

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Partnership  
I, or we, Pikesville Hotel Limited, 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 for a Variance from Sections 232.2 and 1801.2C.2, to permit a dwelling unit window facing a property line within fifteen (15) feet of the property line in lieu of the required thirty-five (35) feet; and/or a Variance from Sections 232.2 and 1801.2C.1, to permit a side yard of fifteen (15) feet in lieu of the required twenty-five (25) feet; and/or a Variance from Sections 232.2 and 1801.2C.4, for a side yard of fifteen (15) feet in lieu of any requirement in excess thereof required by these sections, if any of the foregoing is applicable to the property situate in the Zoning Law of Baltimore County, for the following reasons: (1) The proposed indoor tennis facility will be located on a deck above a parking area, and in order to properly construct and support the facility and to provide proper parking, it is necessary to construct the facility within fifteen (15) feet of the property line as requested.

1. The proposed indoor tennis facility will be located on a deck above a parking area, and in order to properly construct and support the facility and to provide proper parking, it is necessary to construct the facility within fifteen (15) feet of the property line as requested.
2. That the requested variance is in strict harmony with the spirit and intent of the Regulations, and the requested relief will have no adverse effect upon the health, safety and general welfare of the neighborhood.
3. For such other and further reasons as shall be developed at the time of the hearing hereon.

Property is to be posted and advertised as prescribed by Zoning Regulations. For we, agree to pay expenses 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 For Baltimore County.

Pikesville Hotel Limited Partnership  
Contract purchaser By: William L. Siskind Legal Owner  
Address: 16 R. Fayette Street General Partner  
Baltimore, Maryland 21202  
Address: 204 West Pennsylvania Avenue Protestants Attorney  
Towson, Maryland 21204  
ORD. 162 by the Zoning Commissioner of Baltimore County, this 10 day of April, 1973.

of March, 1973, 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 23rd day of April, 1973, at 10:30 o'clock A.M.

ORDER RECEIVED FOR FILING  
DATE April 10, 1973  
FILED 162

## PETITION FOR ZONING VARIANCE AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Partnership  
I, or we, Pikesville Hotel Limited, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an N.P. zone to an MSF zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for land use devoted to civic, social, recreational and educational activities, namely, an indoor tennis facility with all requisite equipment and facilities, in and to some extent, pursuant to the Regulations. Property is to be posted and advertised as prescribed by Zoning Regulations Section 232.13 of the Zoning Law of Baltimore County.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Pikesville Hotel Limited Partnership  
By: William L. Siskind Legal Owner  
Contract purchaser William L. Siskind General Partner  
Address: 16 R. Fayette Street  
Baltimore, Maryland 21202  
Address: 204 West Pennsylvania Avenue Protestants Attorney  
Towson, Maryland 21204  
ORD. 162 by the Zoning Commissioner of Baltimore County, this 10 day of April, 1973.

of March, 1973, 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 23rd day of April, 1973, at 10:30 o'clock A.M.

Eric D. DiNenna  
Zoning Commissioner of Baltimore County  
10:30 A  
4/23/73

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 2, 1973

COUNTY OFFICE BUILDING  
101 E. Chestnut Ave.  
Towson, Maryland 21204

JOHN J. DILLON, JR.  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE PUBLIC WORKS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

GENERAL ADMINISTRATION

OFFICE OF THE ZONING COMMISSIONER

James D. Nolan, Esq.,  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Special Exception Petition  
Item 162  
Pikesville Hotel Limited Partnership - Petitioners

Dear Mr. Nolan:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of Reisterstown Road at the intersection of the Baltimore County Beltway. This property, which is zoned B1 and contains slightly more than 30 acres, is proposed to be developed as a hotel, motel shopping complex with a parking deck and is now requesting a Special Exception for a tennis barn. The most recent petition on the property was Case No. 70-122 R157H, a reclassification from R-10 and R-20 to B1, with Special Exception for hotel, motel or motor court, and Special Hearing for off street parking in a residential zone, May 12, 1970. The tennis barn is proposed to be located at the westernmost end of the property and south of the Beltway, and is to be located on top of a proposed parking area. The Committee has no serious objections to this proposal, however it is noted that the 15 foot side yard setback along the southernmost property line would require a Variance as the adjoining property is zoned B2. Section 232.2 the side yard must be the greater minimum of the adjoining residential.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date

