

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

December 4, 1997

James G. Boylan, Esquire 1308 Vincent Place P.O. Box 1174 McLean, Virginia 22101-1174

> RE: Zoning Verification 1721 Reisterstown Road Holiday Inn - Pikesville 3rd Election District

Dear Mr. Boylan:

This letter responds to your request dated November 7, 1997. The property is currently zoned B.L. (Business Local). That zoning was partially in place on the 1955 zoning maps. Then, as now, it required a special exception hearing to permit a hotel. Case #5278-RX reclassified a portion of the property to B.L. and granted a special exception for a hotel. Subsequent variance hearings (5706-V and 63-123-V for a sign height variance, and 74-228-A, parking variance) for parking were granted and are still in effect within the terms of the order.

There are no current code violation citations on record in this office and to the best of our knowledge, no zoning actions or building permit applications.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John R. Alexander

Planner II Zoning Review

JRA:rye

c: zoning cases 74-228-A, 63-123-V, 5706-V, & 5278-RX

Enclosure



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION			re request for reclassification and the safety, health or general welfar		
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	APP V ?	.involved, thermfore,			
Lor wall estar S. Lawy Trustee HDThird owner of the sensite strate left	hruth 3	the above Perlamification she			
or we Leadar S. Leavy Tragtee IID Total power. of the property situate by County and which is described in the described and plai stached hereto and made a part hereby position (i) that the roning status of the herein described property be re-classified, to the Zonier law of the little and the state of the law of the		AN ADDRESS RELIGION SIN	ould be had; and it further appearing that b	by reason of	
to the nothing has of partition county, from all-	BL ASA				
B-L zone; for the following reasons:	P 1 1 1 1 2 2 2	a Special Exception for aMc		should be granted.	
The first transfer and the second of the sec	6 1 6 Basistar		Coning Commissioner of Baltimore County th		
See attached description	Balto.	the same is hereby reclassified	1961., that the herein described propert from a "R-10"zone to a.	y or area should be and	
	8.5		on for a Hotel or Motor Courtsi		
	\$527 801 8-11	granted, from and after the d ingress and egress by th	late of this order subject, however, to e State Roads Commission, and the si ks and the Office of	approval of plans for	
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Ba	altimore	Department of Public Wor Planning & Zoning.		er of Baltimore County	
County, to use the herein described property, for a model or motor court				act of pasitinore County	
Property is to be posted and advertised as prescr.bed by Zoning Regulations.	1 1	It is this	A day of May, 1963, By the Zor	ning Commissioner	1'1
I, or we, agree to pay expenses of above re-classification and/or Special Exception adve	ertising,	of Baltimore County, C	RDERED that the aforesaid special or years beginning June 5, 1962 and en	xception be extended ling June 5, 1965.	* *
posting, etc., upon filing of this petition, and further agree to and are to be bound by the regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Ba			(B. 9)	17 Cm	
County. WHYAR CORPORATION Lester S. Levy, Trustee UDT Jan. 16, 1961, from Beatrice	I'/dated		Zoning Commis Baltimore Com		
	J. Zevy				
Contract purchaser Sesters General Own	ner				
Address 7705 Georgia Avenue, N. W. Address 2 Slade Avenue		IT IS ORDERED by the Zo	ning Commissioner of Baltimore County, th	ls	
Washington, D. C. Baltimore 8, Marylan	nd	of, 19	6, that the above re-classification be an	nd the same is hereby	
John Warlie schundige nitorney			scribed property or area be and the same is		
Address Masonic Building, Towson 4, Md.			be and the same		
ORDERED By The Zoning Commissioner of Baltimore County, this 21st	day		and the sa	ame is hereby DENIED.	
of April , 196. 1, that the subject matter of this petition be advertis	sed, as		Zoning Con missione	er of Baltimore County	
required by the Zoning Law of Baltimore County, in a newspaper of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the	Zoning			or partitione county	
County on the					
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Posted by Stranger Hammed. Date of return: 5 18-61

ONING: Fren) R-16 Zone to B-L Zone Special Exception for a Motel or M

COURT. Northead righted ray? Business Court. Northead Research as the feet mort at right-deway lies of Ramp "D" Relif-more Courts Belless.

