

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION
To the Zoning Commissioner of Baltimore County:
I, or we, THE LAN LEE CORPORATION & LAN LEE REALTY, INC. legal owner of
two (2) parcels of land, lying and situate in Baltimore, The Eighth
Election District of Baltimore County, fully described below

herely petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an R-6 to BL Zone to an RA to BL Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for Motel or Motor Court

Property to be parted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above recite-
fication and Special Exception, advertising, posting, etc., upon
filing of this petition, and further agree to and to be bound
by the Zoning Regulations and Restrictions of Baltimore County, adopted
pursuant to the Zoning Law for Baltimore County.

THE LAN LEE CORPORATION

By Gordon L. Hunt, President

LAN LEE REALTY, INC.

By Gordon L. Hunt, President

Gordon L. Hunt, President

26 W. Pennsylvania Ave. #4

Address

John Warfield Armiger

Attorney for Petitioner

26 W. Pennsylvania Avenue #4

VA. 5-1753

JUL 29 1959

REC'D

Parcel to be rezoned from
"RA" to "BL"
York Road, Lutherville, Maryland
Beginning for the same on the East side of York Road at
a point 687' South of Ridgely Road; said point of beginning being
also the beginning of that parcel of ground described in a rezoning
case #4326; running thence Northerly and binding on the East side
of York Road 170 feet ± to the division line between the property
herein described and the adjacent property owner to the North; thence
binding on said property line North 81° 15' East 275 feet ± to a point
in line with the prolongation Northerly of the third line of a parcel
of ground described in a rezoning case #4596; thence South 12° 45'
East and binding reversely on said prolonged line 344 feet ± to
the end of the said third line of the last mentioned parcel; thence
binding on part of the fourth line of the last mentioned parcel South
51° 45' West 149 feet ± to the end of the second line of that parcel
of ground first herein referred to; running thence and binding on the
third, fourth, fifth, sixth, lines of the parcel first herein mentioned
the 4 following courses and distances, viz: (1) North 49° 45' East
150 feet, (2) thence North 20° 43' West 89.35 feet; (3) South 87°
45' West 145 feet; (4) South 81° 30' West 105 feet to the place of
beginning.

Parcel to be rezoned from
"RA" to "BL"
York Road, Lutherville, Maryland
Beginning for the same on the East side of York Road
at a point 687' South of Ridgely Road; running thence Southerly
and binding on the East side of York Road 182.00 feet; thence
North 81° 45' East 127 feet; thence North 49° 45' East 150 feet;
thence North 20° 43' West 89.35'; thence South 87° 45' West 145 feet;
thence South 81° 30' West 105 feet to the place of beginning.
Being the same parcel of ground described in a rezoning
case #4326.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING

The Lan Lee Corporation
26 W. Pennsylvania Ave.
Towson, Md.

Re: R/York Rd. 687' South of Ridgely Rd.
8th District
The Lan Lee Corporation-Petitioner

DATE: Wednesday, October 14, 1959

PLACE: Room 106, County Office Building, 111 W. Pennsylvania Avenue

Towson, Maryland

RECEIPT

PAID - Baltimore County, Md. - Office of Planning

RECEIVED OF John Armiger, Esquire

LOCATION OF PROPERTY: R/York Rd. 687' South of

AMOUNT: \$13.00 * 2399 6094 * * * TIL = * 1500

01622 4 4300

Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION
from "R-6" Zone (Parcel "A") to "BL"
Zone, from "RA" Zone to "BL" Zone
(Parcel "B") and a Special Exception for
Motel or Motor Court - E. S. York Road,
S. Ridgely Road, 8th District - The
Lan-Lee Corporation and Lan-Lee
Realty, Inc.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

No. 4763-RX

ORDER FOR APPEAL

Mr. Clerk:
Please enter an Appeal from the Order entered in the above
case.