James D. Nolan, Esq.,  
Item 162  
April 2, 1973

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,  
John J. Dillon, Jr.  
Chairman,  
Zoning Advisory Committee

JDD:JO

(Enclosure)

cc: Mats, Childs & Associates, Inc.  
1020 Cromwell Bridge Rd. (21204)

## Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering  
ELLIS R. P. H. GIVENS, P. E. CHIEF

March 27, 1973

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

Re: Item 162 (1972-1973)  
Property Owner: Pikesville Hotel Limited Partnership  
S/S of Baltimore Beltway, S/S of Reisterstown Road  
Present Zoning: B1  
Proposed Zoning: Special Exception for community building, or other structural land use devoted to civic, social, recreational and educational activities namely an indoor tennis facility with all requisite equipment and facilities, in a B1 Zone pursuant to Section 230.13 of the regulations.  
District: 3rd No. Acres: 10.1957 acres

Dear Mr. DiNenna:

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

### General:

This property was previously commented upon as Zoning Item #60 (1969 - 1970). The Bureau of Public Services provided additional comments, January 29, 1971 in conjunction with a commercial preliminary plan "Pikesville Hilton Inn and Shopping Center". Those comments remain valid and applicable and are referred for your consideration.

Very truly yours,

Ellis R. P. H. Givens  
ELLIS R. P. H. GIVENS, P. E.  
Chief, Bureau of Engineering

END:RAM:FW:as

cc: Paul M. Koch

P-NE Key Sheet  
31 & 32 NW 22 Position Sheets  
NW 8 F Topo  
68 Tax Map

## Maryland Department of Transportation State Highway Administration

Harry R. Hughes  
Secretary  
James J. O'Donnell  
Engineering Administrator

March 7, 1973

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

Attention Mr. John J. Dillon:

Re: Item 162 (1972-1973)  
Property Owner: Pikesville Hotel Limited Partnership  
S/S of Baltimore Beltway, S/S of Reisterstown Road  
Present Zoning: B1  
Proposed Zoning: Special Exception for community building, or other structural land use devoted to civic, social, recreational and educational activities namely an indoor tennis facility with all requisite equipment and facilities, in a B1 Zone pursuant to Section 230.13 of the regulations.  
District: 3  
N. Acres: 10.1957 acres

Dear Mr. DiNenna:

The proposed indoor tennis facility is not expected to have any appreciable adverse effects on the state highway. The proposed entrance from Reisterstown Road is acceptable to the State Highway Administration. An entrance permit has been issued.

The 1971 Average Daily Traffic Count for this section of Reisterstown Road is 28,000 vehicles.

Very truly yours,

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

CLJ:FW:as

P. O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

JUN 29 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations, having been met

DATE *April 10, 1973*  
a Special Exception for a Community Building should be granted  
IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this *25th* day of April, 1973, that the herein Petition for a Variance should be and the same is hereby granted, from and after the date of this order, subject to approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations, having been met

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *25th* day of April, 1973, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a *Community Building* zone; and/or the Special Exception for *Community Building* be and the same is hereby DENIED.  
Zoning Commissioner of Baltimore County

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 7, 1973

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

Re: Item 162  
Property Owner: Pikesville Hotel Limited Partnership  
Location: S/W/S of Baltimore Beltway, S/W/S of Reisterstown Road  
Present Zoning: B.L.  
Proposed Zoning: Special Exception for community building, or other structure land use devoted to civic, social, recreational and educational activities namely an indoor tennis facility with all requisite equipment and facilities, in a B.L. Zone pursuant to Section 230.13 of the regulations.

