

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 29th of NOVEMBER, 20 05, that

17912 YORK RD. PAKTON should be and the same is hereby granted
(street address)

permission to operate a HOME BED & BREAKFAST (3 Rooms)

APPROVED PER WCR

1543
Permit No.

WCR Shelly Kotroco
Director

Planner's Initials SK



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 Election District of Baltimore County, and is more specifically located at 17912 YORK ROAD, PARKTON (street address)

on the WEST side of the street, 2200 feet SOUTH of WEISBURG ROAD; 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. _____

- 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).

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

The zoning classification of the parcel is RC4.
The use for which this permit is requested is as a

- bed & breakfast home or
- bed & breakfast inn

7. Is the floor plan ok?
yes no

7. with a total of 3 rooms for rent (as more specifically detailed on the attached scaled interior floor plan).

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

8. The total area of the parcel is 18.36 AC square feet, with a front lot width of 937.94 feet and sideyard setbacks of 653.0 feet and 335.0 feet.

9. Does this meet requirements of Sec 409?
yes no

9. The total number of off-street parking spaces provided is 8.

10. Parking reduction requested
yes no

10. A special hearing is requested of the Zoning Commissioner to allow 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. STRUCTURE WAS CONSTRUCTED W/1852

Date Submitted

Requested By:

CHRISTOPHER R. LAMB

(Please Print)

(Signature)

