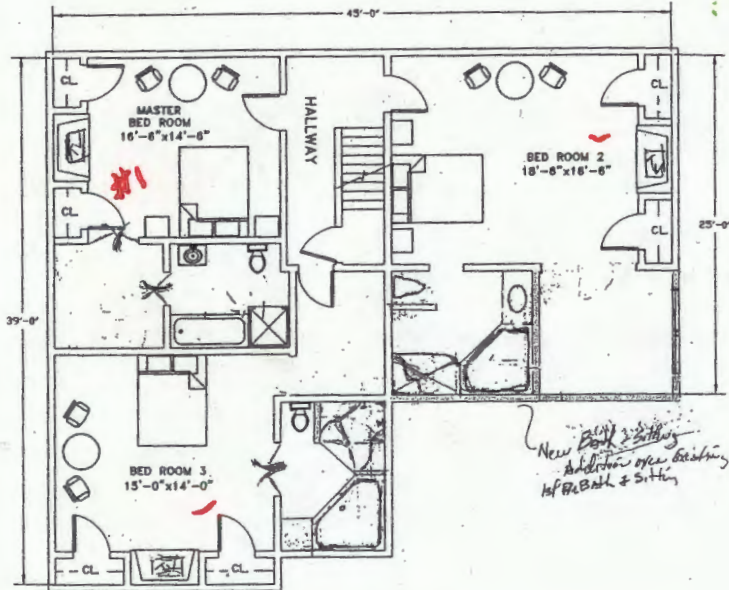
Requested By: James Hunter Vice Pres (Please Print) [Signature] (Signature) Legal Owner

Address 10918 Liberty Rd For Levene Garland Owner

Reviewed By: [Signature]

Pondokstown, Maryland 21033   
 Per applicant minor subdivision (Garland) currently being reviewed shows this proposed Bed & Breakfast lot #1.

7-12-04 \*



4004 Clifton Ave.  
 Baltimore, Md. 21216  
 (410) 496-6462  
 (410) 233-1022 fax  
 Richard Wilson  
 President/CEO  
 e-mail: trinityfirstdrafting@verizon.net

Garland Development Co.  
 Unit # 10.5.01  
 Baltimore, Inc.  
 BED & BREAKFAST  
 FLOOR PLANS  
 (CONCEPTUAL DRAWINGS)  
 DRAWN BY: R. WILSON  
 SCALE: 1/4"=1'-0"  
 DATE: 2-17-04  
 SHEET: 1 OF 1

*New Bath 2' x 5' 1/2' Addition open leading to BR Bath & S.H.*

*Class in Existing Porch*

*New Sun Room*

*New 1/2 Bath*

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 39161

DATE 7-12-04 ACCOUNT R-001-006-6150

AMOUNT \$ 50.<sup>00</sup>

RECEIVED FROM: GARLAND Development

FOR: Bed & Breakfast Lic Application  
at 14918 Liberty Rd.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/16/2004	7/15/2004	13:37:11	3
REG NS03	MAIL	LPET LMP	
>>RECEIPT # 273176 7/15/2004 OFLN			
Dept 3 528 ZONING VERIFICATION			
CR NO. 039161			
Recpt Tot		\$50.00	
1.00 CK		\$50.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 15<sup>th</sup> of July, 2004, that 10918 Liberty Rd. (street address) should be and the same is hereby granted permission to operate a 7 bedroom Bed and Break-  
-fast Inn.