John Warfield Armiger
Attorney for Petitioners
26 W. Pennsylvania Avenue
Towson 4, Maryland
VA. 5-1753

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION for Motel
or Motor Court - E. S. York Road
S. Ridgely Road, 8th District
The Lan-Lee Corporation, et al.
Petitioners
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4763-RX

OPINION

This corporate Petitioner has owned the subject property and
abutting business local property to the south since July of 1959. It now
asks that we reclassify to "B-1" the center portion of its property, now
zoned "R-6", and the northernmost portion, which is presently zoned "B-2".
The "B-1" section of its property to the south, not included in this
application, has since July of 1958 been used as a motel in conjunction
with the rental of apartments in the center section, which center section
is part of the property covered by this application. Expansion of the
existing motel use, along with complementary accessory "B-1" uses, is
contemplated.

Much evidence has been placed before us by the Petitioner
and by the substantial number of Protestants, most of whom are residents
of Havemood, a fine residential development to the northeast. Some of
the Havemood homes back against the subject property, being separated
therefrom by a 4' chain link fence. It is important to note that this
portion of Havemood fronts on Ridgely Road, of which road the Lan-Lee
property has no common use.

Mr. Joseph P. Thomson, a traffic expert who appeared for the
Petitioner, testified that some of the York Road traffic has been diverted
away from this area by the Baltimore-Harrisburg Expressway. He admits
however, that the overall volume of traffic has not decreased because of
the rapid residential and commercial development of the area. He stated
that the diverted through traffic has been replaced with local traffic,
leaving the pattern about the same. York Road here is about 40 feet in
width; the speed limit is 30 miles per hour. There are two exits from
the subject property, one 170 feet south of the north property line and
the other 300 feet south therefrom. Sight distances can be made adequate
by proper planning.

In the opinion of the Board, there have been substantial
changes in the neighborhood to justify the reclassification, including
one nearby change to commercial as recently as 1959. The requested
change, in our opinion, will not adversely affect the neighborhood welfare,
will not depreciate residential properties, cause a traffic hazard or a
moral or health risk. The safety of walking school children is already
in much jeopardy that they must be transported across York Road. The
granting or refusal of this application cannot alter that situation.
In fact, the impact on the overall traffic which this reclassification
will cause could be compared to a drop of rain in a summer shower.

For the reasons set forth above the reclassification and special
exception are granted, provided, however, that an adequate site plan be first approved
by the Office of Planning and Zoning with special attention given to
providing safe entrances and exits to and from the property.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles Starkweather Jr.
James J. Gyles

Date: 2/24/60

John Warfield Armiger, Esquire
26 W. Pennsylvania Avenue
Towson 4, Maryland

Re: The Lan Lee Corporation
R/York Rd. 687' South of
Ridgely Road

Dear Mr. Armiger:

We are in receipt of the Fifteen Dollars
(\$15.00) due for advertising the above subject property.
Thank you for your prompt remittance.

10-1599 6097 * * * TIL = 1500
10-1599 6097 * * * TIL = 1500

Walter H. Adams
Zoning Commissioner
of Baltimore County

RE:

01622 4 4300

BEFORE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
No. 4763-RX

Millicent S. Adams
Zoning Commissioner of
Baltimore County

For the above reasons it is the opinion of the Zoning Commissioner that the granting of the reclassification and special exception as requested would be detrimental to the health, safety and the general welfare of the locality involved, therefore, the reclassification and special exception should be denied.

November 10, 1958

Zoning Commission

PAID—Baltimore County, Md.—Office of Firearm Control

11-10-59	8089	•	•	•	TXL-	50.00
11-10-59	8089	•	•	•	TXL-	50.00

Towson, Maryland:
On Wednesday, October 14, 1959

at 10:00 A.M.
to determine whether or not the following
mentioned and described property should
be changed or reclassified and whether a
Special Exemption for a Model or Motor
Special should be granted to it.