Legal Owner

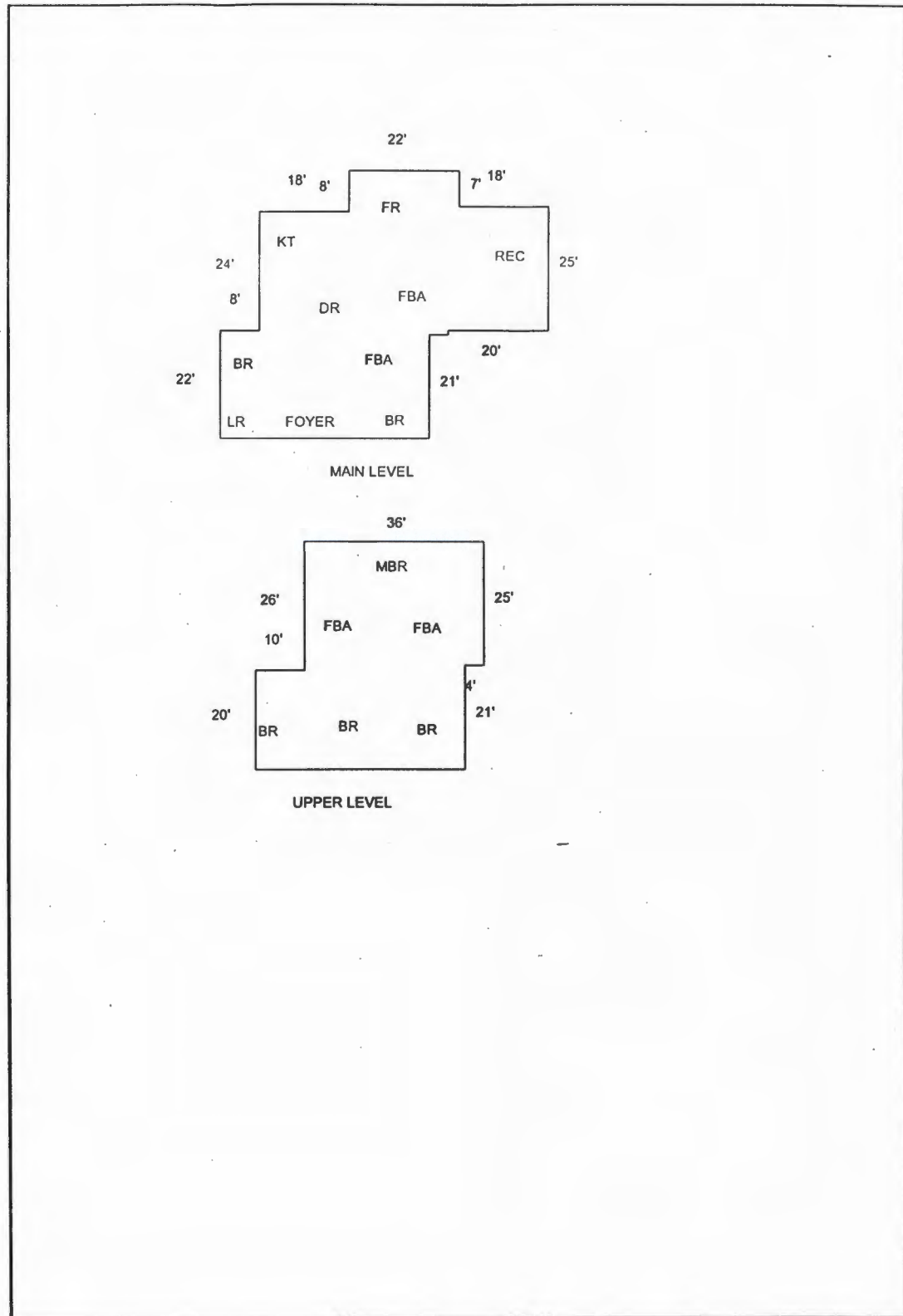
Address 17912 YORK ROAD

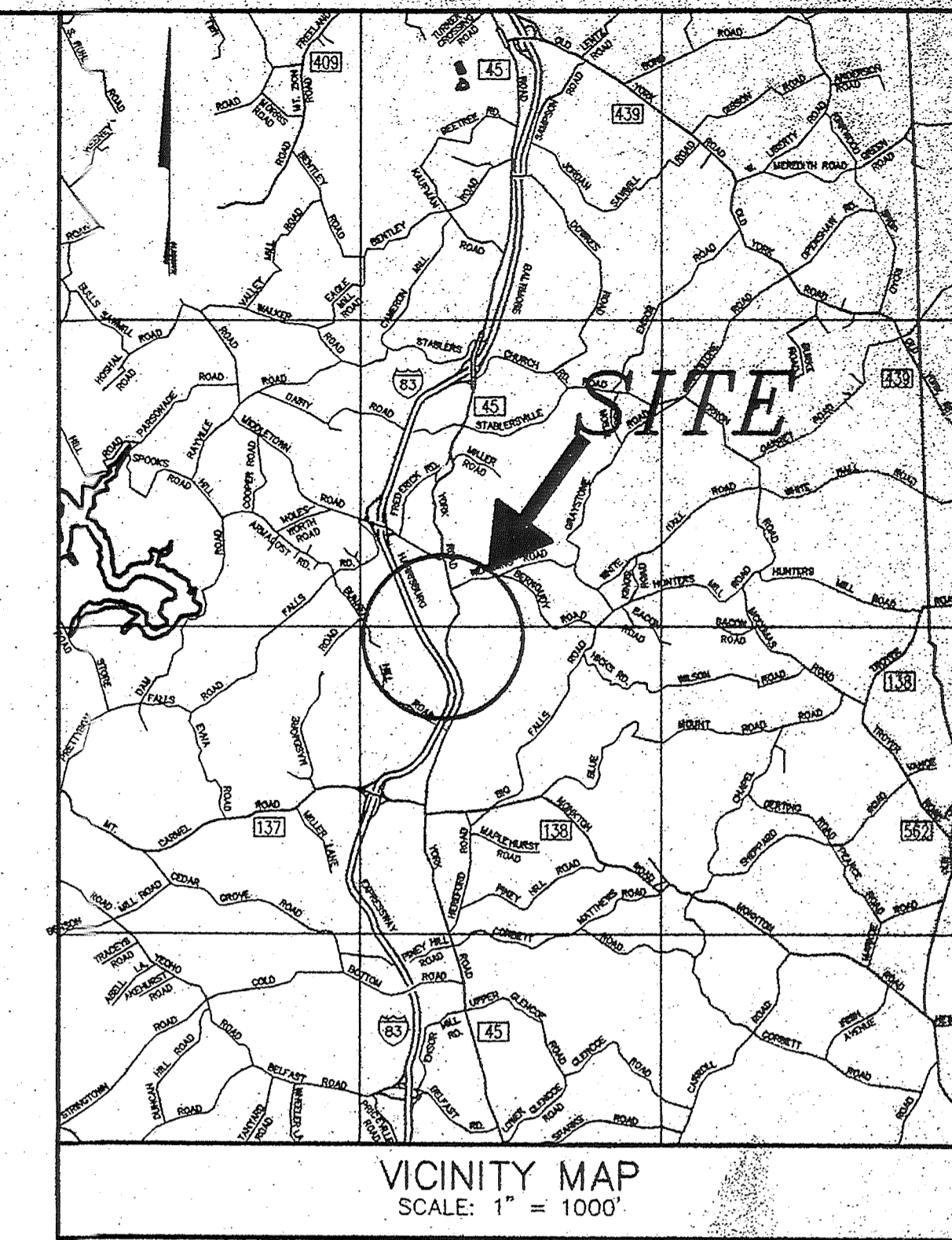
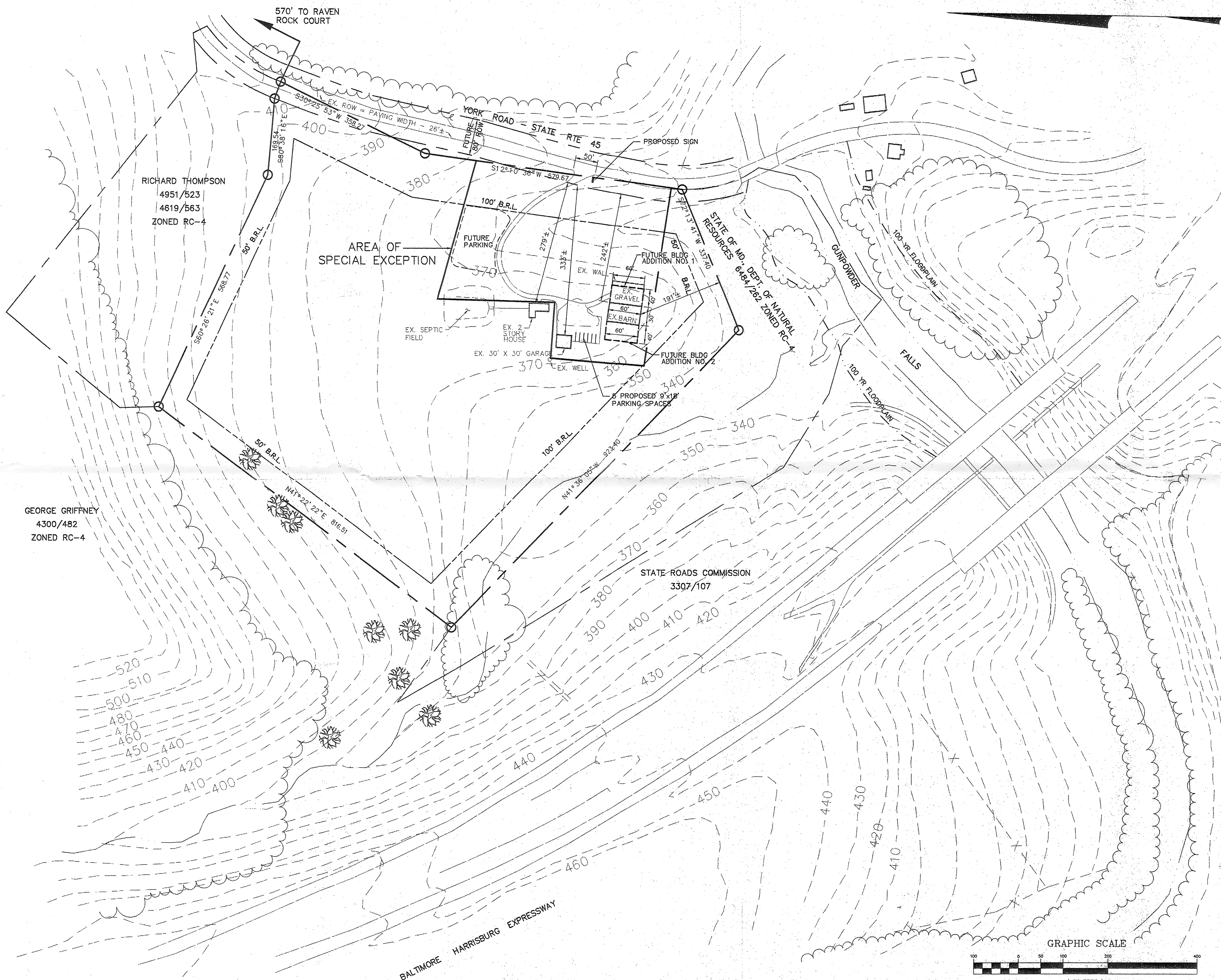
PARKTON, MARYLAND 2120

