

## PETITION OR ZONING RE-CLASSIFICATION 73.212 PC AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALT. JORE COUNTY:

I. CENTRY 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 any herein described property be the tractacted to the Zoning Law of Baltimore County, from an Manufecturing Light. zone to any

Business, Rosdaide \_\_\_\_zone; for the following reasons:

See stached memorandu

RECEIVED

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P. M.

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

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulation I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, coming, etc., upon filing of this petition, and further agree to and are to be bound by the zoning nore County adopted pursuant to the Zoning Law for Ba

2 auge / Lugar Zanyvl Krieger James H. Fine
James A. Pine
607 Baltimore Ave., Toyson, Md. Baltimore, Maryland 21202

Desert M. Koullace

Joseph M. Roulhac 1700 One Charles Center Baltimore, Md. 21201 ORDERED By The Zoning Commi

. 197 .2 that the subject matter of this petition be advertised, as required by Lie Zoning Law of Baltimore County, in two newspapers of general circulation through-out Fallimore County, that property be posted, and that the public hearing be had before the Zonine County, that property be posted, and that the public hearing be had before the Zoning altimore County in Room 106, County Office Building in Towson, \_day of March 198 at 1:00 o'clock

Re: Reclassification October 1972 Property Numer: Zanvyl Krieger Location: N/S Security Blvd. M. of Ball-Wore County Beltway Present Zoning: M.L.B. Present Zoning: Reclass from H.L.R. Of Strict: 1 to S.R.

Charles Lee, Chief Development Engineering Section

hys John E. Meyers Asst. Development Engineer

District: 1 No. Acres: 4.9466 acres

Very truly yours

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RE: PETITION FOR RECLASSIFI CATION S/S of Belmont Avenue, 603' NE of Security Boulevard - 1st District Zanvyl Frieger - Petitioner NO. 73-222-R (Item No. 33)

BEFORE THE DEPUTY ZONING 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 Firs Election District of Baltimore County

At the outset of the hearing, the Petitioner's attorney called attention 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 mendations. The request was granted and the Petition is so Amended

Testimony was offered on behalf of the Petitioner by the following exper-Matz Childs and Associates, Inc.; Martin H. DeHann, president of the com pany 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 Admin istration was Roland Blavait, National Housing Officer. No Protestants

4. 9 acre tract with an eight story motor hotel with 225 rooms, requiring 225 The hotel would include a cocktail lounge dining room

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 Evhibit No. 1.

ony 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, containthat will include 600,000 square feet, is proposed to be located in Baltimore City in the near future. Mr. Blavatt indicated that the admin istration conducted several training programs on a continual basis for em 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 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 dev ing 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

Mr. DeHann, who has been in the commercial , eal estate business for past ten years, indicated that in his opinion the highest and best use of the private consulting firm who was hired for the purpose of determining if the roperty was suited for this use. Area motels were described as operating If granted, construction is expected to start within ninety days. Upor

- 2 -

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completion, the motel will employ approximately 120 employee

Mr. Mongan, who prepared a traffic study over a ten day period, inin the area and that tie-ups that were occurring on the Beltway's southbound exist 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 Traffic generated by the motel was not expected to occur during the peak traffic hours for the Social Security Complex or the large shopping located west of the site on the ... th side of Security Boulevard

fication to a Business, Major. However, their recommendations were negative insofar as the Business, Roadside Reclassification was co recapping plants, used car lots, etc. There uses were considered totally unexceptable at this location

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 odations, 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

Therefore, IT 13 ORDERED by the Deputy Zoning Commissioner of M. L. R. Zone to a B. M. Zone, subject to approval of a complete functiona site plan by the State Highway Administration, Department of Public Works Department of Traffic Engineering and the Office of Planning and Zoning

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MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RE-CLASSIFICATION

randum is being filed together with th nying data, in support of the petition of Zanvyl Krieger, the record owner or a tract of land consisting of 4.9 acres in the vicinity of Security Boulevard and the Beltway, as shown on

The land use as shown on the existing map is MLR. This MLR strip along the now extended Security Boulevard is sandwiched en a BR-IM zone on the east and a BL-CNS zone on the west. 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, 1972, 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 from the MLR 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 MLR and ML 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 EL-CNS zone just to the west of Rolling Road. The petitioner contends that this constitutes a mistake in the classification on the most recently

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 MLR zoning.

