

RE: Petition for Special Exception  
for a Hotel,  
N/E Cor. Washington and  
Allegany Ave., 9th Dist.  
Clemson Properties, Inc.  
Petitioner  
Baltimore County  
No. 65-202-X

It is this 21 day of April, 1968, by the Zoning  
Commissioner of Baltimore County, ORDERED that the above  
petition for a special exception granted by the Board of Appeals  
on August 23, 1966, be and the same is hereby extended for a  
period of 5 years ending August 23, 1971.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: JANUARY 8, 1965

FROM: George R. Gayzalis, Director

SUBJECT: 65-202-X, Special Exception for a Hotel. Northeast corner  
of Washington and Allegany Avenues. Being the property of  
Clemson Properties, Inc.

9th District

HEARING: Wednesday, January 20, 1965 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject  
petition for a Special Exception for a hotel in a B-1 Zone. It has  
the following advisory comments to make with respect to pertinent plan-  
ning factors:

1. This property was the subject of zoning proceedings wherein variances  
to the height area and setback requirements were granted. This was  
done under Petition #344-V.
2. In connection with that variance proceeding, the development propo-  
sal embraced a structure predominately for office use with some  
retail facilities on the lower levels. The request for variances  
mentioned office use and building area and height exceptions to  
accommodate a twelve-story structure with 98,880 square feet of  
office space.
3. Since the granting of the variances, the development proposal has  
changed to that of retail facilities on the lower levels with hotel  
facilities on the upper levels. Can there be any question regarding  
transfer of variances requested and granted on the basis of a  
somewhat different development scheme?
4. Since the granting of the variances, the Zoning Regulations have  
been amended to require F.A.R. controls. It appears that the  
building area exclusive of parking as now proposed contains more  
square feet than would be allowed under the present F.A.R.  
requirements and contains more area than was requested by the original  
variances.
5. With regard to the Special Exception and the proofs required under  
Section 502.1 of the Regulations, the Planning staff would question  
whether or not Special Exception as requested makes adequate pro-  
vision for widening along Washington Avenue particularly, and  
whether or not intensified land usage here can accommodate traffic  
entering or leaving the facility without causing congestion. Widening  
has been contemplated by the County agencies for both Washington  
and Allegany Avenues, but as yet a positive right of way width has  
not been agreed to. Certainly, the irregular alignment of Wash-  
ington Avenue at the Joppa Road intersection requires improvement  
and is extremely hazardous. The width of Wash-

April 2, 1968

Dr. John Clemson, Pres.,  
Clemson Properties, Inc.,  
28 Allegany Avenue  
Towson, Md.

Re: Petition for Special Exception  
N/E Cor. Allegany and  
Washington Aves., 9th Dist.  
No. 65-202-X

Dear Dr. Clemson:

I have today issued my Order granting  
an extension of the special exception in the above mat-  
ter in accordance with the attached copy.

Very truly yours

Zoning Commissioner

cc: John Warfield Armiger, Esq.,  
200 Padonia Road East  
Cockeysville, Md

Lawrence E. Esner, Esq.,  
Campbell Building  
Towson, Maryland 21204

CLEMSON PROPERTIES, INC.

10 ALLEGANY AVENUE  
TOWSON, MARYLAND 21204

March 12, 1968

Mr. John G. Rose  
Zoning Commissioner  
County Office Building  
Baltimore, Maryland, 21204

Dear Mr. Rose:

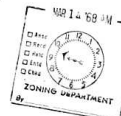
In November of 1966, a special exception was granted to  
Clemson Properties, Inc. for a hotel use on that part of  
28 Allegany Avenue zoned Business Local. In accordance with the  
provisions of the new law effective November, 1967, please  
grant an extension for three additional years, which as I under-  
stand would be the statutory limit.

Very truly yours,

*[Signature]*  
John Clemson  
President

JG/R

65-202-X



RE: Petition for Special Exception  
for a Hotel,  
N/E Cor. Washington and  
Allegany Ave., 9th Dist.  
Clemson Properties, Inc.  
Petitioner

BEFORE

Zoning Commissioner of

Baltimore County

No. 65-202-X

It is this \_\_\_\_\_ day of April, 1968, by the Zoning  
Commissioner of Baltimore County, ORDERED that the above  
petition for a special exception granted by the Board of Appeals  
on August 23, 1966, be and the same is hereby extended for a  
period of 5 years ending August 23, 1971.

Zoning Commissioner of  
Baltimore County

Clemson Properties, Inc. - 65-202-X

Mr. Joseph Thompson, a traffic expert who testified for the protestors,  
pointed a picture of the present congestion on the roads in the area, but otherwise agreed  
with Mr. Ewell's traffic counts and conclusions as to hotel use versus any other use permitted  
under the present zoning.

The only other testimony presented on behalf of the protestors was on behalf  
of two churches in the neighborhood, and Montigier Nelligan of the Immaculate Conception  
Church, which is located Ware Avenue - its property running down to approximately 150  
feet from Washington Avenue, expressed his opposition because of the effect the hotel might  
possibly have on traffic conditions on Sundays during the peak hour use of the church facili-  
ties. He testified that there are over 9,000 people in his parish and that approximately  
7,500 people attend services on an average Sunday at a minimum of ten Masses. The  
seating capacity of the church is approximately 800 people, and the school gymnasium seats  
500 people and is also used for services. This apparently is one of the largest church  
parishes in the State of Maryland, and it has grown with the growth of the community and  
probably is still growing. The church also conducts a school which adds to the traffic on  
weekdays.

Another witness was Mr. John F. Apsley, who represents the Vestry of Trinity  
Episcopal Church which owns land and conducts its activities on Allegany Avenue not far  
west of the subject property. His testimony agreed completely with that of Montigier  
Nelligan, and he stated that any increase in traffic would be bad because the church now  
has great difficulty in accommodating its parishioners with parking spaces on Sundays. It  
is to be noted that this church serves one of the largest Episcopal parishes in the State  
of Maryland and there is no question that these two churches, together with others in the  
vicinity, have to a large degree created the present difficulties with traffic concerning  
which they now complain.

