

Drop-off
B+B

**6100 Frederick Road
Catonsville, Md. 21228**

Mr. John Lewis
Office of Zoning
111 West Chesapeake Avenue
Room 111
Towson, Md. 21204

October 26, 2005

Re: Use Permit for - 6100 Frederick Road, Catonsville, Md. 21228

(B+B HOME 3 GUEST ROOMS)

Dear Mr. Lewis,

I respectfully request a change in use permit to convert the above referenced property into a Bed-and-Breakfast home.

The subject property is located at the intersection of Frederick and Overbrook Roads in Catonsville, on the county side of the Baltimore City/County line. See attached location plat.

It's location is as follows:

Councilmanic District	-	1
Congressional District	-	7
Election District	-	1
Legislative District	-	10

The property meets the requirements of Special Regulations Section 402-D, Conversion of Dwellings to Bed-and-Breakfast Home.

402D.1 - The lot size is 22,770 sq. ft. See attached location drawing.

402D.2 - A. The property faces Frederick Road and is accessed via Overbrook Road
B. The property was placed on the Final Landmarks List by County Council Bill No. 75-05(voted on August 1, 2005). See attached.
C. The property is located outside the urban-rural demarcation line.

402D.3 - The individual rooms contain no cooking facilities.

402D.4 - The owner will reside on the premises

402D.5 - Any signage will conform to regulations in Section 450(Bill No. 89.1997)

402D.6 - There are 8 parking spaces in the expanded driveway. The driveway is asphalt (durable dustless) and measures 24 feet wide and 80 feet long with 2 additional 10'x15' parking pads.

402D.7 - The property meets the Baltimore County Landscape requirements per Mr. Avery Harden, Landscape Planner. Evergreens have been planted along the



This Column For
COUNTY USE ONLY!

Bed & Breakfast USE PERMIT APPLICATION (B&B HOME)

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 1 Election District of Baltimore County, and is more specifically located at 6100 Frederick Road (street address)

on the NORTH side of the street, 0 feet WEST of OVERBROOK RD; is (nearest intersecting street)

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

1. ☒ on a Class I Commercial Motorway; or AS REQUIRED BY 402.D.2
2. ☐ on a Class II Commercial Motorway; or LOCATED ON A PRINCIPAL
3. ☒ a certified historic site LANDMARKS LIST # 257, or ARTERIAL
(ID #) PER URBAN
4. ☐ in a certified historic district _____, or SYSTEM MAP.
(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 DR 10-5.
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 22,770 square feet, with a front lot width of 97 feet and sideyard setbacks of 21 feet and 34 feet.

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

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. 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:

SABRINA STOUGH
(Please Print)

Sabrina Stough
(Signature) Legal Owner

Address 6100 Frederick Rd.
Catonsville, Md-21228

REV Sabrina Stough 11-1-05
OWNER DATE

If checked, is it correct?

yes no

☒ ☐
☐ ☐
☐ ☐

Is letter attached?

☒ ☐

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

Is the floor plan ok?

yes no

☒ ☐

Do these meet requirements of sec. 402D.1?

yes no

☒ ☐

Does this meet requirements of sec 409?

yes no

☒ ☐

Parking reduction requested

yes no

☐ ☒

1. Is site plan ok?

yes no

☒ ☐

2. Grandfathered

yes no

☐ ☒

Date Submitted

10/26/05

DROP-OFF.

Reviewed By:

NA

DROP-OFF

JLL.

