

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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

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.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 190____, that the subject matter of this petition be advertised, 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 100, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 190____ at _____ o'clock
_____M.

[Signature]

Zoning Commissioner of Baltimore County

(over)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Walter J. Zack and
1, or we, Anna E. Zack legal owners of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
heretby 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
R-B zone; for the following reasons:

Constant change in neighborhood and error in original zoning depriving
property owners of reasonable use of their property.

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

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.

Park Equity Corporation
[Signature]
 John W. Armiger, Attorney
 Contract purchaser
 Address 406 Jefferson Bldg. (4)

Walter J. Zack
[Signature]
 Anna E. Zack
 Leg. Owner
 Address.....

[Signature]
 Petitioner's Attorney
 John Warfield Armiger
 Address 406 Jefferson Building. (4)
 Valley 2-7746

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 196____, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout
Baltimore County, that property be post'd, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 196____, at _____ o'clock
_____M.
[Signature]
Zoning Commissioner of Baltimore County.

(over)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. or, Muse R. Jacobs..... legal owner s.s of the property situate in Baltimore County which is described in the description and plat attached hereto and made a part hereof, hereby petition (I) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-5..... zone to an BR
B-B..... zone; for the following reasons:
Constant change in neighborhood and error in original zoning depriving property owners of reasonable use of their property.

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.....

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.

Park Entry Corporation
 c/o J. W. Armistead Attorney
 STEWART W. BAUM, PRESIDENT
 Address 408 Jefferson Building (4)

Salvatore Sarno
 Salvador. Iacis
 Alice H. Iacis
 Legal Owner
 Address 5815 Old Frederic Road (23)

Petitioner's Agency
 John Wardfield Armiger
 Address 408 Jefferson Building (4)

Franklin P. Gifford, Attorney
 Gifford

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August, 1962, that the subject matter of his petition be advertised, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of October, 1962, at 3:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION • BEFORE
FROM AN "R-S" TO A "B" ZONE •
N.W. RIGHT-OF-WAY OF BALTIMORE • ZONING COMMISSIONER
COUNTY BELTWAY AND N.W. SIDE •
OF
LAPAYETTE AVENUE, 1st Dist., •
Salvadore Iacis and Alice H. •
Iacis, Petitioners - • BALTIMORE COUNTY
Park Forty Corp., Cont. Pur. •
• No. 5666

MR. COMMISSIONER:

Please enter an appeal from your decision of March 1, 1963, and forward all papers to the County Board of Appeals.

MAY 29 '63



ING DEPARTMENT

Samuel F. Kenney
Samuel F. Kenney
Attorney for Protestants
509 Maryland Trust Building
Baltimore 2, Maryland
Saratoga 7-0862

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-6" Zone to a "B-R" Zone, :
N.E. Right-of-Way of Baltimore : COUNTY BOARD OF APPEALS
County Beltway and NW/5 of :
Lafayette Avenue, : OF
Salvatore Iacia & Alice H. Iacia : BALTIMORE COUNTY
and Park Forty Corporation, :
Petitioners : No. 5666

OPINION

Park Forty Corporation, contract purchaser of the subject property, plans to erect 100 motel units on this site which adjoins a tract of land fronting on Baltimore National Pike between the Beltway and Kent Avenue, already acquired by the petitioners for the construction of a 98 unit motel and restaurant.

The subject tract which consists of 2.8 acres is presently zoned "R-6" on the zoning map for this area which was adopted April 5, 1960. It is located in a sparsely developed section of Catonsville known as Catonsville Heights. The residence on the subject tract and the surrounding homes do not have public water and sewer facilities. It was testified that if the motel is built, water will be piped in and connections made to the sewer line along the Baltimore National Pike.

There was considerable testimony regarding the effect of the proposed motel on traffic in the area. The petitioners plans to have all traffic enter from Baltimore National Pike and go through the land already owned by the petitioner to the 2.8 acres in question. Egress would be by way of Lafayette Avenue to Kent Avenue and then to Baltimore National Pike where only right turn to the east would be permitted. It was testified that the distance from the ramp leading off the Beltway onto Baltimore National Pike is 230 feet to the ingress point mentioned above. Traffic is further complicated by the fact that a storage lane for cars wishing to make a left turn into Westview Shopping Center is directly in front of the ingress point. Thus, we have a situation where cars turning right into the motel property, will have to cross in front of cars coming off the Beltway ramp. At the present time, cars coming off the ramp and who desire to enter Westview Shopping Center have to cross two lanes of eastbound traffic to get to the storage lane. Kent Avenue, the point of egress, is 520 feet from the Beltway ramp. Baltimore National Pike is a very heavily traveled road with two major shopping centers and the Inglede-Avenue intersection nearby. Cars proceeding west on Baltimore National Pike cannot turn left to get into the subject property, but must travel beyond to Winters Lane to make a U turn and return to the motel entrance.

Several residents of the area objected to the proposed reclassification on the grounds of traffic, that it would adversely affect the value of their homes, and would

constitute a change in the neighborhood.

The granting of the reclassification would, in our minds, add greatly to a serious traffic problem which will exist when the presently planned 98 unit motel and restaurant is built. This motel will use "R-6" land on the northeast side of Lafayette Avenue for parking purposes. The Board is of the opinion that the "B-8" zone should not cross Lafayette Avenue. It is believed that the subject area and all of Catonsville Heights could properly and practically be developed with "R-6" homes if public water and sewer lines were brought in. The Board feels that the County Council gave full consideration to this area in April, 1960 when they adopted the map for the First District In the case of Shadybrook Improvement Association, Inc. v. Laurence W. Mulloy, the Maryland Court of Appeals stated that "It is a well established rule in this State of the strong presumption of the correctness of original zoning and of comprehensive rezoning and that to sustain a piece meal change therefore, there must be strong evidence of mistake in original zoning or in comprehensive rezoning or else of a substantial change in conditions."