What the solution of this problem is is not within the purview of this Board,  
but we do not feel that the construction of the hotel requested in this petition would, in  
itself, tend to create any congestion in the roads and streets to any appreciable degree  
insofar as present traffic conditions are concerned, and would very probably generate less  
traffic than a number of other possible uses of this land under its present zoning even without  
a special exception.

The application for a special exception was granted by the Zoning Commis-  
sioner, and this Board sees no reason, on the evidence before it, to reverse that position.  
The application for the special exception for a hotel will, therefore, be granted, subject to  
the approval of the site plan for the development of said property by the State Roads Com-  
mission, the Bureau of Public Services, and the Office of Planning and Zoning and, of

Clemson Properties, Inc. - 65-202-X

course, under compliance with all applicable rules and regulations of the other various  
departments of the County Government required for the obtaining of a building permit.

There was extensive argument of counsel and Memoranda were submitted on  
the question as to whether or not existing variances, which were granted in connection with  
a previous application for the construction of an office building on this site, would or would  
not be effective if applied to the proposed hotel building. The Board is not ruling on this  
question at this time as it feels that this subject is not properly before it on this application,  
which was solely for a special exception for the construction of a hotel.

## ORDER

For the reasons set forth in the foregoing Opinion, it is this \_\_\_\_\_ day  
of August, 1966 by the County Board of Appeals, ORDERED that the special excep-  
tion petitioned for, be and the same is hereby GRANTED, subject to the aforementioned  
restrictions.

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

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

INTER-OFFICE CORRESPONDENCE

March 28, 1962

Your letter requesting an extension of the special permit is not sufficiently clear to me to take any action.

Very truly yours

Zoning Commissioner

GEG: bms

INTER-OFFICE CORRESPONDENCE

These comments are the result of the meeting held on 12/1/64 with the owner, Mr. Reier, Mr. Gavrelis, Mr. Dyer and Mr. Howell. They are to replace comments by this office dated 9/28/64 which are now void. The current comments are as follows:

1. The subject property is located within the area under study by the Redevelopment & Rehabilitation Commission.
  2. A nominal exemption for a house in the zone must be obtained.
  3. The variances granted by zoning petition #3645, dated December 13, 1955, are valid.
  4. Detailed information upon which the required number of parking spaces is determined, the procedure for which is set forth in Section 4-6 of the Baltimore County Zoning Regulations, must be noted on the map.
  5. Access to the site shall be by way of one access point on Alexander Avenue and one on Airport Road. However, final approval of access must be withheld until sufficient information concerning details of parking and internal circulation is submitted.
  6. The title of the proposed building must be revised to "St. George Hotel."
  7. Final comment on any necessary improvement to the public street being made by the subject property cannot be given until the present study being made by the subject property is completed.
- Please contact the Bureau of Engineering, Development

JGH/c

District. \_\_\_\_\_ Date of Posting \_\_\_\_\_

Posted for \_\_\_\_\_

Pettitioner \_\_\_\_\_

Location of property \_\_\_\_\_

Location of Signer \_\_\_\_\_

Remarks \_\_\_\_\_

Posted by \_\_\_\_\_ Date of return \_\_\_\_\_

9-11-75

District: \_\_\_\_\_ Date of Posting: Jan 3 1975

Posted for: Eric Bryant Holt

Postmaster: Johnson Properties Inc

Location of property: 1/4 Cor. of Washington & Allegheny Ave

Location of Signs: 1/4 Cor. of Washington & Allegheny Ave 1/4 Cor. of Washington  
and Allegheny Ave 1/4 S. Allegheny 75' E of Washington Ave

Remarks: \_\_\_\_\_

Posted by: J. J. Jones Signature: \_\_\_\_\_ Date of return: Jan 7 1975

3 Rems.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Quinton Properties, Inc., 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 \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

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 Small Office Building (S.O.B. 30,000).

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.

*Clemson Properties, Inc.*  
 Contract purchaser  
 Legal Owner  
 Address *138 Montgomery Ave.*  
*Science & Tech.*  
 Petitioner's Attorney  
 Protestor's Attorney

ORDERED By The Zoning Commission of Baltimore County, this 15th day of December, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of January, 1965, at 100 o'clock.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and location and the petitioner having met all requirements it appearing that by reason of \_\_\_\_\_ of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for a Hotel should be GRANTED.

the above Reclassification should be able to

IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of January, 1965 \$ \_\_\_\_\_  
 The said \_\_\_\_\_ does hereby certify that the above recited lot and \_\_\_\_\_  
 are used as \_\_\_\_\_  
 and is zoned \_\_\_\_\_  
 and, and/or a Special Exception for a \_\_\_\_\_ Hotel \_\_\_\_\_  
 should be and the same is  
 subject to approval of the site plan for the \_\_\_\_\_  
 and the Office of Planning and Zoning.  
 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 \_\_\_\_\_

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ..... day  
of ....., 194..... 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

David W. Dallas, Jr.  
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER  
AND LAND SURVEYOR

8715 OLD HARFORD ROAD  
BALTIMORE, MD. 21234  
AREA CODE 301-665-7422

ZONING DESCRIPTION  
 SPECIAL VARIATION FOR HOTEL IN R.L. ZONE

[illegible]

CONTAINING 0.528 acres of land more or less

SAVING AND EXCEPTING that portion of the above property now zoned R-1F and more particularly described as follows:

[illegible]

BEING all of that tract of land which by deed dated January 22, 1966 and recorded among the Land Records of Baltimore County in later B.M.S. No. 4320 folio 27 and now conveyed by John Clemens to Clemens Properties, Inc.

RE: PETITION FOR :  
SPECIAL EXCEPTION :  
for HOTEL- :  
N/E Corner Alleghany and :  
Washington Ave., 9th Dist. :  
Clemson Properties, Inc. :  
Petitioner :  
: BEFORE THE  
: ZONING COMMISSIONER  
: OF  
: BALTIMORE COUNTY

#### ORDER OF APPEAL

MR. CLERK:

Please enter an Appeal to the Board of Appeals for Baltimore County in the within case.

I HEREBY CERTIFY that on this 11<sup>th</sup> day of February, 1965, I caused a copy of the foregoing Order of Appeal to be served upon the Petitioner by mailing same to Ernest C. Trimble, Esquire, 404 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner, and to Lawrence E. Ensor, Esquire, Campbell Building, Towson, Maryland 21204, Attorney for Immaculate Conception Church.

