



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

February 20, 2001

The Planning and Zoning Resource Corporation
Amy Candelaria
25 South Oklahoma Avenue, Suite 300
Oklahoma City, OK 73104

And

Edgecliff, Inc.
207 Grandview Drive
Fort Mitchell, KY 41017

Dear Ms. Candelaria:

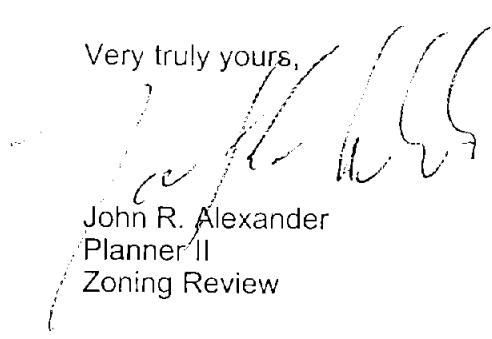
RE: Holiday Inn Cromwell, 1100 Cromwell Bridge Road, 9th Election District

The subject property is zoned M.L.-I.M. (Manufacturing, Light – Industry, Major) as per the 200' scale zoning map NE-10C. Under Section 253.1.G. of the Baltimore County Zoning Regulations (BCZR): "Hotels and motels within an M.L. Zone which is part of a contiguous area of 25 acres or more of industrial zoning, and provided that the combined tract areas developed for such uses do not occupy more than 25% of the particular contiguous area of industrial zoning in which they are located," are permitted by right.

In addition, a variance for reduced parking (case number 70-168-A) was granted. I have enclosed a copy of the order. There are no outstanding zoning violations on the site. Parking, as per the variance, permitted 165 parking spaces in lieu of the required 366 spaces. The use may be reconstructed as currently exists within one year of any damage or destruction. After that time a full development review must be initialized.

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 410-887-3391.

Very truly yours,


John R. Alexander
Planner II
Zoning Review

JRA:aem

Enclosures

c: Zoning case 70-168-A



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, AMERICAN MOTOR INNS, INC., Inc. 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 for a Variance from Section 409.2(b)(3) in "M-L" Zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Petitioner requests a variance pursuant to Sec. 409.2(b)(3) to permit off street parking of 163 units instead of 355 units for motel to be constructed.

Petitioner believes a hardship exists and that there is practical difficulty in building proposed motel without requested variance.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay a penalty 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 of Baltimore County.

AMERICAN MOTOR INNS, INC.
By Joseph S. Kaufman Legal Owner
Address 10 Light Street
Baltimore, Maryland 21202
Protestant's Attorney
Address 10 Light Street
Baltimore, Maryland 21202
ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1967, 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 be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

of January, 1967, 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 be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

on the 5th day of March, 1967, at 1:00 o'clock
of January, 1967, 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 be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

of January, 1967, 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 be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 6, 1970

COUNTY OFFICE BLDG.
111 E. Calverton Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Joseph S. Kaufman, Esquire
10 Light Street
Baltimore, Maryland 21202

RE: Type of Hearing: Variance to permit off street parking of 163 units instead of 355 units for motel.
Location: E/E corner of Cromwell Bridge Road and Glenaeles Court
Petitioner: American Motor Inns, Inc.
Committee Meeting: January 27, 1970
9th District
Item 115

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently vacant with the property to the north and west improved with small plants and offices. The property to the east is improved with the Baltimore County Detention off-map to Cromwell Bridge Road. The property to the south is improved with the Texaco Service Station and a vacant place of property. Cromwell Bridge Road and Glenaeles Court are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Cromwell Bridge Road and Glenaeles Court, existing roads, are improved adjacent to this site. No further highway improvements are required in connection with the subject site.

Baltimore Detention (T-695) is a State Road; therefore, this site will be subject to State Road Commission review and all street improvements and entrance locations on this road will be subject to State Road Commission requirements.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5 foot minimum radius curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7 inch concrete entrance.

