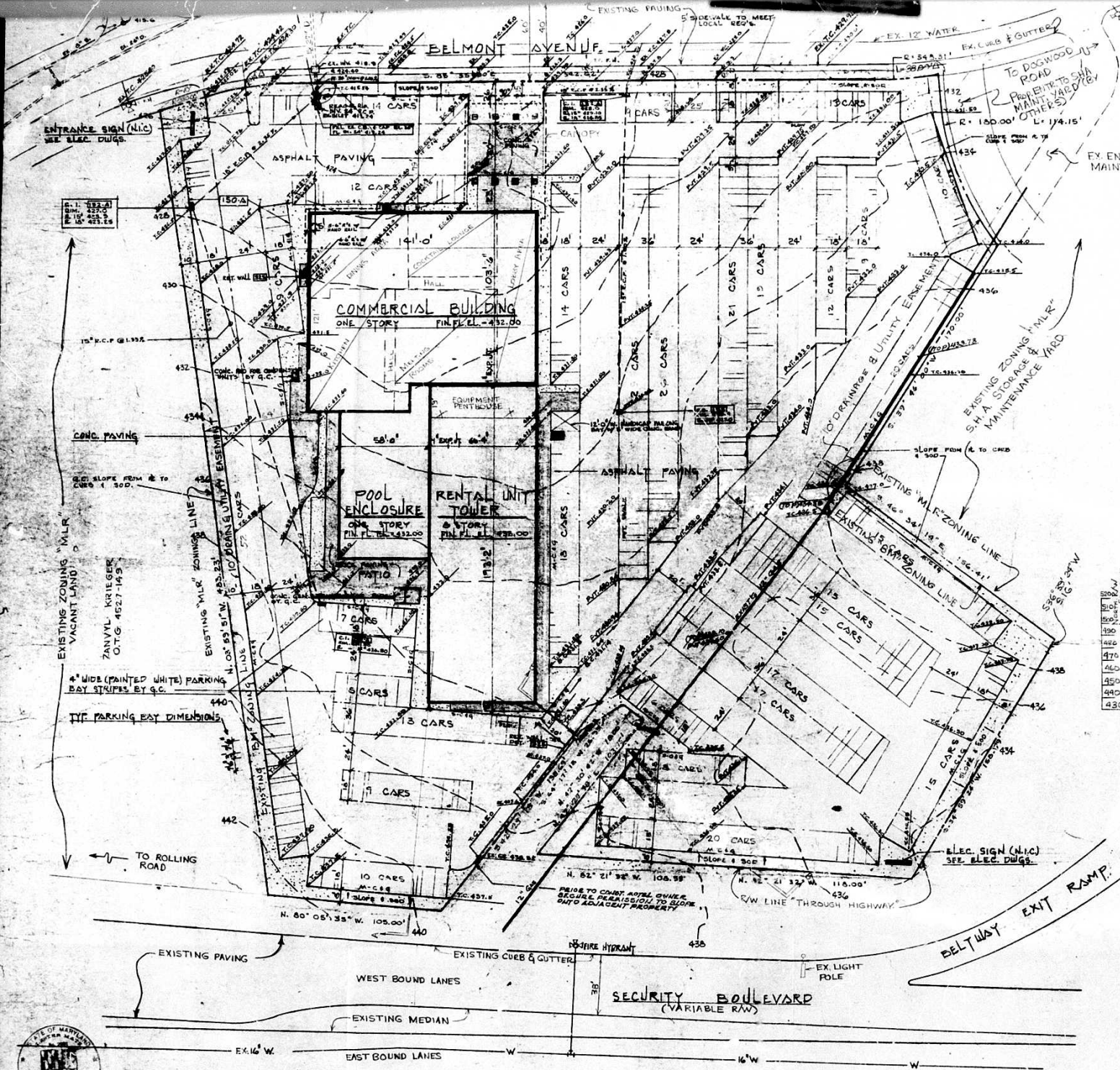
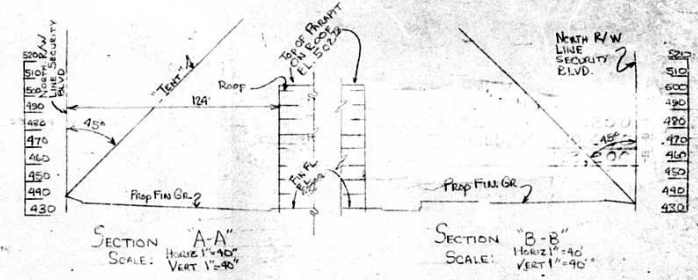