I HEREBY CERTIFY that on this 11<sup>th</sup> day of February, 1965, I caused a copy of the foregoing Order of Appeal to be served upon the Petitioner by mailing same to Ernest C. Trimble, Esquire, 404 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner, and to Lawrence E. Ensor, Esquire, Campbell Building, Towson, Maryland 21204, Attorney for Immaculate Conception Church.

# PETITION FOR A SPECIAL EXCEPTION 9th DISTRICT

NOTICE: Petition for Special Exception for a Hotel.  
LOCATION: Northeast corner of Washington and Allegheny Avenues.  
DATE & TIME: WEDNESDAY, JANUARY 20, 1965 at 1:00 P.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Special Exception for a Hotel.  
All that parcel of land in the 9th District of Baltimore County.

ZONING DESCRIPTION  
Special Exception For Hotel

In B.L. Zone  
Beginning for the same at a point formed by the intersection of the east side of Washington Avenue and the north side of Allegheny Avenue, thence running with and binding on the north side of said Allegheny Avenue, and on the first line of that tract of land which by deed dated January 24, 1964 and recorded among the Land Records of Baltimore County in Liber R.C.R. No. 4260 folio 27 etc., was conveyed by John Clemens to Clemens Properties, Inc., south 85 degrees east 140 feet to the end of said line, thence leaving said Avenue and running with and binding on the second line of said deed north 15 degrees east 185 feet to the end of said line and to the southernmost side of Joppa Road, thence running with and binding on the third line of said deed and on the southernmost side of said Joppa Road north 60 degrees 30 minutes west 144.50 feet to the end of said line and the point formed by the intersection of the southernmost side of said Joppa Road with the east side of said Washington Avenue, thence running with and binding on the last line of said deed and on the east side of said Washington Avenue south 15 degrees west 201.37 feet to the place of beginning.

Containing 0.588 acres of land more or less.  
Having And Excepting that portion of the above property now zoned B-1M and more particularly described as follows:

Beginning for the same on the north side of Allegheny Avenue at the end of the first line of the above description, thence running with and binding on the second line of said description north 15 degrees east 140 feet to the southernmost side of Joppa Road, thence running with and binding on said Joppa Road and a part of the third line of said description north 60 degrees 30 minutes west 255 feet to intersect the 1000 foot zoning line at B-1L, and the line between the land to the west zoned B-1L, and the land to the east zoned B-1M, thence running with and binding reversely on a part of said zoning line north 15 degrees west 171.5 feet to intersect the said first line of the above description and to the north side of said Allegheny Avenue, thence running with and binding on a part of said first line and on the north side of said Allegheny Avenue east 25 feet to the place of beginning.

Containing 0.097 acres of land more or less.  
Being all of that tract of land which by deed dated January 24, 1964 and recorded among the Land Records of Baltimore County in Liber R.C.R. No. 4260 folio 27 etc., was conveyed by John Clemens to Clemens Properties, Inc.

Being the property of Clemens Properties, Inc., as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, January 20, 1965 at 1:00 P.M.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
John G. Rose  
Zoning Commissioner Of Baltimore County

## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD, December 31, 1964.  
THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 10th day of January 1965, the first publication appearing on the 31st day of December 1964.

THE TIMES  
Manager  
John M. Martin  
Cost of Advertisement \$36.00  
Purchase Order #5552  
Requisition No. N9993

Ernest C. Trimble, Esq.  
140 Jefferson Building  
Towson, Md. 21204  
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson 4, Maryland

Your petition has been received and accepted for filing this 15th day of December, 1964.

JOHN G. ROSE  
Zoning Commissioner

Owners Name: Clemens Properties, Inc.  
Reviewed by: James E. Egan

line of the above description and to the north side of said Allegheny Avenue, thence running with and binding on a part of said first line and on the north side of said Allegheny Avenue east 25 feet to the place of beginning.

Containing 0.097 acres of land more or less.  
Being all of that tract of land which by deed dated January 24, 1964 and recorded among the Land Records of Baltimore County in Liber R.C.R. No. 4260 folio 27 etc., was conveyed by John Clemens to Clemens Properties, Inc.

Being the property of Clemens Properties, Inc., as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, January 20, 1965 at 1:00 P.M.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
John G. Rose  
Zoning Commissioner Of Baltimore County

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

TELEPHONE 823-3000

No. 28567  
DATE 12/24/64

TO: John Clemens Properties, Inc.  
28 Allegheny Ave.  
Towson, Md. 21204

BILLED TO: Zoning Department of Baltimore County

| REPORT TO ACCOUNT NO. | QUANTITY | REMARKS                                            | TOTAL |
|-----------------------|----------|----------------------------------------------------|-------|
| 01-422                |          | Cost of appeal - Clemens Properties - No. 01-422-2 | 7.00  |
|                       |          | PAID - Baltimore County, Md. - Office of Finance   |       |
|                       |          | 4-2545 721 • 28567 TIP-                            | 7.000 |

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

TELEPHONE 823-3000

No. 27698  
DATE 12/24/64

TO: Clemens Properties, Inc.  
28 Allegheny Ave.  
Towson, Md. 21204

BILLED TO: Zoning Department of Baltimore County

| REPORT TO ACCOUNT NO. | QUANTITY | REMARKS                                           | TOTAL |
|-----------------------|----------|---------------------------------------------------|-------|
| 01-422                |          | Advertising and printing of property No. 01-422-2 | 75.00 |
|                       |          | PAID - Baltimore County, Md. - Office of Finance  |       |
|                       |          | 1-2145 9316 • 27698 TIP-                          | 75.00 |
|                       |          | 1-2145 9316 • 27698 TIP-                          | 75.00 |

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

TELEPHONE 823-3000

No. 27652  
DATE 12/23/64

TO: Clemens Properties, Inc.  
28 Allegheny Ave.  
Towson, Md. 21204

BILLED TO: Zoning Department of Baltimore County

| REPORT TO ACCOUNT NO. | QUANTITY | REMARKS                                                            | TOTAL  |
|-----------------------|----------|--------------------------------------------------------------------|--------|
| 01-422                |          | Petition for Special Exception for Clemens Properties No. 01-422-2 | 50.00  |
|                       |          | PAID - Baltimore County, Md. - Office of Finance                   |        |
|                       |          | 1-2064 6263 • 27652 TIP-                                           | 50.000 |

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 A SPECIAL EXCEPTION  
9TH DISTRICT

NOTICE: Petition for Special Exception for a Hotel.  
LOCATION: Northeast corner of Washington and Allegheny Avenues.  
DATE & TIME: Wednesday, January 20, 1965 at 1:00 P.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Special Exception for a Hotel.  
All that parcel of land in the 9th District of Baltimore County.