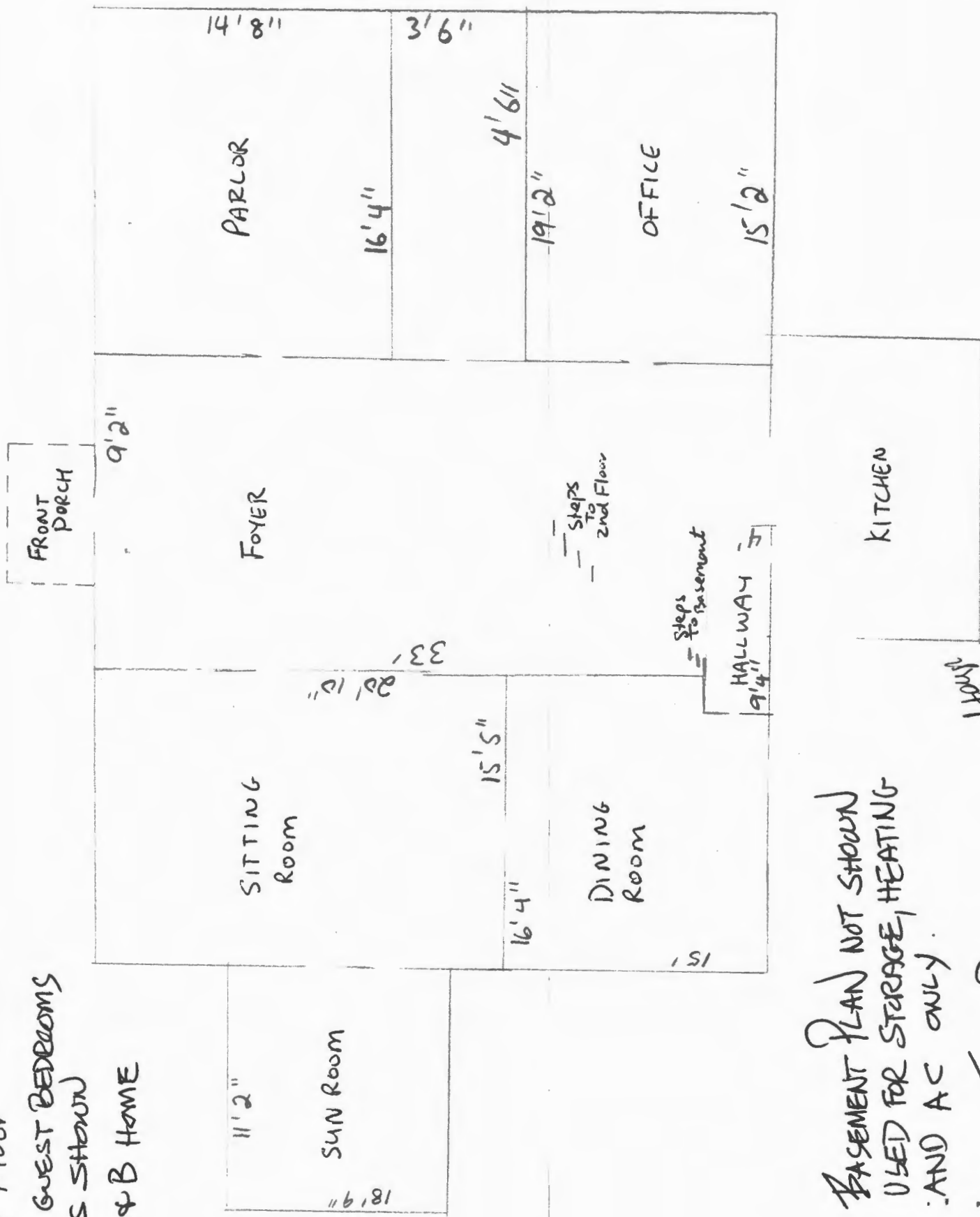
6100 Frederick Road

1st Floor

3 GUEST BEDROOMS

AS SHOWN

B&B HOME

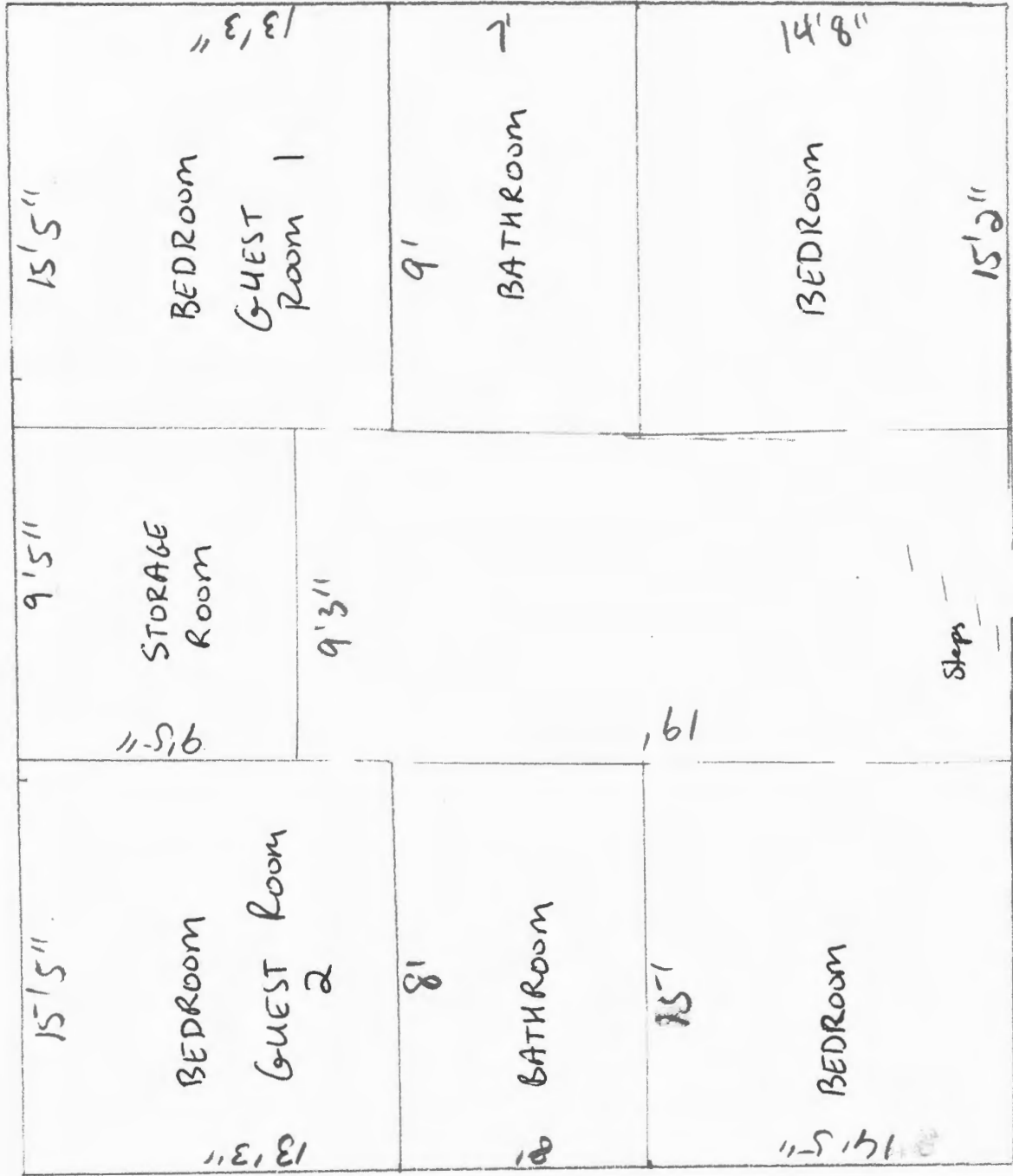


BASEMENT PLAN NOT SHOWN
USED FOR STORAGE, HEATING
AND AC ONLY.

Floor Plans

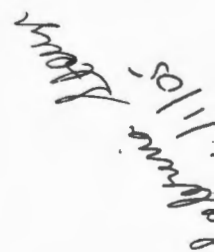
6100 Frederick Road
2nd Floor

B+B HOME



Floor Plans
7-2
15' x 15'2"

B+B HOME



Floor Plans
Sheet 3 of 3

USE PERMIT PLAN (B+B HOME) LOCATION DRAWING

OVERBROOK DEVELOPMENT

LOT 26 AND PART OF LOT 25
BALTIMORE COUNTY, MARYLAND

HISTORIC LANDMARKS LIST #257
FOR 3 B+B ROOMS.

