

PEITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
 Joe. T. Rinkinder

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

For a Special Exception
 To The Zoning Commissioner of Baltimore County

Joseph T. Rinkinder Legal Owner

Contract
 Purchase

herby petition for a Special Exception, under the Zoning Regulations
 and Restrictions passed by the County Commissioners of Baltimore
 County, agreeable to Chapter 877 of the Acts of the General Assembly
 of Maryland of 1943, for a certain permit and use, as provided under
 said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or be
 erected thereon) hereinafter described for Hotel

all that parcel of land in the 1st District of Baltimore, Co., BEGINNING at a point, said point
 being S 70° 57' 50" West 37', more or less, from the intersection of the west side of Winters Lane
 and the north side of Edmondson Ave., (U.S. Route 40) thence S 70° 57' 50" West 37' 52"; thence
 S 62° 12' 30" West 175.07'; thence S 60° 17' 10" West 72.80'; thence S 70° 57' 10" West 15.29';
 thence N 81° 12' 30" West 66.18'; thence S 8° 47' 10" West 40.00'; thence S 81° 12' 30" East
 10.72'; thence S 70° 57' 10" West 29.50'; thence N 7° 54' 40" East 77.52'; thence N 30°
 58' 20" West 150.52'; thence S 70° 01' 10" West 106.28'; thence N 82° 50' 20" West 111.53';
 thence N 6° 23' 10" East 141', more or less; thence N 82° 100' East 411', more or less; thence
 N 50° 30' E 285', more or less; thence N 71° 00' East 97', more or less; thence S 25° 00'
 East 190' to said point of beginning, being property of Joseph T. Rinkinder shown on plat
 filed with petition, containing 2.53 acres, more or less.

Contract Purchaser

Legal Owner

Joseph T. Rinkinder
 11/25/57
 HAN

181
 3 SIGNS

November 22, 1957

\$6.00

RECEIVED of Turnbull & Brewster, attorney for petitioners,
 Joseph T. Rinkinder, the sum of Six Dollars (\$6.00), to cover cost
 of two additional signs situate on the West side of Winters Lane
 and the North side of Edmondson Avenue, First District of Baltimore
 County.

Thank you.

Zoning Commissioner
 of Baltimore County

td

01622 \$6.00

RECEIVED
 NOV 22 1957
 COMPTROLLER'S OFFICE

ORDERED BY the Zoning Commissioner of Baltimore
 County this 8th day of November, 1957,
 that the subject matter of this petition be advertised in
 a newspaper of general circulation throughout Baltimore
 County and that the property be posted, as required by the
 Zoning Regulations and Act of Assembly aforesaid, and that
 a public hearing thereon be had in the office of the Zoning
 Commissioner of Baltimore County, Maryland, on the 9th
 day of December, 1957, at 11:00 o'clock
 A.M.

Zoning Commissioner
 of Baltimore County

Pursuant to the advertisement, posting of property and
 public hearing on the above petition to use the property described
 therein for a Hotel, and it appearing that by reason of location,
 the safety, health and the general welfare of the community not
 being detrimentally affected, the said petition should be granted,
 therefore:

It is this 12th day of December, 1957, by the Zoning
 Commissioner of Baltimore County, ORDERED that the aforesaid petition
 for a special exception for a Hotel, be and the same is hereby
 granted, subject, however, to approval of the channelization plan by
 the Director of Traffic in Baltimore County.

It is further ORDERED that the granting of the special
 exception is also subject to compliance with Section 109 of the
 Zoning Regulations pertaining to off-street parking.

Zoning Commissioner
 of Baltimore County

It is this 27th day of October, 1958, by the Zoning
 Commissioner of Baltimore County, ORDERED that the aforesaid
 special exception shall be and the same is hereby extended for
 one (1) year from December 9, 1958 to December 9, 1959.

Zoning Commissioner
 of Baltimore County

Department of Public Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From: George P. Lewis
 To: William H. Adams
 Subject: Rinkinder Property - Hotel - 1st District

December 6, 1957

This office has the following comment on the
 referenced petition:

- Owner's right to use right of way of Winters Avenue and Commonwealth Avenue for entrance must be determined prior to approval of plan.
- Ownership and use of small parcels of frontage on Route 40 must be determined.
- There are 198 parking spaces provided for 131 hotel units and restaurant. Total spaces required by Zoning Regulations are 161.
- Sanitary sewer must be provided at owner's total cost.
- Construction of slidings over existing storm drain will not be permitted.
- Extension of water main is required to serve this property.

George P. Lewis
 Director of Public Works, Chief
 Permit Section.