District: 3  
No. Acres: 10.1957 acres

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,  
*W. Nick Petrovich*  
Field Representative

WNP/ml

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 - the irregular shape of the lot coupled with additional required widening of the Beltway, make it impractical to place a tennis barn of a functional size on said lot

the above Variance should be had; and it further appearing that by reason of the *standing of* the Variance requested not adversely affecting the health, safety and general welfare of the community Variance to permit a dwelling unit window to face and be within 15' of the property line instead of the required 35'; a side yard of 15' instead of the required 25' or any other setback requirement in excess thereof required by Baltimore County Zoning Regulations

DATE *April 10, 1973*  
IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this *25th* day of April, 1973, that the herein Petition for a Variance should be and the same is hereby granted, from and after the date of this order, subject to approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations, having been met

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *25th* day of April, 1973, that the above Variance be and the same is hereby DENIED.  
Zoning Commissioner of Baltimore County



### DESCRIPTION

2.5144 ACRE PARCEL, PART OF THE LAND OF PIKEVILLE HOTEL LIMITED PARTNERSHIP, SOUTHEAST SIDE OF BALTIMORE BELTWAY, SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description Is For Special Exception And Yard Variance

Beginning for the same at a point on the southeast right of way line of the Baltimore Beltway, at the distance of 640 feet, more or less, as measured southwesterly along said right of way line from its intersection with the center line of Reisterstown Road, sixty-six feet wide, said beginning point being in the fourteenth line of the 10.1957 acre parcel described in the deed to Pikesville Hotel Limited Partnership, recorded among the Land Records of Baltimore County in Liber O.T.G. 5177, page 202, running thence binding on said southeast right of way line of the Baltimore Beltway and reversely on the outlines of said 10.1957 acre parcel two courses: (1) S 48° 03' 30" W 290.66 feet, and (2) S 61° 26' 40" W 18.30 feet, thence still binding reversely on the outlines of said 10.1957 acre parcel two

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

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

March 14, 1973

DONALD J. HOOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 162, Zoning Advisory Committee Meeting March 6, 1973, are as follows:

Property Owner: Pikesville Hotel Limited Partnership  
Location: S/E/S of Baltimore Beltway, S/W/S of Reisterstown Rd.  
Present Zoning: B.L.  
Proposed Zoning: Special Exception for community bldg., or other structural land use devoted to civic, social, recreational and educational activities namely an indoor tennis facility with all requisite equipment and facilities, in a B.L. zone pursuant to Section 230.13 of the regulations.  
District: 3  
No. Acres: 10.1957

Metropolitan water and sewer are available.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore 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.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mmp

CC: L.A. Schuppert  
W.L. Phillips

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm  
Director

111 W. Chesapeake Ave.  
Towson, Md. 21204  
#63211

March 14, 1973

S. ERIC DINENNA  
Zoning Commissioner  
County Office Building  
Towson, Md. 21204  
#63211

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

Dear Mr. DiNenna:

Comments on Item 162, Zoning Advisory Committee Meeting, March 6, 1973, are as follows:

Property Owner: Pikesville Hotel Limited Partnership  
Location: S/E/S of Baltimore Beltway, S/W/S of Reisterstown Road  
Present Zoning: B.L.  
Proposed Zoning: Special Exception for community building, or other structural land use devoted to civic, social, recreational and educational activities namely an indoor tennis facility with all requisite equipment and facilities, in a B.L. zone pursuant to Section 230.13 of the regulations.  
District: 3  
No. Acres: 10.1957 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Winbley*  
John L. Winbley  
Planner I  
Project Planning Division  
Office of Planning and Zoning

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 18, 1973

FROM: William D. Fromm, Director

SUBJECT: Zoning Petition No. 73-26036. S/E/S of the Baltimore Beltway, approximately 660 feet S/W of Reisterstown Road  
Petition for Special Exception for a Community Building  
Petition for Variance for Dwelling Window Unit and Side Yards  
Petitioner: Pikesville Hotel Limited Partnership

3rd District

HEARING: Monday, April 23, 1973 (10:30 A.M.)

The Planning staff will offer no comment on this petition at this time.