Parcel "A"-B-6 to B-L.
All that parcel of land in the Eighth District of Baltimore County, beginning for the same on the East side of York Road at a point 637 feet South of Ridgepole Road, said point of beginning, thence the beginning of that parcel of ground described in a remitting case No. 43246 running thence Northerly and binding on the East side of York Road 159 feet more or less to the North line of the said parcel of ground, thence the property herein described, and the adjacent property owner to the North; thence binding on said property line North 86 degrees 14 minutes East 375 feet more or less to a point in line with the prolongation of the North line of the said parcel of

cel or ground described in a previous case No. 4586; thence South 20 degrees 45 minutes East and binding reversely on said prolonged line 344 feet more or less to the end of the said third line of the last-mentioned parcel; thence binding on post

on the fourth line of the last mentioned parcel South 81 degrees 45 minutes West 169 feet more or less to the end of the second line of that parcel of ground first herein referred to; running thence an bearing on the third, fourth, fifth, sixth

(1) North 49 degrees 45 minutes East 150 feet; (2) thence North 20 degrees 45 minutes West 89.55 feet; (3) South 81 degrees 45 minutes West 145 feet; (4) South 81 degrees 20 minutes West 145 feet.

Parcel "B"—R-A to D-L;
Beginning for the same on the East side of York Road at a point 657 feet South of Ridgely Road; running thence Southerly and binding on the East side of York

thence North 21 degrees 45 minutes East 127 feet; thence North 4 degrees 45 minutes East 150 feet; thence North 50 degrees 43 minutes West 89.3 feet thence South 87 degrees 45 minutes West 145 feet; thence South 81 degrees 20 minutes West 105 feet to the place of beginning.

beginning, as shown on plat plan filed with the Zoning Department, being property of the Lan Lea Corporation.

By Order of **WILBIE H. ADAMS,**
Zoning Commissioner of

Sept. 22—Oct. 2. Baltimore County

TOWSON, MD.,.....October 2...., 19 59

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~more or less~~ for 2 times ~~or more~~ times before the 11th day of October, 1959, the first publication appearing on the 25th day of September 1959

THE JEFFERSONIAN.

Frank Thurston

Cost of Advertisement, \$.....

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 0927

BILLED

Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO.

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

	REVENUE	COST
1	100	100
2	180	180
3	240	240
4	280	280
5	300	300
6	300	300
7	280	280
8	240	240
9	180	180
10	100	100

Cost of certified documents filed in the matter of Reclassification and special exception for Motel or Motor Court, E.S. York Road S. of Ridgely Road - The Lan Lea Corporation, et al, petitioners