GR:erb

cc: Mr. Stirling

\$35.00

RECEIVED of Turnbull & Brewster, attorneys for petitioners,
 Joseph T. Rinkinder, the sum of Thirty-five Dollars (\$35.00), being
 cost of petition, advertising and posting property situate on the
 West side of Winters Lane and the North side of Edmondson Avenue,
 First District of Baltimore County.

Two additional signs are required - therefore a balance
 of Six Dollars (\$6.00) is due.

Very truly yours,

William H. Adams
 Zoning Commissioner
 of Baltimore County

td

01622 - \$35.00

INTER-OFFICE CORRESPONDENCE

DEPARTMENT OF PUBLIC SAFETY

Baltimore County, Maryland

Townson 4, Maryland

Date: December 6, 1957

TO: Mr. John G. Rose, Deputy Zoning Commissioner
 FROM: Walter J. Addison
 SUBJECT: Comments - Proposed Hotel on U.S. 40 - No. 4307

I have reviewed the plan for a proposed hotel on
 the north side of U.S. 40 in the vicinity of Winters Lane
 with reference to the granting of a special exception.

The following are my comments on this matter from
 a traffic engineering point of view. As U.S. 40 (Baltimore
 National Pike) in this vicinity has seen numerous commercial
 developments arising along it, the addition of a hotel in
 this area would not appear to create an additional traffic
 hazard of consequence. However, in reviewing the plan for
 this hotel, I would like to suggest the following point.

The use of two separate roadways for ingress and
 egress to the hotel site does not appear to be justified
 for this type of usage. Since access to the hotel can only
 be from one way west-bound traffic, the attempt to retain
 usage of a recorded street for an access way results in an
 oblique maneuver which because of the inconvenience might
 present a hazard to a vehicle attempting to leave the high-
 speed traffic lanes.

I would, therefore, suggest that instead of the two
 access ways as proposed, a single access way approximately
 215 feet west of the easterly proposed entrance be considered
 instead. This single access way should be sufficient and
 would serve to keep to a minimum the number of entrances and
 exits to a high-speed, heavy-volume traffic artery such as
 the Baltimore National Pike.

WJA:ech

November 20, 1957

December 12, 1957

\$10.00

RECEIVED of Turnbull & Brewster, attorneys-at-law, the sum
 of Ten Dollars (\$10.00), to cover cost of advertising the property
 situate on the West side of Winters Lane and the North side of
 Edmondson Avenue, First District of Baltimore County.

Thank you.

Zoning Commissioner
 of Baltimore County

td

01622 - \$10.00

RECEIVED
 DEC 12 1957
 COMPTROLLER'S OFFICE

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning, M.C.
 To: William H. Adams, Zoning Commissioner

December 9, 1957

Subject: Zoning Petition #1307, Special Exception
 for Hotel, North side of Edmondson Ave.,
 beginning 37 ft. West of Winters Lane,
 2.53 acres, 1st District.
 Hearing: December 9, 1957

Notes on Specific Site Plan Inadequacies

- Ingress and egress need further study and approval by the State Roads Commission. An over-all access plan for the hotel, the drive-in Theatre and the Filling Station is indicated.
- The alignment of Commonwealth Avenue was designed with special reference to the Filling Station site. Development of the hotel on three sides of the Filling Station makes it desirable to restudy the alignment of Commonwealth Avenue.
- There are four small and irregularly shaped parcels of land between the subject property and Baltimore National Pike which are owned by the State Roads Commission. It is possible that negotiations between the Petitioner and the State Roads Commission might improve the frontage line.
- Parking spaces shown do not meet County minimum requirements. Several lot units back on Baltimore National Pike, with an intervening distance of only 20 ft., impeding these lot units by parking spaces would solve both problems.
- Greater setback is needed between the hotel units to the West and the adjacent property, which is shown R-6, unless the tract covered by Petition #1311 is exactly adjacent to the West line of the hotel tract and you grant both Petition #1307 and #1311.

OFFICE OF PLANNING

Inter-Office Correspondence

From W. H. Stirling December 9, 1957
 To W. H. Adams, Zoning Commissioner
 Subject Zoning Petition #1307 - Special Exception for Motel, North side of Edmondson Ave., beginning 37 ft. West of Winters Lane, 2.53 Acres, 1st District, Hearing: December 9, 1957

Advisory Recommendations

1. The proposed use appears to be satisfactory in the location.
2. The site plan has some features which are undesirable, and in some respects even fails to comply with specific County Regulations. The relation of this tract to the adjacent Filling Station site and Drive-In Theatre site, which also belong to the Petitioner, must be taken into account in improving the site plan. Also, it may be possible to alter the right-of-way lines of Commonwealth Ave. and Edmondson Blvd. to the mutual benefit of both the Motel and the Public. Full correction of site plan can therefore be best assured if any granting of the subject Petition is made, subject to site plan approval by this Office and the Bureau of Land Development.
3. It appears that Commercial Zoning has not yet been acquired for 100 to 200 ft. of the Southwestern end of the property.