*William D. Fromm*  
William D. Fromm, Director

NEG:rw



-2-

courses: (3) S 21° 36' 00" E 307.48 feet, and (4) N 68° 24' 00" E 350.00 feet, thence three courses: (5) N 21° 36' 00" W 97.00 feet, (6) S 68° 24' 00" W 59.30 feet, and (7) N 21° 36' 00" W 313.74 feet to the place of beginning.

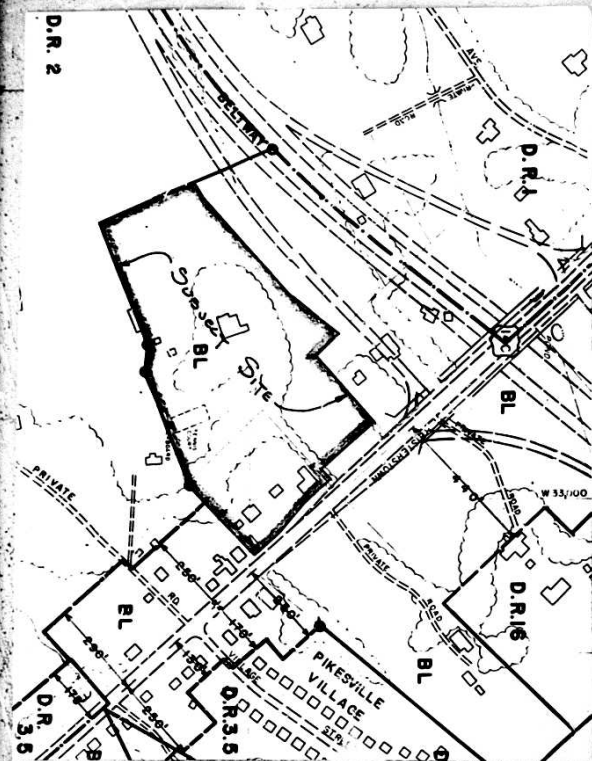
Containing 2.5144 acres of land.

HOW:la

J.O. No. 662105

March 21, 1973





—LAW OFFICES OF—  
**NOLAN, PLUMHOFF & WILLIAMS**  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

March 26, 1973

The Honorable S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Petition of Pikesville Hotel Limited Partnership  
For Special Exception For A Tennis Facility

Dear Commissioner DiNenna:

As a result of several consultations between Mr. Jack Dillon, Mr. Richard L. Smith and personnel from my office, it has become apparent that there may be some possibility that a side yard variance may be required in this matter. I believe, as do Mr. Siskind and Mr. Smith, that no variance is, in fact, required and that the fifteen (15) ft. side yard shown on all of our plans, original as well as the revised, is, in fact, in compliance with the Regulations.

However, entirely without prejudice, and in a spirit of cooperation and caution, we have filed a Petition for Zoning Variance in the alternative, naming all three (3) sections which, coupled with Section 232.2, could have any applicability whatsoever, although none of them clearly fit the case. A copy of our Petition setting out these sections in detail is attached hereto.

Thanking you and your staff for your cooperation in this matter, I am

Sincerely yours,  
*James D. Nolan*  
JAMES D. NOLAN

JDN/Lab  
Enclosure

cc: William L. Siskind, Esquire  
cc: Mr. Richard L. Smith

PETITION FOR  
SPECIAL EXCEPTION  
AND VARIANCE  
NO DISTRICT  
ZONING: Petition for Special  
Exception for a Community  
Building, for Variance for  
Decks, Minor Use, and for  
Location: Suburban Edge of  
City, near the intersection of  
the Baltimore and Annapolis  
Avenues, Towson, Maryland.  
DATE & TIME: MONDAY,  
APRIL 9, 1973, 10:00 AM.  
PUBLIC HEARING: Room 101,  
County Office Building,  
711 W. Chesaapeake Avenue, Towson,  
Maryland.  
The zoning Commissioner of  
Baltimore County is hereby notified  
that the following petition for  
special exception and variance  
has been filed with the  
Planning Department and  
that a public hearing will be  
held on the above date and  
time at the above location.  
The zoning Commissioner is  
not responsible for the  
accuracy of the information  
contained in this petition.  
The zoning Commissioner is  
not responsible for the  
accuracy of the information  
contained in this petition.