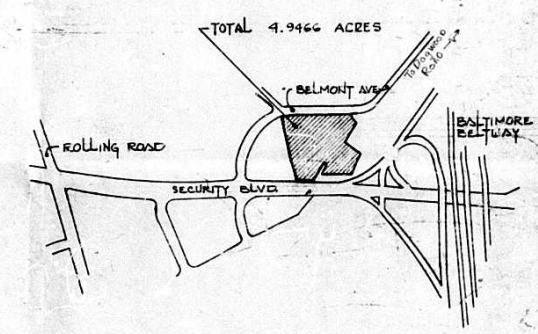
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY 8/20/73
DATE 73-222-R

GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 4.9466 ACRES
2. EXISTING ZONING OF TRACT "B-M"
3. EXISTING USE OF TRACT "VACANT LAND"
4. PROPOSED USE OF TRACT "8 STY. RAMADA INN"
5. OFF-STREET PARKING DATA
 - A. TOTAL NUMBER OF ROOMS = 225 REQUIRING 225 SPACES (1/2 RM)
 - B. AREA OF COCKTAIL LOUNGE, DINING ROOM & KITCHEN = 8,192 SQ. FT. REQUIRING 164 SPACES (1/30 SQ. FT.)
 - C. AREA OF MEETING ROOMS EQUALS 3,030 SQ. FT., SEATING 400 PERSONS & REQUIRES 67 SPACES (1/6 SEATS)
 - D. TOTAL PARKING REQUIRED = 456 SPACES
 - E. TOTAL PARKING PROPOSED = 459 SPACES
6. ORIGINAL ROADBED OF BELMONT AVENUE HAS BEEN CLOSED AS A "PUBLIC R/W"
7. Δ INDICATES LOCATION OF PROPOSED LIGHT POLES



Note: No food or beverages served in meeting rooms.



SURVEY NOTE

INFORMATION SHOWN ON THIS PLOT PLAN
BASED ON SURVEY OF MATZ, CHILDS & ASSOC.
REQ. # 2391 DTD: 1-17-73

PLOT PLAN
SCALE: 1"=30'-0"
225 RENTAL UNITS
452 PARKING SPACES

COMMERCIAL BUILDING = 17,400 SQ. FT.
POOL ENCLOSURE = 5,200 SQ. FT.
RENTAL UNIT BUILDING = 100,600 SQ. FT.
TOTAL = 123,200 SQ. FT.

RAMADA INN
BALTIMORE, MARYLAND

WILLIAM W. BOND, JR. & ASSOCIATES architects engineers MEMPHIS, TENNESSEE UNITED STATES OF AMERICA	COMM. NO. 15144 DATE 5-17-73 SHEET NO. A-1

MATZ, CHILDS & ASSOCIATES
2020 CROMWELL BLVD
BALTIMORE, MARYLAND 21201
1"=30'-0" DRAWN BY: CHECKED BY:

DRAWN	DESCRIPTION	CHECK
W.B.C. 7-23-73	REV. FIN. GR. & FIN. PL. ELEV.	

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Zanvyl Krieger, 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 Manufacturing Light zone to an Business, Roadside zone, for the following reasons:

See attached memorandum

See attached description

Property is to be posted and advertised as prescribed 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.