MCA

MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/873-0900

Leader Mat., P. E., L.S.
John C. Childs, P. E., L.S.
Associates
Ronald W. Boyles, L.S.
George W. Shultz, L.S.
Robert W. Cahan, P. E.
Leonard M. Glass, P. E.
Norman F. Herrmann, L.S.
Paul Lee, P. E.
Paul S. Smeton

DESCRIPTION

2.029 ACRE PARCEL, NORTHEAST CORNER OF CROMWELL BRIDGE ROAD
AND GLENAELES COURT, NINTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

This Description is for an Off-Street Parking Variance
in An "ML" Zone

Beginning for the same at a 1/2 inch pipe set on the east side of
Glenaeles Court (formerly Mine Court) located N 20° 26' 32" W - 15.00 feet
from the intersection formed by the east side of Glenaeles Court and the north
side of Cromwell Bridge Road and running thence binding on the east side of
Glenaeles Court, (1) N 20° 26' 32" W - 41.13 feet and (2) northwesterly, by a
curve to the left with a radius of 730.00 feet for a distance of 196.24 feet, thence
parallel to and 250.00 feet distant from the north side of Cromwell Bridge Road,
(3) N 69° 33' 28" E 399.80 feet, thence (4) S 26° 23' 40" E - 184.13 feet, thence
(5) S 56° 13' 17" W 289.88 feet to a point on the north side of Cromwell Bridge Road,
thence binding thereon (6) S 69° 33' 28" W - 95.61 feet to a 1/2 inch pipe, and thence
(7) N 65° 26' 32" W - 21.21 feet to the place of beginning.

Containing 2.029 acres of land, more or less.

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning

RLS:smpl

J.O. #69110

December 5, 1969

Joseph S. Kaufman, Esquire
10 Light Street
Baltimore, Maryland 21202
Item 115 Page 2

February 6, 1970

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public health's downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drainage:

No provisions for accommodating storm water or drainage have been indicated on the submitted plans; however, in accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dedication in fee to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance or damage 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 Applicant.

Baltimore Beltway (I-695) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and there are no factors requiring comment.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: February 26, 1970

FROM: Mr. George E. Gavalliti, Director of Planning

SUBJECT: Petition 470-168-A, Variance to permit off-street parking for 163 units instead of the required 355 units. Northeast corner of Cromwell Bridge Road and Glenaeles Court. American Motor Inns, Inc., Petitioners.

9th District

HEARING: Thursday, March 5, 1970 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to permit 163 instead of 355 required offstreet parking spaces. We voice our strenuous objections to this request. It would seem that the proposed motel has sufficient "public" spaces to attract substantial amounts of patronage and traffic of times which coincide with excessive occupancy of the motel units themselves. To grant such a variance would contravene the intent of the Zoning Regulations and cause undue concentration of population, overcrowding of land, and traffic congestion.

GE13:bms

Joseph S. Kaufman, Esquire
10 Light Street
Baltimore, Maryland 21202
Item 115 Page 3

February 6, 1970

STATE ROADS COMMISSION:

Our review of the subject plot plan indicates no adverse effects to the State Highway.

DEPARTMENT OF PUBLIC WORKS, BMD:

A variance to parking for the subject use from 355 parking spaces to 163 spaces is unworkable and can be expected to create some problems.

BUILDING DEPARTMENT OFFICE:

No comment until plans are submitted.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Swimming Pool Comments: Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and both house must be submitted to the Baltimore County Department of Health for review and approval.

FIRE DEPARTMENT:

Owner shall be required to comply with the 101 Life Safety Code, Chapter 8 & 10, "Place of Assembly & Residential Occupancies", and all other Fire Department requirements when construction plans are submitted for approval.

Joseph S. Kaufman, Esquire
10 Light Street
Baltimore, Maryland 21202
Item 115 Page 4

February 6, 1970

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Chairman

GC:me

Enclosure

AUG 24 1976

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

It is hereby recommended that the Variance should be granted.

to permit off-street parking of one hundred and sixty-three (163) units instead of three hundred and thirty-five (335) units.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6 day of March, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit off-street parking of one hundred and sixty-three (163) units instead of three hundred and thirty-five (335) units.

subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Zoning Commissioner
FROM: John L. Wimbley
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #145

Date: February 7, 1970

January 27, 1970
American Motor Inns, Inc.
N/E corner of Cromwell Bridge Road
and Greenegables Ct.

This office has reviewed the subject site plan and there are no factors requiring comment.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning
Attention: Mr. O. L. Mayers
FROM: Mr. Everett Reed, Plans Review
SUBJECT: #145 American Motor Inns, Inc.
N/E corner of Cromwell Bridge Road
and Greenegables Court.
District 9

Date: January 27, 1970

NO COMMENT UNTIL PLANS ARE SUBMITTED.