Zoning Description  
Special Exception For Hotel In B.L. Zone  
Beginning for the same at the intersection of the east side of Washington Avenue and the north side of Allegheny Avenue, thence running with and binding on the north side of said Allegheny Avenue, and on the first line of that tract of land which by deed dated January 24, 1964 and recorded among the Land Records of Baltimore County in Liber R.C.R. No. 4260 folio 27 etc., was conveyed by John Clemens to Clemens Properties, Inc., south 85 degrees east 140 feet to the end of said line, thence leaving said Avenue and running with and binding on the second line of said deed north 15 degrees east 185 feet to the end of said line and to the southernmost side of Joppa Road, thence running with and binding on the third line of said deed and on the southernmost side of said Joppa Road north 60 degrees 30 minutes west 144.50 feet to the end of said line and the point formed by the intersection of the southernmost side of said Joppa Road with the east side of said Washington Avenue, thence running with and binding on the last line of said deed and on the east side of said Washington Avenue south 15 degrees west 201.37 feet to the place of beginning.

Containing 0.588 acres of land more or less.  
Having And Excepting that portion of the above property now zoned B-1M and more particularly described as follows:

Beginning for the same on the north side of Allegheny Avenue at the end of the first line of the above description, thence running with and binding on the second line of said description north 15 degrees east 140 feet to the southernmost side of Joppa Road, thence running with and binding on said Joppa Road and a part of the third line of said description north 60 degrees 30 minutes west 255 feet to intersect the 1000 foot zoning line at B-1L, and the line between the land to the west zoned B-1L, and the land to the east zoned B-1M, thence running with and binding reversely on a part of said zoning line north 15 degrees west 171.5 feet to intersect the said first line of the above description and to the north side of said Allegheny Avenue, thence running with and binding on a part of said first line and on the north side of said Allegheny Avenue east 25 feet to the place of beginning.

Containing 0.097 acres of land more or less.  
Being all of that tract of land which by deed dated January 24, 1964 and recorded among the Land Records of Baltimore County in Liber R.C.R. No. 4260 folio 27 etc., was conveyed by John Clemens to Clemens Properties, Inc.

Being the property of Clemens Properties, Inc., as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, January 20, 1965 at 1:00 P.M.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
John G. Rose  
Zoning Commissioner Of Baltimore County

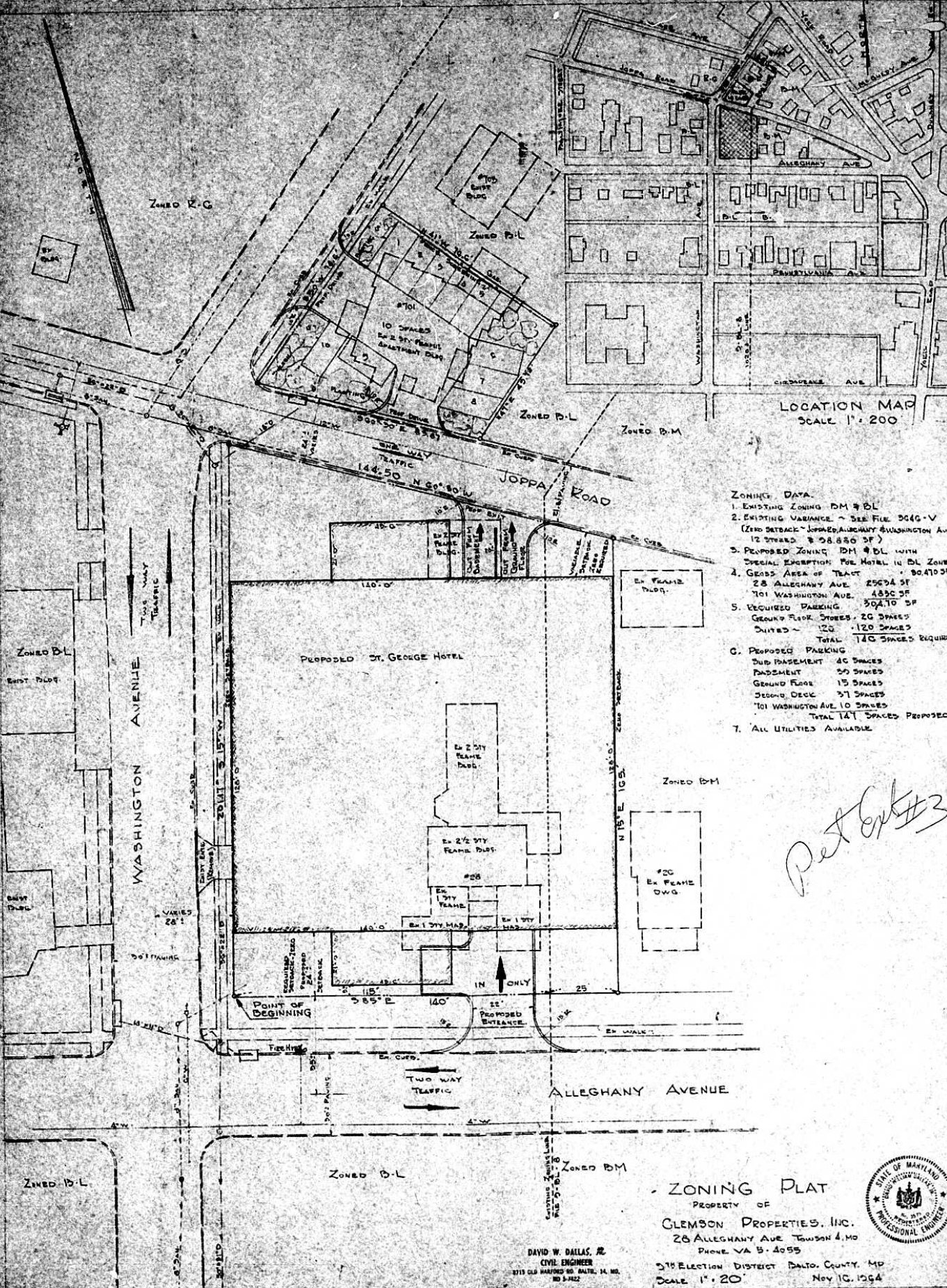
CERTIFICATE OF PUBLICATION

TOWSON, MD, December 31, 1964.