Contract purchaser: Zanvyl Krieger Local Owner
Address: 10 Light Street
Baltimore, Maryland 21202
James A. Pine, President's Attorney
1700 One Charles Center
Baltimore, Md. 21201

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of October, 1972, 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 21st day of March, 1973, at 1:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)



October 12, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Reclassification
October 1972
Property Owner: Zanvyl Krieger
Location: N/S Security Blvd.,
W. of Baltimore County Beltway
Present Zoning: M.L.R.
Proposed Zoning: Reclass from M.L.R.
to B.R.
Districts: 1
No. Acres: 4.9456 acres

Dear Mr. DiNenna:

The subject plan indicates that the proposed development should have no more adverse effects on the Baltimore Beltway than those that would be caused by development based on existing zoning.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CL:JEM:bk

RE: PETITION FOR RECLASSIFICATION
S/S of Belmont Avenue, 603' NE
of Security Boulevard - 1st District
Zanvyl Krieger - Petitioner
NO. 73-222-R (Item No. 33)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a Manufacturing, Light Restricted (M.L.R.) Zone to a Business, Roadside (B.R.) Zone. The property in question contains 4.9 acres and is located on the south side of Belmont Avenue, 603 feet northeast of Security Boulevard, in the First Election District of Baltimore County.

At the outset of the hearing, the Petitioner's attorney called attention to two letters to the Zoning Commissioner dated February 8, 1973, and January 24, 1973, in which he requested that the zoning request be downgraded from Business, Roadside to Business, Major to comply with Planning Board recommendations. The request was granted and the Petition is so amended.

Testimony was offered on behalf of the Petitioner by the following expert witnesses, Richard L. Smith, civil engineering associate with the firm of Matz Childs and Associates, Inc.; Martin H. DeHann, president of the company that plans to construct a 225 unit Ramada Inn on the subject property; David Mongan, traffic engineer with the civil engineering firm of Matz Childs and Associates, Inc. Also testifying on behalf of the Social Security Administration was Roland Blavatt, National Housing Officer. No Protestants appeared at the hearing.

Testimony indicated that the Petitioner planned to develop the vacant 4.9 acre tract with an eight story motor hotel with 225 rooms, requiring 225 parking spaces. The hotel would include a cocktail lounge, dining room, meeting room capable of seating 378 persons, a lobby, and office. The site will be served by two access points from Belmont Avenue, no access will be

provided from Security Boulevard. All Zoning Advisory Committee comments pertaining to site design and improvements have been complied with and are so indicated on revised site plans dated January 17, 1973. Said plan was accepted into evidence as Petitioner's Exhibit No. 1.

Testimony from the National Housing Officer for the Social Security Administration was to the effect that the Social Security Complex, located on the south side of Security Boulevard east of the subject site, contained 800,000 square feet and housed approximately 13,000 employees. An additional complex that will include 600,000 square feet, is proposed to be located in Baltimore City in the near future. Mr. Blavatt indicated that the administration conducted several training programs on a continual basis for employees from all over the United States. He estimated that more than a few thousand people attended these programs over a period of a year. As Housing Officer with the responsibility for providing rooms for these out of town guests, Mr. Blavatt stated that a shortage of rooms existed in the area and it was not unusual to send guests to other areas which was not only inconvenient but required additional costs in the form of paid mileage.

Mr. Leonard Gerber, President of Maryland Properties who is developing a 280 acre industrial park within close proximity of the subject site, also testified that the proposed motor hotel would be an asset to his industrial park and would satisfy a need that is not being met by the existing motels in the area.

Mr. DeHann, who has been in the commercial real estate business for past ten years, indicated that in his opinion the highest and best use of the subject property would be for an inn. This opinion has been verified by a private consulting firm who was hired for the purpose of determining if the property was suited for this use. Area motels were described as operating at or near capacity during the week with a slight increase in vacancies on weekends. If granted, construction is expected to start within ninety days. Upon

completion, the motel will employ approximately 120 employees.

Mr. Mongan, who prepared a traffic study over a ten day period, indicated that the Social Security Administration was the major traffic generator in the area and that tie-ups that were occurring on the Beltway's southbound exit to Security Boulevard east of the subject site, had been partially remedied by the installation of a traffic signal at that location during the past week. Traffic generated by the motel was not expected to occur during the peak traffic hours for the Social Security Complex or the large shopping center located west of the site on the north side of Security Boulevard.

The recommendations of the Planning Board are in favor of a Reclassification to a Business, Major. However, their recommendations were negative insofar as the Business, Roadside Reclassification was concerned, mainly because of the entire spectrum of use potentials permitted by the B.R. Zone, i.e., building materials, storage and sales yards, tire retreading and recapping plants, used car lots, etc. These uses were considered totally unacceptable at this location.