Respectfully submitted,

James A. Pine Joseph M. Roulfor Joseph M. Roulfor

Attorneys for Petitioner

Baltimore County Fire De rtment

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Towner Maryland 21204

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

Attention: Mr. notice and process Chairman Zoning Advisory Committee

Re: Property Owner: Zanvyl Drieger

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

Zoming 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 "plicable and required to be corrected or incorporated into the final p\_ina for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Maltimore County Standards as published by the Department of Public Morks.

A second means of vehicle access is required for the site. The vehicle dead-end condition shown at

EXCEDS the maximum allowed by the Fire Department. The site shall be add to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning the Deliance of the Fire Prevention Code prior to occupancy or beginning the building and structures existing or proposed an 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. Site plans are approved as drawn.
The Fire Prevention Bureau has no comments at this time.

Reviewer: Noted and Approved:
Planning Group
Special Inspection Vivision

Deputy Chief Fire Prevention Bureau

mls 4/25/72

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 2120:

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.

DESCRIPTION

4. 9466 ACRE PARCEL

NORTH SIDE OF SECURITY BOULEVARD

WEST OF BALTIMORE COUNTY BELTWAY

SITE OF "RAMADA INN"

FIRST ELECTION DISTRICT

BALTIMORE COUNTY, M/ KYLAND

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 I and 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

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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 sail 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. I. 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 Commission of Maryland Plat No. 28381, theuce 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 0,7960 acre parce!, two courses: (10) N 82° 21' 32" W 108. 59 feet, and (11) N 42° 27' 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) \$ 64° 17' 18" W 26.93 feet. and (14) \$ 12° 29' 18" W 138.69 feet to a point on the north side of said Security Boulevard, thence binding on said north

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-mnl

LO. #72074

September 27, 1972

MM & SOMERVILLE
MICHAEL MI CASE
MICHAEL MI CASE
MINISTER SOUTHING
AUTHOR MI PODETT
MINISTER SOUTHING
MINISTER
M SMITH, SOMERVILLE & CASE DNE CHARLES CENTER BALTIMORE, MARYLAND 21201

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January 24, 1973

MEND DELIVER

Mr. S. Eric Dinenna Zoning Commissioners of Beltimore 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 MLR to BR so as to permit construction of a multi-story motor hotel containing some 225 rooms.

and he recommended applying for BR zoning for this type of use.

However, after consideration of a number of factors, our client has
the consideration of a number of factors, our client has
the construction of a number of factors, our client has
classification instead of the Business Readside 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,
finis, 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 soning as MER.

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

JMR/slr

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.

Joseph M. Roulder

Joseph M. Roulhac Attorney for Zanvyl Krieger, Petitionar Mr. Richard Smith Senator James A. Pine Mr. James E. Dyer

SMITH, SOMERVILLE & CASE ONE CHARLES CENTER BALTIMORE, MARYLAND 2120

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February 8, 1973

FFR 1 3 73 MM -

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

Re: Reclassification Petition, Item 33, Zamvyl 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 Yull, 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 Coning 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 retition so that the consideration be given to a change in our retition so that the consideration be given to a change in our retition proton that the suntil be BM as opposed to BR. We understand that the construction of a since it is our client's desire to develop this construction of a successful successful and the suntil construction of a successful successful and the suntil successful successful and the suntil successful succes

Thank you for your attention to this matter.