001 (2004)  
Permit No., Receipt # 39161

for Janet Kotroco  
Director

Planner's Initials JJS

**Department of Permits and  
Development Management**

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



**Baltimore County**

*James T. Smith, Jr., County Executive  
Timothy M. Kotroco, Director*

July 15, 2004

Mr. James R. Hurt  
Vice President, Garland Development Company  
10918 Liberty Road  
Randallstown, Maryland 21133

RE: Bed and Breakfast Inn  
10918 Liberty Road  
2<sup>nd</sup> Election District

Dear Mr. Hurt,

The Bed and Breakfast Inn application and site plan approved July 15, 2004, has been reviewed by Mr. W. Carl Richards, Zoning Supervisor. Per Mr. Richards, zoning supervisor, approval of this Bed and Breakfast Inn use permit may be suspended pending a review of the yet to be received minor subdivision application and site plan on which this proposed Inn and a proposed separate caretaker dwelling are located. The office of Planning will review the minor subdivision site plan and may not approve it, as apparently there will be two dwellings on one proposed lot, which contains a conservancy area. A special (zoning) hearing may be required pursuant to Section 1A03.5.G.5 of the Baltimore County Zoning Regulations, which allows one dwelling in the conservancy area. Additionally, much more information will be required during the review process as to the out parcel shown on the northeast corner of this site. This maybe cause for denying approval of the minor subdivision.

If you have any questions for Mr. Richards or myself you may call this office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", written over a horizontal line.

John J. Sullivan, Jr.  
Planner II  
Zoning Review

JJS/ clb

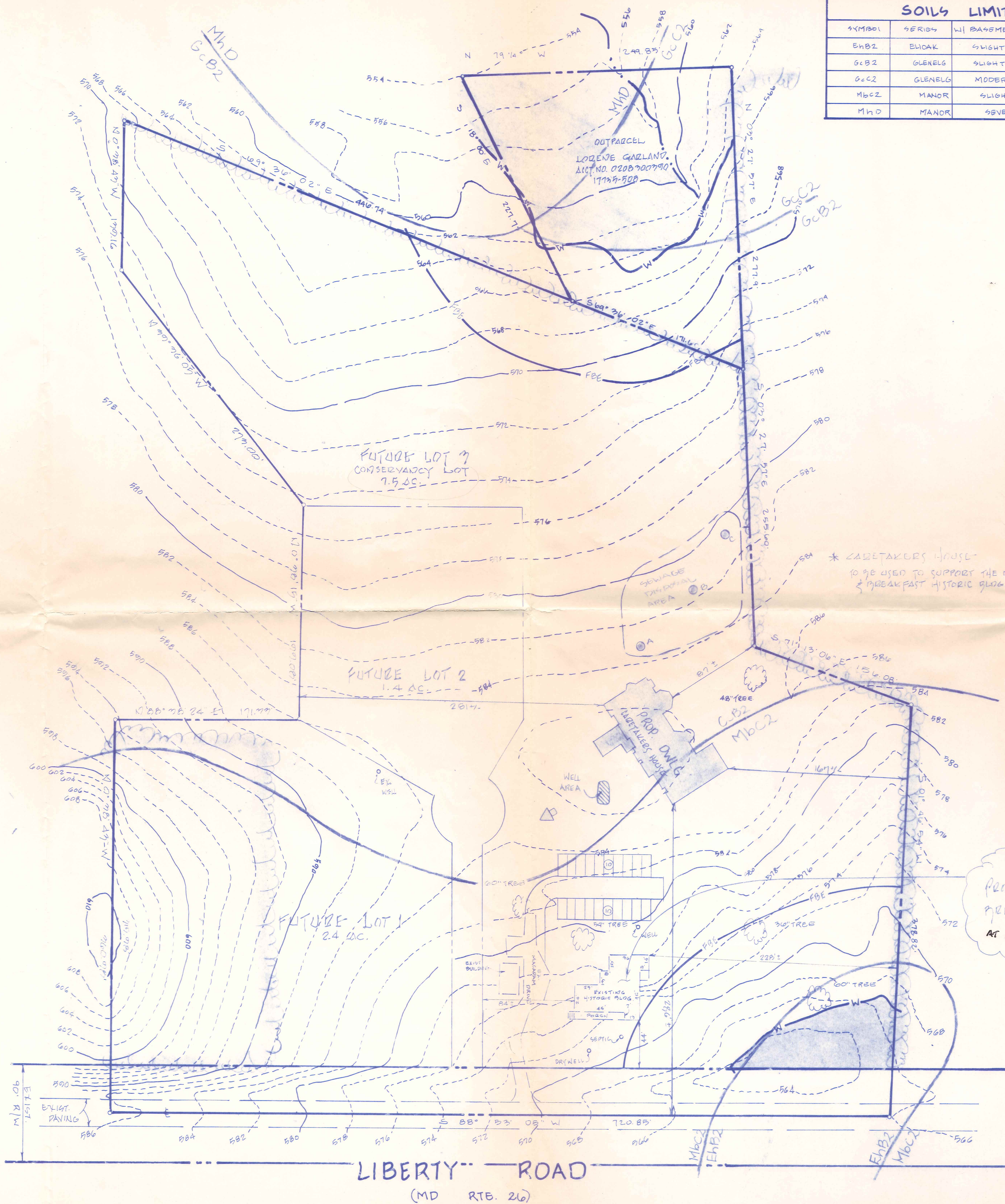
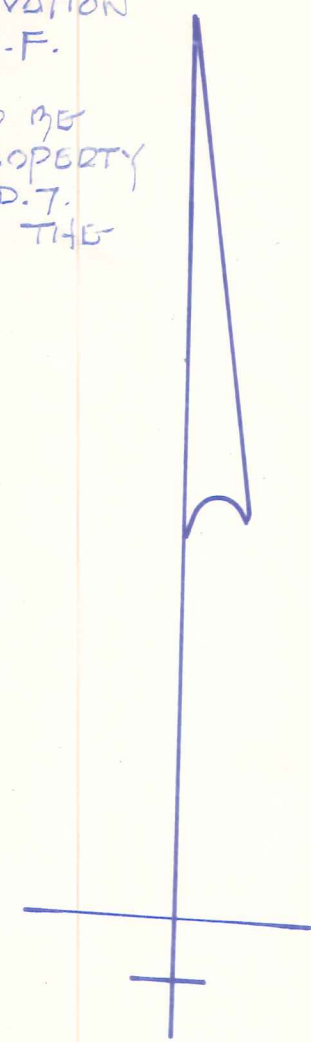
Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