11

5-3160 2506 * * * TXL--
5-3160 2506 * * * TXL--

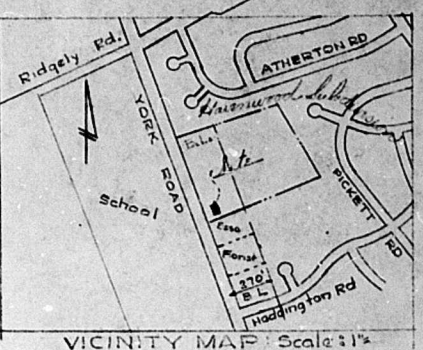
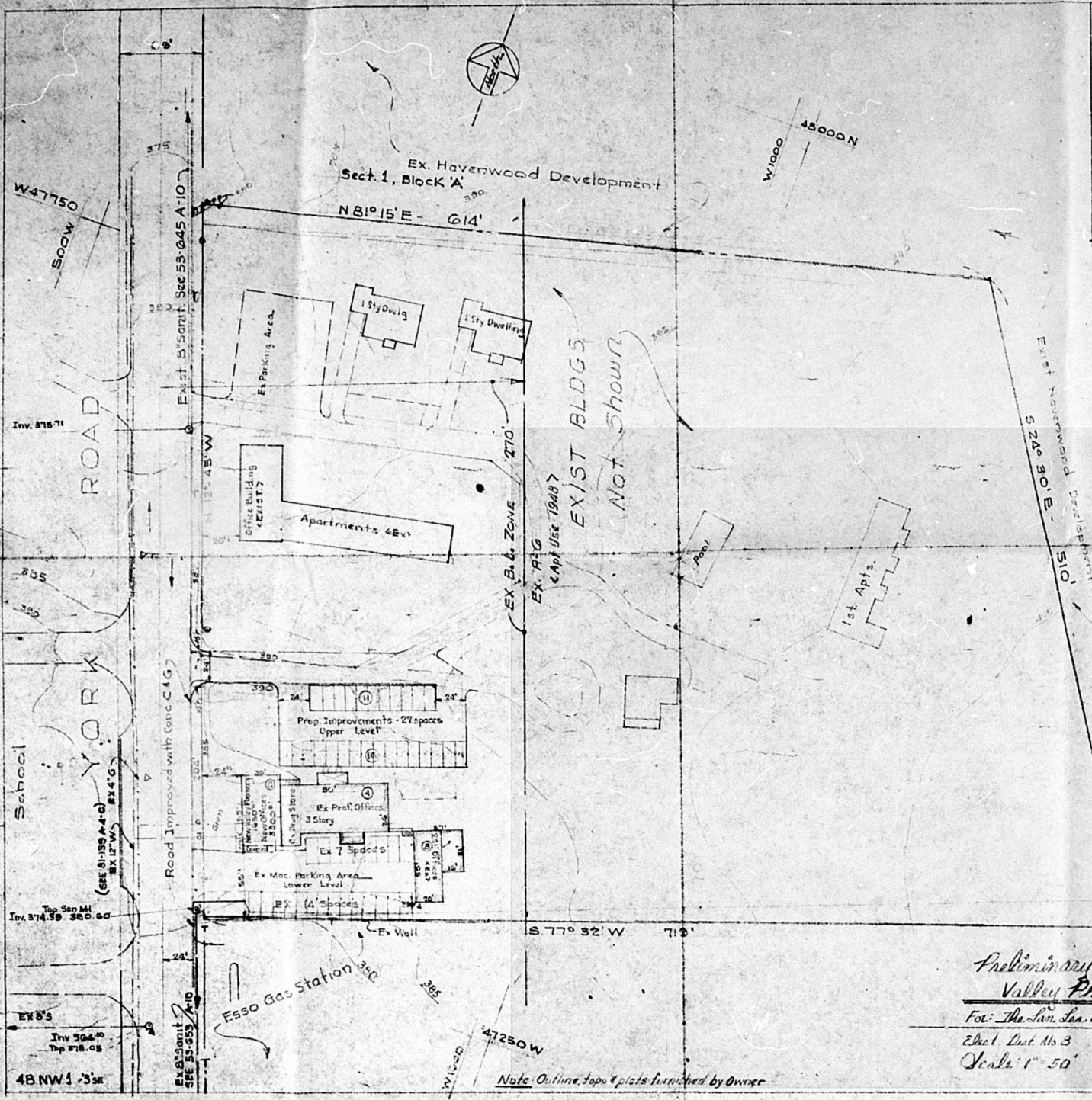
**IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.**

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Dated: 8-2-61 Date of Posting: 1-23-61
 Sent by: Wayne H. & Joan to George + Joan + mail + 10000th Street
 Petitioner: Wayne H. & Joan
 Location of property: 10000th St. N. 12 1/2 St. South of Highway 200
 Location of Sign: 10000th St.
 Location of Signs: East end of 10000th St. 10000th South of Highway 200
 Remarks:
 Paved by: George R. Hennrich Date of return: 10-1-59



Zoning, Planning & Density Data
 Exst. Zoning: B.L. Proposed: B.L.
 Note: Valley Pharmacy to occupy 1st floor of NEW Building
 1650' retail - 9 car spaces
 2nd & 3rd floor Professional Offices
 The space formerly occupied by the Pharmacy is to be converted to offices
 Form used: 1 space/300' sq. ft. 1 space/300' upper floor 1/100

There are:	A	B	C (NEW)	1st fl.
2880'	1596'	1650'	1650'	2nd fl.
2880'	1596'	1650'	1650'	3rd fl.

Reg'd: 12+1 4+3 3+7 Parking
 Parking: Existing - 21 Lower 21 Upper 77
 Required: 44
 Provided: 48 Lower 21 Upper 277

All Utilities Existing & Available
 S.R.C. York Rd. Improved.



JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 400 YORK ROAD
 TOWSON, MD. 21204
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *W. Quincy*
 DATE: 12/20/66
 Plan 1 of 2

Preliminary Plat. for Building Permit
Valley Pharmacy Improvements
 For: The Sun Sea Corporation - 1700 block York Rd. Baltimore, Md.
 Esst. Dist. No 3 Baltimore Baltimore Co., Md.
 Scale: 1" = 50'

Note: Outline, topo & plats furnished by Owner

[S.R.C.]

