

RE: PETITION FOR RECLASSIFICATION
FROM AN R-4 ZONE TO A B-L ZONE
SPECIAL EXCEPTION for a Motel,
NW corner York Road & Ramp to
Belway, 203.98' South of
Caven Drive,
9th District
Charles Castoro, et al,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 64-196-RX

ORDER OF DISMISSAL

Petition of Charles Castoro, et al, for reclassification from an R-4 zone to a B-L zone and special exception for a Motel of property located on the northwest corner of York Road and the Ramp to the Baltimore County Beltway 203.98 feet south of Caven Drive in the Ninth District of Baltimore County.

Whereas the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed on April 4, 1966 from the now property owner in the above entitled matter.

Whereas the said property owner requests that the appeal filed on the above entitled property, be dismissed and withdrawn as of April 4, 1966.

It is thereby ORDERED this 14th day of April, 1966 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Glen Parker

R. Bruce Alderman

RE: PETITION FOR
RECLASSIFICATION
FROM AN "R-4" ZONE TO A
"B-L" ZONE and Special
Exception for Motel,
N.W. Corner York Road and
Ramp to Balto. County Beltway,
9th District
Charles Castoro, et al,
Petitioners

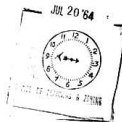
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-196-RX

ORDER OF APPEAL

MR. CLERK:

Please note an Appeal in the above-captioned case to the Board of Appeals for Baltimore County.

John Warfield Armistead
Attorney for Petitioners
405 Jefferson Building
Towson, Maryland 21204
Valley 5-7666



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Charles Castoro, et al, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-4 zone to an B-L zone, for the following reasons:
Error in original zoning and a genuine change in conditions

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 motel.

Property is to be posted and advertised as provided by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification 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.

Comptroller purchaser

Address: W. Lee Harrison

Petitioner's Attorney

Address: The Loyola Building
Towson, Maryland 21204

ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of June, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 8th day of June, 1964, at 11:00 o'clock A.M.



Charles Castoro, et al
Legal Owner
203.98' South of Caven Drive
York Road & Ramp to Balto. County Beltway

Comptroller purchaser

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Petitioner's Attorney

Address: The Loyola Building
Towson, Maryland 21204

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Comptroller purchaser

Address: W. Lee Harrison

Petitioner's Attorney

Address: The Loyola Building
Towson, Maryland 21204

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

the above Reclassification should be had; and it further appearing that by reason of...

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1964, that the herein described property or area should be and the same is hereby reclassified, from... zone to a... zone, and a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of... the above Reclassification 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... 1964, that the above reclassification 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 "R-4" zone, and the Special Exception for a "Motel" be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

JOSEPH I. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS

1150
101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON - 4 - MARYLAND - VALLEY 3-6820
ZONING DESCRIPTION
1134, 1136 and 1138 YORK ROAD

BEGINNING for the same on the westernmost side of York Road at the division line between lots No. 68 and No. 69 as shown on the Plat of Section "A" Townsomevale as recorded among the Land Records of Baltimore County in Plat Book No. 17, folio 53, said point being distant 203.98 feet, South 32 degrees 07 minutes 13 seconds East from the beginning of the curve into Caven Drive, as shown on said Plat, and running thence from said beginning and ending on said division line South 57 degrees 52 minutes 47 seconds West 149.93 feet to the end thereof and to the easternmost outline of lot No. 61 as shown on said Plat, thence binding on the easternmost outline of lots No. 61, 60 and 59, as shown on said Plat the two following courses and distances South 32 degrees 07 minutes 13 seconds East 126.07 feet and South 31 degrees 50 minutes 43 seconds East 75.09 feet thence North 58 degrees 09 minutes 17 seconds East 76.25 feet to the Westernmost right of way line of Ramp "H" as shown on Right of Way Plat No. 10376 as prepared by the State Roads Commission, thence binding on said Westernmost Right of Way line the two following courses and distances North 46 degrees 27 minutes 17 seconds East 25.14 feet and North 1 degree 27 minutes 47 seconds East 89.43 feet to the westernmost side of said York Road, as shown on said Plat of Townsomevale thence binding on the westernmost side of said York Road North 32 degrees 07 minutes 13 seconds West 121.94 feet to the place of beginning.

CONTAINING 0.6442 acres of land more or less.