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 in each of one successive weeks before the 10th day of January 1965, the first publication appearing on the 31st day of December 1964.

THE JEFFERSONIAN  
Manager  
L. Laak Shuster

Cost of Advertisement, \$.....



LOCATION MAP  
SCALE 1" = 200'

ZONING DATA

1. EXISTING ZONING DM & BL
2. EXISTING VARIANCE - SEE FILE 3046-V  
(ZERO SETBACK - JOPPA/ALLEGHENY & WASHINGTON AVE.  
12 STORIES - 58,850 SF)
3. PROPOSED ZONING DM & BL WITH  
SPECIAL EXCEPTION FOR HOTEL IN BL ZONE
4. GROSS AREA OF TRACT  
28 ALLEGHENY AVE. 25,634 SF  
101 WASHINGTON AVE. 4,850 SF
5. REQUIRED PARKING  
GROUND FLOOR STORES, 20 SPACES  
DINING - 120 - 120 SPACES  
TOTAL 140 SPACES REQUIRED
6. PROPOSED PARKING  
SUB BASEMENT 40 SPACES  
BASEMENT 50 SPACES  
GROUND FLOOR 15 SPACES  
SECOND DECK 37 SPACES  
101 WASHINGTON AVE 10 SPACES  
TOTAL 142 SPACES PROPOSED
7. ALL UTILITIES AVAILABLE

*Per Ex #3*

ZONING PLAT

PROPERTY OF

CLEMONS PROPERTIES, INC.

28 ALLEGHENY AVE. TOWSON 4, MD

PHONE VA 5-4055

518 ELECTION DISTRICT BALTO. COUNTY, MD

SCALE 1" = 20'

NOV 10, 1954

DAVID W. DALLAS, JR.