ORIGINAL  
OFFICE OF  
**THE COMMUNITY TIMES**  
RANDALLSTOWN, MD. 21133 April 9 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of  
J. Eric DiNenna  
Zoning Commissioner of Baltimore County  
was inserted in THE COMMUNITY TIMES, a weekly newspaper published  
in Baltimore County, Maryland, once a week for one week  
before the 9th day of April, 1973 that is to say, the same  
was inserted in the issue of April 5, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Red Morgan*

THE JEFFERSONIAN  
TOWSON, MD. April 5, 1973

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on the 5th  
day of April, 1973, the first publication  
appearing on the 5th day of April  
1973.

*Frank Smith*  
Manager.

Cost of Advertisement, \$.....

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. April 5, 1973

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on the 5th  
day of April, 1973, the first publication  
appearing on the 5th day of April  
1973.

*Frank Smith*  
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND No. 8300  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE April 23, 1973 ACCOUNT # 662

AMOUNT \$25.00

DISTRIBUTION  
WHITE - CASHIER  
HARRIS, Nolan, Plumhoff & Williams  
204 W. Pennsylvania Ave.  
Towson, MD. 21204  
Advertising and Planning of Property for Pikesville  
Total \$25.00 APR 25 1973 95006

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND No. 8245  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE April 2, 1973 ACCOUNT # 662

AMOUNT \$50.00

DISTRIBUTION  
WHITE - CASHIER  
HARRIS, Nolan, Plumhoff & Williams  
204 W. Pennsylvania Ave.  
Towson, MD. 21204  
Petition for Special Exception and Variance  
For Pikesville Hotel Limited Partnership  
Total \$50.00 APR 2 1973 95006

YELLOW - CUSTOMER

3 51613 73-260-XA

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 3.24 Date of Posting APRIL 7-1973

Posted for: Special Exception & Variance

Petitioner: Pikesville Hotel Limited Partnership

Location of property: 5611 Rd. Lane at the end of Restway 640 FF  
Sub of Randallstown Rd.

Location of Signs: 11213 11/2 of Randallstown Rd. S of  
Restway 640 FF. East side of the road. 11213 11/2

Remarks: Charles L. Nolan

Posted by: Charles L. Nolan Date of return: APRIL 12-1973

**PETITION MAPPING PROGRESS SHEET**

| FUNCTION                                           | Web Map |    | Original |    | Duplicate |    | Tracing |    | GPO Sheet |    |
|----------------------------------------------------|---------|----|----------|----|-----------|----|---------|----|-----------|----|
|                                                    | date    | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map    |         |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                   |         |    |          |    |           |    |         |    |           |    |
| Denied                                             |         |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                       |         |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>JDN</i>                            |         |    |          |    |           |    |         |    |           |    |
| Previous case                                      |         |    |          |    |           |    |         |    |           |    |
| Revised Plans:<br>Change in outline or description |         |    |          |    |           |    |         |    |           |    |
| Map #                                              |         |    |          |    |           |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
711 W. Chesaapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing

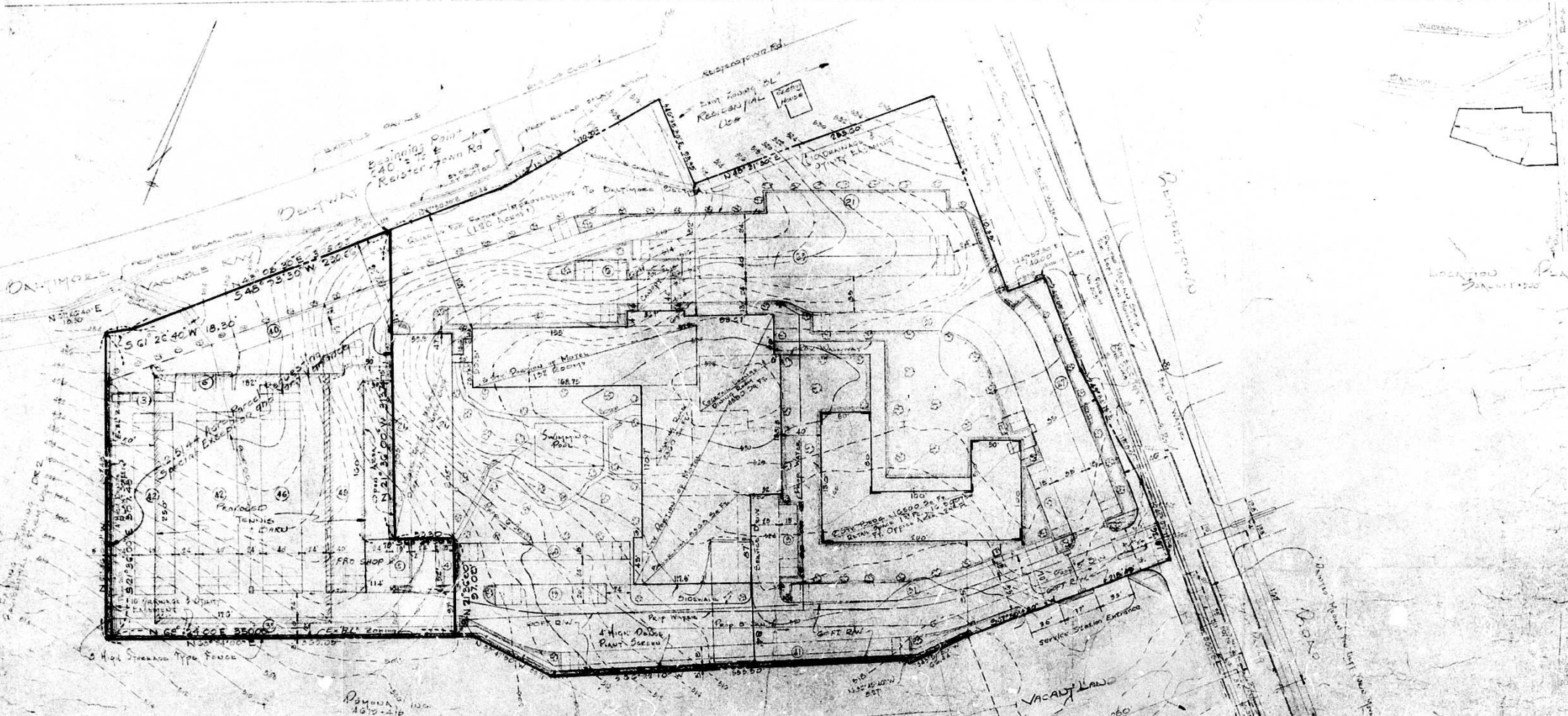
DATE: \_\_\_\_\_ day of \_\_\_\_\_ 1973

*Charles L. Nolan*  
Zoning Commissioner

Petitioner: Pikesville Hotel Limited Partnership

Petitioner's Attorney: James D. Nolan

Reviewed by: *Charles L. Nolan*  
Zoning Advisory Council



# GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 10.1087 ACRES
2. EXISTING ZONING, B-2 WITH SPECIAL EXCEPTION
3. EXISTING USE OF TRACT 'Motel Under Construction'
4. PROPOSED USE OF TRACT 'Motel, Retail Shopping Area, Offices & Tennis Barn'
5. MOTEL DATA:
  - A. TOTAL NUMBER OF ROOMS EQUALS 186
  - B. FISHING AREA, RESTAURANT, COCKTAIL LOUNGE & BALLROOM EQUALS 13,100 SQ. FT.
  - C. REQUIRED PARKING EQUALS 400 UNITS
6. SHOPPING AREA & OFFICE AREA:
  - A. TOTAL RETAIL FLOOR AREA EQUALS 15,500 SQ. FT.
  - B. REQUIRED PARKING EQUALS 33 UNITS
  - C. TOTAL OFFICE FLOOR AREA EQUALS 10,500 SQ. FT.
  - D. REQUIRED PARKING EQUALS 33 UNITS
  - E. TENNIS BARN HAS 6 COURTS
  - F. REQUIRED PARKING EQUALS 6 UNITS
7. TOTAL PARKING REQUIRED EQUALS 610 UNITS (B & F)
8. TOTAL PARKING PROVIDED EQUALS 613 UNITS (A & E X 20)
9. AREA RESERVED FOR MARYLAND CH.A.20 SUBJECT TO CHANGE
10. PETITIONER IS REQUESTING A SPECIAL EXCEPTION FOR A TENNIS BARN ON THE 2.5144 ACRE PORCE
11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1-201.2 (C) 2a. OF THE ZONING CODE TO PERMIT A 3' SIDE YARD OF 15' INSTEAD OF THE REQUIRED 35' (WINDOW TO BOUNDARY LINE). A VARIANCE OF 20' ALSO SECTIONS 232.2 & 1-201.2 (C) 1 TO PERMIT A SIDE YARD OF 15' INSTEAD OF THE REQUIRED 25' ALSO SECTIONS 232.2 & 1-201.2 (C) 1 TO PERMIT A SIDE YARD OF 15' INSTEAD OF THE REQUIRED 25' IN EXCESS THEREOF REQUIRED BY THESE SECTIONS, IF ANY OF THE ABOVE VARIATIONS BE APPLICABLE.

