

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____ legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... R-6... zone to an... B-L... zone; for the following reasons:

We feel that the site is best suited for a hotel and that there is a need for a hotel in the area.

See Attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a Motor Court

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

B & G Realty Inc. B & G REALTY INC.

Contract purchaser Legal Owner

Address 5700 Smith Avenue

William Joseph Rhoades

Jean J. Rhoades

Address 5700 Smith Avenue

ORDERED BY The Zoning Commissioner of Baltimore County, this... 11th... day of... September... 1961...

as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 1st... day of... November... 1961, at 2:00 o'clock

...P.M. SEP 14 '61



Zoning Commissioner of Baltimore County.

(over) 2:00 PM 11/16/61 2 Each

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health, and the general welfare of the locality involved not being detrimentally affected,

the above Re-classification should be had; and it further appearing that by reason of location

a Special Exception for a... Motor Court... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... 1st... day of... November... 1961..., that the herein described property or area should be and the same is hereby reclassified; from an "R-6" zone to a "B-L" zone, and a Special Exception for a... Motor Court... should be and the same is granted, from and after the date of this order, subject, however, to approval of the site plan by the State Roads Commission, Division of Land Development and the Office of Planning & Zoning. The approved plan must be returned to the Zoning Commissioner for filing of the subject petition (5388-RX).

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1961..., that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone; and/or the Special Exception for... be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

Matz, Chilas & Associates, Inc.
Engineers & Surveyors
2473 N. Kent St., Baltimore 12, Maryland
RD 10126 7370

DESCRIPTION

OF PARCEL TO BE RECLASSIFIED FROM R-6 TO B-L
REISTERSTOWN ROAD AND WARREN ROAD, THIRD ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Southeast side of Warren Road as laid out 25 feet wide, at the distance of 167.33 feet measured Northeasterly along said Southeast side of Warren Road from its intersection with the Northeast side of Reisterstown Road, as laid out 66 feet wide, and running thence, blinding on the Southeast side of said Warren Road (1) N. 58° 26' 00" E., 159.40 feet, thence leaving said Warren Road (2) S. 27° 59' 00" E., 162.06 feet, thence (3) S. 58° 26' 00" W., 159.39 feet and thence (4) N. 27° 59' 00" W., 181.7 feet to the place of beginning.

Containing 0.646 acres of land

HQW:rb 8/25/61
J. O. 059116



OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date, October 20, 1961

To: John G. Rose, Zoning Commissioner

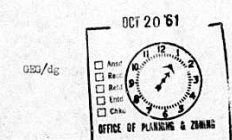
From: W. J. P. 10126

Subject: 5388-RX, R-6 to B-L Special Exception for Motor Court, SE Corner of Reisterstown Road and Warren Road.

3rd District Hearing: 11/1/61 2:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and special exception, it has the following advisory comment to make:

- The extension in depth of commercial zoning appears to be a reasonable and appropriate zoning change. Off-street parking areas used in connection with an apartment development to the north and a commercial area to the south abut or across the street from the proposed commercial extension. The fact that a special exception as part of this proceeding gives unusual opportunity to demand and get the proper screening along the residential boundaries of this property.
- The staff is in accord with the proposed motor court use here. We believe that this use would not be in conflict with the provisions of Section 502.1. It is to be noted that proposals for renewing the Pitcairne Area prepared by consultants for a local group, designate the subject property as a motel site.
- If granted, the granting should be conditioned upon final approval of site plans-including access and specific method of screening.



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 13, 1961
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 5388-RX
on... 1st... day of... November... 1961, the said publication appearing on the... 13th... day of... October... 1961.

THE JEFFERSONIAN
Frank Stettin
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District... 3rd Date of Posting... 10-11-61
Posted for... B & G Realty, Inc. & William J. Rhoades
Petitioner: B & G Realty, Inc. & William J. Rhoades
Location of property... SE Corner of Reisterstown Road and Warren Road
Location of Sign... SE Corner of Reisterstown Road and Warren Road
Posted by... W. J. P. 10126 Date of return... 10-12-61

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE 1, MD.
October 24, 1961

RE: Zoning Petition No. 5388-RX
R-6 Zone to B-L Zone
Charge and Special Exception
Southeast corner of Reisterstown Rd.
(Route 140) and Warren Road

Dear Mr. Rose:
This office has reviewed the subject petition and has no objection to the change, or Special Exception, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.
Very truly yours,
Charles Lee, Chief
Development Engineering Section
John L. Duerr
Asst. Development Engineer



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

To: B & G Realty, Inc.
5700 Smith Ave.
Baltimore 9, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	DEBIT AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Reclassification and Special Exception		50.00
		50.00

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.