Joseph M. Roulhac

IMR/slr

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

ZONEG ADMONISTRATIO

HEALTH DEPARTMENT

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1972

Joseph M. Routhac, Esq., 1700 One Charles Center Baltimore, Maryland 21201 ÇEN J. DILLON, JR Chairman

RE: Reclassification Petition Item 33 Zanvyl Krieger - Petitioner

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 relocited just west of the exit of the Baltimore Beltawy, in the First District of Baltimore County. This irregular shaped lot is unimproved IRR zende property and is requesting a Reclassification to Business Toesdide. The proposed use of the property will be for a motol containing the property and is requesting a Reclassification to Business Toesdide. The proposed use of the property will be from a motol containing the property and the property will be from two entrances of Belmont Avenue. The property of the north side of Belmont Avenue is vecant IRR property, as it is to the first is used by the Haryland State Highmay Administration as a maintenance yard. There is one residence which is located at the interaction of force this property. On the south the north measurement of this property. On the south the

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

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. Routhac, 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 westernost entrance from Belmont Avenue shall be relocated at least 50 feet east of Grove

This petition is accepted for filing on the date of the mellose in the petition is accepted for filing on the date or the mellose domittificate. Moment, all cornections to site alone as recented the other time for the date of the same as recented the first period of the same as recented in this petition not being rechedled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1273 will be forwared to you in the near future.

> John & Willow & Loning Advisory Committee

JJD:JD

Enclosure

Very truly yours,



COUNTY OFFICE BUILDING TOWION MARYLAND 21204

Bureau of Engineering PLLSWORTH N. DIVER, P. Z. CHIE

October 12. 1972

Mr. S. Eric DiNenna Zoning Commissione: County Office Building Towson, Maryland 2120

Be: Item #33 (Cyele Zoning IV Oct. 1972 - April 1973) Property Owner: Zawy, Ericer N/S Seartty Bled, N. of Baltimore County Beltway Present Zoning: MaLIR. Proposed Zoning: Bellans. From M.L.W. 10 B.R. District: ls: No. Acres: 1,9466 acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisor; Committee in connection with the subject item.

Belmont Avenue is now constructed as a ho-foot curb and gutter bituminous concrete road on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering. Entrances shall be a minimum of 2N feet and a maximum of 3N feet wide, shall have 10-500 minimum radii curb returns, shall be located a minimum solit open to 15 feet from any property line, and shall be constructed in accordance with the state of County Standards (Testals B-31, B-33A and B-33E, 1373 Minimum solit open and the state of the stat

There is an existing entrance to the State Highway Administration Yard adjacent to this site, which must be shown on the plan. This Petitionar cannot deny access to the State Yard.

In accordance with the drainage policy for this type development, the feitiment is responsible for the total actual cost of drainage facilities required to carry the starm water removed rough the memority to be developed to a suitable outfail. The retainment of responsibilities include the acquiring of our responsibilities include the acquiring of the feitiment of the responsibilities include the acquiring of the total feitiment of the responsibilities include the construction, richis-of-way and easement frawings 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 Potitioner.

iten #33 (Cycle Zo: Iv. Cet. 1972 - April 1973) Property Owner: Zanvyl Kiteger October 12, 1972

Storm Drain Comments: (Cont'd)

The letitioner must provide necessary drainage facilities (temporary or premanent) to prevent creating any mutanness or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the All responsibility of the Fettinger.

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

There is an existing 12-inch water main in Delmont Avenue.

Sanitary Sever Comments:

There is an 8-inch public sewer in Belmont Avenue. However, this property is in the Bead Run, Guynns Falls Vatershed, and permission must be obtained from the State Health Department before any new services can be connected.

Very truly yours.

Down to Die

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## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby Acting Director ACTING DIRECTOR
MEGORIAL EXCHANGE
AND MICHIGAN
Jefferson Building
Soire 301
Terrano, Nd. 21204
494-3211

October 25, 1972

Mr. S. Eric DiNenna, Zonina Commis ne Zoning Advisory Committee
Office of Planning and Zoning
Bultimore County Office Building Towson, Maryland 21204

Dear Mr. DiNanna

Comments on Item #33, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Zanvyl Krieger Location: N/S Security Boulevard, W of Baltimore Beltway Present Zoning: M.L.R. Proposed Zoning: Reclass from M.L.R. to B.R. District: 1 No. Acres: 4,9466 acres

The on site proposals are acceptable and should function. The traffic problem that this would add to the area should be commented on by the Department of Traffic Engineering.

