

ORDERED by the Zoning Commissioner of Baltimore County
this 5th day of May, 1959,
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 10th day of
June, 1959, at 1 o'clock
P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification of the property described therein from an "R-20" zone to a "B-20" zone; (2) for a special exception to use said property for a hotel; and (3) for a variance to Section 232.2 (b) of the Zoning Regulations to permit a building to be within 3 feet of the residence zone, and it appearing that the granting of the reclassification, special exception and variance to the Zoning Regulations will not be detrimental to the health, safety and the general welfare of the locality involved, the petition should be granted, therefore.

It is this 5th day of June, 1959, by the
Zoning Commissioner of Baltimore County ORDERED that the
aforesaid petition should be and the same is hereby granted;
the first, for reclassification from an "R-20" zone to a "B-20"
zone; second, for a special exception to use said property
for a hotel; and third, for a variance to said Regulations to
permit a building to be within 3 feet of the residence zone.

William H. Adams
Zoning Commissioner
of Baltimore County

COPY

William D. Wells
Attorney at Law
806 Reisterstown Road
Pikesville 8, Maryland
May 21, 1959

Baltimore County Office of Planning
County Office Building
Towson 4, Maryland
Attention Mr. George Garvelas

RE: Re-Zoning-St. Marks Church
& Edward Thomson

Dear Mr. Garvelas:

Pursuant to your request, as including herein all current
pertinent information which I have in connection with the proposed
re-zoning of the above property located on the Southwest side of
Reisterstown Road, South of Bayview Lane in the Third Election
District.

Part of the property in question is owned by Edward A. Thomson
and part is owned by St. Mark's Church. I am enclosing a plat of
the or a showing which portion is owned by each. The portion de-
scribed on the plat as Areas "A" and "B" are owned by Thomson and
currently used by him for hotel use known as Belmont Lodge. The
Areas designated as "C" and "D" are owned by the Church and are cur-
rently used as parking lot for St. Mark's Church, which is located
on the opposite side of St. Mark's Lane to the South.

Several years ago, before the current zoning regulations were
adopted, a special exception for hotel use was granted by the Circuit
Court for Baltimore County for Areas "A" and "B". The property at
that time was zoned residential but at that time hotel's were permitted
in residential areas with a Special Exception which was obtained. The
Baltimore County and at the time the original Petition for Special
Exception was filed, it was classified "Non-conforming use." Soon
after the Special Exception was granted, the Land Use Map for the
Third Election District was finally adopted upon which the front
part of this property was zoned "B-20" for a depth of 225 feet from
the center line of Reisterstown Road so that at the present time,
the front 192 feet of Area "B" is zoned with special exception for hotel
use and the remainder of Area "B" and all of Area "A" is now zoned
with Special Exception for Hotel Use. Areas "C" and "D" are now
R-20.

DESCRIPTION OF PROPERTY TO BE ZONED

All that lot of ground situate, lying and being in the
Third Election District of Baltimore County, Maryland, described
as follows:

Beginning for the same on the Southwest side of Reister-
stown Road at a point 165 feet Southeast from the intersection of
the Southwest side of Reisterstown Road with the Southeast side of
Maylor Lane, and running thence and binding on the Southwest side
of Reisterstown Road, South 33° 15' East 150 feet; thence South
57° 51' West 200 feet; thence South 33° 15' East 25 feet; thence
South 57° 51' West 160-162 feet; thence North 33° 15' West 174.99
feet; thence North 57° 51' East 352.47 feet to the place of begin-
ing.

Saving and excepting therefrom so much thereof as is now
zoned "B-20" with Special Exception for Hotel Use."

*8 a variance to zoning
Reg. to permit a hotel
front of 3' instead of 10'
15' as in sect 232.2 of
Zoning Reg.*

LEACH

Mr. George Garvelas

-2-

5/21/59

The people of the Church do not seem to want to use
the Northern portion of the Church's property as parking area
because of its distance from the Church and neither does the
Church feel that it would be desirable to have hotel units
located in the Southern West portion of Area "A" directly op-
posite the Church. As a result, a proposal has been made and
tentatively accepted, subject to necessary zoning changes, to
make a land swap between the Church and Thomson, involving Area
"A" for Area "B" with an agreed price adjustment for the dif-
ference in the rear portion of Area "B" and all of Area "C" to be
Zone with Special Exception for Hotel Use, and the granting of a
variance to build the new hotel to within three feet of the new
boundary line between Areas "A" and "B" and "C" and "D". This
variance is necessary because the terrain of the land is such as
to fall from Areas "A" and "B" to Areas "C" and "D", and it would
be impossible to enter the additional units to Reisterstown Road
sewerage lines if they were to be located further North away from
the new boundary line. The people of the Church are agreeable to
along the rear of the unit along the new boundary line. Front of
Area "B" which will be required by Thomson under this proposal
will be used for additional parking area for the hotel which already
has more than the required minimum.