Everett Reed
Plans Review

BT:cmh

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING OF Jan. 27, 1970

Petitioner: American Motor Inns, Inc.
Location: N/E corner of Cromwell Bridge Road and Greenegables Ct.
District: 9
Present Zoning: ML
Proposed Zoning: Var. to Sec. 404.2 (b) (3) in ML Zone
No. of Acres: 2.029 Ac.

Comments: NO REVIEW ON EXISTING DEVELOPMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers
Date: January 30, 1970
FROM: Ian J. Forrest
SUBJECT: Item 145 - Zoning Advisory Committee Meeting, January 27, 1970

Health Department Comments:

145. Property Owner: American Motor Inns, Inc.
Location: NE corner of Cromwell Bridge Road and Greenegables Ct.
District: 9th
Present Zoning: ML
Proposed Zoning: Var. to Sec. 404.2 (b) (3) in ML Zone
No. Acres: 2.029 Ac.

Public water and sewer are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of this food service facility, complete plans and specifications must be submitted to the Division of Health, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Swimming Pool Comments: Prior to approval of a public pool on this site, the complete sets of plans and specifications of the pool and bath house must be submitted to the Baltimore County Department of Health for review and approval.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

13P/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning
Attn: Mr. Myers
Commissioner
FROM: Inspector Thomas Kelly
Fire Department
SUBJECT: Property Owner American Motor Inns, Inc.

Location: NE corner of Cromwell Bridge Road and Greenegables Court
Item #145 Zoning Agenda Jan. 27, 1970

Owner shall be required to comply with the 101 Life Safety Code, Chapter 8 & 10, "Place of Assembly & Recreational Occupancies", and all other Fire Department requirements when construction plans are submitted for approval.

Inspector T. E. Kelly

cc: Jay Hanna

BUREAU OF ENGINEERING

Zoning Plat - Comments

145. Property Owner: American Motor Inns, Inc.
(1969-1970)
Location: N/E corner of Cromwell Bridge Road and Greenegables Court

District: 9th
Present Zoning: ML
Proposed Zoning: Var. to Sec. 404.2 (b) (3) in ML Zone
No. Acres: 2.029 Ac.

Highways:

Cromwell Bridge Road and Greenegables Court, existing roads, are improved adjacent to this site. No further highway improvements are required in connection with the subject site.

Baltimore Highway (I 695) is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 20 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb return, shall be located a minimum of 70 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the submitted plans; however, in accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the deeding in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

145. Property Owner: American Motor Inns, Inc.
(1969-1970)
Page 2

Storm Drains: (Cont'd)

The Applicant 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 Applicant.

Baltimore Highway (I 695) is a State Road. Therefore, drainage requirements as they affect the road, come under the jurisdiction of the Maryland State Roads Commission.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Notes:

NWN Key Sheet
38 NE 9 Position Sheet
NE 10C Topo
70' Box

AUG 24 1970

INTER-OFFICE CORRESPONDENCE

Date March 4, 1970

100-470 AM

Time _____

☐ Day
☐ Night
☐ Other

DOJ DEPARTMENT

(by) _____

Services such as will be provided by this facility are needed in this section of the County. Since the location of the motel and the development of the surrounding area are compatible, we recommend that this petition be given favorable consideration.

George C. Hall
GEORGE C. HALL

TOWSON, MD. February 12, 1970

THE JEFFERSONIAN

Cost of Advertisement 8

Manager

[illegible]

PETITION FOR
A VARIANCE
9th DISTRICT

[illegible]

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 February 18, 1977

THIS IS TO CERTIFY, that the above advertisement of
Edward J. Burdette
Zoning Commissioner of Baltimore County
was inserted in THE TORSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one ~~successive~~
week before - 18th day of Feb., 1970 that is to say, the same
was inserted in the issue of January 13, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

2 Signs.

District 9th

Posted for Hearings, March 5, 1970 Date of Posting Feb. 11, 1970

Petitioner American Water Taps Inc.

Location of Property W. J. Cromwell Bridge Road and Hanesbury Court

Location of Signs: (2) 1. Located Facing Baltimore ~~Exit~~ Exit Interway Sign 2. Located Facing Cromwell
Bridge Road.