> Richard B. William Richard B. Williams Project Planning Division Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

October 30, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Cycle Zoning IV Item 33 - ZAC - Oct. 72 to Apr. 73 Property Owner: Zunvyl Krieger Security Blvo. W. of Baltimore Beltway Reclass. from MLR to BR

The subject potition is requesting a zoning reclassification from MLR to Bk. As presently zoned, this site would generate approximately 500 trips per day. The proposed zoning would generate approximately 2,500 trips per day.

Revised plans should be submitted showing the entrance to the State Highway Administration's maintenance yard and the westermost entrance to the site must be relocated at less 50 feet from Grove Avenue.

Very truly yours. Michael S. Flangan Hichael S. Flanigan Traffic Engineer Associate

MSF:nc

## -BALTIMOL COUNTY, MARYLAND DEPARTMENT OF HEALTH—



JEFFERSON BUILDING TOWSON MARYLAND 31304

October 12, 1972

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

Comments on Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

> Property Owner: Zanvyl Krieger Location: N/S Security Boulevard, W of Balto.Beltway rresent zoning: M.L.R. Proposed Zoning: Reclassification to B.R. District: 1 No.Acres: 4.9466 Present Zoning: M. I. R.

Metropolitan water and sewer must be extended to site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimere County Department of Health for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Swimming Pool Comments: Two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Very truly yours,

THOMAS H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn & cc: L.A.Schuppert W.L. Phillips K.A. Schmidl

SMITH, SOMERVILLE & CASE ATTORNEYS AT LAW ONE CHARLES CENTER

CABLE ALDRESS CLARILA

February 25, 1973

Mr. James E. Dyer Deputy Zoning Commissioner Baltimore County Office of Planning and Zoning 111 West Chesapeake Avenue Towson, Maryland 21204

Re: Petition for Reclassification, Item No. 33, Zanvyl Krieger, Petitioner

This will acknowledge receipt of and thank you for your letter of February 15, 1973 in connection with the above-captioned Petition. I received your letter upon my return to the office after

I recognize the fact that the Zoning Regulations do not contain a definition of a "motor hotel". Nevertheless, the term is one of which is used in the industry to designate what is basically a substant of the contained of the Batimore County Zoning Regulations. Therefore, we do not be lieve that it will be necessary to seek special exception in the EM Zone for the construction of this building.

Gough M. Haulhar

JMR/slr

cc: Mr. 3. Eric Dinenna

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Dute: October 23, 1972

Zoning Countsioner County Office Building Towson, Maryland 2120

Proposed Zoning: M.L.R.
Proposed Zoning: Meclass from M.L.R. to B.R.

District: 1 No. Acros: 4.9466 acres

Boar Mr. Billonna:

WiP:ld

Since this is an existing commercial there would be no effect

Schools servicing this area (based on September 20, 1972 enrollment):

	Capacity	Enrollment	+/-
Johnnycake Elementary	740	792	+52
ohnnycake Junior	1240	1280	+40
Modlawn Senior	2050	1954	-96

Very truly yours. W. Will tetent

W. Nick Petrovich Field Representative

February 15, 1973

Joseph M. Raulhac, Esquire One Charles Center Baltimore, Maryland 21201

> RE: Petition for Recissification Zanyyl Krieger - Petitioner Item No. 33

Dear Mr. Raulhac:

This letter is in reply to your latter to the Zoning Commissioner, dated February 8, 1973. Your letter states in part:

"Since the Board's recommendation, i.e., that B.4 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 spring to be sought on this item will be BM as opposed to BI. 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 re-commendation for BM Zoning. In addition, at the hearing we intend to make formul motion to amend our Petition so as to seek DM as opposed to BR."

Your letters of request have been inserted in the zoning file and will be given their due consideration. However, since there is no mention of a "motor hotel" in the regulations, I would like to call your attention to the definition of a motel or motor court as defined under Section 101 of the Baltimore County Zoning Regulations, which reads as follows:

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

Joseph M. Raulhac, Esquire February 14, 1973

Under Section 233 of Use Regulations of the B.M. Zone, a hotel is listed as being permitted as a matter of right. However, Section 233.4 Special Exceptions under the B.M. Zone, list a motel or motor court as being permitted only by Special Exception.