COMMISIONER
 ROBERT O. DONNELLY, Chairman
 EDGAR T. BENNETT JOHN A. McMILLAN
 SECRETARY
 A. B. BORDON
 EXEC. ASST. TO CHM.
 ROLAND E. JONES
 SPE. ASST. TO CHM.
 C. L. MARSHALL
 CH. ATTORNEY
 JOSEPH D. MURPHY
 TEL. ASST. ATT. GEN.

STATE OF MARYLAND
 STATE ROADS COMMISSION
 108 EAST LEXINGTON STREET
 BALTIMORE 3, MD.
 December 8, 1957

HORMAN H. POTCHETT, Chief Engineer
 W. E. HIGDON, Deputy Chief Engineer
 H. A. WOODSON, Deputy Chief Engineer
 C. A. GOLDSBORN, Deputy Chief Engineer

Mr. Wilsie H. Adams
 Zoning Commissioner
 Baltimore County Office Building
 Towson 4, Maryland

Re: Zoning Petition 4507X-Special Exception
 For A Motel - Baltimore National Pike - Route 40
 At Winters Lane

Dear Mr. Adams:

This office is of the opinion that the erection of a large Motel at the subject site could create a hazardous traffic condition unless it can be designed to afford a good traffic pattern.

The existing entrance and exit of the Drive-In-Theatre already institute an undesirable condition which could be made more undesirable by establishing a pattern of "U" turn traffic at Winters Lane.

It is the writer's opinion that the Drive-In-Theatre and the proposed Motel properties are owned by the same person/persons. Under this impression, the writer has forwarded the proposed layout to the Traffic Division of the State Roads Commission for their opinion as to the proper channelization and/or the possibility of combining the entrance and exit of the Drive-In-Theatre with that of the proposed Motel.

It is the request of this office that the Zoning Commissioner withhold his decision until a report has been received from the aforementioned Traffic Division.

Very truly yours,

J. Stuart Linville
 Development Engineer

BY: Edward D. Reilly
 Asst. Development Engineer

cc: Mr. E. C. Chaney
 Mr. Geo. Lewis
 Mr. O. M. Sterling

ZONING DEPARTMENT OF
 BALTIMORE COUNTY
 PETITION FOR SPECIAL
 EXCEPTION 1st DISTRICT
 Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Exception to use the property hereinafter described for a Motel, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, December 9, 1957 at 11:00 a.m.

To determine whether or not the Special Exception petitioned for as aforesaid should be granted, the property in said petition being particularly described as follows: All that parcel of land in the First District of Baltimore County, beginning at a point said point being South 79 degrees 57 minutes 40 seconds west 37 feet more or less from the intersection of the west side of Winters Lane and the north side of Edmondson Ave. (U.S. Route 40); thence south 79 degrees 57 minutes 40 seconds west 86.43 feet; thence north 81 degrees 12 minutes 20 seconds west 175.87 feet; thence south 8 degrees 47 minutes 40 seconds west 22.86 feet; thence south 55 degrees 27 minutes 40 seconds west 15.29 feet; thence north 81 degrees 12 minutes 20 seconds east 10.72 feet; thence south 79 degrees 57 minutes 40 seconds west 294.50 feet; thence north 7 degrees 54 minutes 40 seconds east 77.51 feet; thence north 82 degrees 58 minutes 20 seconds west 150.92 feet; thence south 7 degrees 01 minutes 40 seconds west 108.28 feet; thence north 82 degrees 58 minutes 20 seconds west 113.43 feet; thence north 6 degrees 23 minutes 40 seconds east 144 feet more or less; thence north 82 degrees 00 minutes east 417 feet more or less; thence north 58 degrees 30 minutes east 284 feet more or less; thence north 71 degrees 00 minutes east 59 feet more or less; thence south 26 degrees 00 minutes east 193 feet to said point of beginning, as shown on plat of plans filed with the Zoning Department, being property of Joseph Y. Einbinder, containing 2.53 acres more or less.

