

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Properties, Inc. legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b to permit the parking of 433 vehicles instead of 223 vehicles as required by that section.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The practical experience of applicant indicates that 334 parking spaces would be sufficient to serve its needs in connection with the hotel/motel proposed, and a strict interpretation of the Zoning Regulations relating to parking gives no credit to the fact that a large percentage of the commercial area will be used by guests of the hotel/motel whose parking is already provided for; also, the topography of the lot prohibits provision for the additional parking required.

Property is to be posted and advertised as prescribed by Zoning Regulations 1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Archris Hotel Corporation
 Robert F. Collins, Contract purchaser
 Vice President
 Address: Keystone Building
 Boston, Massachusetts 02110

Maryland Properties, Inc.
 Leonard O. Gerber, Legal Owner
 President
 Address: 120 Wight Avenue
 Hunt Valley, Md. 21031

Ernest C. Trimble, Petitioner's Attorney
 Address: 305 N. Pennsylvania Avenue
 Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of August, 1973, at 10:00 o'clock

ORDER RECEIVED FOR FILING



BX-LE-ML #

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Properties, Inc. legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that its zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from zone to an zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning and Zoning Regulations of Baltimore County, to use the herein described property, for a hotel/motel in an M.L. Zone pursuant to Section 253.2B4 of the Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations 1, 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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Archris Hotel Corporation
 Robert F. Collins, Contract purchaser
 Vice President
 Address: Keystone Building
 Boston, Massachusetts 02110

Maryland Properties, Inc.
 Leonard O. Gerber, Legal Owner
 President
 Address: 120 Wight Avenue
 Hunt Valley, Md. 21031

Ernest C. Trimble, Petitioner's Attorney
 Address: 305 N. Pennsylvania Avenue
 Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of August, 1973, at 10:00 o'clock



Lester Matz
 John C. Childs
 Associates
 Ronald W. Broyles
 Robert W. Ciesian
 William E. Frankwick
 Edmund F. Hahn
 Norman P. Harmon
 Howard B. Hoyt, Jr.
 Paul Lee
 Fred P. Mirmiran
 Paul S. Swanson

DESCRIPTION

7.2010 ACRE PARCEL, PART OF SECTION ONE, "SECURITY INDUSTRIAL PARK", NORTHEAST SIDE OF AMBASSADOR ROAD, SOUTHEAST SIDE OF RUTHERFORD ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the south end of the gusset line connecting the northeast side of Ambassador Road, fifty feet wide, with the southeast side of Rutherford Road, fifty feet wide, as shown on the Second Amended Plat 1 of Section One, "Security Industrial Park" recorded among the Land Records of Baltimore County in Plat Book O. T. G. 34, page 68, running thence, binding on said gusset line, (1) N 01° 57' 30" E 21.21 feet, thence binding on the southeast and east side of said Rutherford Road, as shown on said plat, three courses: (2) N 46° 57' 30" E 181.76 feet, (3) northeasterly, by a curve to the left with the radius of 405.00 feet, the distance of 352.99 feet, the chord of said arc being N 21° 59' 22" E 341.92 feet, and (4) N 02° 58' 45" W 10.82 feet to a point in the center line of the drainage and utility easement, sixty feet wide, as shown on said plat, thence binding on the center line of said easement six courses: (5) S 54° 30' 00" E 144.54 feet, (6) southeasterly, by a curve to the right with the radius of 150.00 feet, the distance of 101.23 feet, the chord of said arc being

S 35° 09' 57" E 99.32 feet, (7) southeasterly, by a curve to the left with the radius of 150.00 feet, the distance of 115.63 feet, the chord of said arc being S 37° 54' 57" E 112.79 feet, (8) S 60° 00' 00" E 132.16 feet, (9) S 17° 12' 00" E 102.33 feet, and (10) S 25° 05' 00" E 46.39 feet to a point on the west right of way line of the Baltimore Beltway, as shown on the plat herein referred to, thence binding on said right of way line, (11) S 00° 08' 38" W 260.18 feet to the beginning of the last line of the land described in the mortgage release recorded among the aforementioned Land Records in Liber O. T. G. 4988, page 509, thence binding on said last line, (12) S 73° 41' 03" W 359.99 feet to a point on the northeast side of Ambassador Road herein referred to, thence binding on the northeast side of Ambassador Road two courses: (13) northeasterly, by a curve to the left with the radius of 1025.00 feet, the distance of 50.24 feet, the chord of said arc being N 41° 38' 15" W 50.24 feet, and (14) N 43° 02' 30" W 435.00 feet to the place of beginning.

Containing 7.2010 acres of land.
 Subject to and together with a ten foot drainage and utility easement along the twelfth line of the 7.2010 acre parcel herein described, said line being the center line of said easement.
 Subject to the drainage and utility easement, the fifteen foot sewer right of way and the stream change area shown on said Second Amended Plat 1 of Section One, "Security Industrial Park".