Section 236 of the Use Regulations in the B.R. Zone, list a motel or motor court as being permitted as a matter of right.

If your motor hotel fails within the definition of a motel or motor court, a Special Exception will be required in addition to the now to be requested B. M. Reclassification. If your client intends to build a hotel without individual outside entrances to rooms, the use would fall within the permitted use in a B. M. Zone and no further bearing, other than the B. M. request, would be required.

If you have any questions concerning the above information, please do not be state to contact the writer.

Very truly yours,

JAMES E. DYER Deputy Zoning Commissione

cc: S. Eric Di Nenna

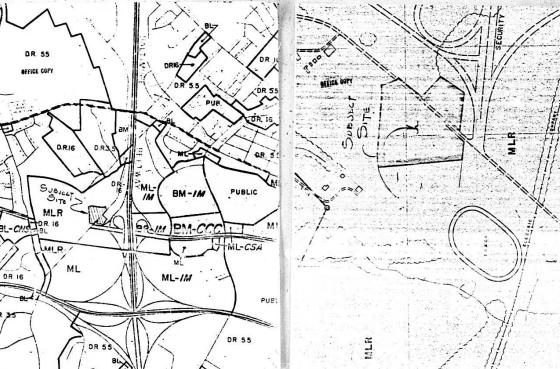
Zoning File

CERTIFICATE OF PUBLICATION

appearing on the 1st day of March

THE JEFFERSONIAN,

Cost of Advertisement &



OLLICE OF

CATONSVILLE CI IM IES

CATONSVILLE, MD. 21228

BALTIMOPE COUNTY, MARYLAND OFFICE OF . . ANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE March 19, 1973 ACCOUNT1-662

BALTIMORE COUNTY, MARYLAND

DATE NOV. 6, 1972 ACCOUNT 01-662

OFFICE OF FINANCE - REVENUE DIVISION

Baltimore, Md. 21201 Advertising and post

DISTRIBUTION

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

the same was inserted in the issue/ of March 1, 1973.

By Ruth Morgan

STROMBERG PUBLICATIONS, Inc.

Joseph M. Roulinc, Esqualtimore county Office Of Planning and Joning 1700 Geo Cherles Center Baltimort, Ad. 21201 County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accented for filing

Petitioner Zenvyl Kriegor

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET		
FUNCTION	Wall Map Ori		Orig	iginal Duplicate		Tracing		200 Sheet		
FUNCTION	date	by	dote	by	date	by	date	bv	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, GC, CA										
Reviewed by:		_			d Pla		or des	riptie	n	Yes
Previous case:			,	Map é			_		-	No

BALTIM & COUNTY OFFICE OF PLANNING AND ZONING	TIM. E COL	INTY OFFICE OF I	PLANNING AND ZONING
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Your Petition has been received \* this 29th