BEING AND COMPRISING the property conveyed to Charles Castoro et al by the two following deeds:

JOSEPH I. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS

Page 2.

- Deed dated February 10, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4265, folio 193, etc. from Mary Louise Rudiger, widow.
- Deed dated February 10, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4265, folio 197, etc. from Carl E. Hill and wife.

JOSEPH I. THOMPSON, P.E. & L.S. NO. 1150

4-7-64

#64-196-RX
MAP #9
SEC. 3-C
BL
6/23/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Re: Lee Harrison, Reg.
The Loyola Building
Towson, Md. 21204

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING: The design of the interior parking layout is entirely to tight to function properly and is unacceptable.

STATE ROADS COMMISSION: The subject property is within the entrance area of York Road and the Baltimore County Beltway. Reversible use at this point would create hazardous conditions both within the subject property and along York Road, drive way must be widened to a 25' minimum width to meet State Road Commission of the 25' driveway.

TRAFFIC: The location and design of the access, parking and circulation are unsuitable and would result in an undesirable design standards.

Re: John L. Duerr-State Roads Commission
Gilbert Melson-Traffic
Albert Quiley-Office of Planning & Zoning

Yours very truly,

James H. Dyer
Permit and Petition
Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: June 26, 1964
FROM: Mr. George E. Carville, Director

SUBJECT: #64-196-RX, R-4 to B-L and Special Exception for a Motel, Northwest corner of York Road and the Ramp to Baltimore County Beltway, 203.98 feet South of Caven Drive. Being property of Charles Castoro.

9th DISTRICT
HEARING: Wednesday, July 8, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-4 to B-L zoning together with a Special Exception for a motel. It has the following advisory comments to make with respect to pertinent planning factors:

- The intent of the 9th District Zoning Map was to utilize the Beltway as a terminus or stopping point for the northern expansion of commercial activity from Towson. A nucleus of commercial activity of York Road and Seminary Avenue was recognized and has been strengthened with additional B-L zoning to serve neighborhood or community needs. The area south of the commercial zoning at Seminary Avenue to the Beltway was retained in a residential zoning status in recognition of its developed residential character.
- The district zoning was recommended for the frontage along the westerly side of York Road north of the Beltway not only because of existing character but also because of the nature of traffic conditions caused by channelization of York Road for the Beltway interchange. The median strips or dividers between northbound and southbound traffic lanes are too narrow to adequately accommodate 90° turn movements. The present crossing points at Caven Drive, Ridgely Road and at O'Rourke Road provide for left-turn movements, but a 90° turn is almost impossible to execute. From the 9th District Zoning Map was in preparation, the nature and extent of the improvements and channelization that would be made to York Road with the construction of the Beltway were known. Non residential zoning was not proposed here because of the difficult traffic conditions.

It is to be noted that the subject property is located adjacent to an on ramp of the interchange. Commercial access into and out of the subject property in close proximity to the on ramp could be difficult and hazardous because of the limited viewing distance between the proposed entrance to this property and the ramp.

3. Since the adoption of the 9th District Zoning Map commercial zoning has been extended southward along the opposite side of York Road, to a point 100 feet north of Greenridge Road. A stopping point and transitional features were provided as part of that zoning action. From a planning viewpoint, that zoning has no impact or adverse effect on the subject property.

4. Since the adoption of the zoning map no changes in character or manner of land use have occurred on the westerly side of York Road other than in accordance with those established by the map. From a planning viewpoint, the map was not in correct. From a planning viewpoint, creation of commercial zoning here would serve as an entrance wedge which would have immediate and far reaching impact on the use potentials of all other residential properties on York Road.