By Order of
 Wilsie H. Adams
 Zoning Commissioner
 of Baltimore County
 Nov. 22-57

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Reisterstown, Md.
 THE COMMUNITY PRESS
 Dandak, Md.
 THE HERALD-ARGUS
 Catonsville, Md.
 No. 1 Newburg Avenue
 CATONSVILLE, MD.

November 30, 1957

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. Adams Zoning Commissioner was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 30th day of November 1957, that is to say the same was inserted in the issues of

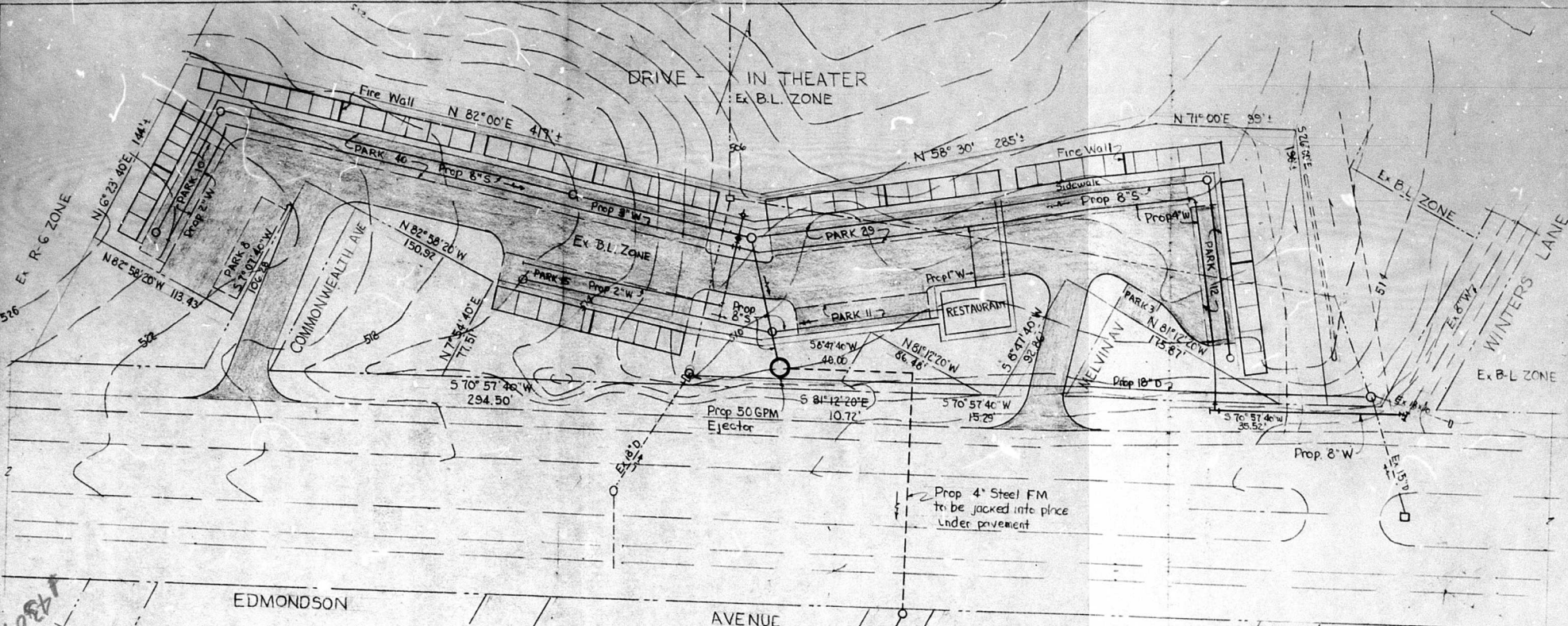
November 22 and 29, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st #4307
 Posted for: Special Exception for Motel Date of Posting 11-26-57
 Petitioner: Joseph Y. Einbinder
 Location of property: W. side of Winters Lane and N. side of Edmondson Ave.
 Location of Signs: On N. side of Winters Lane, 94 ft. and 135 ft. and 155 ft. from
of Winters Lane on the N. side of Edmondson Avenue, 135 ft.
 Remarks: _____
 Posted by: George R. Hunsicker Date of return: 11-27-57



AREA - 2.55 ACRES
 EXISTING USE - NONE
 PRESENT ZONING - B.L.
 PROPOSED USE - MOTEL-134 UNITS, 2 STORY

PROPERTY OF
 JOSEPH Y. EINBINDER
 PROPOSED MOTEL
 SCALE 1" = 50' NOV 12, 1957
 ELECTION DISTRICT No. 1
 MULLER, RAPHAEL & ASSOCIATES