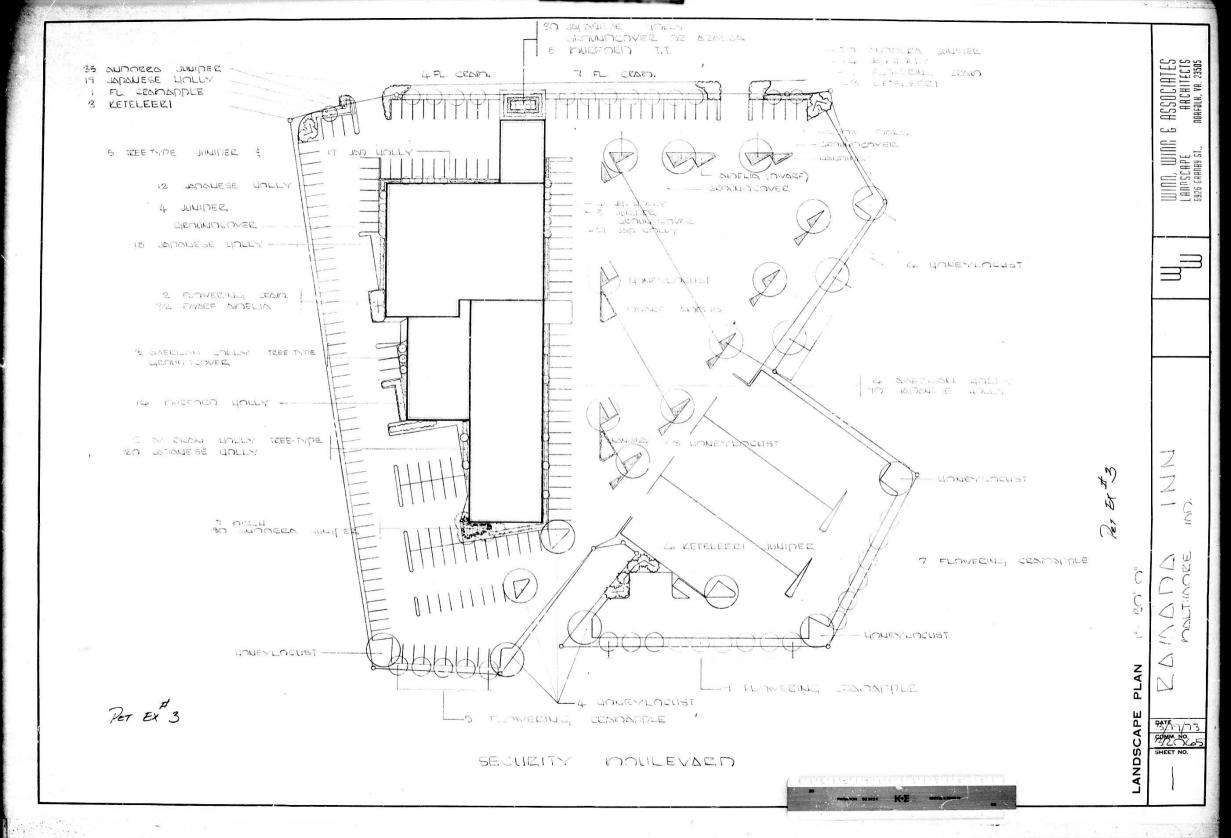
Sept.