In view of the above testimony and after making an on site field inspection of the area, the Deputy Zoning Commissioner is of the opinion that the Petitioner has met his burden of proof. The area is in need of additional hotel accommodations, and the site is well suited and located for such a complex. The map did not provide for such facilities and should be corrected in order that this need can be met.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30 day of March, 1973, that the herein described property or area should be and the same is hereby Reclassified from a M.L.R. Zone to a B.M. Zone, subject to approval of a complete functional site plan by the State Highway Administration, Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

James S. Kelly
Deputy Zoning Commissioner of
Baltimore County

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RE-CLASSIFICATION

The memorandum is being filed together with the accompanying data, in support of the petition of Zanvyl Krieger, the record owner of a tract of land consisting of 4.9 acres in the vicinity of Security Boulevard and the Beltway, as shown on the attached plats.

The land use as shown on the existing map is M.L.R. This M.L.R. strip along the now extended Security Boulevard is sandwiched between a BR-IM zone on the east and a BL-CNS zone on the west. More importantly, the large tract to the immediate south of the subject parcel across Security Boulevard is under active development as a major shopping center. The shopping center, Security Square, will be one of the largest in Maryland and will contain almost 1,000,000 square feet of retail shopping space. One of the major department stores, Hochschild-Kohn & Co., is scheduled to open its store in October, 1973, and Sears, Roebuck & Co. is to open in the spring of 1973.

It is the contention of the petitioner that in the adoption of the current zoning map, in which there was no change made from the M.L.R. zoning which had existed for a number of years for this area, a mistake was made. No consideration was taken of the fact that the entire area to the south of the subject parcel was being developed, not for the manufacturing uses for which the M.L.R. and M.L. zones are primarily intended, but rather as a shopping and business oriented area, nor was any consideration given to the other business type uses which are in existence in the immediate vicinity of the subject parcel, i.e. the BR-IM zone immediately to the east and the BL-CNS zone just to the west of Rolling Road. The petitioner contends that this constitutes a mistake in the classification on the most recently adopted map.

The subject parcel is located on a major roadway, Security Boulevard, which has now been extended six lanes wide from its former terminus at Belmont Road to connect with Rolling Road to the west of the subject parcel. It is the desire of the petitioner to develop the subject parcel for business purposes, such as a motor hotel, which are not compatible with M.L.R. zoning.

Respectfully submitted,

James A. Pine
James A. Pine

Joseph M. Roulhac
Joseph M. Roulhac
Attorneys for Petitioner

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
822-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. David M. Roulhac, Acting
Zoning Advisory Committee

Re: Property Owner: Zanvyl Krieger

Location: N/S Security Boulevard, W of Baltimore Beltway

Item No. 33 Zoning Agenda IV ZONING CYCLE
October 1972 - April 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead-end condition shown at the intersection of Security Boulevard and the subject property EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John A. Kelly Noted and
Planning Group Approved:
Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/25/72



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301/823-0900

Lester Matz
John C. Childs
Associates
Ronald W. Broyles
George W. Blosky
Robert W. Claborn
Edmund F. Hall
Norman F. Hartmann
Paul Lee
Fred P. Morrison
Wilson P. Outen
Paul S. Simon

DESCRIPTION

4.946 ACRE PARCEL

NORTH SIDE OF SECURITY BOULEVARD

WEST OF BALTIMORE COUNTY BELTWAY

SITE OF "RAMADA INN"

FIRST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for "BR" Zoning

Beginning for the same at a point on the south side of Belmont Avenue, 60 feet wide, as shown on Baltimore County, Bureau of Land Acquisition Plat 70-119-10, said point being distant 603 feet, more or less, as measured northeasterly along the east, southeast and south sides of said Belmont Avenue, from the north side of Security Boulevard as shown on Baltimore County, Bureau of Land Acquisition Plat 70-119-3, running thence binding on the south side of Belmont Avenue, as relocated, three courses: (1) easterly, by a curve to the right with the radius of 330.00 feet, the distance of 96.00 feet, the chord of said arc being N 86° 04' 58" E 95.66 feet, (2) S 85° 35' 00" E 343.62 feet, and (3) northeasterly, by a curve to the left with the radius of 348.31 feet, the distance of 38.00 feet, the chord of said arc being S 88° 42' 32" E 37.98 feet to the end of the second line of the 0.1116 acre parcel recorded or intended Water Supply & Sewerage & Drainage & Highways & Structures & Development & Planning & Reports.