The Board is of the opinion that the petitioners failed to prove an error in original zoning or sufficient change in the neighborhood since the adoption of the map in 1960 to warrant reclassification.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 4th day of December, 1963, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

CHAIRMAN

Charles Sumner
G. Mitchell Austin

RE: PETITION FOR : BEFORE THE
RECLASSIFICATION from an :
"R-6" Zone to a "B-R" Zone, :
N. 2. Right-of-Way of Baltimore :
County Beltway and NW/5 of :
Lafayette Avenue, :
Salvatore Iacis & Alice H. Iacis :
and Park Forty Corporation, :
Petitioners :
No. 5666

ORDER OF APPEAL

MR. CLERK:

Please note an Appeal on behalf of Salvatore Iacia and Alice H. Iacia and Park Forty Corporation of Baltimore County to the Circuit Court of Baltimore County, in the matter of the Petition for Reclassification of real property situate N. E. Right-of-Way of Baltimore County Beltray and NW/4 of Lafayette Avenue, 1st District, Baltimore County, being the property of the petitioners.

This appeal is from the decision of the County Board of Appeals of Baltimore County, dated December 4, 1963, denying the requested reclassification and is filed pursuant to the provisions of Maryland Rules 1101 b.


John Warfield Armiger
Attorney for Petitioners
406 Jefferson Building
Towson 4, Maryland
Valley 5-7666

I HEREBY CERTIFY that a copy of the foregoing ORDER OF APPEAL, was, prior to the filing thereof, served on the County Board of Appeals of Baltimore County by leaving a copy of same with the Secretary of the said Board at its Office the County Office Building, Towson 4, Maryland, this 3rd day of January, 1964, pursuant to the Maryland Rules of Procedure.


John Warfield Armistead

RE: PETITION FOR RECLASSIFICATION
FROM AN "B-4" TO A "B-R" ZONE
N.E. RICHMOND OF BALTIMORE
COUNTY BELTWAY AND N.W. SIDE
OF LAFAYETTE AVENUE, 1st Dist.,
Salvatore Iacis and Alice H.
Iacis, Petitioners-
Park Forty Corp., Cont. Pur.
BALTIMORE COUNTY
No. 5666

The Park Forty Corporation has petitioned for a reclassification of property bordering the Baltimore County Beltway and other property owned by the petitioner facing the Baltimore National Pike and presently zoned Business Roadside.

It appears from testimony that the requested zoning is logical and the original zoning of April 5, 1960 was in error in not zoning the subject property Business Roadside.

Examination of the land on the south side of Baltimore National Pike from the Beltway to Ingleside Avenue presently zoned Business Roadside or Business Major clearly indicates that such zoning should not have been placed on the zoning map of April 5, 1960 unless said zoning was in conjunction with a comprehensive plan which would provide a street to serve such a commercial zone in an adequate manner.

Important factors to resolve are traffic safety on Baltimore National Pike and Ingleside Avenue. In addition the required access road must protect residents living in the Calverton Road area from an unsafe traffic condition as a result of the proposed commercial use of the properties presently zoned commercial.

On December 20, 1962, the Zoning Commissioner invoked Sec. 500.9 of the Baltimore County Zoning Regulations by writing letters to Mr. Albert B. Kaltenbach, Director of the Department of Public Works and Mr. Malcolm H. Dill, Director of the Office of Planning and Zoning.

Section 500.9 of the Baltimore County Zoning Regulations reads as follows:

Park Forty Hotel
S.S. Baltimore National Pike
District 1

April 19, 1963

Storm Drainage Comments Cont'd:

There was no Grading Plan included with the preliminary submission. Grading of the site shall be accomplished in such a manner as to limit to a minimum the flow of runoff water into adjacent roads.

Roof drains shall be connected directly to the enclosed drainage system.

For approval of this plan a Grading Plan shall be submitted to the Baltimore County Bureau of Engineering.

The Baltimore Beltway (U.S. Route 10) and the Baltimore Beltway are State Roads. Drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Roads Commission.

The developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result due to improper grading or other drainage facilities, would be the full responsibility of the developer.

In accordance with the drainage policy for this type development, the developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Water Comments:

A preliminary print of this subdivision has been referred to Baltimore City, Bureau of Water Supply, for review and comments in regard to adequacy of water pressure in this development. If Baltimore City has any comments, they will be forwarded.

Public water is available to serve this proposed hotel from the existing 18-inch water main in Kent Avenue and Baltimore National Pike.

Permission to connect to the existing water main may be obtained from the Department of Permits and Licenses.

This development is in the Catonsville Fourth Zone of Water Service and Connection Area B-4. There will be a connection charge of \$150.00 per equivalent housing unit, in addition to the regular front foot assessment, based upon the number of plumbing fixture units. This will be payable at the time that the Planning Permit is issued.

Sanitary Sewer Comments:

Sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 1600 feet in length, from the existing 18-inch sanitary sewer in Ingleside Avenue, shown on Drawing 18-73b, A-30.

"500.9 - The Zoning Commissioner shall have the power to require the production of plans of developments or subdivisions of land, or of any land in connection with which application for building or use permits or petitions for a Special Exception, a Re-classification, or a Temporary use shall be made, such plans to show the location of streets or roads and of buildings or other structures proposed to be erected, repaired, altered, or added to. All such plans shall be drawn to scale and shall clearly indicate the proposed location, size, front, side and rear setbacks from property lines and elevation plans of proposed buildings or other structures. Such details shall conform in all respects with Zoning Regulations. No such plans or plans, showing the opening or laying out of roads or streets, shall be approved by the Zoning Commissioner unless such plans or plans shall have been previously approved by the Office of Planning and the Department of Public Works of Baltimore County."

Since that time many meetings have been held and field inspections made.

It is the Zoning Commissioner's understanding that a solution will be reached in the immediate future.

For the above reasons the reclassification should be granted.

It is this 1st day of March, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified; from an "B-4" Zone to a "B-R" Zone, subject, however, to the following:

That no building permit shall be approved until the Director of Planning and Zoning and the Director of the Department of Public Works shall have approved a satisfactory solution for the creation of an access road to serve the commercial properties on Baltimore National Pike between the Baltimore County Beltway and Ingleside Avenue. This solution must include an approved site plan and provisions for the financing and construction of said access road.

The site plan and other allied papers shall be signed by an authorized representative of each of the aforesaid departments and be attached to and made a part of this Order.

It is further ORDERED that the site plan for the development of said property shall be subject to approval of the State Roads Commission and the Division of Traffic Engineering.

John G. Lewis
Zoning Commissioner of
Baltimore County

Park Forty Hotel
S.S. Baltimore National Pike
District 1

April 19, 1963

Sanitary Sewer Comments Cont'd:

The developer is responsible for any deficit to be incurred by the construction of the required public sanitary sewer extension, under county contract and inspection, including the cost of preparation of construction drawings and right-of-way plate required.