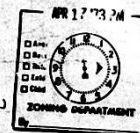
EXISTING ZONING OR 2  
RESIDENTIAL USE

ENGINEER  
MATZ CHILDS & ASSOCIATES  
1020 CROMWELL DRIVE, SUITE 213  
BALTIMORE, MARYLAND 21204

ARCHITECT  
MICHAEL G. KAGEN  
6201 LEBANON DRIVE, SUITE 213  
FAIRFAX, VIRGINIA 22044

PLAN TO ACCOMPANY PETITION  
PIKEVILLE FOR HILTON INN  
SHOPPING VILLAGE  
EIGHTH DISTRICT 3  
CONC-1-20

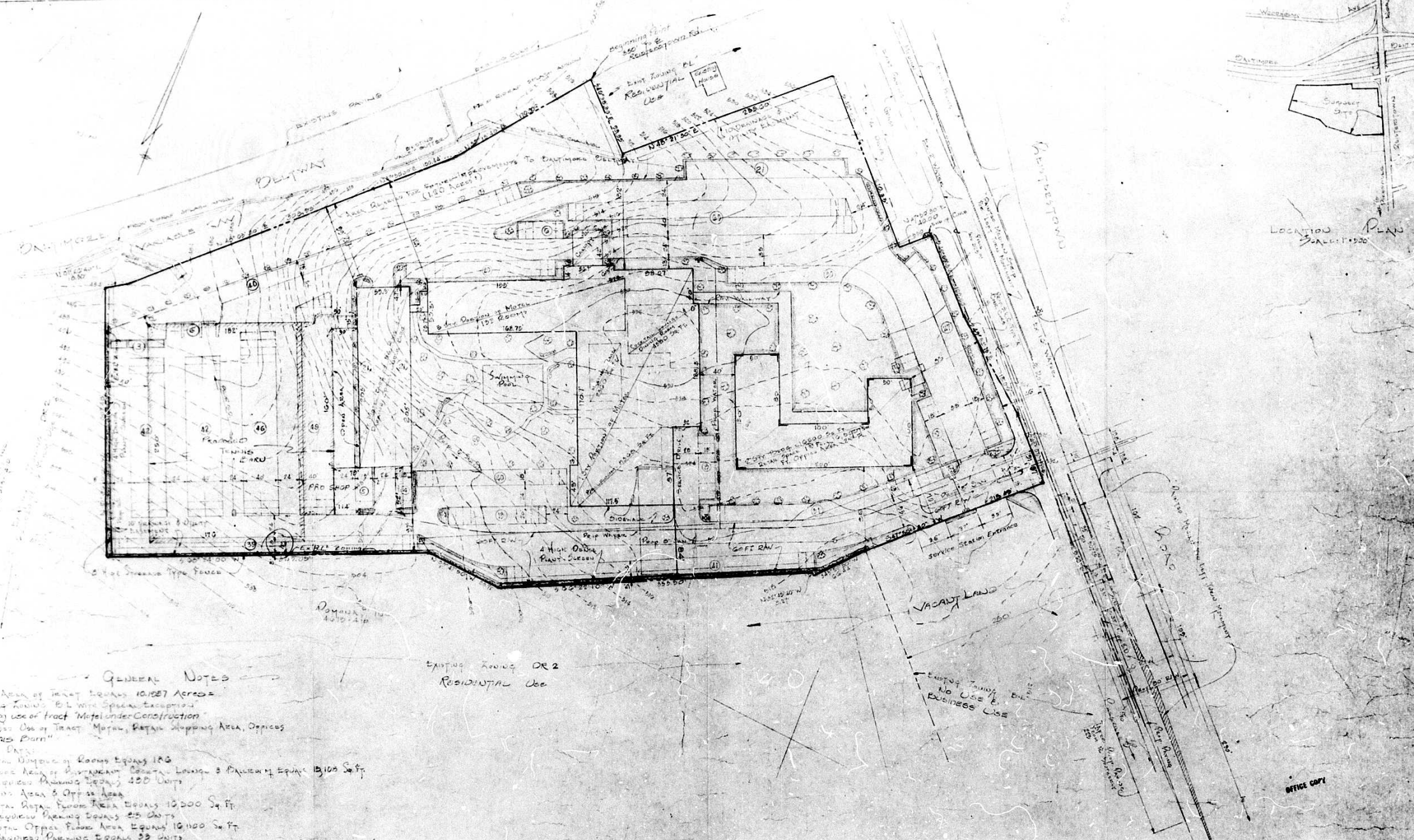
RECEIVED: MARCH 21, 1973  
REVISED: APRIL 10, 1973



#162  
REVISED PLAN  
Pikesville  
Hilton Inn



Red Plot



GENERAL NOTES

- 1. TOTAL AREA OF TRACT EQUALS 10.087 ACRES
- 2. EXISTING TRACTS B.L. WITH SPECIAL EXCEPTION
- 3. EXISTING USE OF TRACT "HOTEL UNDER CONSTRUCTION"
- 4. PROPOSED USE OF TRACT: "HOTEL, RETAIL SHOPPING AREA, OFFICES & TENNIS COURT"
- 5. NOTES:
  - A. TOTAL NUMBER OF ROOMS EQUALS 180