MATZ, CHILDS & ASSOCIATES, INC.

2.

to be recorded among said Land Records, thence binding reversely on said second line and continuing to bind on the second line of the 0.0991 acre parcel recorded or intended to be recorded among said Land Records, (4) southeasterly, by a curve to the left with a radius of 180.00 feet, the distance of 114.15 feet, the chord of said arc being S 19° 04' 44" E 112.24 feet, thence binding on the third line of said 0.0991 acre parcel, (5) S 39° 46' 00" W 170.00 feet to a point on said N 46° 39' 51" W 1439.95 foot line of the land described in the deed from John Grason Turnbull and others, Executors and Trustees, to Zanvyl Krieger, dated October 19, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3770, page 32, thence binding reversely on a part of said last mentioned line, (6) S 46° 34' 14" E 156.41 feet to a point on the northwesterly Right of Way Line of the Baltimore Beltway, as shown on State Roads Commissioner of Maryland Plat No. 28381, thence binding on the Right of Way Line of Baltimore Beltway and Security Boulevard, as shown on said plat three courses: (7) S 36° 39' 24" W 9.16 feet, (8) S 34° 59' 24" W 158.79 feet, and (9) N 82° 21' 32" W 118.00 feet to the beginning of the 0.0960 acre parcel of land as recorded or intended to be recorded among said Land Records, thence binding reversely on the fifth and fourth lines of said 0.0960 acre parcel, two courses: (10) N 82° 21' 32" W 108.59 feet, and (11) N 42° 23' 18" E 103.15 feet to a point on the northerly right of way line of Security Boulevard, as shown on said Plat No. 28381, thence binding on said northerly Right of Way Line three courses: (12) N 47° 30' 42" W 15.00 feet, (13) S 64° 17' 18" W 26.93 feet, and (14) S 12° 29' 18" W 138.69 feet to a point on the north side of said Security Boulevard, thence binding on said north



MATZ, CHILDS & ASSOCIATES, INC.

3.

side of Security Boulevard, (15) N 80° 05' 35" W 105.00 feet, thence (16) N 03° 59' 51" W 483.23 feet to the place of beginning.

Containing 4.9466 acres of land.

RWB:mp

J.O. #72074

September 27, 1972



SMITH, SOMERVILLE & CASE
ATTORNEYS AT LAW
17TH FLOOR
ONE CHARLES CENTER
BALTIMORE, MARYLAND 21201

TELEPHONE
727-0000
AREA CODE 301
CABLE ADDRESS "CLARKMAN"
TOWSON OFFICE
805 BALTIMORE AVENUE
TOWSON, MARYLAND 21204

January 24, 1973

WED DELIVER

Mr. S. Eric Dinenna
Zoning Commissioners
of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Reclassification Petition, Item 33
Zanvyl Krieger, Petitioner

Dear Mr. Dinenna:

The above Reclassification Petition was accepted by your office on October 13, 1972, seeking a change for the subject property from the zoning classification of MRA to BR so as to permit construction of a multi-story motor hotel containing some 225 rooms.

Prior to the filing of the Petition we met with Mr. Dyer and he recommended applying for BR zoning for this type of use. However, after consideration of a number of factors, our client has instructed us to amend the Petition to seek the Business Major classification instead of the Business Roadside classification. Our client feels that this type of zoning would be more compatible to the development of plans for construction of the proposed motor hotel. This, of course, in no way changes the contentions of the petitioner that this property should be a shopping and business oriented area as opposed to the current zoning as MRA.

SMITH, SOMERVILLE & CASE

Mr. S. Eric Dinenna
January 24, 1973
Page 2

We would therefore respectfully request you mark your records accordingly so that this slight change in the Request for reclassification will be before you upon receipt of the report of the Planning Commission.

Thank you for your attention to this matter.