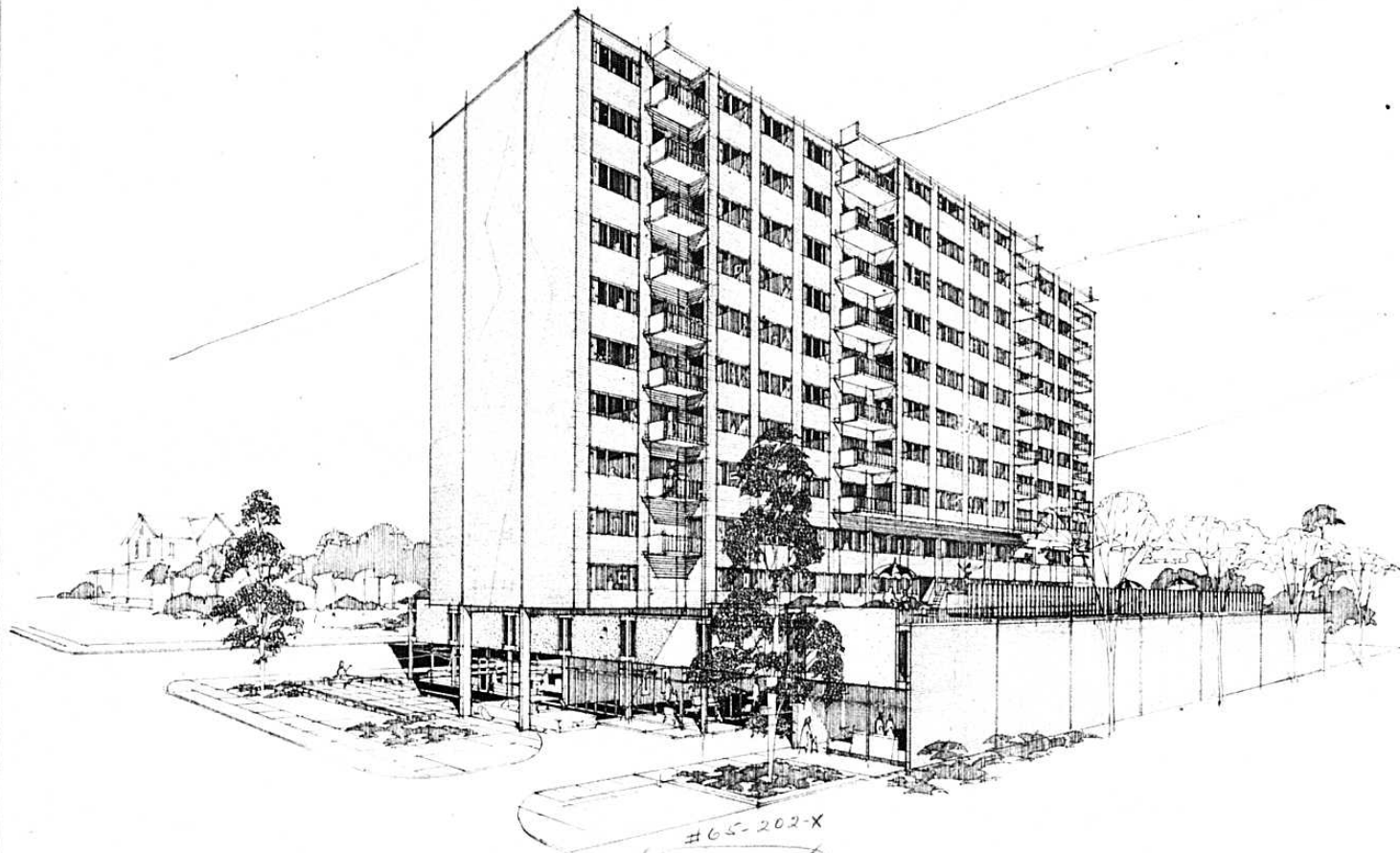
CIVIL ENGINEER

3713 OLD MARSHED RD. BALTO., MD.

MD 5-1422



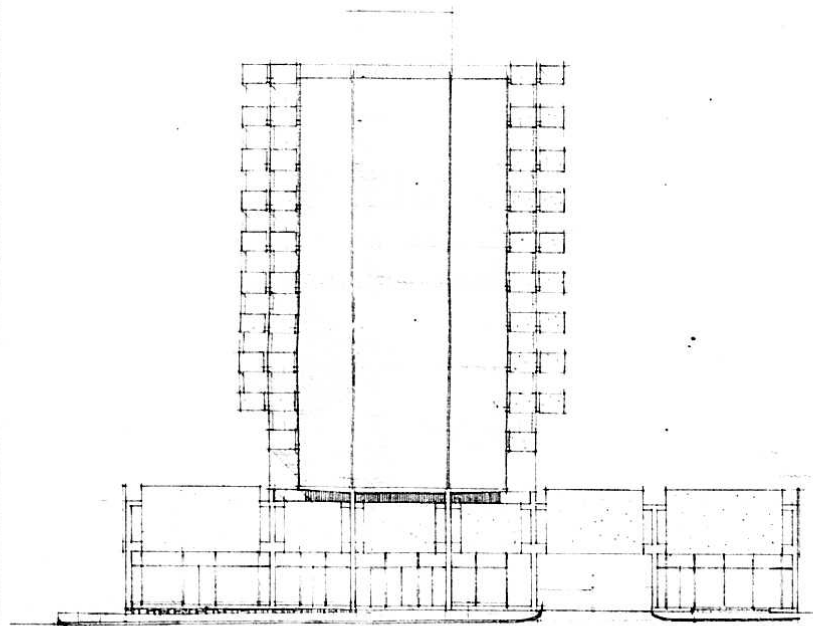
Imp.



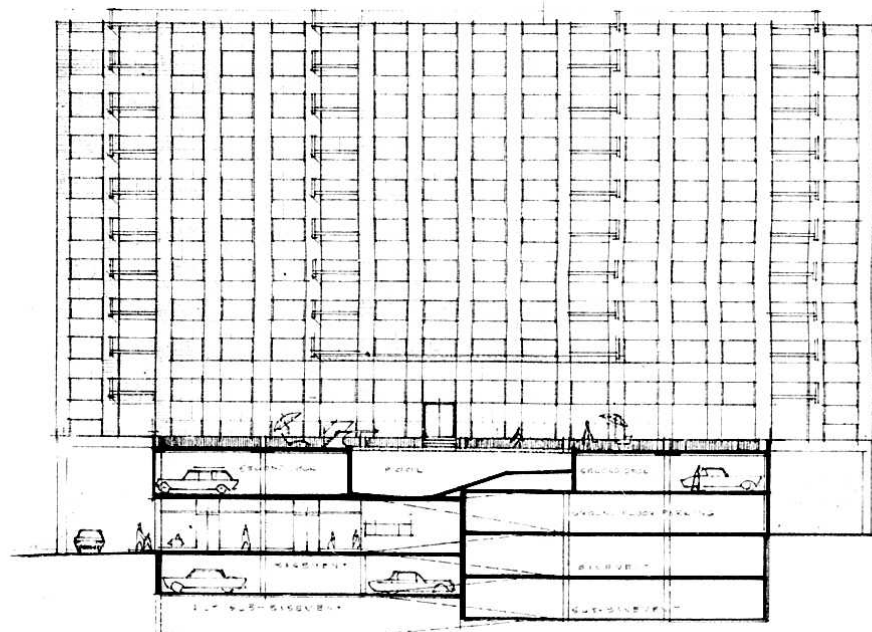
#65-202-X

MAP ✓  
#9  
SER. 2-C  
"X"

THE ST. GEORGE HOTEL  
FOR CLEMSON PROPERTIES INC.  
ALLEGHENY & WASHINGTON AVE. TOWSON M.D.  
HUMPHREY, WOODSIDE & DUVAL ASSOCIATED ARCHITECTS  
COURTYARD 2110 MASS. AVE. N.W. WASHINGTON D. C.



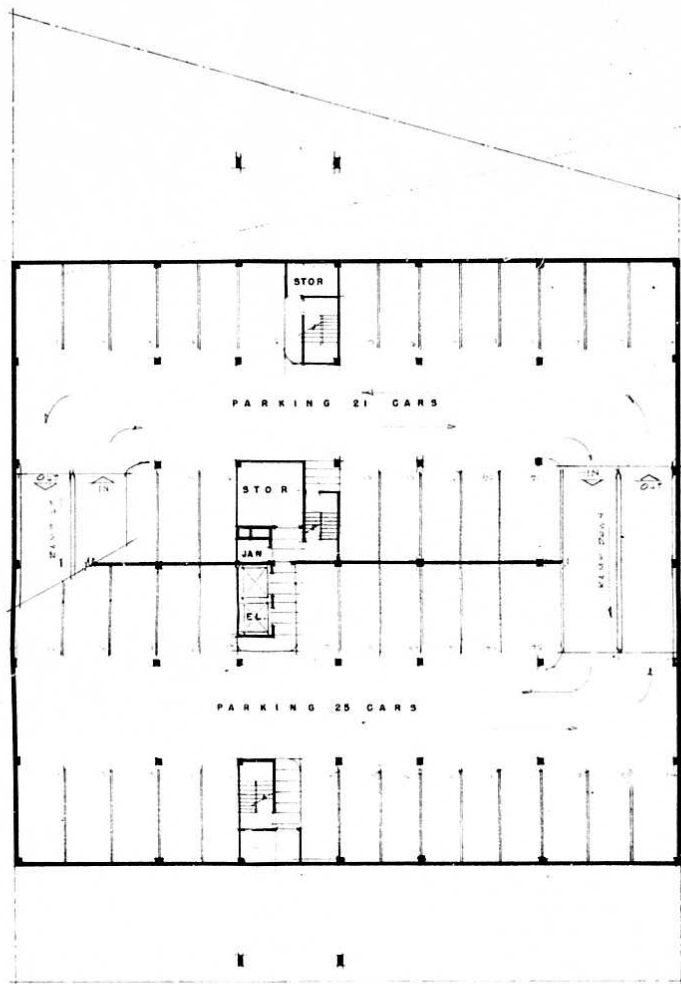
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