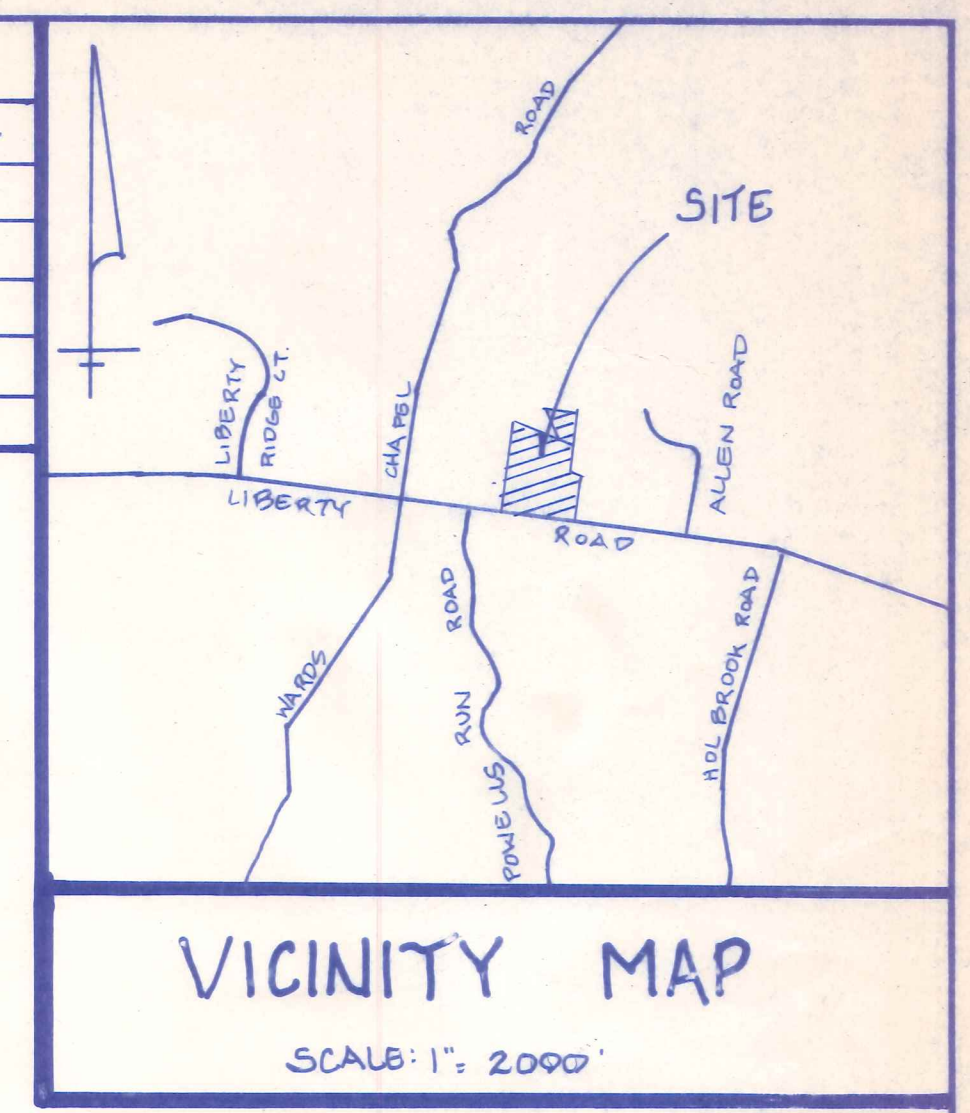
**RED & BREAKFAST - HISTORIC BLDG**

**GENERAL NOTES**

1. THE OWNER WILL MAINTAIN A LOG RESERVATION BOOK PURSUANT TO THE BCZ2 SECTION 402.F.
2. PRIOR TO A USE & OCCUPANCY PERMIT TO BE ISSUED FOR THE RED & BREAKFAST THE PROPERTY WILL COMPLY WITH THE BCZ2 SECTION 402.D.7. SCREENING WILL BE PROVIDED TO MEET THE BALTIMORE COUNTY LANDSCAPE MANUAL.



SOILS LIMITATION CHART				
SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
EhB2	EUDAK	SLIGHT	SLIGHT	MODERATE
GcB2	GLENELG	SLIGHT	SLIGHT	MODERATE
GcC2	GLENELG	MODERATE	MODERATE	SEVERE
Mbc2	MANOR	SLIGHT	SLIGHT	MODERATE
MhD	MANOR	SEVERE	SEVERE	SEVERE



**SITE DATA**

AREA OF TRACT = 11.7 AC.  
EXIST. ZONING = BC 4  
TAX MAP CG PARCEL 504  
ACCT. NO. 0208700000  
DEED REF. = 17795-9087

\* CARETAKER'S HOUSE - TO BE USED TO SUPPORT THE RED & BREAKFAST HISTORIC BLDG.

PROPOSED RED & BREAKFAST INN AT 10918 LIBERTY RD

**NOTE:**  
FOR DETAILS AND DIMENSIONS OF THE PROPOSED DWELLING REFER TO THE BUILDING CONSTRUCTION DRAWINGS.

**CERTIFICATION**

REVISIONS		
NO.	DATE	DESCRIPTION
1	6-22-04	ZONING COMMENTS
2	7-14-04	ZONING COMMENTS

**SPELLMAN, LARSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204  
PHONE: 823-3535

**PLAT TO ACCOMPANY BUILDING PERMIT APPLICATION**

New GARLAND DEVELOPMENT CO. #1502c  
Interim RED & BREAKFAST INN # 2A0023  
**10918 LIBERTY ROAD**  
9804 - 420

2ND DISTRICT BALTIMORE CO., MD.

SCALE: 1" = 200'	DES. BY: DRN. BY: F.J.R.	SHT. OF
DATE: JUNE 2, 2004		

**LIBERTY ROAD**  
(MD RTB. 26)