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

To: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	DEBIT AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for B & G Realty, Inc.		51.50
		51.50

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.

**PETITION FOR ZONING
RECLASSIFICATION AND
SPECIAL EXCEPTION
3rd DISTRICT**

ZONING: From R-6 Zone to B-L Zone. Petition for Special Exception for a Motor Court.

LOCATION: Southeast corner of Reisterstown Road and Warren Road.

DATE AND TIME: WEDNESDAY, NOVEMBER 1, 1961 AT 2:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Third District of Baltimore County.

DESCRIPTION

OF PARCEL TO BE RECLASSIFIED FROM R-6 TO B-L, REISTERSTOWN ROAD AND WARREN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at a point on the Southeast side of Warren Road as laid out 25 feet wide, at the distance of 167.33 feet, measured Northeastly along said Southeast side of Warren Road from its intersection with the Northeast side of Reisterstown Road, as laid out 66 feet wide, and running thence, binding on the Southeast side of said Warren Road (1) N. 58° 26' 00" E., 159.40 feet, thence leaving said Warren Road (2) S. 27° 59' 00" E., 182.06 feet, thence (3) S. 58° 26' 00" W., 159.39 feet and thence (4) N. 27° 59' 00" W., 181.87 feet to the place of beginning. Being the property of B. & G. Realty, Inc. and William J. and Jean Rhoades, as shown on plat plan filed with the Zoning Department.

Containing 0.6646 acres of land.

DESCRIPTION

OF PARCEL TO HAVE SPECIAL EXCEPTION FOR A MOTEL, REISTERSTOWN ROAD AND WARREN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at the intersection of the Northeast side of Reisterstown Road, as laid out 66 feet wide, and the Southeast side of Warren Road, as laid out 25 feet wide, and running thence, binding on the Southeast side of said War-

ren Road (1) N. 58° 26' 00" E., 326.73 feet, thence leaving said Warren Road (2) S. 27° 59' 00" E., 182.06 feet, thence (3) S. 58° 26' 00" W., 326.70 feet to a point on said Northeast side of Reisterstown Road, and thence, binding thereon (4) N. 27° 59' 00" W., 181.68 feet to the place of beginning.

Containing 1.3615 acres of land.

Being the property of B. & G. Realty, Inc., William J. and Jean J. Rhoades, as shown on plat plan filed with the Zoning Department.

BY ORDER OF

JOHN G. ROSE,

Zoning Commissioner of Baltimore County.