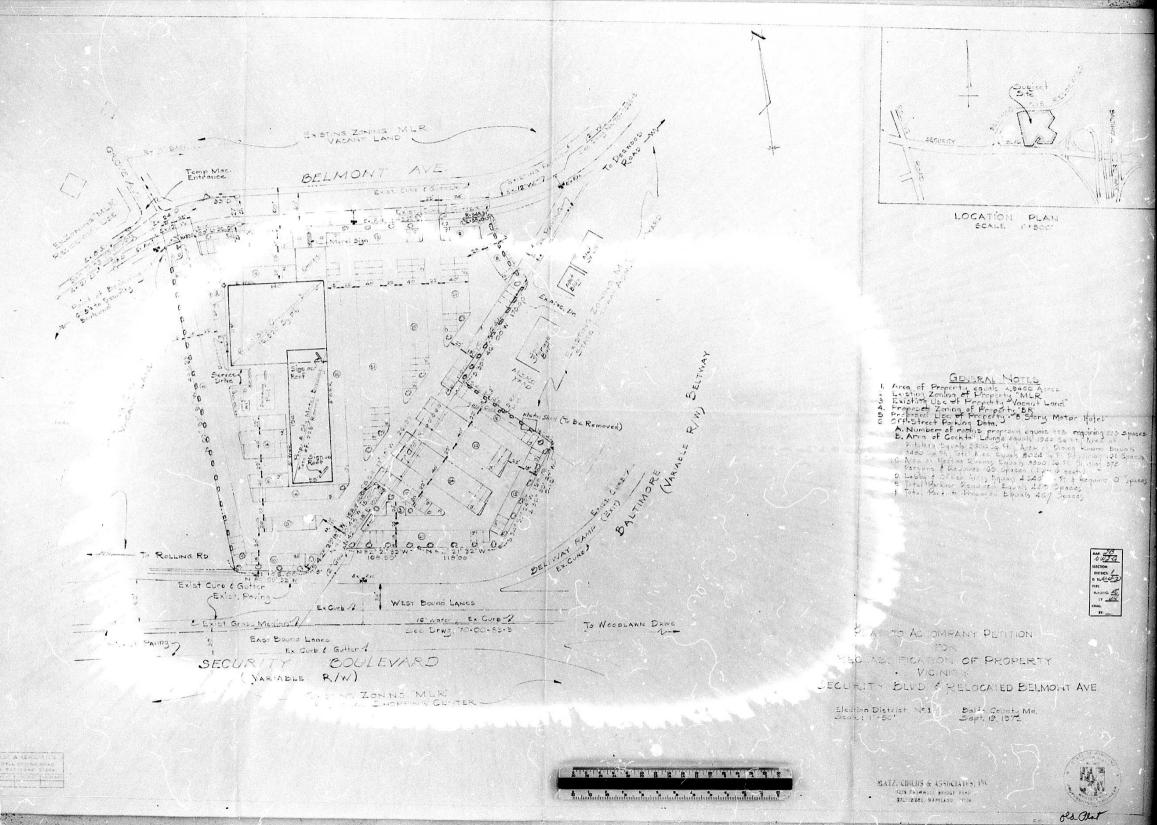
73-232-R

Petitioner KRIEGER

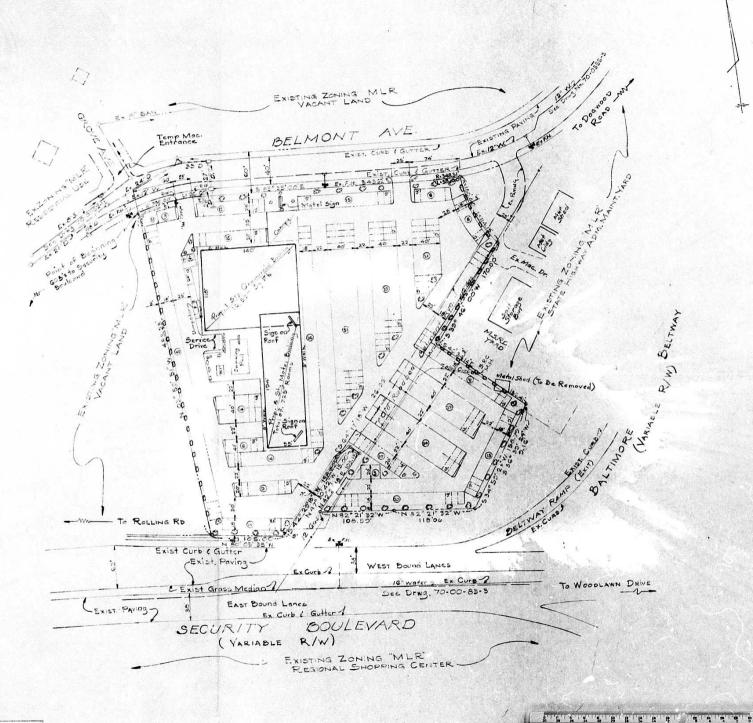
251605 CERTIFICATE OF POSTING

Date of Posting MARCH 3: 1973 Ported for: . DEPLASSIFICATION ZAMVYL KRIEGER Location of property: SIS OF BELIEVET AVE 603 FT. NE OF SENDINY BUIL Location of Signer D V/s OF SERYRITY BIND. F. OF ROLLING Date of return: MARCH 15 1973 Posted by Colore of Tree