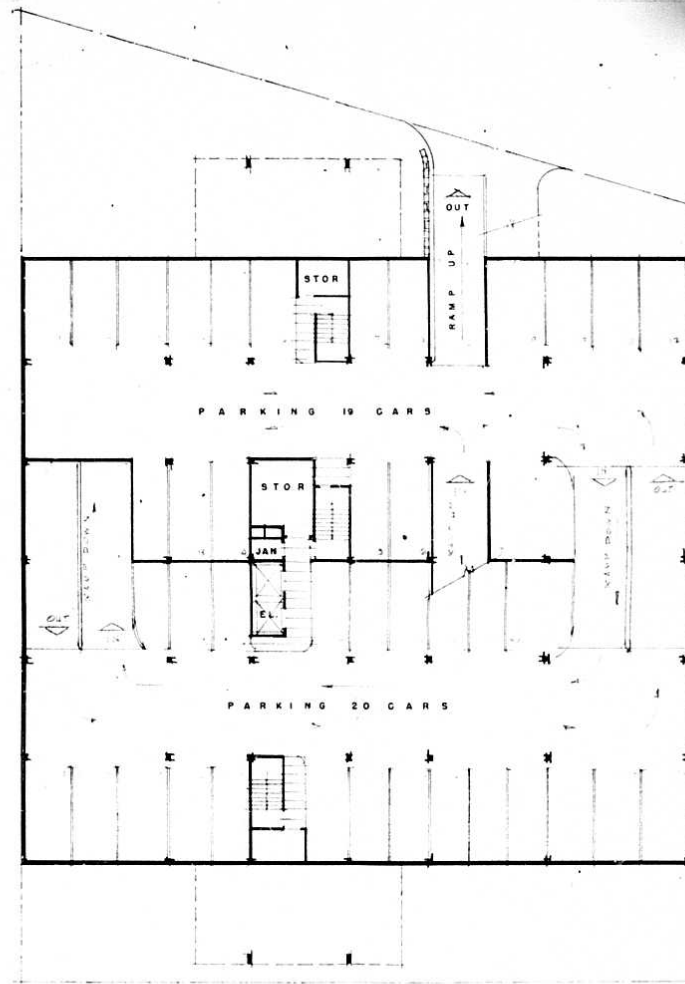
SECT. THROUGH, PARKING GARAGE & EAST ELEV.  
SCALE 1/8" = 1'-0"

THE ST. GEORGE HOTEL  
FOR CLEMSON PROPERTIES INC.  
ALLEGHENY & WASHINGTON AVE. TOWSON MD.  
HUMPHREY, WOODSIDE & DUVAL ASSOCIATED ARCHITECTS  
COURTYARD 2116 MASS. AVE. N.W. WASHINGTON D. C.





SUB BASEMENT PARKING  
0 5 10 20 30  
SCALE

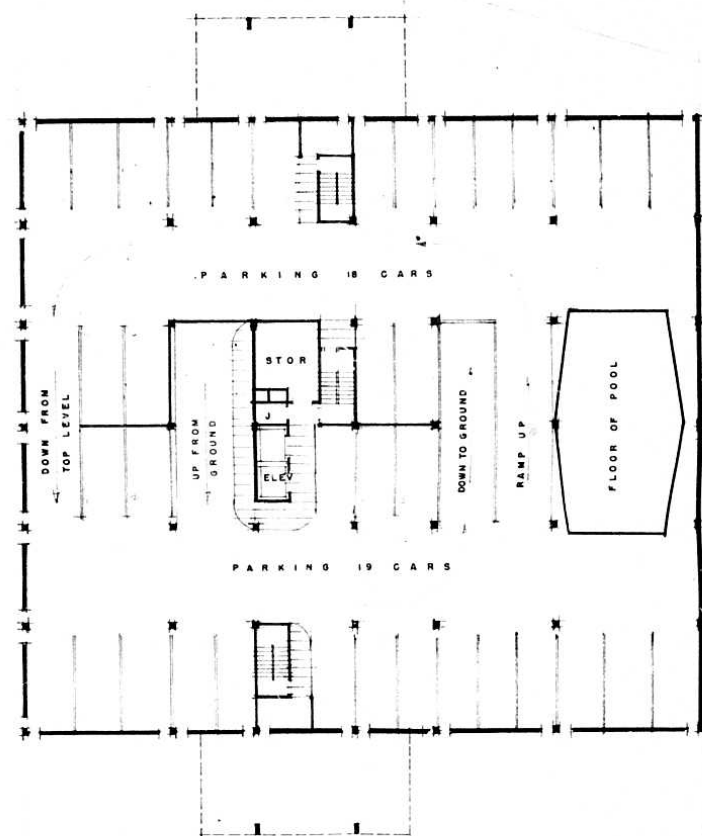
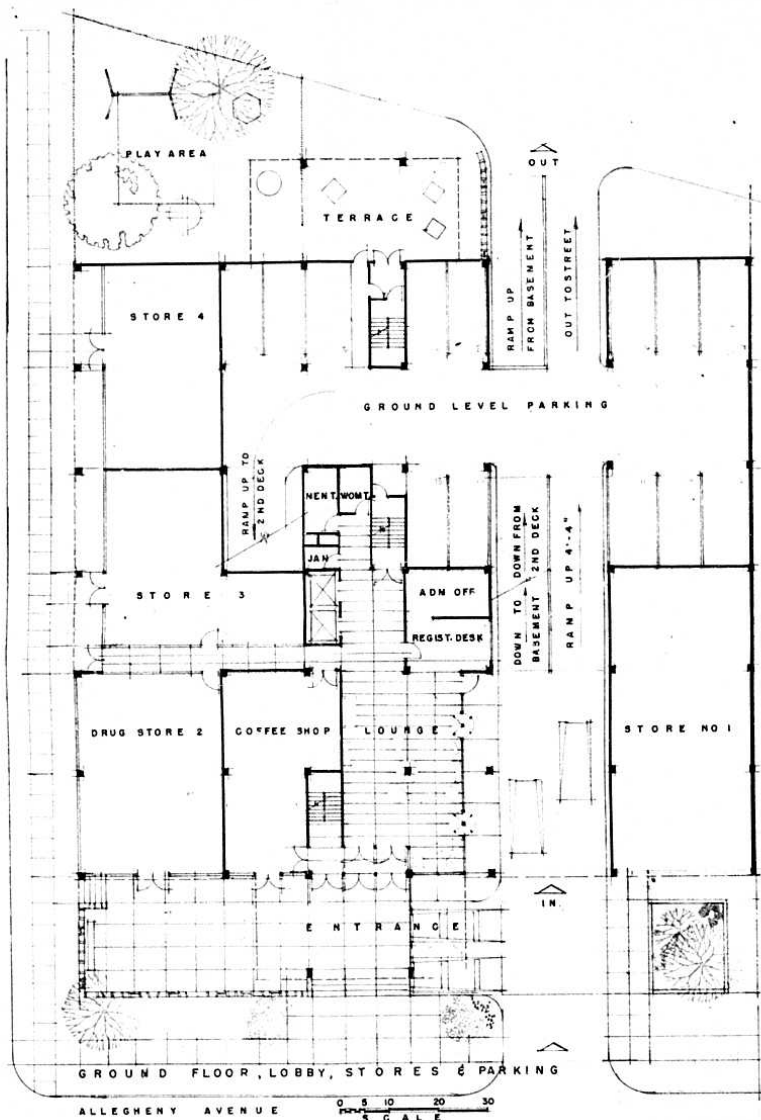


