



Baltimore County  
Department of Permits and  
Development Management

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

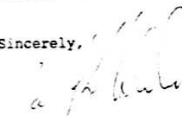
Dear Mr. Boylan:

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 410-687-3391.

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 VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Federal Motor Inns, Inc. 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 for a Variance from Section 413.2 of the Zoning Regulations requesting 275 sq. ft. of additional area.

The property is to be used for a Holiday Inn Motel consisting of one hundred eight sleeping units under the Franchise Agreement entered into between the Petitioners and Holiday Inns of America, Inc.

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See Attached Description

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

I, or we, agree to pay expenses of above Variance 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.

Contract purchaser: Federal Motor Inns, Inc. by Joseph Kaufman, Esq., Legal Owner. Address: 10 Light Street, Baltimore 2, Md.

Petitioner's Attorney: Joseph Kaufman, Esq. 10 Light Street, Baltimore 2, Md.

ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, THIS 15th day of October, 1962, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing, so had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore



John G. Rose, Zoning Commissioner of Baltimore County

FEDERAL MOTOR INNS, INC. Petition for Variance from Zoning Regulations of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and hearing that by reason of the following finding of facts that the sign requested in the within petition will be no more than the allowable height but because of the existing signs in the area it would be a hardship upon the petitioner not to allow some leeway in square footage, therefore,

the above Variance should be had, and the sign requested in the within petition should be granted.

A Variance to permit a sign of 275 sq. ft. in area instead of the required 150 sq. ft.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1962, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order which grants a sign of the size of 275 sq. ft. instead of the allowable 150 sq. ft.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that the sign requested in the within petition will be no more than the allowable height but because of the existing signs in the area it would be a hardship upon the petitioner not to allow some leeway in square footage, therefore,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, 1962, that the above Variance be and the same is hereby DENIED.

John G. Rose, Zoning Commissioner of Baltimore County

MICROFILMED

WATZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Site Planners 2129 N. Charles St., Baltimore 18, Maryland

DESCRIPTION

2.8468 ACRE PARCEL, PART OF PALMER F. C. WILLIAMS PROPERTY

Beginning for the same at a point on the northeasterly right-of-way line of Reisterstown Road, as now widened and shown on the State Roads Commission of Maryland Plat No. 23202, revised August 8, 1960. Contract No. B-635-16-420, and opposite station 36+51.98 on the Base Line of right-of-way of Reisterstown Road as shown on said plat, said station being distant 652.32 feet as measured southeasterly along said Base line of Right-of-way from its point of intersection with the Base Line of right-of-way of the Baltimore Beltway, said beginning point also being at the point of intersection of said right-of-way line by the first line of the deed from Sidney Whitehill and wife to Palmer F. C. Williams and wife, dated October 27, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 858, Folio 303, running thence binding on part of said first line, N. 44° 16' 30" E., 440.10 feet thence leaving said first line and running for new lines of division, the six following courses and distances; namely, (1) S. 48° 06' 10" E., 238.73 feet, (2) S. 34° 09' 30" W., 91.19 feet, (3) southwesterly, by a line curving to the right with a radius of 700.00 feet, the distance of 61.09 feet, which arc is subtended by a chord bearing S. 36° 39' 30" W., 61.07 feet, (4) S. 39° 09' 30" W., 219.03 feet, (5) southwesterly by a line curving to the right with a radius of 200.00 feet,

PETITION FOR A ZONING VARIANCE 3rd District ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County, to permit a sign 275 square feet instead of the required 150 square feet.

OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS THE HERALD - ANGUS THE COMMUNITY PRESS CATONSVILLE, MD. November 20, 1962

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 One month before the 20th day of November, 1962, that is to say the same was inserted in the issues of THE BALTIMORE COUNTIAN November 16, 1962.

By Paul J. Morgan, Editor and Manager

WATZ, CHILDS & ASSOCIATES, INC. 2129 N. Charles Street - Baltimore 18, Maryland Page - Two

the distance of 82.70 feet, which arc is subtended by a chord bearing S. 51° 00' 15" W., 82.11 feet and (6) S. 62° 51' 00" W., 40.26 feet to intersect the northeast side of Reisterstown Road, 66 feet wide, as now surveyed, thence binding thereon and continuing to bind on said right-of-way line first hereinabove referred to, the three following courses and distances, namely, (1) N. 42° 09' 00" W., 38.61 feet, (2) N. 34° 24' 20" W., 126.15 feet and (3) N. 39° 17' 20" W., 98.11 feet to the place of beginning. Containing 2.8468 acres of land. Being part of the deed from Sidney Whitehill and wife to Palmer F. C. Williams and wife, dated October 27, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 858, Folio 303.

RWB:abr 10/15/62

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 23, 1962 FROM: Mr. George E. Gavrells, Deputy Director SUBJECT: #5706-V. Variance to permit a sign 275 feet instead of the required 150 square feet. Northeast side of Reisterstown Road 66 feet to the base line of Baltimore County Beltway. Being property of Federal Motors, Inns. 3rd District HEARING: Wednesday, December 5, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the maximum area permitted for a business sign. It notes that this section of Reisterstown Road as yet is not developed intensively for commercial uses and that this portion of Reisterstown Road is free from the multiplicity of screening signs which characterize other commercial areas. From a planning viewpoint, it would seem that strict adherence to the standards set forth in the Zoning Regulations should be maintained here inasmuch as no local precedent exists for lowering those standards.

TELEPHONE VALLEY 3-3000 INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 14210 DATE 10/15/62

TO: Joseph S. Kaufman, Esq. 10 Light Street Baltimore 2, Maryland BILLED TO: Zoning Department of Baltimore County

Table with columns: QUANTITY, DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE, TOTAL AMOUNT, COST. Row 1: Petition for a Variance for Federal Motor Inns, Inc. 1, \$25.00. Row 2: 10/15/62 1299, 111, \$500.