Remarks: _____

Posted by Merl H. Bess Signature _____ Date of return Feb. 17, 1970

TELEPHONE
823-5000
EXT. 287

No. 69317

DATE **March 3, 1970**

To: Messrs. Weinstein, Asch, Greenberg & Kaufman
1215 Maryland National Bank Building
Baltimore, Md. 21202

Zoning Dept. of Baltimore County

57.5 CASH 7/14/64 3 4	DEPOSIT TO ACCOUNT NO. 81-632 OMAN CITY Advertising and posting of property for American Motor Inns, Inc. 88-148-A	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG F" REPERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST \$3.50	TOTAL AMOUNT \$37.50
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
873 3007
EXT. 387

No. 69277

DATE Feb. 9, 1970

TO: Messrs. Heinicke, Arch, Grauberg & Kaufman
1215 Maryland National Bank Building
Baltimore, Md. 21202

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	RETURN THIS ACTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS INVOICE UP-4 YOUR RECORDS	
61-622 Petition for Variance for American Motors Inc. 970-100-A		\$25.00
4 25.00 C 25.00 C		15.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, BALTIMORE, MARYLAND

Joseph S. Kaufman, Esquire
10 Light Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

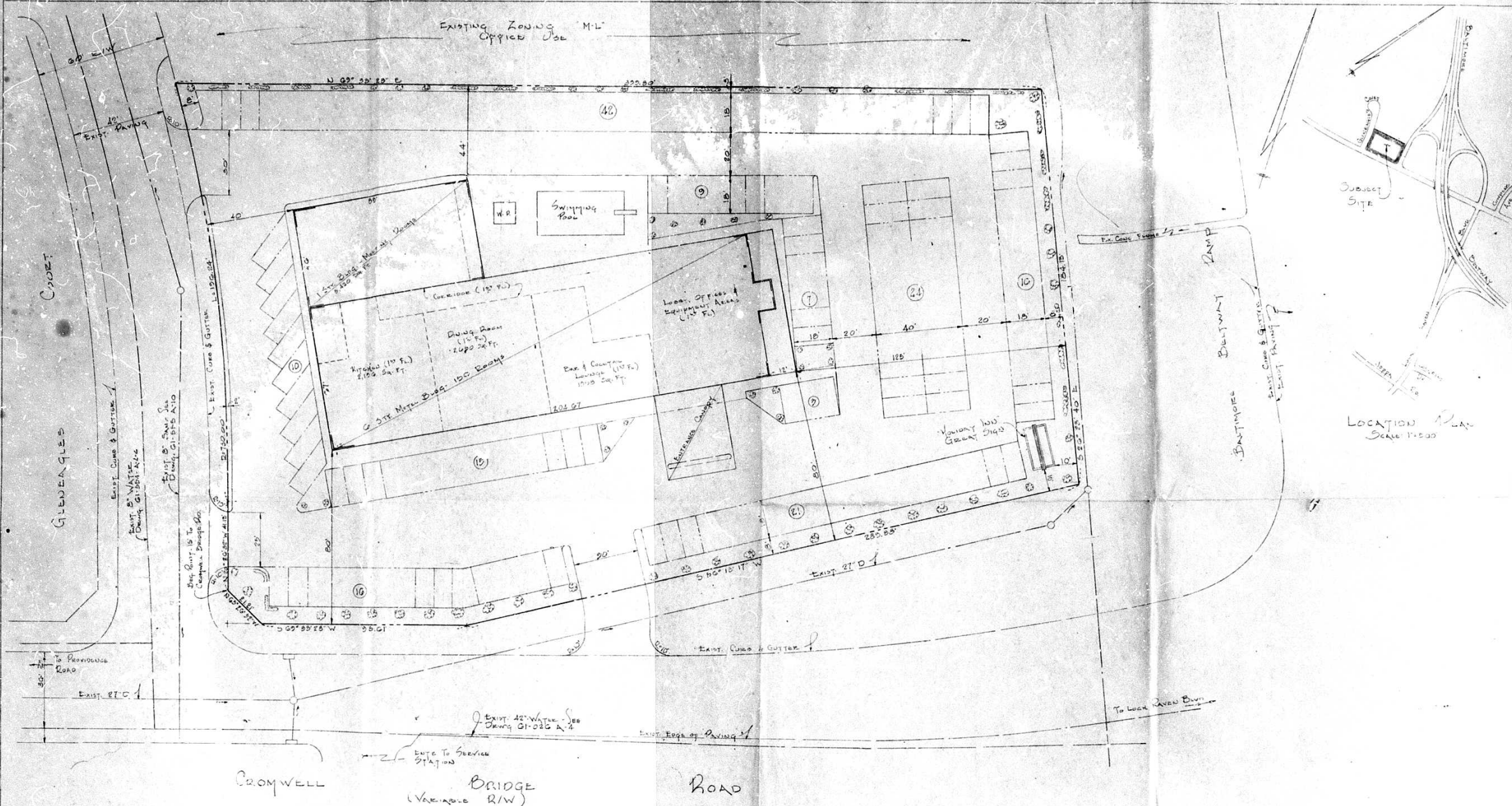
day of January 1970

Petitioner American Motor Inns, Inc.
Petitioner's Attorney Joseph S. Kaufman

Reviewed by

Chairman of
Advisory Committee

EXISTING ZONING
Office Use M-1



LOCATION PLAN
Scale 1"=50'

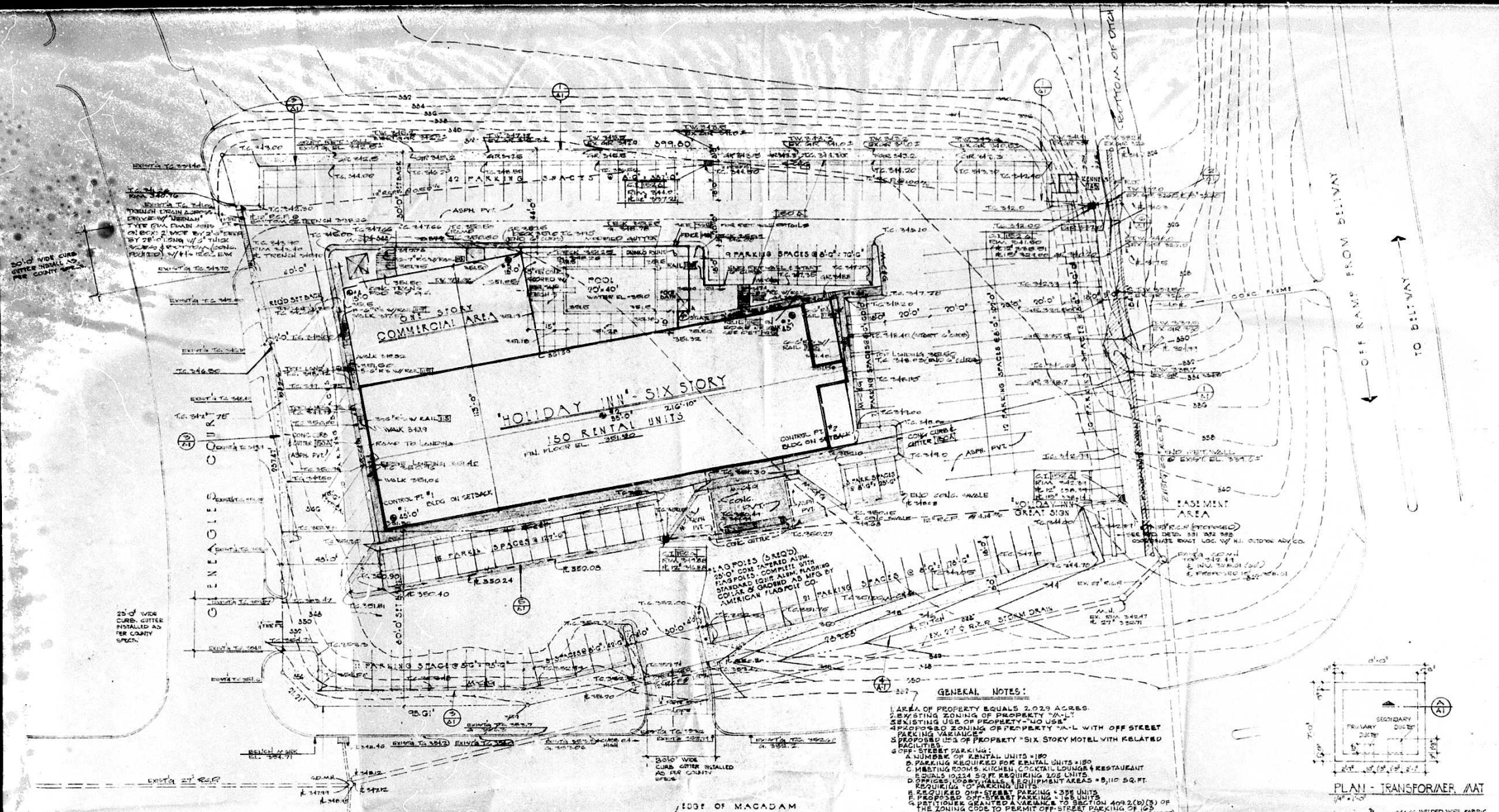
CROMWELL BRIDGE ROAD
(Variable R/W)