The advantage to the Church is apparent in that they will
have their parking lot much closer to the Church and it will serve
at the same time as a buffer zone between the Church and the hotel.
The Church has, I believe, already talked with the owner of the hotel.
Monetary property toward the end of acquiring this property for
future additional parking.

The question of whether or not the variance should be con-
sidered as applying to the side or rear yard, seems only academic.
The owner of the property considers that it fronts on Reisterstown
Road and therefore refers to the new proposed boundary line as the
side line. Accordingly, the Petition filed requests a side yard

I trust that this information will enable you to give fa-
vorable consideration to the proposed zoning reclassification and
variance being sought.

If you have need for any further information which I can
supply, please let me know.

Yours very truly,

William D. Wells

WDW/tv

ZONING DEPARTMENT OF BALTIMORE COUNTY

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON 4, MARYLAND
WM. H. ADAMS
ZONING COMMISSIONER

JOHN C. REED
DEPUTY ZONING COMMISSIONER
WILLIAM J. BOWEN
ZONING ENGINEER
JANET C. HARRIS
ADMINISTRATIVE ASSISTANT

NOTICE OF HEARING

William D. Wells, Esquire
806 Reisterstown Road
Pikesville 8, Maryland

Re: The Vestry of St. Marks on the
Hill Episcopal Church
25 1/2 of Reisterstown Rd.

TIME: 1:00 P.M.

DATE: Wednesday, June 10, 1959

PLACE: Room 115, County Office Building, 111 W. Chesapeake Avenue

--- TOWSON, MARYLAND ---

--- Zoning Commissioner
of Baltimore County ---

PAID - Baltimore County 114 - Office of Records

RECEIPT

5-1959 336 Date: May 19, 1959 4600

RECEIVED OF: William D. Wells

LOCATION OF PROPERTY: 25 1/2 of Reisterstown Rd. & SE 1/4 of Maylor Lane.

AMOUNT: \$46.00

--- Zoning Commissioner
of Baltimore County ---

11625-46.00

ZONING DEPARTMENT OF BALTIMORE COUNTY
SYSTEM FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION AND VARIANCE TO
THE ZONING REGULATIONS - 3rd DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore
County for change or reclassification from a R-20 zone to a B-20 zone, a
Special Exception for a hotel and a Variance to permit building to be within
three feet of residence zone of the property hereinafter described, 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 Wednesday, June 10, 1959

at 1:00 P. M.

to determine whether or not the following mentioned and described property
should be changed or reclassified, whether a Special Exception should be
granted for a hotel and whether a Variance should be granted to permit
building to be within three feet of residence zone to wit:

All that parcel of land in the Third District of Baltimore County
beginning for the same on the Southwest side of Reisterstown Road at a point
165 feet Southeast from the intersection of the Southwest side of Reisterstown
Road with the Southeast side of Maylor Lane, and running thence and binding
on the Southwest side of Reisterstown Road, South 33 degrees 15 minutes East
150 feet; thence South 57 degrees 51 minutes East 200 feet; thence South 33
degrees 15 minutes East 25 feet; thence South 57 degrees 51 minutes East 160-162
feet; thence North 33 degrees 15 minutes East 174.99 feet; thence North 57
degrees 51 minutes East 352.47 feet to the place of beginning, as shown on
plat plan filed with the Zoning Department, being property of The Vestry of
St. Marks on the Hill Episcopal Church.

By Order of
William H. Adams
Zoning Commissioner
of Baltimore County

COMMISSIONER
EDWARD A. THOMSON
EDWARD A. THOMSON



STATE OF MARYLAND

STATE ROADS COMMISSION

100 EAST LEXINGTON STREET

BALTIMORE 2, MD.

June 10, 1959

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

RE: Zoning Petition 54686-Re
Change from a R-20 Zone
to a B-20 Zone and a
Special Exception South-
west side of Reisterstown Road
(Shade 165) southeast
of Maylor Lane

Dear Mr. Adams:

This office has received the subject petition and has no objection
to the change or Special Exception, however, if the Zoning Com-
missioner should see fit to grant the petition, it is requested that
the plan for express and ingress - egress be subject to the approval of
the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

Edward D. Kelly

Development Engineer

John L. Durr

Asst. Development Engineer

WDA/AS

William H. Adams
Zoning Commissioner
of Baltimore County

WDA/DC

June 10, 1959

William D. Wells, Esquire
806 Reisterstown Road
Pikesville 8, Maryland

Dear Mr. Wells:

We are in receipt of Three Dollars and Seventy-five Cents, (\$3.75) covering additional advertising on the Vestry of St. Marks on the Hill Episcopal Church.

Very truly yours,

Wille H. Adams
Zoning Commissioner
of Baltimore County

01651 * 3.75

PAID - Baltimore County, Md. - Office of Finance

6-1159 1498 * * * * * TWP- 3.75
6-1159 1498 * * * * * INP- 3.75

County Council of Baltimore County Maryland

Legislative Session 1959, Legislative Day No. 9

HILL No. 100

Introduced by Mrs. Boone (2nd), Councilman

By the County Council, June 30, 1959.