NORTH

MAIDEN LANE (PER PLAT)
18' R/W

N 52°30'00" E
51.38'
34.38'
L=60.51' R=79.88'

17.00'

2 SPACES
RESIDENT
COVERED GARAGE
PARKING

LOT 26

MASONRY
GARAGE

5' TYPEDRAWS
ASPHALT
3 SPACES

63'
409.4.1
OK

OVERBROOK ROAD
50' R/W

S 24°22'00" E
206.00'

BALTIMORE
COUNTY
CITY

REMAINDER OF LOT 25
N 24°45'58" W 208.23'

CONC
10.1'
15.2'
13.7'
11.9'
20.0'

2 1/2
STORY
MASONRY
#6100

42.2'

TILE
STOOP

CONC WALKWAY

92.00'
S 62°57'00" W 109.00'
OTHER PRINCIPAL ARTERIAL
FREDERICK ROAD

SAVING & EXCEPTING
PER LIBER 15890 FOLIO 390
(URBAN SYSTEM)

✓ REV. CONFIRMED
Sabrina Stoy
OWNER

11/1/05
DATE.

1"=50'

Property line along Overbrook Road. A 6 foot hedge runs along the front of the property along Frederick Road.

402D.8 - N/A

ADDITIONAL INFORMATION

The subject property is a center hall colonial. It was built in 1927. It is a classic example of an American Four Square architecture. It has numerous original details, such as stained glass windows, hardwood floors, marble fireplace, leaded glass windows, six panel glass French doors and old chandeliers. It would cater to tourists on short term visits to Baltimore County and the surrounding historic sites in Howard County and Baltimore City.

Attachments:

1. Plat of Overbrook Development
2. Location Drawing
3. Final Landmarks List
4. Real Property Report
5. Bed & Breakfast Use Permit Application
6. Property Pictures

Post Script.

*Appointment for 11-23-05 at 3PM
Prior appointment revised for meeting with Mr. Lewis
Please call with any questions*

*Sabrina Stough
443-465-0059*

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND that new items 245 through 257, inclusive, be and they are hereby added to the Final Historical Landmarks List, to read as follows:

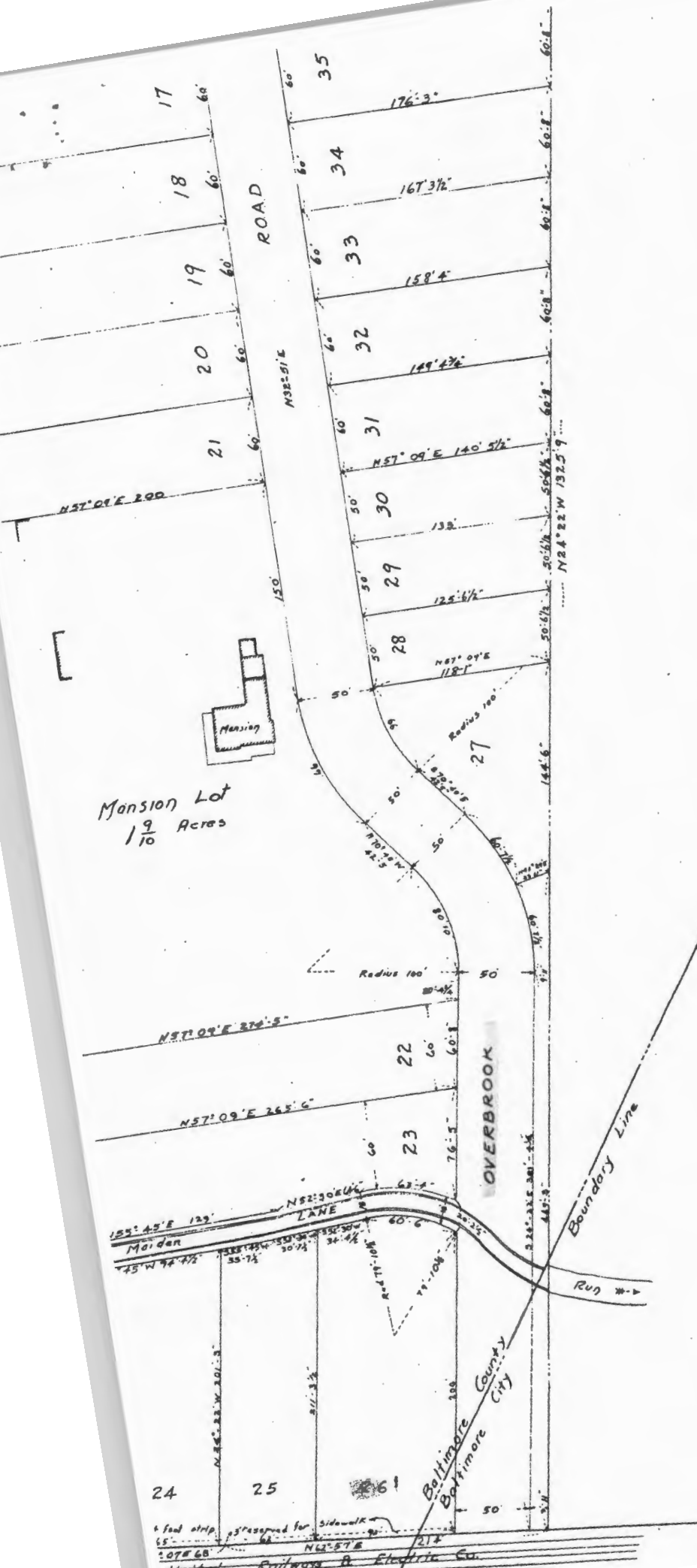
Final Historical Landmarks List

The following historical landmarks are hereby adopted as part of the Final Historical Landmarks List:

- (245) "Reese House" 24 Lastgate Road, Owings Mills
- (246) "Mt. Welcome Retreat". Farmstead, barn and slave quarters, 3144 Granite Road
- (247) Coale-Rider Spring House, 1317 Boyce Avenue, Ruxton
- (248) Methodist Protestant Church (Women's Club of Towson), 301 Allegheny Avenue, Towson
- (249) "Orwell", 11805 Franklinville Road
- (250) "Greystone", 1311 Dulaney Valley Road
- (251) Holtzner House, 10004 Philadelphia Road
- (252) Clay House, 9930 Philadelphia Road
- (253) Dudnanski Bungalow, 10000 Philadelphia Road
- (254) Smith, Holt and Johnson House, 307 Winters Lane
- (255) "Milford Meadows" House, 7300 Kathydale Road
- (256) "Overlea" 108 Delrey Avenue, Catonsville
- ✓ (257) Schlosser-Moxley House and Garage, 6100 Frederick Road

SECTION 2. AND BE IT FURTHER ENACTED, that this Final Historical Landmarks List shall be maintained by the Landmarks Preservation Commission as provided in Section 32-7-105 of the Baltimore County Code, 2003, as amended.

SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-five days from the date of its enactment.