- GENERAL NOTES**
1. Area of Property is 2000 Acres.
 2. Existing Zoning of Property "M-1"
 3. Existing Use of Property "No Use"
 4. Proposed Zoning of Property "M-1" With Offstreet Parking Variance
 5. Proposed Use of Property "In Street Market With Related Facilities"
 6. Offstreet Parking:
 - A. Number of Rental Units = 150
 - B. Parking Required for Rental Units = 150
 - C. Meeting Room, Kitchen, Cocktail Lounge & Restaurant Equals 10,224 Sq. Ft. Requiring 205 Units
 - D. Offices, Lobby, Hall & Equipment Areas = 8,110 Sq. Ft. Requiring "0" Parking Units
 - E. Required Offstreet Parking = 355 Units

PLAN TO ACCOMPANY PETITION
FOR
OFFSTREET PARKING VARIANCE
FOR
AMERICAN MOTOR LODGE, INC.
AT
CROMWELL BRIDGE RD. & GLENAELES ST.
Baltimore, Md.
Scale: 1"=20'
Dec 10, 1968



MATZ, CHILDS & ASSOCIATES
1000 CHOMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
S.D. NO. 1. DRAWN BY: 1. REVISION: 1. CHECKED BY: 1.
DATE: 11/1/68



NOTE:
EXISTING SITE INFORMATION SHOWN
TAKEN FROM SURVEY PREPARED BY:
MITZ, CHILDS, & ASSOC.
1020 CROMWELL BRIDGE RD
TOWSON, MD. 21204

CROMWELL BRIDGE ROAD

PLOT PLAN

SCALE: 1" = 20'-0"
150 RENTAL UNITS
163 PARKING BAYS

GENERAL NOTES:
1. AREA OF PROPERTY EQUALS 2.029 ACRES.
2. EXISTING ZONING OF PROPERTY "A-1".
3. EXISTING USE OF PROPERTY "NO USE".
4. PROPOSED ZONING OF PROPERTY "A-1" WITH OFF STREET
PARKING VARIANCES.
5. PROPOSED USES OF PROPERTY "SIX STORY MOTEL WITH RELATED
FACILITIES".
6. OFF STREET PARKING:
A. NUMBER OF RENTAL UNITS 150
B. PARKING REQUIRED FOR RENTAL UNITS 150
C. VESTIBULE ROOMS, KITCHEN, COFFEE LOUNGE, RESTAURANT
EQUALS 10,224 SQ. FT. REQUIRING 205 UNITS
D. OFFICE, STORAGE, MECHANICAL AREAS 5,110 SQ. FT.
E. REQUIRING 103 PARKING UNITS
F. PROPOSED OFF STREET PARKING 155 UNITS
G. TOTAL PARKING 360 UNITS (155 UNITS + 205 UNITS)
H. THE ZONING CODE TO PERMIT OFF STREET PARKING OF 360
UNITS INSTEAD OF THE REQUIRED 255 UNITS (155 UNITS + 100
UNITS) TO 1-6A, MARCH 6, 1970

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 3/11/70
BY: [Signature]

GRADING NOTES

1. CONTOURS SHOWN - ARE EXISTING
CONTOURS SHOWN - ARE PROPOSED
2. 1/4" = 10' VERT. SCALE FOR RETAINING
WALL OVERLAP. NOT TO SCALE. SMALL GLOVE
FROM - CURBLINE TO TOP OF WALL 10'-0"
1/4" = 10' VERT. SCALE. PROVIDE RAILING ON TOP
OF RET. WALL
3. 1/4" = 10' VERT. SCALE. PROVIDE RAILING ON TOP
OF RET. WALL
4. 1/4" = 10' VERT. SCALE. PROVIDE RAILING ON TOP
OF RET. WALL
5. 1/4" = 10' VERT. SCALE. PROVIDE RAILING ON TOP
OF RET. WALL