BASEMENT PARKING  
0 5 10 20 30  
SCALE

THE ST. GEORGE HOTEL  
FOR CLEMSON PROPERTIES INC.  
ALLEGHENY & WASHINGTON AVE. TOWSON M.D.  
HUMPHREY, WOODSIDE & DUVAL ASSOCIATED ARCHITECTS  
COURTYARD 2118 MASS. AVE. N.W. WASHINGTON D.C.



WASHINGTON AVENUE

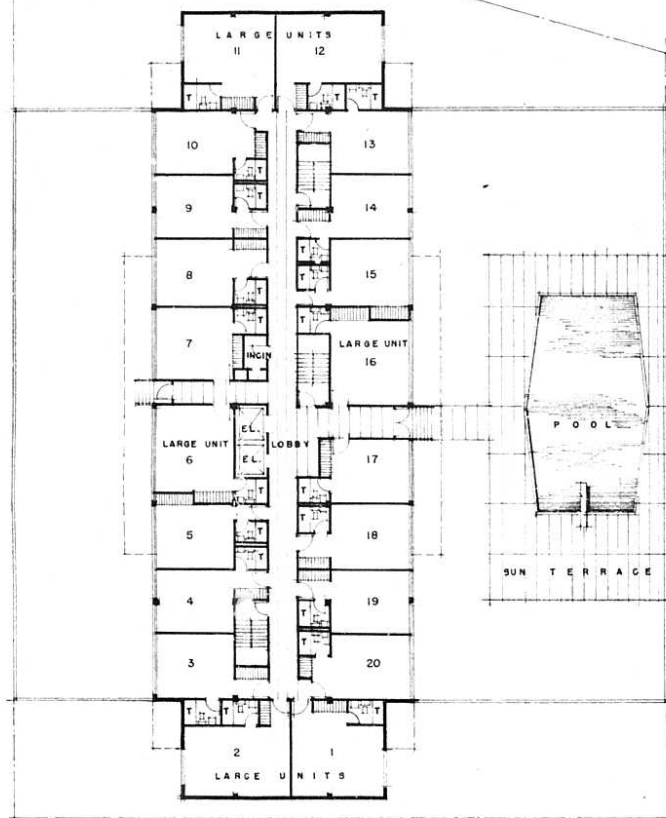


SECOND DECK PARKING

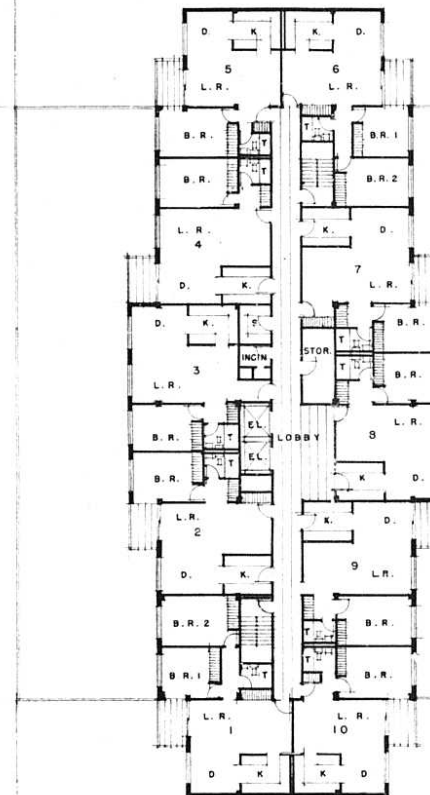
0 5 10 20 30  
SCALE

THE ST. GEORGE HOTEL  
FOR CLEMSON PROPERTIES INC.  
ALLEGHENY & WASHINGTON AVE. TOWSON M.D.  
HUMPHREY, WOODSIDE & DUVAL ASSOCIATED ARCHITECTS  
COURTYARD 2118 MASS. AVE. N.W. WASHINGTON D. C.





HOTEL UNITS THIRD & FOURTH FLOORS (40 UNITS)  
0 5 10 20 30  
SCALE



TOWER MULTI-RM. UNITS 5TH THRU 12TH FLOORS (60 UNITS)  
0 5 10 20 30  
SCALE

THE ST. GEORGE HOTEL  
FOR CLEMSON PROPERTIES INC.  
ALLEGHENY & WASHINGTON AVE. TOWSON M.D.  
HUMPHREY, WOODSIDE & DUVAL ASSOCIATED ARCHITECTS  
COURTYARD 2110 MASS. AVE. N.W. WASHINGTON D. C.