Very truly yours,

Joseph M. Roulhac

JMR/slr

cc: Mr. Richard Smith
Senator James A. Pine
Mr. James E. Dyer

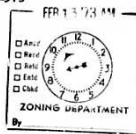
Joseph M. Roulhac
Attorney for Zanvyl Krieger,
Petitioner

Ben

SMITH, SOMERVILLE & CASE
ATTORNEYS AT LAW
17TH FLOOR
ONE CHARLES CENTER
BALTIMORE, MARYLAND 21201

TELEPHONE
727-0000
AREA CODE 301
CABLE ADDRESS "CLARKMAN"
TOWSON OFFICE
805 BALTIMORE AVENUE
TOWSON, MARYLAND 21204

February 8, 1973



Mr. S. Eric Dinenna
Zoning Commissioners of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Reclassification Petition, Item
33, Zanvyl Krieger, Petitioner

Dear Mr. Dinenna:

Further to our letter of January 24, 1973, concerning the above-captioned Petition, we have now had the opportunity to review, in full, the Planning Board's recommendation to you which is contained in their report of January 25, 1973.

Since the Board's recommendation, i.e., that BM Zoning should be granted as opposed to BR, coincides with our client's wish as expressed in our letter of January 24, 1973, we again request that consideration be given to a change in our Petition so that the zoning to be sought on this item will be BM as opposed to BR. We understand that the construction of a multi-story motor hotel is a permitted use in the BM Zone and since it is our client's desire to develop this parcel by the construction of a motor hotel we support the Planning Board's recommendation for BM Zoning. In addition, at the hearing we intend to make formal motion to amend our Petition so as to seek BM as opposed to BR.

Thank you for your attention to this matter.

Sincerely,

Joseph M. Roulhac

JMR/slr

cc: Mr. Richard Smith
Senator James A. Pine
Mr. James E. Dyer

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1972

Joseph M. Roulhac, Esq.,
1700 One Charles Center
Baltimore, Maryland 21201

JOHN J. DILLON, JR.,
Chairman

RE: Reclassification Petition
Item 33
Zanvyl Krieger - Petitioner

Dear Mr. Roulhac:

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 located on the north side of Security Blvd., and the south side of Belmont Avenue relocated just west of the exit of the Baltimore Beltway, in the First District of Baltimore County. This irregular shaped lot is unimproved MRA zoned property and is requesting a Reclassification to Business Roadside. The proposed use of the property will be for a motel containing 225 units and a one story commercial building containing 15,520 feet. Access as proposed will be from two entrances of Belmont Avenue. The property on the north side of Belmont Avenue is vacant MRA property, as it is to the immediate west of the subject site. The property immediately to the east is used by the Maryland State Highway Administration as a maintenance yard. There is one residence which is located at the intersection of Grove Avenue and Belmont Avenue in the northwestern corner of this property. On the south side of Security Blvd. is the new Security Shopping Center.

After a field inspection of the subject property and a review of the submitted site plan, the Committee has found several factors that will require a revised site plan to be submitted as directed below.

These revised plans shall first indicate the location of property that is owned by the petitioner in this vicinity. The plat shall also be required to indicate the existing entrances for

Joseph M. Roulhac, Esq.
Item 33
Page 2
November 17, 1972

the State Highway Administration's access road to their maintenance yard as it now exists in the field. Also, the westernmost entrance from Belmont Avenue shall be relocated at least 50 feet east of Grove Avenue.

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1973 will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

"Buildings for the accommodation of transient guests, chiefly motorists, containing guest rooms for rent, each of which has a separate outside entrance."

Zoning File

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5774

DATE May 6, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION

WHITE - CASHER FIRM - AGENCY YELLOW - CUSTOMER

NCA
Consulting Engineers
1200 Crosswell Bridge Rd.
Baltimore, Md. 21204
Petition for Reclassification for Jerry Kolesar

PETITION MAPPING PROGRAM SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to g-line										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JBH</u>					Revised Plans: Change in outline or description <u>Yes</u> _____ No _____					
Previous case: _____					Map # _____					

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

District 135 Date of Posting MARCH 7 1973
 Paired for: JEANNE SHERIDAN
 Petitioner: ZAMIRY KRUEGER
 Location of property: 515 OF BEDFORD AVE 60 FT. N.E. OF SECURITY BLVD
 Location of Sign: Q. N.E. OF SECURITY BLVD. E. OF DALLAS RD.
Q. S.E. OF BEDFORD AVE. N. OF SECURITY BLVD.
 Remarks:
 Posted by JOHN E. AND Date of return: MARCH 15 1973