The developer is entirely responsible for the construction, and the cost of construction and maintenance, of his onsite sewerage.

No approval is granted to include any food waste grinder among the sanitary fixtures. This is subject to further review upon application for permission to the Department of Permits and Licenses.

This property is not subject to a Sanitary Sewer Area Connection Charge at this time. However, any change in effect at the time of connection to public sanitary sewerage will apply.

The developer must execute a Public Works Agreement for the above mentioned improvements after which a utility permit will be approved.

Very truly yours

George A. Miller
Assistant Chief
Bureau of Public Services

cc: Esten Associates
8055 Thirteenth Street
Silver Spring, Md.

Mr. Hanson
Mr. Orsini
Mr. Taylor
Solistic

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
April 19, 1963

Mr. Stewart Baum
7705 Georgia Avenue, N.W.
Washington 12, D.C.

Re: Park Forty Hotel
S.S. Baltimore National Pike
West of Kent Avenue and Lafayette
District 1

Dear Sir:

The preliminary plans for the captioned site have been reviewed and we offer the following comments:

BUREAU OF ENGINEERING:

Highway Comments:

U.S. Route 10 and the Baltimore County Beltway are State Roads, therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on these roads will be subject to State Roads Commission requirements.

Access to this site shall be from Kent Avenue, Calverton Street and Lafayette Avenue; existing roads which shall ultimately be improved with 36 foot combination curb and gutter and macadam paving cross-sections on 60 foot rights of way. Improvements in connection with this site shall consist of the construction of combination curb and gutter and a minimum of 27 feet of macadam paving along the frontage of the property. The developer shall be financially responsible for the following and the work shall be accomplished under a County contract:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet each side of the site or as may be required to establish line and grade.
- The submission of cross-sections where deemed necessary for design or construction purposes.
- The preparation of a right of way plat for, and the dedication of, the widening at no cost to the County.
- If offsite road rights of way are required to make the necessary improvements, the developer's engineer shall furnish the right of way plat and the County will attempt to acquire the right of way.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From: George R. Lewis

January 17, 1963

To: John G. Rose

Subject: Petition 5717 - S.S. Baltimore National Pike & Kent Ave.
Petition 5666 - S.S. Baltimore County Beltway & N.W. Lafayette Ave.
Petition 5524 - S.S. York Rd. at Baltimore City Line
Petition 5524 - S.S. Joppa Rd., East Pershing Ave.

Reference is made to your letters to Mr. Albert B. Kaltenbach on the requirement in the above petitions that the owner comply with Section 500.9 of the Baltimore County Zoning Regulations.

This office has spent considerable time in attempting to coordinate with the Office of Planning, Traffic Director, Bureau of Engineering and the State Road on necessary revisions to the site plan to comply with your requirements. Numerous meetings have been held with the Petitioners and with the above mentioned Agencies in order to expedite these approvals.

It appears in several instances a complete accord is difficult to reach, therefore, under date January 11th, this office held a meeting with the various County and State Agencies to discuss the above referenced petitions with the following conclusions:

Petition 5524 - The Office of Planning has been discussing this property with the Petitioner, however, have reached no conclusions with respect to the requirements necessary on the plot plan for compliance with 500.9. This office has had several conferences with the property owner, prior to the Zoning Hearing, with respect to the engineering requirements necessary. The Owner has agreed to provide the necessary widenings to accomplish the proposed improvements on Joppa Road adjacent to this property as affected by the intersection of Pershing Parkway and Joppa Road. These proposed improvements, however, would eliminate turning movement from this site to the westbound traffic line by virtue of a proposed median in Joppa Road from Pershing Avenue to Pershing Parkway. The provision of utilities has been discussed and generally agreed upon by the property owner. Indications from the property owner are such that he cannot at present submit a plan showing location of proposed buildings, etc.

It is suggested that your office request the submission of the necessary plans.

Park Forty Hotel
S.S. Baltimore National Pike
District 1

April 19, 1963

Highway Comments Cont'd:

- If offsite road rights of way are required to make the necessary improvements, the developer's engineer shall furnish the right of way plat and the County will attempt to acquire the right of way.
- The grading of the widening and existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the developer shall be financially responsible for necessary repairs to these properties.
- The construction of combination curb and gutter in its ultimate location and a minimum of 16 feet of macadam paving adjacent thereto along the frontage of the property.
- Where existing utilities or poles must be relocated due to road improvements, the developer shall be financially responsible for this work.

Calverton Street from Kent Avenue to Ingleside Avenue shall be improved as a 36 foot macadam and bituminous concrete base cross-section on a 60 foot right of way. Engineering and construction cost responsibility shall be determined at a later date by the Director of Public Works.

The subgrade locations shown on the plat are satisfactory other than the entrance at the intersection of Calverton Street and Lafayette Avenue. A horizontal curve shall be established at this point; the developer is referred to the design standards for minimum requirements.

Please be advised that the entrance from Route 10 and the associated exit to Kent Avenue has not been finalized and is subject to further consideration.

Entrances shall be a minimum of 30 feet and a maximum of 30 feet wide, shall have 5 foot minimum radius curb returns, shall be located, minimum of 10 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7 inch concrete entrances.

The developer shall be responsible for construction take-out of all highway improvements required in connection with this site and all take-out shall be in accordance with Baltimore County Standards.

Signposts are required for the road frontage of the site. The signs shall be 5 feet wide and installed to conform with Baltimore County Standards which place the back edge of the sign 1 foot off the property line.

Storm Drain Comments:

An onsite drainage system will be required to convey storm water from the site to a suitable outfall at the southwest property corner. It is recommended that an enclosed system be used.

Petition 5717 - The proposed office building on the southeast corner of Kent Avenue and Baltimore National Pike can be approved based on the plan dated November 19, 1962 presented for zoning. This plan is workable, however, would require the owner to submit a Public Works Agreement for improvements on Kent Avenue and the provision of sanitary sewer.