  - B. TOTAL AREA OF RESTAURANT, COCKTAIL LOUNGE & BAR EQUALS 13,100 SQ. FT.
  - C. REQUIRED PARKING EQUALS 400 UNITS
  - D. TOTAL RETAIL FLOOR AREA EQUALS 10,000 SQ. FT.
  - E. REQUIRED PARKING EQUALS 200 UNITS
  - F. TOTAL OFFICE FLOOR AREA EQUALS 10,000 SQ. FT.
  - G. REQUIRED PARKING EQUALS 90 UNITS
  - H. TENNIS COURT HAS 6 COURTS
  - I. REQUIRED PARKING EQUALS 6 UNITS
- 6. TOTAL PARKING REQUIRED EQUALS 610 UNITS (B.S. 112)
- 7. TOTAL PARKING PROVIDED EQUALS 613 UNITS (B.S. 120)
- 8. AREA RESERVED FOR MARYLAND C.H.A. IS SUBJECT TO CHANGE.

EXISTING TRACT OR 2  
RESIDENTIAL USE

PLAT TO ACCOMPANY PETITION  
FOR PIKESVILLE FOR HILTON TOWN  
SHOPPING AND VILLAGE  
Election District 3  
Date: 1-1-50  
Pikesville, Md.  
Feb 7, 1915

ENGINEERS  
MATE, CHILDS & ASSOCIATES  
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