10-12-11

5388-RX

CERTIFICATE OF PUBLICATION

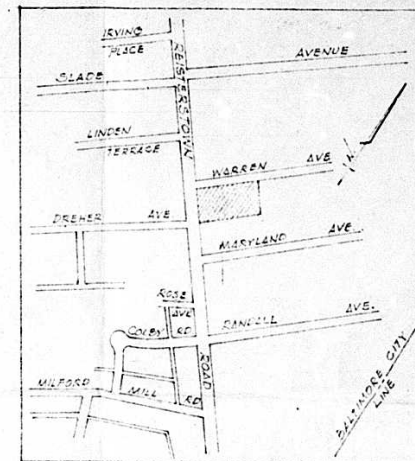
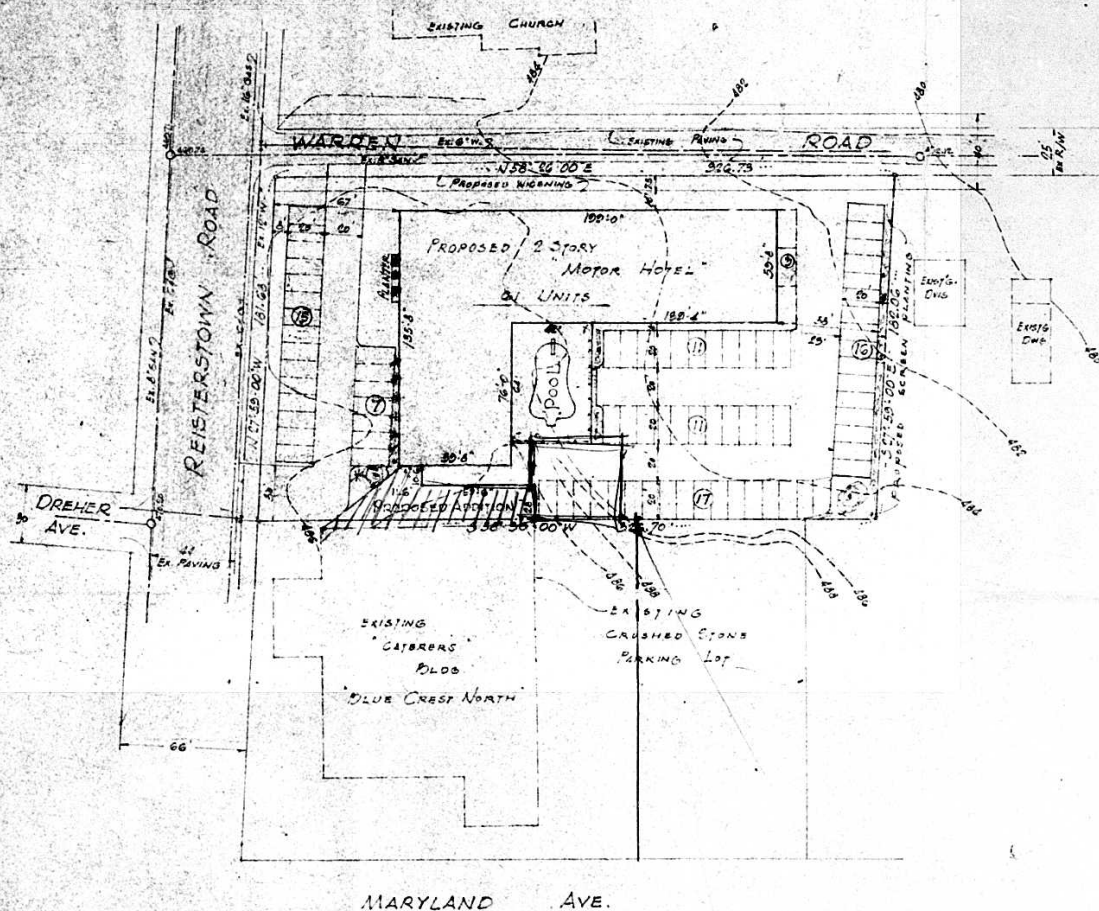
TOWSON, MD., October 12 19 61

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 1 day of November 19 61, the first publication appearing on the 12th day of October 19 61.

The COUNTY Paper, Inc.

H. F. Kuyper
Manager

5388 RX



VICINITY SKETCH
SCALE: 1" = 500'

PRELIMINARY DEVELOPMENT PLAN
FOR
TWO STORY MOTOR HOTEL
AT
403 405 & 407 REISTERSTOWN RD.

3RD ELEC. DIST BALTO. CO. MD.
SCALE: 1" = 50'

OCT. 31, 1961
REVISED MAR 27, 1962
REVISED MAY 23, 1962

PLANS APPROVED # 53 88
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Signature]*

DEVELOPER:
GORN BROS. INC.
5700 SMITH AVE.
BALTIMORE 2, MD.

ENGINEER:
MATZ, CHILDS & ASSOCIATES
2120 N. CHARLES ST.
BALTIMORE 18 MD.

SITE DATA:

GROSS AREA OF TRACT	1.3615 AC.
NET AREA (MINUS WIDENING)	1.5053 AC.
TOTAL NUMBER OF UNITS	81
TOTAL NUMBER OF PARKING SPACES	80 (PROV.)
TOTAL BUILDING AREA	10,327 S.F.
BUILDING AREA OF PROPOSED ADDITION TO "BLUE CREST NORTH"	2,925 S.F.