Petition 5666 - The approval of this site plan depends upon several items. The present access for this hotel would afford no access to the westbound lane of Route 10. A study by the Office of Planning and Bureau of Engineering suggests an extension of Chrysler Place from Ingleside Avenue west to Kent Avenue to provide this westbound movement for this site as well as the other frontage on Route 10 between Kent and Ingleside. Access to this site directly from Route 10 should be denied, requiring all access by way of Kent Avenue. Kent Avenue is proposed to be widened to a 36' street on a 60' right of way. The site plan for this proposed site can be revised to accomplish the approvals of the Office of Planning and Bureau of Engineering and the Traffic Director, however, the site cannot function properly, according to these offices, until such time as Chrysler Place has been extended from Ingleside to Kent Avenue. No anticipated date of construction on Chrysler Place can be given.

Petition 5524 - This office has had several meetings with representatives of Kroger and the various County Agencies. To date Kroger has not complied with the requirement set forth in these meetings. This office shall, under date of January 18th, submit suggested plans to Kroger requesting that they conform thereto in order to obtain an approved site plan. Any comment on this plan must await Kroger receipt and consideration of the above suggested plans.

Based on the above, it would appear that the office building on Petition 5717 has met with your requirement, however, the other Petitioners are still required to submit revised plans prior to approval.

It would appear that no actual procedure has been set for obtaining the approvals as set forth as necessary under 500.9. Since the Zoning Hearing this office has received no request for review from the Park Forty Hotel site, the Office Building site or the Joppa Road site. The only property that has been submitted to this office for preliminary review is the Kroger site. It would appear that when you desire to comply with Section 500.9, that the Owner be requested to submit six (6) copies of his site plan to the Bureau of Public Services for preliminary review.

At present this office is reviewing plans for the Kroger site only. Any further review of the Park Forty Hotel and the Joppa Road - Pershing Avenue Petition would require resubmission of plot plans.

cc: Mr. Dill
Mr. Farnoff
Mr. Mowring

George R. Lewis
Chief, Bureau of Public Services

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. GREENSBAY AVE.
TOWSON 4, MARYLAND
1A, 2-2000

MALCOLM H. DILL
DIRECTOR
JOHN G. ROSE
CHIEF ENGINEER

December 5, 1962

Realty Investment Company, Inc.,
7705 Georgia Avenue,
Washington 12, D. C.

Re: Contract # B 635-22-420
Baltimore Beltway - Wildfire
Avenue to R. D. No. 10
Property # SA 1000000
Item No. 26560

Gentlemen:

Your attorney, John Warfield Armiger, has just visited me and has inquired concerning the above entitled matter.

Your enterprise would be an asset to the area of Baltimore County where you desire to locate, however, the land use must be such that it will not cause an unsafe condition nor affect the public welfare in an adverse manner.

At present the Director of Public Works is engineering a road to alleviate what could well become an unsafe condition.

In accordance with the power vested in me by Section 500.9 of the Baltimore County Zoning Regulations I have required the Office of Planning and Zoning and the Department of Public Works to provide me with certain plans, etc., outlining proper land use for the property in question.

I will not approve or disapprove your petition until such information is provided.

Also, I will not approve any building permits on property zoned commercial or otherwise if they contravene the Zoning Commissioner's responsibility in promoting health, safety, morals and general welfare of the community as set forth in Sec. 23-18 of the Baltimore County Code 1961 Supplement.

December 5, 1962

Mr. Malcolm H. Dill, Director,
Office of Planning & Zoning
Towson 4, Maryland

Re: Petition No. 5717 - S.N. Cor. Baltimore
National Bank and East Ave.
Petition No. 5666 - S.N. W. Baltimore Co.
Beltway and S. Side Lafayette Ave.

Dear Mr. Dill:

I want to remind you that there is now under consideration pending changes in two parcels of land and a request for a hotel or hotel on another parcel of land in the area on the south side of Baltimore National Pike between the Beltway and -Clement Avenue. In my opinion all of these matters should be considered together.

On previous occasions I have called your attention to the fact that I am now requiring compliance with Section 500.9 of the Baltimore County Zoning Regulations. I want to repeat that the Zoning Commissioner will not approve any zoning reclassification or any building permit in the above mentioned area until Section 500.9 has been complied with.

Very truly yours

Zoning Commissioner

cc: Mr. William B. Farnoff,
Mr. Thornton M. Haining

Realty Investment Co., Inc. Page 2

I would recommend patience so that you and the people of Baltimore County may be subject to proper Planning and Zoning.

Very truly yours

[Signature]
Zoning Commissioner

cc: John Warfield Armiger, Esq.,
The Jefferson Building
Towson 4, Maryland

Mr. Albert B. Katzenbach, Director,
Department of Public Works,
Towson 4, Maryland

Mr. Malcolm H. Dill, Director,
Office of Planning and Zoning
Towson 4, Maryland

Mr. Charles E. Wheeler, Director,
Bureau of Highways of Baltimore Co.,
Towson 4, Maryland

COMMISSION MEMBERS
JOHN B. FARR
BRIAN P. FARR
PAUL J. BARRY
HARLEY P. BARNES
LAWRENCE S. CLARK
THOMAS H. KAT
JOHN W. MILLER
WILLIAM B. CHANDLER

STATE OF MARYLAND
STATE ROAD COMMISSION
300 WEST PRAIRIE STREET
BALTIMORE 1, MD.
(BALTIMORE ADDRESS ONLY TO BALTIMORE 1, MD.)

October 4, 1962

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Zoning Petition No. 5666
R-6 Zone to a (S-1) Zone
Northeast Baltimore Beltway
Lafayette Avenue, Kent Avenue,
Calverton and Old Frederick Roads

Dear Mr. Rose:

This office reviewed the subject petition and the following comments are with respect thereto:

Although, the subject property does not border a State Road this office feels it must comment, because there is thought that the subject property would possibly be served through property that borders a State Road with cross.

There exists at this time in this area a very extreme traffic hazard. The off ramp from the beltway, three moving lanes of traffic eastbound on Route 40, and a two lane entrance into Restview Shopping Center all culminate at this point. Additional points of access in this area to serve such a tremendous commercial enterprise would only tend to make an already bad situation worse. For your information there exists at the present time an industrial use on the corner of Baltimore National Pike (Route 40) and Kent, which is served by an entrance to Baltimore National Pike (Route 40) and Kent, which is served by an entrance to traffic has never been a problem, however, this office was approached recently to review relative to entrances to a proposed service station on the site.