SECTION A - THRU TRANSFORMER / MAT

- NOTES:**
1. MAT SHALL BE REINFORCED CONG. HAVING 3 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 2. CONG. SHALL BE CURED FOR 7 DAYS BEFORE TRANSFORMER CAN BE PLACED ON THE MAT.
 3. CONG. TO BE COMPACTED UNDER MAT TO WITHSTAND SOLE PRESSURE OF 2000 PSI.
 4. ALL DITCHES SHALL EXTEND 1' ABOVE TOP OF MAT.
 5. THE MAT SHALL BE 1/4" DEEP & 10'-0" WIDE.
 6. ALL DITCHES UNDER MAT SHALL BE INSTALLED BEFORE CONG. IS POURED.
 7. TRANSFORMER 500 KVA 1/2" ABOVE ROAD OR RETENTION AREA AS PER SPEC. 14.1.4.4.
 8. NOTIFY BALTIMORE CABLE CO. 24 HRS. BEFORE POURING CONG. MAT CALL 550-8500 EXT. 149.
 9. 200V OR 480V ALUMINUM PRIMARY CABLE IS INSTALLED & BURNED CONNECTION FROM GR. ROAD UP
THRU CABLE DITCH ON BURIED CABLE INSTALLATION. WHERE PRIMARY IS SUPPLIED BY CHDIT, A
FIELD FIRE ALARM SHALL BE PROVIDED FOR THE GR. AND CONNECTION AT THE DIRECTION OF FIELD ENG.
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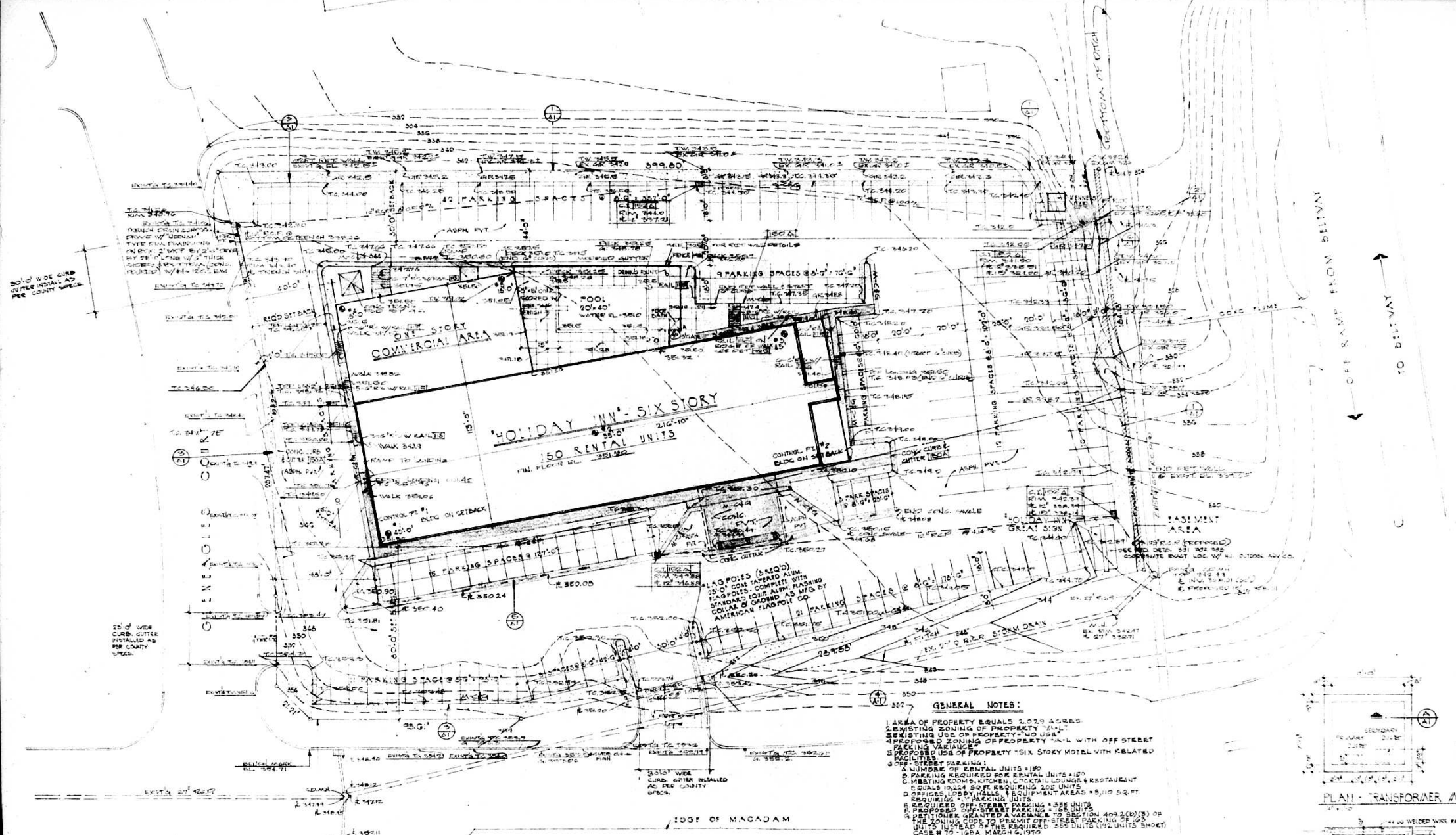
Holiday Inn