Reviewed By:

Building Sketch (Page - 1)

Borrower/Client CHRISTOPHER R LANG			
Property Address 17912 YORK RD			
City PARKTON	County BALTIMORE	State MD	Zip Code 21120
Lender TIM NAGLE LOANS			





PROPERTY OWNER: CHRISTOFER & PATRICIA LANG
 TAX ACCOUNT NO. 0720030602
 TAX MAP NO. 17, BL 20, PARCEL - 152,443
 EXISTING FLOOR AREA RATIO - 0.006
 AREA OF PROPERTY - 18.364 Ac.
 ZONING - RC-4

PARKING CALCULATIONS:

REQUIRED: 5/1000 SF RETAIL SPACE
 1/EMPLOYEE/SHIFT FOR MANUFACTURING WAREHOUSE

PROVIDED: 600 SF RETAIL SPACE = 4 SPACES
 1 EMPLOYEE = 1 SPACE
 TOTAL = 5 SPACES

PROPOSED SIGN SHALL COMPLY WITH ALL REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS

PETITIONER'S	
EXHIBIT 1	
DATE	NO. REVISIONS
PLAN TO ACCOMPANY A SPECIAL EXCEPTION	
PROJECT TITLE:	
WOODHALL WINERY 174 17912 YORK ROAD PARKTON, MARYLAND 12th ELECTION DISTRICT 3rd COUNTY COUNCIL DISTRICT	
ENGINEERS:	Consulting Engineers 1850 York Road Timonium, Maryland 21093 (410) 252-6060 WHITNEY, BAILEY, COX & MAGNANI
DESIGNED:	AC
DRAWN:	ECF
CHECKED:	RZB
DATE:	NOVEMBER 2, 1994
SCALE:	1" = 100'
DRAWING NO:	C-1 OF 1