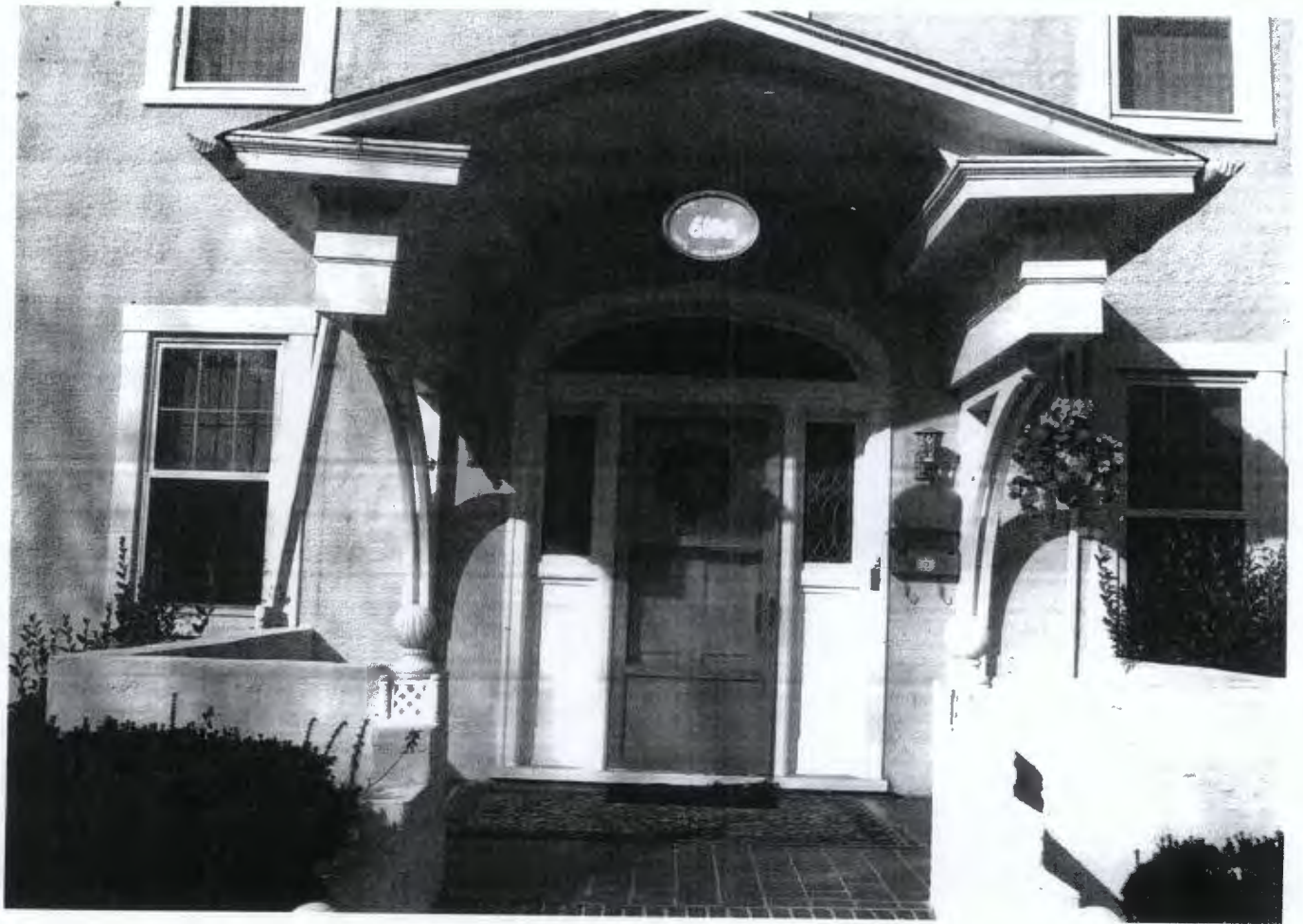
Plat of
OVERBROOK DEVELOPEME

EDWARD H. APSLEY, INC.

Scale - 50 Feet to one inch.

By *W. M. ...*
 Surveyor & Civil Eng.
 Balt. Sept. 19-1922

Accompanying
 8 74 ...



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1141

DATE 11/02/05 ACCOUNT 001 006 6150
AMOUNT \$ 50.00

RECEIVED FROM: SABRINA STOUGH

FOR: B+B use Permit

6100 FREDERICK RD

DISTRIBUTION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
11/02/2005	11/02/2005	08:34:15	1
REG WSD1	WALKIN	JRIC JHR	
>>RECEIPT # 260400 11/02/2005			OFLN
Dept	5	528 ZONING VERIFICATION	
CR NO.	001141		
Recpt Tot	\$50.00		
\$50.00	CK	\$.00	CA
Baltimore County, Maryland			

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 2ND of NOV., 2005, that

6100 FREDERICK RD. should be and the same is hereby granted
(street address)

permission to operate a BED AND BREAKFAST HOME WITH 3 GUEST ROOMS
PER SECTION 402 D.(BCZR)

THIS IS A ZONING APPROVAL ONLY AND IT DOES NOT SUPERCEDE OTHER AGENCY REQUIREMENTS.

NA
Permit No.

Jeffery Kotoco
Director

Planner's Initials JL