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 No. 15353 DATE 10/21/62

TO: Joseph Kaufman, Esq. 10 Light Street Baltimore 2, Maryland BILLED TO: Zoning Department of Baltimore County

Table with columns: QUANTITY, DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE, TOTAL AMOUNT, COST. Row 1: Advertising and posting of property for Federal Motors, Inc. 1, \$3.27. Row 2: 10/26/62 3065, 111, \$327.

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 11-14-62 Posted to: Newspaper to Zoning Regulations. Petitioner: Federal Motor Inns, Inc. Location of property: N.E. of Reisterstown Rd. 66 ft. to the base line of Baltimore County Beltway. Location of Sign: North side of Reisterstown Rd. 66 ft. South of Baltimore County Beltway. Remarks: George R. Hummel. Date of return: 11-15-62

PETITION FOR A ZONING VARIANCE 3rd District

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County, to permit a sign 275 square feet instead of the required 150 square feet.

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IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, 1962, that the above Variance be and the same is hereby DENIED.

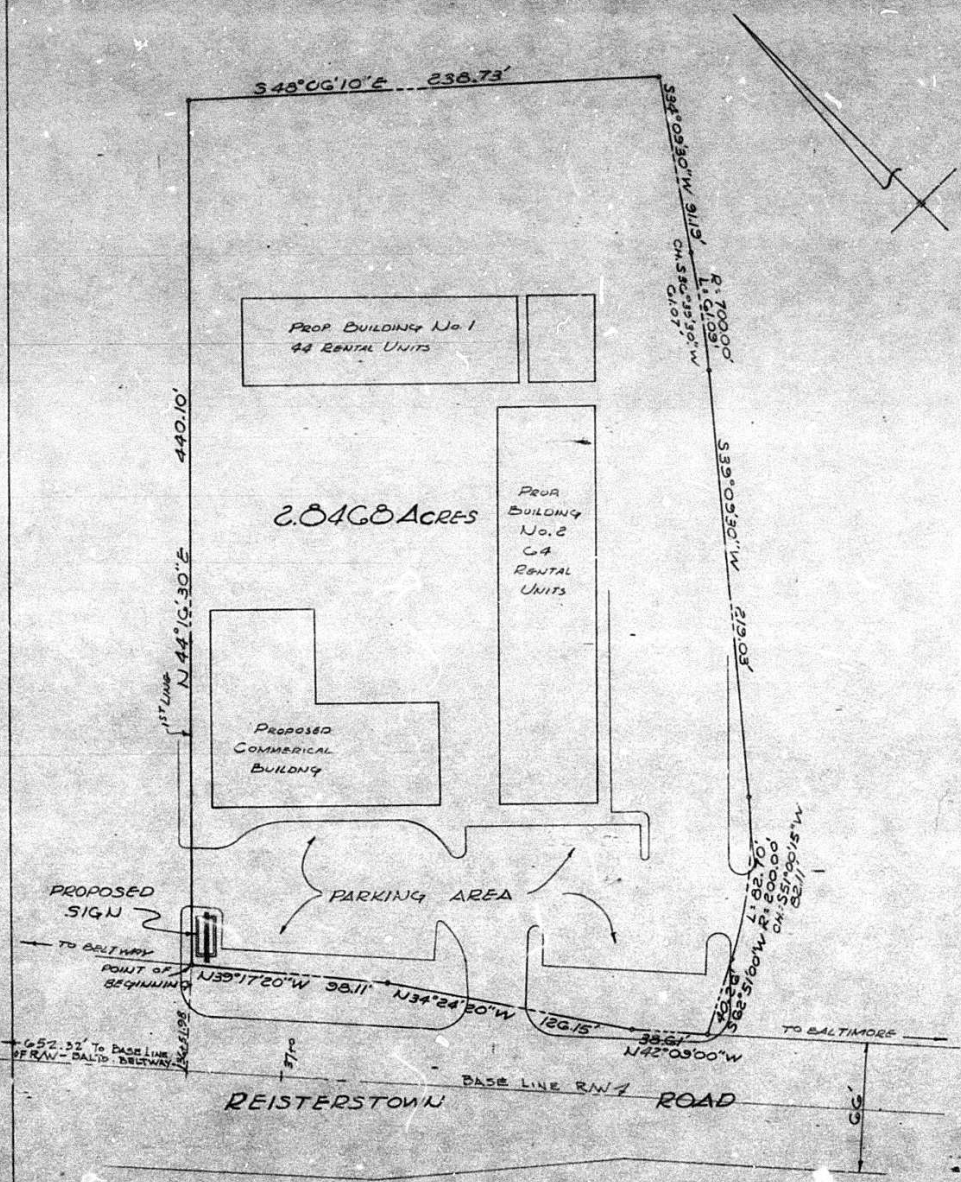
JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY, No. 10

CERTIFICATE OF PUBLICATION TOWSON, MD. November 16, 1962

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for One month before the 20th day of November, 1962, that is to say the same was inserted in the issues of THE JEFFERSONIAN November 16, 1962.

By: Searchlight, Manager

Cost of Advertisement, \$



PLAT TO ACCOMPANY DESCRIPTION  
OF

2.0468 ACRE PARCEL

PART OF  
PALMER F.C. WILLIAMS PROPERTY  
3<sup>RD</sup> ELEC. DIST. BALTIMORE COUNTY, MD.  
SCALE: 1" = 50'  
OCT. 11, 1962



MATZ, CHILDS & ASSOCIATES  
2125 N. CHARLES ST.  
BALTIMORE 10, MD.