This would mean that there would only remain approximately 72' along Route 40 to serve the remaining commercial property and the property covered in the subject petition. This would mean that the 72' is only approximately 75' from the end of the acceleration lane of the off ramp of the Baltimore Beltway.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: JOHN L. DUEHR
Asst. Development Engineer

JLD/als

INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
BALTIMORE COUNTY, MARYLAND
TOWSON 4, MARYLAND

Date: October 10, 1962

TO: Mr. Ellsworth H. River
FROM: Walter J. Addison
SUBJECT: Lafayette Avenue north of Calverton Street

The need for and possible abandonment of a portion of Lafayette Avenue was the subject of your inquiry of September 28, 1962, and its enclosures. These were:

1. Letter - September 5, 1962
From: Carl E. Wynn, Jr., Chief
Property Management Section
Right of Way Division
Maryland State Road Commission

To: Mr. Fred E. Ellwood, Jr.,
Attorney at Law
7705 Georgia Avenue, N. W.
Washington 12, D. C.

2. Letter - September 6, 1962
From: P. L. Ellard, Secretary
Park Forty Corporation

To: Mr. Powers Grayson
Land Acquisition, Baltimore County

In considering this reached, we note that this portion is bordered on the west by land zoned R-4, and on the east by land zoned R-1 and R-2. In the north, it dead-ends at an irregular portion of Old Frederick Road which is cut-off and denied access to the adjacent Beltway northbound off-ramp to eastbound on Route 135. 10.

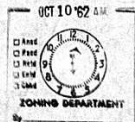
Mr. Ellsworth H. River
Page 2
October 10, 1962

We believe that the subject roadway should be retained if at all possible. It serves as access to the land adjacent to it and appears to lend itself to possible and desirable development of this R-6 property.

WALTER J. ADDISON

cc: John G. Rose
Enclosures

Walter J. Addison, Chief
Division of Traffic Engineering



P.T. LEMMON
REAL ESTATE APPRAISER-CONSULTANT

LEXINGTON 9-4752
1029 SAINT PAUL STREET
BALTIMORE 2, MARYLAND
PRIVATE PROPERTY IS A PRICELESS HERITAGE

31 October 1963

BALTIMORE COUNTY BOARD OF APPEALS
County Office Building
Towson-4, Maryland

Sirs:

You are hereby respectfully requested to have a subpoena duces tecum issued for Mr. Walter J. Addison (or his representative), Special Assistant to the Chairman of the State Road Commission of Maryland, 300 N. Preston Street, Baltimore, Maryland - 21203, to appear before you at 9:30 A. M., Thursday, 7 November, 1963, in the public hearing on the Petition (#5666) Salvatore & Alice H. Jada, Petitioners, for a re-zoning classification of land situated at or near the interchange of the Baltimore National Pike and the Baltimore Beltway.

The subpoena should direct that Mr. Addison or his representative bring with him all pertinent plans and other data relating to presently contemplated changes in traffic controls, highway design and physical construction of the highway and overpasses and underpasses for the handling of increased vehicular traffic on the Baltimore National Pike from St. Agnes Lane to the Baltimore Beltway.

Very truly yours,

RESCOM LAND LEASING CORPORATION

By: *[Signature]*
P. T. Lemmon, President and
Attorney in Fact.

Mr. Sheriff:

Please issue summons in accordance with the above.

(1 S.R. - Duces Tecum)
SHERIFF'S FEE
\$ 4.25

Investigations Economic Studies Reports and Recommendations Project Presentations Valuation Testimony



P.T. LEMMON
REAL ESTATE APPRAISER-CONSULTANT

LEXINGTON 9-4752
1029 SAINT PAUL STREET
BALTIMORE 2, MARYLAND
PRIVATE PROPERTY IS A PRICELESS HERITAGE

17 January 1964

VIA REGISTERED U. S. MAIL

MISS EDITH T. EISENHART, Secretary
County Board of Appeals of Baltimore County
County Office Building
Towson-4, Maryland

In Re: Zoning Petition No. 5666

Dear Miss Eisenhart:

Your letter of January 16, 1964, addressed to Samuel F. Kenney, Esq. with copy to the undersigned, and the Certificate of Notice of Appeal to the Circuit Court for Baltimore County in the decision of the County Board of Appeals rendered in the above matter, attached to your letter, are acknowledged.

Your attention is respectfully called to an error in the Certificate of Notice in listing Mr. P. T. Lemmon, 1029 St. Paul Street, Baltimore 2, Maryland, as "Protestant." Mr. Lemmon, as an individual, is not a Protestant.

RESCOM Land Leasing Corporation, a Maryland Corporation and a Baltimore County taxpayer, represented by the undersigned as an Attorney-in-Fact, paid the appeal charge to Baltimore County in this matter and should be listed as a Protester in the Certificate of Notice - Misc. Docket No. 7, Folio No. 340, File No. 2930.