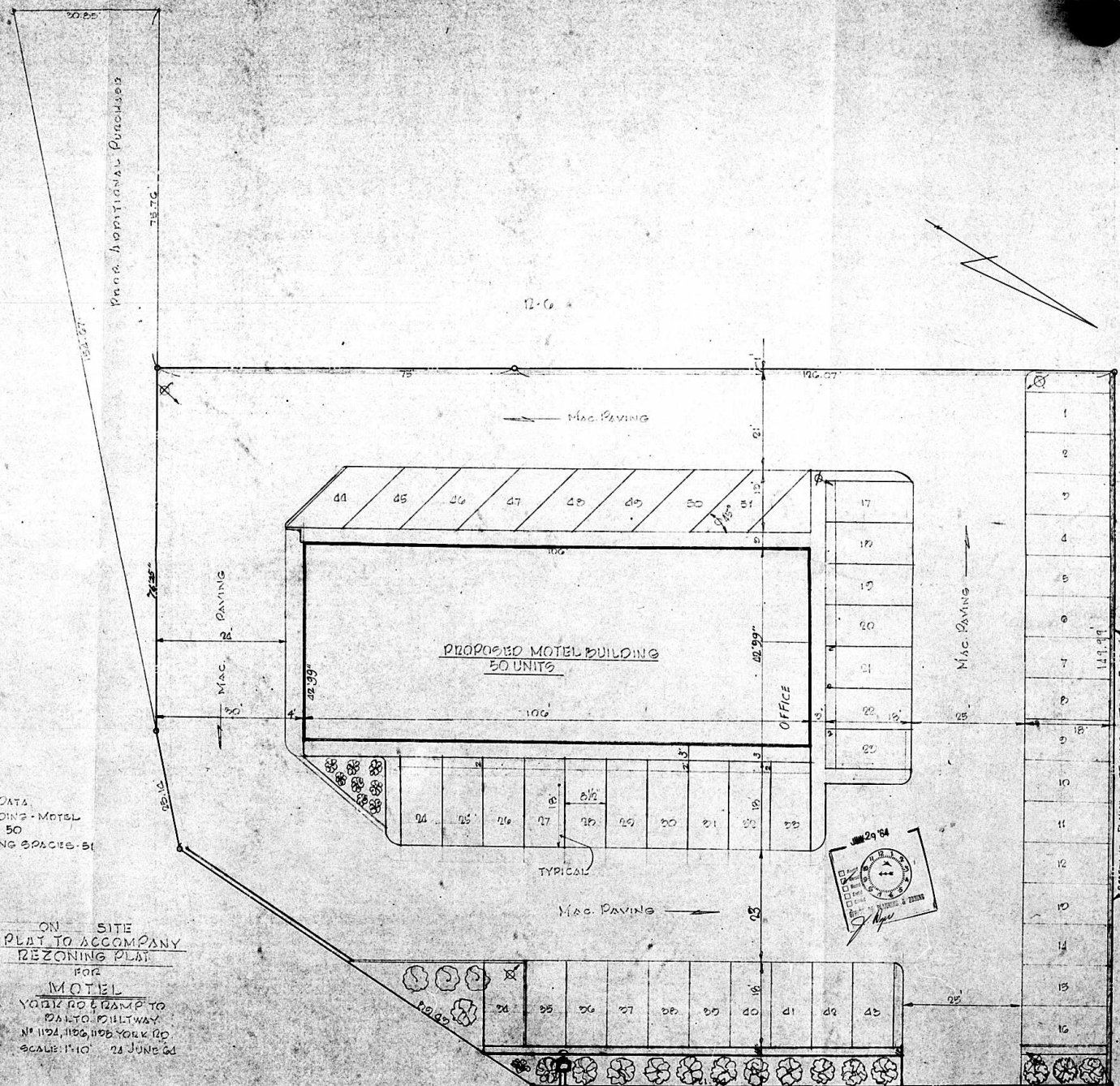
PARKING DATA
TYPE BUILDING - MOTEL
NO. UNITS 50
NO. PARKING SPACES 51