DATE AND TIME Morely, Just 5, 1961 at PUBLIC REARING: Room 108, County Office Building, 111 W. Chempcake Avenue, Towns 6, Maryland e Northeast right-of-way Dis-sersiown Road to feet morth ass f-way line of Ramp "D" Balti-

MAY 22 61 AM -7 OF BE OF THE BALTIMORE COUNTIAN D Box STHE COMMUNITY NEWS CONING UPPARIMEN THE HERALD - ACGUS ZONING DEPARTMENT CATONSVILLE, MD. May 19, 19 61. THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner for Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-One examples weeks hefore land, once a week for th. 19th day of May, 19 61, that is to say the same was inserted in the issues of May 19, 1961.

THE BALTIMORE COUNTIAN

MICROFILMED By Paul & Mayor Editor and Manager

- MAY 22 'S1 AM Charles Of The 2 CERTIFICATE OF PUBLICATION TOWSON, MD. May 12, 19.61 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., snoo:inceash percy 1 time_____successive wastes before the_____5th_ day of ______ June _____, 19.61., the first publication appearing on the 19th day of Boy 19.61

THE JEFFERSONIAN. Frank Streetter

Cost of Advertisement, \$_____

MICROFILMED

OFFICE OF PLANNING AND ZONING Inter -Office Correspondence

#5278- RX

Date May 26, 1961

To: John G. Rose Zoning Commissioner

From . George E. Qayolig. Deput Director 278-28. Subject: to B-L Zone and Special Exception for abote or Notor Court Subject: the measur righted vary line of Temptorstown Ed. 50' ME at right of way line of Emp MD# Editions County Beltway Lester 5. Lony et al.

3rd District

10:00 A.M. 6/5/61

The staff of the Office of Planning and Zening has reviewed the subject petition for reclassification and special exception und has use following advisory comments to make with respect to pertinent planning factors:

A. The Reclassification - R-10 to B-L Zone

In light of the recent reclassification to consercial soning
of the property issediately sideent to the subject tract, the
planning staff is of the sideent to the subject properties one is puttified. We particularly like the
manner in miles the putti oner proposes to utilize R-A suring
as a transitional device.

B. The Special Exception for Motel or Motor Court

The subject special exception for a Hotel Court is an excellent example as to the namer in which a proposed mendment to the Zoning Regulations listing me of property only to specific use sought. The location of the subject tract at the confluence of Reinterstown Hood and the feltowy mades it finelly subject for Notel purposes, whereas conventional rotal store familities would be imappropriate berg.

If granted, the Special Exception should be comittioned upon the following factors:-

- Approval of specific details of ingress and egress by State Roads and Wraffic Engineer and this office. It is to be noted, that make arcess to the endpet property as well as the recent reclassified property to the south, can be obtained only by means of a plan for the south of the continuous contract of the continuous contract of the contract of th
- The requirement of approval by this office of an overall plan for the proposed motal use. MICROFILMED

gra+he

V#5278RX

Description of Part of Lester S. Levy's Property to be rezoned from R-10 to BE

April 6, 1961

Beginning for the ease on the Northeast right-of-way line of SEC.2C right angles to the base line of said Roleterstown Road at station 31 + 00 40 40 ning thence binding on the East right-of-way line of Romp "D" as shown State Roads Commission of Maryland Right-of-Way Flats #23,201 and #23,204 the six following courses am distances viri first North 34° 58' 38" West 66.63 feet, escond Northerly along a curve to the right with a radius of 236.48 feet for a distance of 146.04 feet, said curve being subtended by a chord bearing North 14° 41' 58" West 143.73 feet, third North 15° 36' 27" East 302.21 feet. fourth North 26° 04' 35" East 47,81 feet, fifth North 3° 34' 35" East 238,62 168.52 feet, second South 47° 36' 33" West 260.00 feet and third South 42° 23' 27" Hast 383.00 feet, thence binding on part of the fifth or South 50° 11' West 947 foot 9 inch line of the land described in a Dead and indenture of Trust from Seatrice S. Levy to Lenter S. Levy deted January 16, 1961, and recorded among the Land Records of Beltimore County in Liber W.J.R. 3803, folio 207, as now surveyed South 43° 48' 33" West 420,00 feet to intersect the said Northeast right-of-way line of Reisterstown Road, thence bloding on said Northeast right-of-way line of Relateratown Road, as shown on State Loads Commission of Maryland Right-of-Way Plat #23,202 North 32° 55' 43" West 150.37 feet to the MICROFILMED

Containing 4,480 acres of land more or less.

Being part of the land described in a Deed and indenture of Trust The Beatrice S. Levy to Lester S. Levy dated January 16, 1961, and recorded ong the Land Records of Baltimore County in Liber W.J.R. 3803, folio 207.