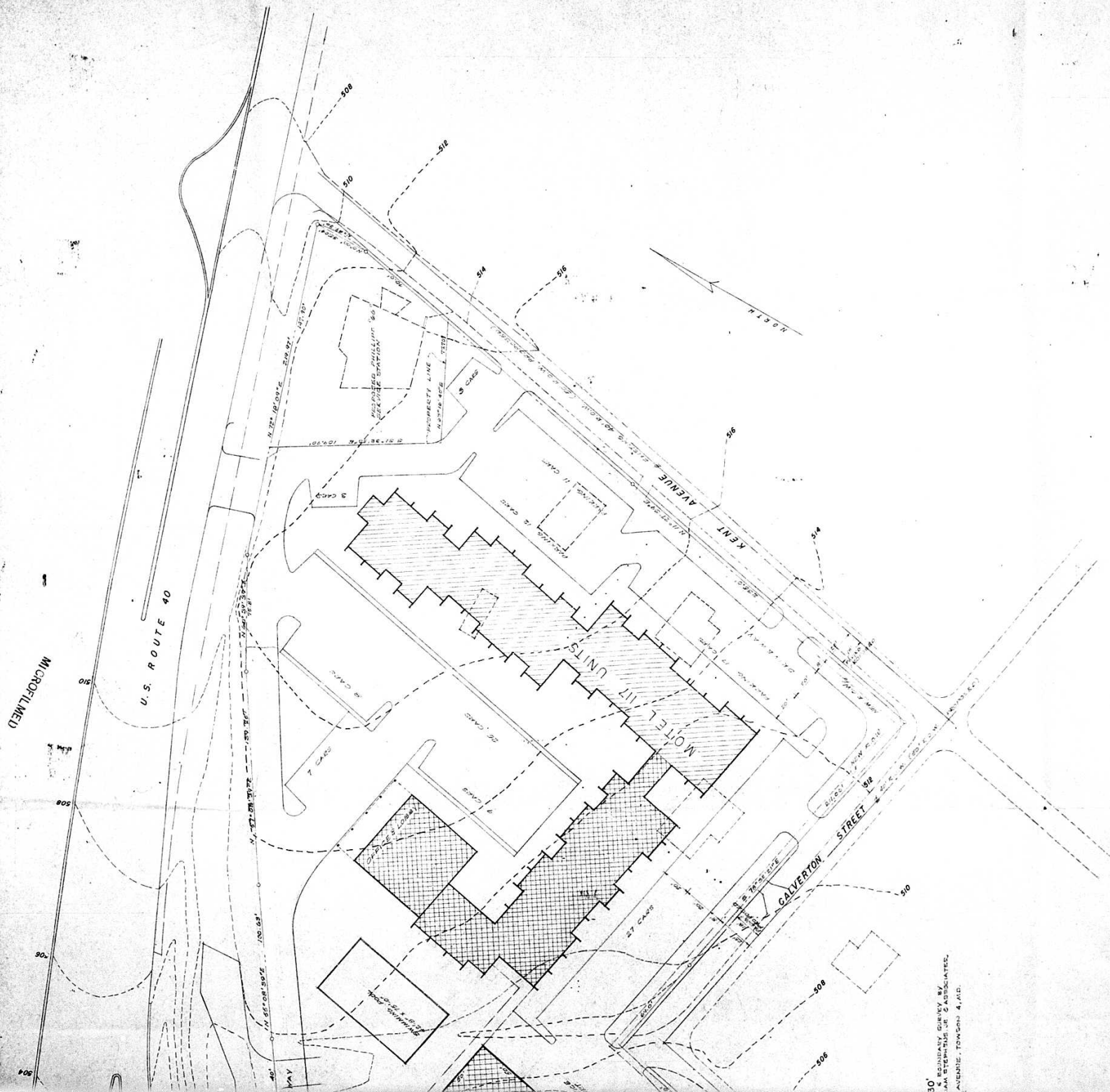
Accordingly, you are requested to so amend the Certificate of Notice to correct it as set forth above and as will be confirmed by your own records in this matter.

Very truly yours,

[Signature]
P. T. LEMMON, President and
Attorney-in-Fact
RESCOM LAND LEASING CORPORATION

Rec'd 1-20-64
9:00am

Investigations Economic Studies Reports and Recommendations Project Presentations Valuation Testimony



30'
 REGULARLY SURVEYED BY
 JAM STEPHENS JR & ASSOCIATES
 AVENUE, TOWSON 4, MD.

TOTAL PARKING 204 CARS

1964

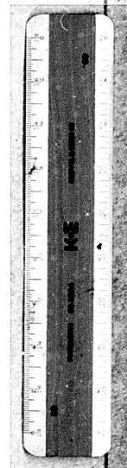
PARK FORTY MOTEL

ESTEN ASSOCIATES, ARCHITECTS
 8055 THIRTEENTH STREET, SILVER SPRING, MD.

Drawn by

Date JUN 18, 1962

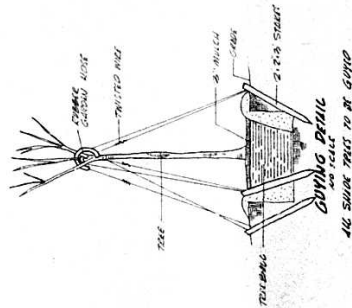
Revised



[illegible]

PLANT MATERIAL LIST		POLITICAL & COUNCIL NAME	STYLE	MEASUREMENT
1	1	ACEE ROMANUS, RED WINE	5'6"	5'6"
2	2	ACEE ROMANUS, RED WINE	5'6"	5'6"
3	3	CONCERN, PHOTOS	5'6"	5'6"
4	4	CONCERN, PHOTOS	5'6"	5'6"
5	5	CONCERN, PHOTOS	5'6"	5'6"
6	6	CONCERN, PHOTOS	5'6"	5'6"
7	7	CONCERN, PHOTOS	5'6"	5'6"
8	8	CONCERN, PHOTOS	5'6"	5'6"
9	9	CONCERN, PHOTOS	5'6"	5'6"
10	10	CONCERN, PHOTOS	5'6"	5'6"
11	11	CONCERN, PHOTOS	5'6"	5'6"
12	12	CONCERN, PHOTOS	5'6"	5'6"
13	13	CONCERN, PHOTOS	5'6"	5'6"
14	14	CONCERN, PHOTOS	5'6"	5'6"
15	15	CONCERN, PHOTOS	5'6"	5'6"
16	16	CONCERN, PHOTOS	5'6"	5'6"
17	17	CONCERN, PHOTOS	5'6"	5'6"
18	18	CONCERN, PHOTOS	5'6"	5'6"
19	19	CONCERN, PHOTOS	5'6"	5'6"
20	20	CONCERN, PHOTOS	5'6"	5'6"
21	21	CONCERN, PHOTOS	5'6"	5'6"
22	22	CONCERN, PHOTOS	5'6"	5'6"
23	23	CONCERN, PHOTOS	5'6"	5'6"
24	24	CONCERN, PHOTOS	5'6"	5'6"
25	25	CONCERN, PHOTOS	5'6"	5'6"
26	26	CONCERN, PHOTOS	5'6"	5'6"
27	27	CONCERN, PHOTOS	5'6"	5'6"
28	28	CONCERN, PHOTOS	5'6"	5'6"
29	29	CONCERN, PHOTOS	5'6"	5'6"
30	30	CONCERN, PHOTOS	5'6"	5'6"

NOTE: ALL PLANT MATERIAL TO CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK" AS SPONSORED BY THE "A. N. A. ALLIANCE MATERIAL IS TO CARRY A GRADE OF SPECIMEN X". ALL MATERIAL IS TO BE VIGOROUS, HEALTHY, AND OF GOOD COLOR.


$$\begin{array}{r} 18 \\ 36 \\ 35 \\ 17 \\ 19 \\ 23 \\ 17 \\ 2 \end{array} \bigg| 161$$


10.30

PROVED
WORTH

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY James J. Sullivan 06/17/12

DATE 2/11/72
O. DONG VAN - LANDSCAPE AREA

PARK FORTY MO.