BALTIMORE, MARYLAND - CROMWELL BRIDGE ROAD

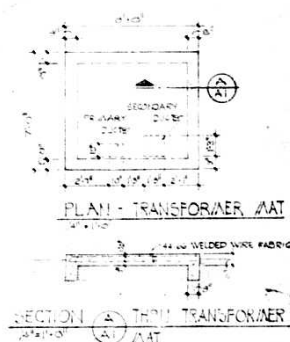


william w. bond, jr. & associates
architects
memphis, Tennessee
engineers
tennessee
UNITED STATES OF AMERICA

COMM. NO.
15112
DATE
SHEET NO.
A-1



- GENERAL NOTES:**
1. AREA OF PROPERTY EQUALS 2.029 ACRES.
 2. EXISTING ZONING OF PROPERTY "A-1".
 3. EXISTING USE OF PROPERTY "NO USE".
 4. PROPOSED ZONING OF PROPERTY "A-1" WITH OFF STREET PARKING VARIANCE.
 5. PROPOSED USE OF PROPERTY "SIX STORY MOTEL WITH RELATED FACILITIES".
 6. OFF STREET PARKING:
 - A. NUMBER OF RENTAL UNITS 150.
 - B. PARKING REQUIRED FOR RENTAL UNITS 150.
 - C. MEETING ROOMS, KITCHEN, COCKTAIL LOUNGE, RESTAURANT.
 - D. DUES ROOM, 200 REQUIRED FOR 200 UNITS.
 - E. DORMICES, LOBBY, HALLS, EQUIPMENT AREAS 8,500 SQ FT.
 - F. REQUIREMENTS FOR PARKING UNITS.
 7. PROPOSED OFF STREET PARKING 150 UNITS.
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NOTE:
EXISTING SITE INFORMATION SHOWN
TAKEN FROM SURVEY PREPARED BY:
M.H. CHILDS & ASSOC.
1000 CROMWELL BRIDGE RD
TOWSON, MD. 21204

LOT PLAN
SCALE: 1" = 20'-0"
150 RENTAL UNITS
163 PARKING BAYS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 10/1/70
BY: [Signature]

- GRADING NOTES:**
1. EXISTING GRADE SHOWN BY DASHED LINE.
 2. PROPOSED GRADE SHOWN BY SOLID LINE.
 3. EXISTING ELEVATIONS SHOWN BY CIRCLES.
 4. PROPOSED ELEVATIONS SHOWN BY SQUARES.
 5. EXISTING SLOPES SHOWN BY DASHED LINE.
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Holiday Inn®

ALTIMORE, MARYLAND - CROMWELL BRIDGE ROAD



william w. bond, jr. & associates
architects *William W. Bond, Jr.* engineers
memphis, Tennessee
UNITED STATES OF AMERICA

COMM. NO.
15112
DATE
SHEET NO.
A-1