I hereby certify that this is the original of Bill No. 100, which was introduced and read the first time on the above date.

By Order: Lee S. Thomson, Secretary

A BILL

Entitled

AN ACT, to approve Zoning Reclassification I.O. 4666, dated June 12th, 1959 and to amend the official Zoning Map of Baltimore County, pursuant to Section 34-3 of the Code of Public Local Laws of Baltimore County, 1958 edition.

- 1 SECTION 1. Be it enacted by the County Council of Baltimore
- 2 County, Maryland, that Zoning Reclassification No. 4666, dated
- 3 June 12th, 1959 reclassifying the property of The Vestry of St.
- 4 Marks on the Hill Episcopal Church and Edward A. Thomson
- 5 from R-20 to B-1 be and the same is hereby approved, said
- 6 property being situate in the Third Election District of Baltimore County and more particularly described as follows:
- 7
- 8 All that parcel of land in the Third District of Baltimore
- 9 County, beginning for the same on the Southwest side of Reisterstown Road at a point 164 feet Southeast from the intersection of the Southwest side of Reisterstown Road with the
- 10 Southeast side of Naylor Lane, and running thence and binding on the Southwest side of Reisterstown Road, South 33 degrees 15 minutes East 150 feet; thence South 57 degrees 51 minutes West 200 feet; thence South 33 degrees 15 minutes East 25 feet; thence South 57 degrees 51 minutes West 160.32 feet; thence North 31 degrees 15 minutes West 174.99 feet; thence North 57 degrees 51 minutes East 332.47 feet to the place of beginning.
- 20 SECTION 2. And be it further enacted, that the official Zoning Map of Baltimore County is hereby amended in accordance with the reclassification described in Section 1 hereof, and the
- 21 Zoning Commissioner of Baltimore County is hereby directed
- 22
- 23

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ADG'S
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 29, 1959

THIS IS TO CERTIFY, that the annexed advertisement of

Wille H. Adams Zoning Commissioner
of Baltimore County

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 May 1959, that is to say the same was inserted in the issues of

May 22 and 29, 1959

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 5-27-59
Posted for: David J. Adams, Esq.
Petitioner: The Vestry of St. Marks on the Hill Episcopal Church
Location of property: 164 feet Southeast from the intersection of the Southwest side of Reisterstown Road with the Southeast side of Naylor Lane, and running thence and binding on the Southwest side of Reisterstown Road, South 33 degrees 15 minutes East 150 feet; thence South 57 degrees 51 minutes West 200 feet; thence South 33 degrees 15 minutes East 25 feet; thence South 57 degrees 51 minutes West 160.32 feet; thence North 31 degrees 15 minutes West 174.99 feet; thence North 57 degrees 51 minutes East 332.47 feet to the place of beginning.
Location of signs: 164 feet Southeast from the intersection of the Southwest side of Reisterstown Road with the Southeast side of Naylor Lane, and running thence and binding on the Southwest side of Reisterstown Road, South 33 degrees 15 minutes East 150 feet; thence South 57 degrees 51 minutes West 200 feet; thence South 33 degrees 15 minutes East 25 feet; thence South 57 degrees 51 minutes West 160.32 feet; thence North 31 degrees 15 minutes West 174.99 feet; thence North 57 degrees 51 minutes East 332.47 feet to the place of beginning.
Remarks:
Posted by: David J. Adams, Esq. Date of return: 5-27-59

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION AND VARIANCE TO THE ZONING REGULATIONS - 3rd DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification for a R-20 Zone to a B-1 Zone, a Special Exception for a Motel and a Variance to permit building to be with three ft. of residence use of the property heretofore described, 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, at 1:30 P.M.

On Wednesday, June 10, 1959 to determine whether or not the following mentioned and described property should be changed or reclassified, whether a Special Exception should be granted for a Motel and whether a Variance should be granted to permit building to be within three feet of residence use to wit:
All that parcel of land in the Third District of Baltimore County beginning for the same on the Southwest side of Reisterstown Road at a point 164 feet Southeast from the intersection of the Southwest side of Reisterstown Road with the Southeast side of Naylor Lane, and running thence and binding on the Southwest side of Reisterstown Road, South 33 degrees 15 minutes East 150 feet; thence South 57 degrees 51 minutes West 200 feet; thence South 33 degrees 15 minutes East 25 feet; thence South 57 degrees 51 minutes West 160.32 feet; thence North 31 degrees 15 minutes West 174.99 feet; thence North 57 degrees 51 minutes East 332.47 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of The Vestry of St. Marks on the Hill Episcopal Church.

By Order of
Wille H. Adams
Zoning Commissioner
of Baltimore County
May 22-59.