old Olat



LOCATION PLAN

GENERAL NOTES

1. Area of Property equals 4.9466 Apres
2. Existing Zonling of Property "MLR
3. Existing Use of Property Vacant Land"
4. Proposed Zoning of Property Brown Motor Hotel
5. Proposed Lise of Property Brown Motor Hotel
6. Offi-Street Parking Data.
6. An Number of reems proposed equals 220 requiring 220 spaces.
6. Area of Cocktoil Ldungs equals 1944 58 th Area of Kitchen taxable 2300 Sq. th Area of Orining Reams taxable 2300 Sq. th Area of Orining Reams taxable 2300 Sq. th Area of Orining Reams taxable 2400 Sq. th Area of Property Sq. the Area of Cockton Reams taxable 3850 Sq. th Seating 270
6. Area of Meeting Reams 1925 Sq. th Seating 270
6. Area of Meeting Reams 1925 Apres (I per 6 pears)
7. Labbert Office Area taxable 400 Sq. th Requires O Spaces
6. Total Parking Resourced taxable 400 Sq. th Requires O Spaces
7. Total Parking Arabased taxable 400 Sq. the Requires Office 101 Parking Arabased taxable 400 Sq. the Recurrence 101 Parking Arabased taxabased 400 Sq. the Recurrence 101 Parking Arabased 400 Sq. the Recurrence 101 Par

PLAT TO ACCOMPANY PETITION FOR.

RECLASSIFICATION OF PROPERTY VICINITY

SECURITY BLVD. & RELOCATED BELMONT AVE #33

Election District Nº.1 Scale: 1"-50'

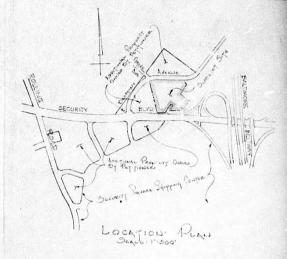
Balto County Md. Sept. 19, 1972 Reviseo: Jan. 17, 1973

MATZ, CHILDS & ASSOCIATES, INC. 1826 CHOMWELL BRIDGE ROAD . BALTIMORE, MARYLAND 21204



MATE, CHILDS & ASSOCIATES 1020 CHOWNELL BRIDGE HOAD BALTHRORE, MARTLAND 21204

EXISTING ZONING MLR ENSTING PANTING BELMONT Temp Mac 1 Shed (To Be Removed) -Exist Paving -16 Water 2 Ex. Curs 2 To WOODLAWN DRIVE SEE Drwg. 70-00-83-3 -EXIST PAVING-Ex Curb & Gotter 1 BOULEVARD ( VARIABLE R/W) EXISTING ZONING "MLR" REGIONAL SHOPPING CENTER



GENERAL NOTES

Area of Property equals 4,8466 Acres
Existing Zonlag of Property "MLR
Existing Use of Property "MLR
Proposed Zoning of Property "Brown Land"
Proposed Zoning of Property "Brown Motor Hotel"
Off-Street Porking Data.

A. Number of rooms proposed equals 285 requiring 225 spaces
B. Area of Cock toll Ldungs 22 vals 1944 Se Ft. Area of
Kitchea towns 2000 Se Ft. Area of Danag Rooms Equals
2480 Se Ft. Total Near Equals 3024 Se Ft. Area of
Kitchea towns 2000 Se Ft. Area of Danag Rooms Equals
2480 Se Ft. Total Near Equals 3024 Se Ft. Area of
Proposed Acquires 00 Spaces (1 per 6 seats)
O Lobbar of Office Area Equals 4640 Spaces
Total Marking Regarded Equals 4640 Spaces
Total Marking Proposed Equals 463 Spaces

PLAT TO ACCOMPANY PETITION FOR

RECLASSIFICATION OF PROPERTY VICINITY

SECURITY BLVD. & RELOCATED BELMONT AVE

Election District Nº.1 Scale: 1"=50"

Balto. County Ma. Sept. 19, 1972 Revision July 17, 1973

PETITIONER'S EXHIBIT

MATZ, CHILDS & ASSOCIATES, INC. 1026 CHOMWELL BRIDGE ROAD BALTIMORE, MANYLAND 21204



MAYZ, CHILDS & ASSOCIATES 1020 DROMWELL BRIDGE HOAD MALTHODE, TERRYLAND 21204



PETITIONER'S EXHIBIT

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