YORK ROAD

YORK ROAD

Ex 12' W Sec 31-39 A-4-C

Ex 4' G-3

Road Improved with Conc. C&G

Ex B's 50' W Sec 53-659 A-10

Inv 97.91

Ex B's Sec 53-659 A-10

Ex 30' E

Flow

Flow

Flow

Flow

Flow

Flow

Flow

Flow

Flow

Flow

66'

375

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

Prop. 30' setback

4th Compact Screen Planting

N 81° 15' E - 614'

Prop. Office Bldg
3 story
Basement
Storage only

15' Spacers

19' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

12' Spacers

30' Road (Private)

18 Spaces

Total Motel Parking - 42 Spaces

Ex. Lan Lee Motel
Total Units 40

EX. B.L. 270'

Ex Road (Private)

Valley Drug Store

270' EX. B.L.

Total = 3.01 A.

See 48 NW 1 Title See WJF 9563/475

For Use & Parking Rates
See Plat data. 4/14/65
(Attached)

See 48 NW 1 Title See WJF 9563/475

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See 48 NW 1 Title See WJF 9563/475

See 48 NW 1 Title See WJF 9563/475

See 48 NW 1 Title See WJF 9563/475

Scale 1"=50'



Ex Apt Bldg to be demolished

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

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Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

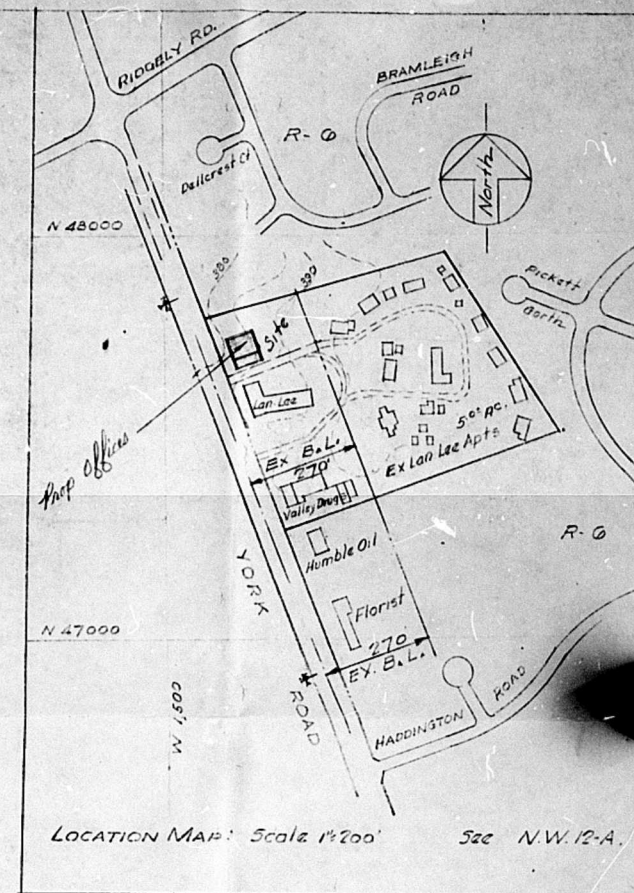
Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development

Site 1 B.L. Ex. Shannondale Development



LOCATION MAP: Scale 1"=200'

See N.W. 12-A

All utilities available. Water & Sewer service by application.
Existing zones B.L. Prop. Office Building - 5,600 sq. ft. - 3 Story
Parking Required: 1st fl 500/500' 19 2nd fl 600/500' 11 3rd fl 100/500' 11
9x20' stalls - Total Required 41
Provided 50

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. J. Spanier*
DATE: 12/20/66
Plan 2 of 2

Preliminary, Phase 1
Plat for Commercial Building Application
San Lee Office Building
The San Lee Corp. 1700 E. York Rd. Lutherville, Md. 21093
Encl. Det #8
Scale: 1"=50'

Baltimore Co., Md.
Dec. 5th 1966

JAMES G. SPANIER & ASSOCIATES
ENGINEERS & SURVEYORS
1812 YORK ROAD
TOWSON, MD. 21204
File: 1-1223