320M117A 3171ASNCINT
OM117A - 07 3102 5

SECRET - SECURITY MATTER

10

PARK FORTY MOTEL

CHATEAUVILLE, BALENMOORE, LOOKING EAST

ESTEN ASSOCIATES, ARCHITECTS

8055 THIRTEENTH STREET, SILVER SPRING, MD.

Drawn By _____ Date _____ Revised 6-5-63 No. C-17

100

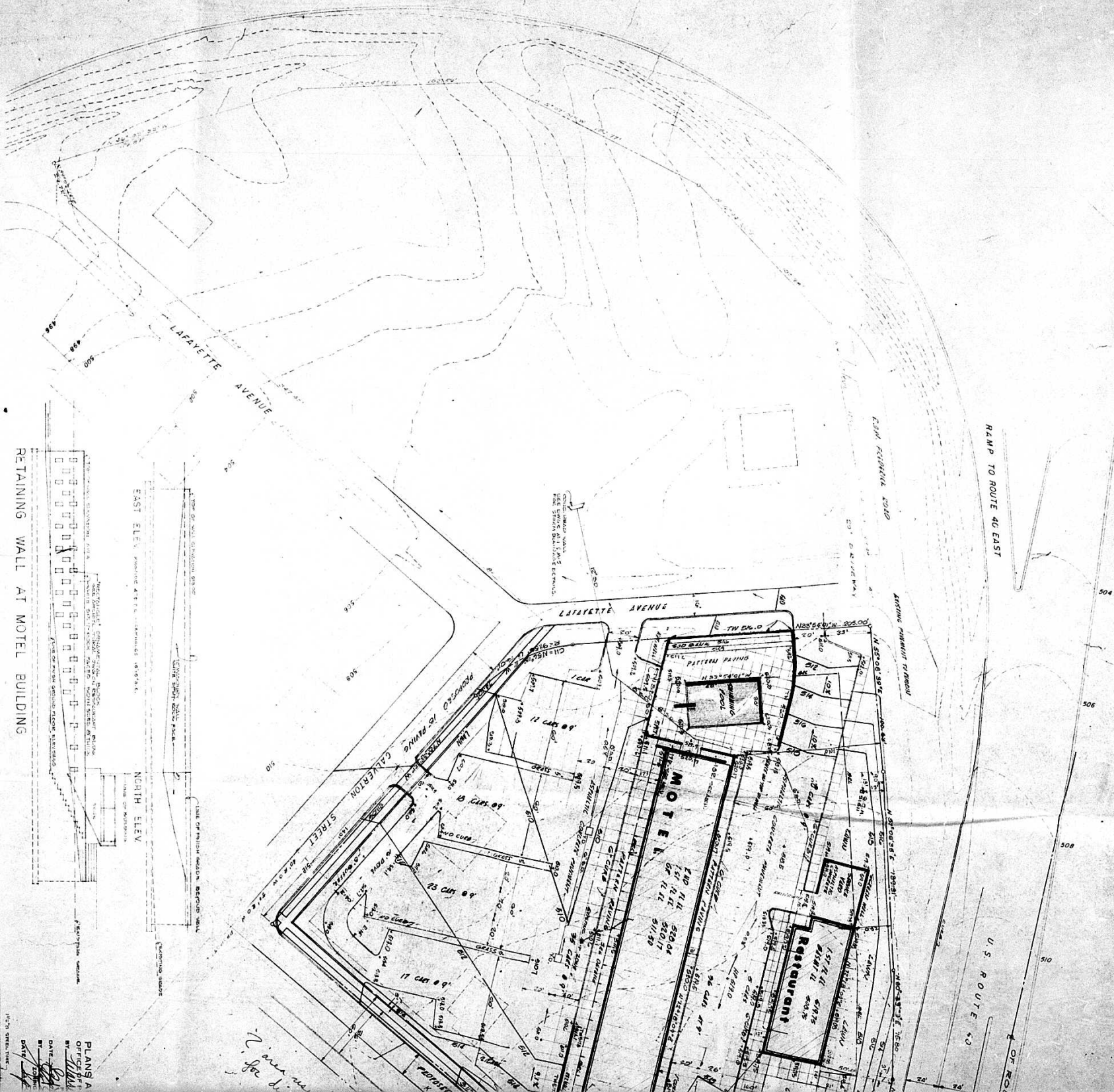
RAMP TO ROUTE 40 EAST

U.S. ROUTE 40

100' ROL

LOAN FISHING 2010

ASTORIA FISHING PIERHEAD



*2. over the
for di*

RETAINING WALL AT MOTEL BUILDING

EAST ELEV. PROPOSED 4' F.C. - ELEVATION 1510.46.

NORTH ELEV.

PLANS A
OF
DATE 10/1/54
BY J. J. JONES
DATE 10/1/54
1/2\"/>

RETAINING WALL AT SWIMMING POOL

WEST ELEV.

SOUTH ELEV.

NORTH ELEV.