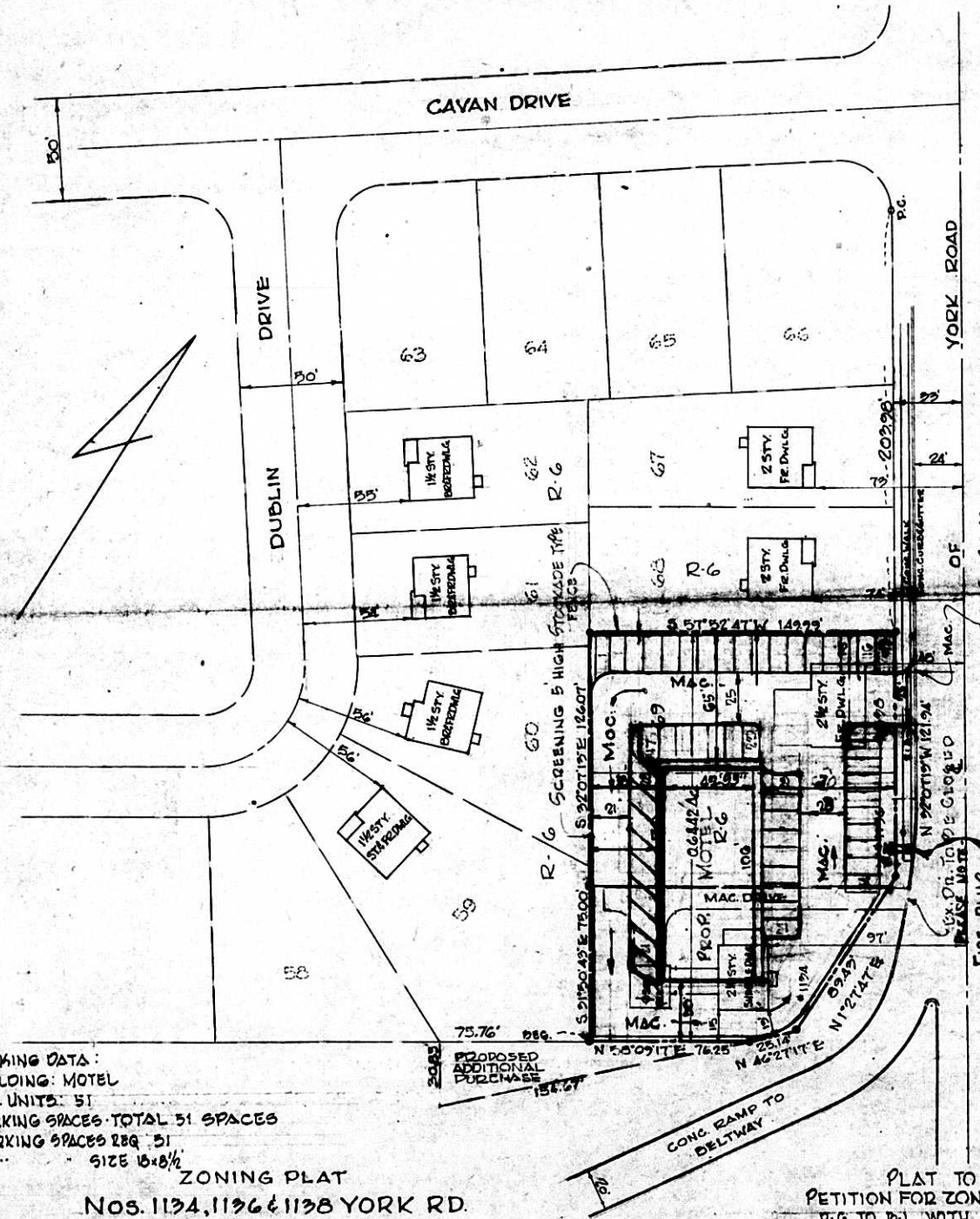
ON SITE
PLAN TO ACCOMPANY
REZONING PLAN
FOR
MOTEL
YORK RD. RAMP TO
PAULO HILTWAY
N. 1124, 1126, 1128 YORK RD.
SCALE: 1"=10' 24 JUNE 64

PLEASE NOTE - WATER
PUMP IN FRONT OF PROPERTY

1134-36-38

YORK ROAD





PARKING DATA:
 BUILDING: MOTEL
 NO. UNITS: 51
 PARKING SPACES TOTAL 51 SPACES
 PARKING SPACES REQ. 51
 SIZE 15.8 1/2'

ZONING PLAT
 NOS. 1134, 1136 & 1138 YORK RD.
 ELECT. DIST. 9 BALTO. CO. MD.
 SCALE: 1" = 50'

JAN. 28, 1964.
 REVISED 28 MAY '64
 REVISED 25 MAY '64

Joseph D. Thompson
 JOSEPH D. THOMPSON REELS #1150



TABULATION
 EXISTING ZONING - R-6
 EXISTING USE - DWELL.
 PROPOSED ZONING - BL
 PROPOSED USE - MOTEL
 AREA - 0.6682 AC.

PLAT TO ACCOMPANY
 PETITION FOR ZONING RE-CLASSIFICATION
 REG. TO D.L. WITH SPECIAL EXCEPTION
 FOR

MOTEL BUILDING for
Charles Castro
 6713 York Rd.

JOSEPH D. THOMPSON, INC.
 ENGINEERS & SURVEYORS
 101 SWELL DRUG
 TOWSON, MARYLAND