35 AMERICAN JUNIPER
19 JAPANESE HOLLY
1 FL. CRABAPPLE
3 KETELEERZ

5 TREE TYPE JUNIPER

12 JAPANESE HOLLY

4 JUNIPER

GROUND COVER

18 JAPANESE HOLLY

2 FLOWERING CRABAPPLE
32 DWARF ANEMIA

3 AMERICAN HOLLY TREE TYPE
GROUND COVER

14 BURGUNDY HOLLY

5 AMERICAN HOLLY TREE TYPE
20 JAPANESE HOLLY

7 AMERICAN JUNIPER

HONEYLOCUST

4 FL. CRAB.

7 FL. CRAB.

30 JAPANESE HOLLY
GROUND COVER OR AZALEA
8 BURGUNDY T.T.

35 AMERICAN JUNIPER
19 JAPANESE HOLLY
1 FLOWERING CRABAPPLE
3 KETELEERZ

3 WINDOW SILL
GROUND COVER
GROUND COVER

ANEMIA (DWARF)
GROUND COVER

12 JAPANESE HOLLY
GROUND COVER
14 JAPANESE HOLLY

HONEYLOCUST

DWARF ANEMIA

6 HONEYLOCUST

6 AMERICAN HOLLY
10 JAPANESE HOLLY

3 HONEYLOCUST

HONEYLOCUST

6 KETELEERZ JUNIPER

7 FLOWERING CRABAPPLE

HONEYLOCUST

1 FLOWERING CRABAPPLE

4 HONEYLOCUST

5 FLOWERING CRABAPPLE

SECURITY BOULEVARD

Ref Ex #3

Ref Ex #3

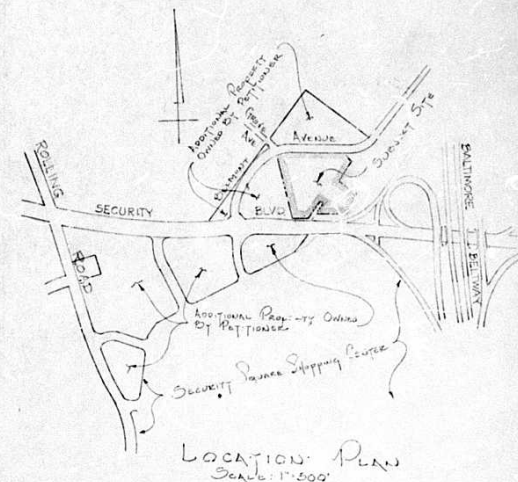
LANDSCAPE PLAN 1" = 20' 0"

RAMONA INN
BALTIMORE MD.

WIND, WIND & ASSOCIATES
LANDSCAPE ARCHITECTS
5926 GARDEN ST.,
DORFALD, VA. 23505

DATE 3/17/73
COMM. NO. 32065
SHEET NO. 1





1. Area of Property equals 4.8466 Acres
2. Existing Zoning of Property is "MLR"
3. Existing Use of Property is "Vacant Land"
4. Proposed Zoning of Property is "C-2"
5. Proposed Use of Property is "8 Story Motor Hotel"
6. Off-Street Parking Data:
A. Number of rooms proposed equals 225 requiring 225 Spaces
B. Area of Cocktail Lounge equals 344 sq ft. Area of
Kitchen equals 2300 sq ft. Area of Dining Room equals
4390 sq ft. Total Area equals 3024 sq ft. Requiring 161 Spaces
C. Area of Meeting Rooms equals 3350 sq ft. Requiring 370
Persons & Requires 93 Spaces (1 per 6 seats)
D. Lobby & Office Areas equals 4646 sq ft. & Requires 93 Spaces
E. Total Parking Required equals 443 Spaces
F. Total Parking Proposed equals 463 Spaces

Baltimore County Md.
Sept. 19, 1972
Revised: Jan. 17, 1973

MATZ, CHILDS & ASSOCIATES, INC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204





950

SCALE: 1"=200'

8-11 SE

PETITIONER'S EXHIBIT 4