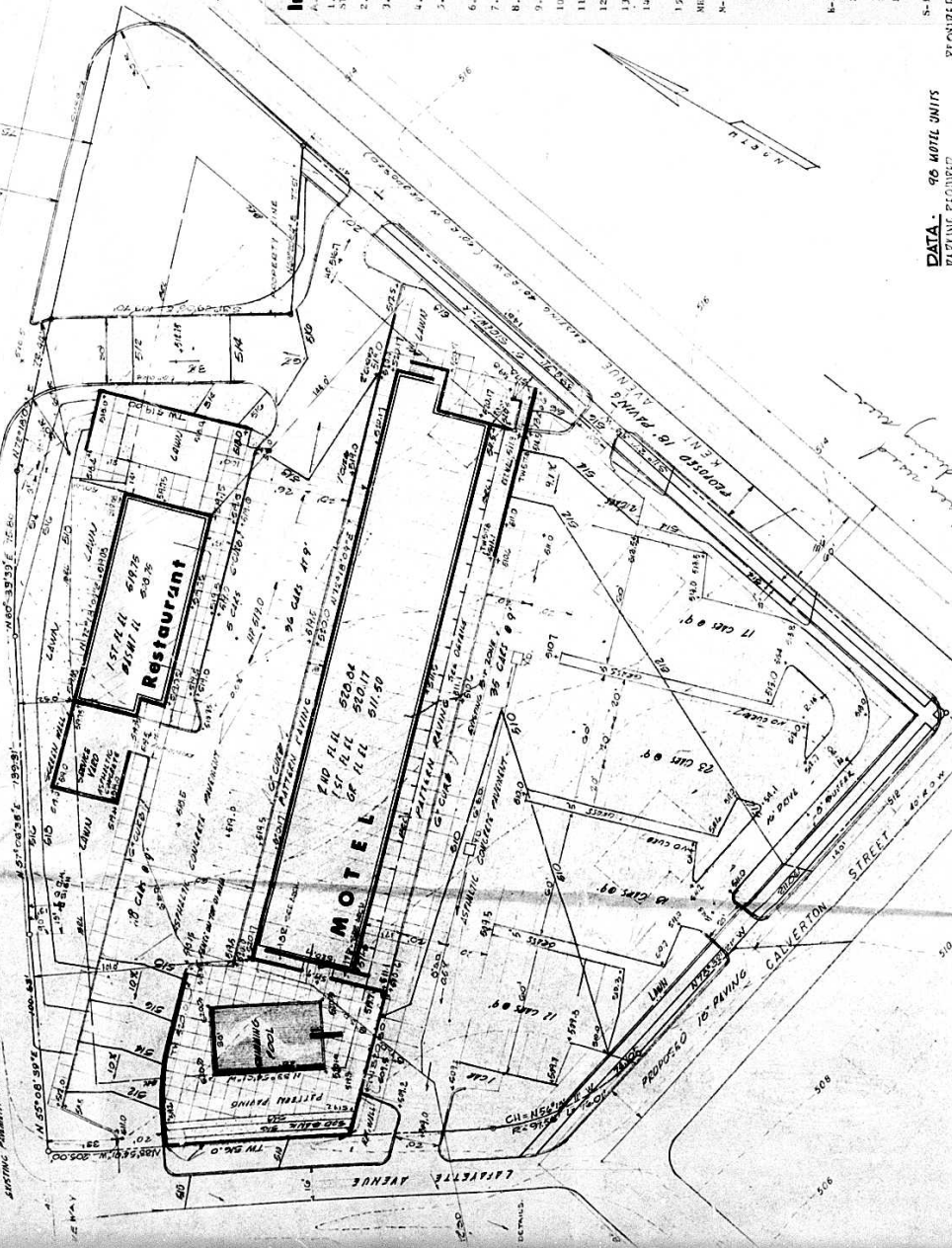
BRICK PIERCE

BRICK PIERCE

U.S. ROUTE 40

U.S. ROUTE 40

EXISTING FURNISHING IN YARD



DATA: 96 MOTEL UNITS

PLANTING REQUIRED	PLANTING
MOTEL	96 SPACES
RESTAURANT	40 SPACES
OFFICE - LOBBY	147 SPACES

PLANTING REQUIRED	PLANTING
MOTEL	96 SPACES
RESTAURANT	40 SPACES
OFFICE - LOBBY	147 SPACES

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *10/19/63*
BY *[Signature]*
DATE *10/19/63*

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *10/19/63*

NORTH ELEV

SOUTH ELEV

AT MOTEL BUILDING

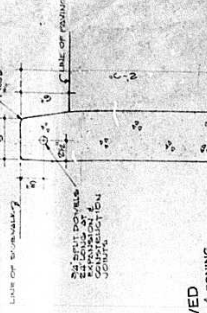
AT MOTEL BUILDING

Index to Drawings

1. SITE PLAN, BUILDING WALL ELEVATIONS, FENCE DETAILS, PAVING DETAILS, STORM DRAINAGE.
2. MOTEL BUILDING, UNIT PLANS, FURNITURE ARRANGEMENT, BATH DETAILS, SECTIONS, STAIR DETAILS, 2nd PARTITION DETAILS, ELEVATIONS, EXTERIOR STEPS ON GRADE-DETAILS.
3. DETAILS, WALL SECTIONS, GATE STOP AND CHASEL STOP METAL WILLOW CASINGS AND PLANTING.
4. DETAILS, EXTERIOR STAIRS, METAL DOOR FRAMES.
5. FOUNDATION PLAN AND FLOOR FINISHING PLANS.
6. STRUCTURAL DETAILS, ROOF FRAMING, ROOF PLANS.
7. STRUCTURAL DETAILS AND NOTES.
8. RESTAURANT BUILDING, ARCHITECTURAL AND STRUCTURAL PLANS, DOOR SCHEDULE.
9. INTERIOR DETAILS, ELEVATIONS, SECTIONS, STAIR DETAILS.
10. DETAILS.
11. FURNITURE SCHEDULE, MOTEL BUILDING AND RESTAURANT BLDG. COLOR SCHEDULE.
12. LANDSCAPE PLAN.
13. MECHANICAL AND ELECTRICAL PLANS.
14. UTILITY DISTRIBUTION PLAN, YARD IRRIGATION DETAILS, LIGHT STANDARDS FTD.
15. HEATING AND COOLING & MOTEL UNITS AND RESTAURANT BUILDING.
16. RESTAURANT BUILDING MECHANICAL PLANS, MOTEL BUILDING FORECASTS.
17. MOTEL BUILDING MECHANICAL PLANS.
18. RESTAURANT AND SCHEDULES, STORM DRAINAGE OUTLET DETAIL.
19. RESTAURANT DRUG, ELECTRICAL DETAILS.
20. MOTEL BUILDING.
21. SCHEDULES AND RISER DIAGRAMS.
22. SWIMMING POOL, DETAILS AND MECHANICAL DRAWINGS.



Designed in accordance with the Building Code of Baltimore County.
Harcourt & Co. Inc.
Baltimore



DETAIL OF PATTERN PAVING
SCALE 1"=1'-0"

DETAIL OF PATTERN PAVING
SCALE 1"=1'-0"

PARK FORTY MOTEL
U.S. ROUTE 40 AND THE BALTIMORE AVENUE
CATONSVILLE (BALTIMORE COUNTY)
ESTEN ASSOCIATES, ARCHITECTS
8035 THIRTEENTH STREET, SILVER SPRING, MD.
Drawn by: *[Signature]* Date: 10-19-63
Revised by: *[Signature]* Date: 10-19-63

SOUTH ELEV

AT MOTEL BUILDING