HGW:ejg J. O. # 64152 May 1, 1973



RE: PETITION FOR SPECIAL EX-CEPTION AND VARIANCE SE/corner of Ambassador and Rutherford Roads - 2nd District Maryland Properties, Inc. - Petitioner NO. 74-37-XA (Item No. 18) : BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a hotel/motel in a M. L. Zone pursuant to Section 253.2B4, and a Variance to Section 409.2b (3 & 5) to permit four hundred and thirty-three (433) parking spaces instead of the required seven hundred and twenty-five (725) spaces. The motel is proposed to be situated within the Security Industrial Park and is, more specifically, located on the southeast corner of Ambassador and Rutherford Roads in the Second Election District of Baltimore County.

Testimony was presented in behalf of the Petitioner, Maryland Properties Inc., and the contract purchaser, Archris Hotel Corporation by the following individuals: a civil engineer who prepared the Petitioner's site plans; the Petitioner's architect who headquarters in Pittsburgh, Pennsylvania and specializes in hotel/motel design; an international market analysis, employed by the firm of Lavehol, Kreckstein, Horwath and Horwath who has considerable expertise regarding the hotel industry; the vice-president in charge of marketing for Maryland Properties; and the Director of Development for the Archris Hotel Corporation. Testimony by these experts covered a wide area and can be basically described as follows:

The site in question contains 7.2 acres, and is proposed to be improved with a hotel/motel complex containing two hundred and twenty-three (223) rental units, said complex is to include ancillary or accessory uses such as a lounge, discotheque, dining room, a meeting room and associated service and storage areas. The ancillary uses contain twenty-five thousand and eighty (25,080) square feet and would require, according to the Baltimore

ORDER RECEIVED FOR FILING



Insofar as need for a hotel/motel use within the industrial park is concerned, both the project developer for Archris Hotel Corporation and the vice-president in charge of marketing for Maryland Properties stated, unequivocally, that hotel/motel function such as that proposed, was imperative to the function of the two hundred and eighty (280) acre industrial park. The marketing study prepared by Lavehol, Kreckstein, Horwath and Horwath indicated a need for an additional two hundred and fifty (250) room motel in the area in question. The fact that the Archris Hotel Corporation is willing to invest four (4) million dollars in proposed improvements was stated as substantiation for the need.

After reviewing the above testimony and comments submitted in relation to the Petitioner's request, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met the requirements of Section 502.1 and that a hardship with regard to the parking requirements does exist and that with certain restrictions and safeguards attached thereto, the Special Exception and Variance can be granted without being detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of August 1973, that the herein described property or area should be and the same is hereby Granted a Special Exception for a hotel/motel with two hundred and twenty-three (223) rental units including, and limited to those accessory uses indicated on the Petitioner's site plan attached hereto and marked Petitioner's Exhibit No. 1.

It is further ORDERED that a Variance to permit four hundred and thirty-three (433) parking spaces instead of the required seven hundred and twenty-five (725) spaces should be and the same is hereby Granted from and after the date of this Order. The granting of such Special Exception and Variance shall be subject to the following:

County Zoning Regulations, four hundred and ninety-two (492) parking spaces in addition to the two hundred and twenty-three (223) required for room rental making a grand total of seven hundred and twenty-five (725) spaces. It was the opinion of the marketing experts and the architect, all having had extensive experience in the hotel field, that to apply a parking requirement obviously intended for an isolated or individual restaurant or use to a complex such as proposed, would present hardship and a practical difficulty upon the developer.

Their opinion was based on the fact that a large percentage of the parking spaces would serve double duty in that many of the diners in the restaurant would also occupy rooms, and the accompanying parking space required for that rental unit. It was also pointed out that parking is required at a rate of one (1) space for each fifty (50) square feet of the kitchen, service, storage and banquet areas. With the exception of the banquet area, the public would not utilize any of these areas. The banquet area was described as being utilized much of the time for the expansion of the meeting room which requires only one (1) space for each six (6) seats as compared to the one (1) space for each fifty (50) square feet in the banquet room.

Parking is not permitted on the surrounding roads and the tenant has been notified that any such parkers will be towed away. A great deal of additional off-street parking is also available on surrounding parking areas.

In answer to State Highway Administration comments, expressing concern with problems relating to the Baltimore Beltway storm drain system due to increased storm water run-off, the Petitioner's engineer indicated that the storm drain system for the industrial park had been designed by his firm and that calculations anticipated ninety-five (95) percent run-off, which is far in excess of the actual improved run-off areas. It was also his expert opinion that enough green or grass area would remain to provide for the installation of retention basins that would slow down the flow of water, if they were deemed necessary.

ORDER RECEIVED FOR FILING



1. If at any time during the first year of operation, parking becomes a problem and is so adjudged by the Baltimore County Department of Traffic Engineering the Petitioner shall increase the number of spaces available on the site to the extent possible by the introduction of attendant parking as provided for in Section 409.2 of the Baltimore County Zoning Regulations.
2. Approval of storm drain facilities by the State Highway Administration.
3. Strict compliance with the site plan to be approved by the State Highway Administration, Bureau of Engineering and the Office of Planning and Zoning.

James S. Hill
 Deputy Zoning Commissioner
 Baltimore County

ORDER RECEIVED FOR FILING



ORDER RECEIVED FOR FILING



**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

August 7, 1973

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

Re: Item 18 (10/2-1973)
Property Owner: Maryland Properties, Inc.
NE Cor. Ambassador Road and Rutherford Road
Present Zoning: M-1M
Proposed Zoning: Special Exception for
Hotel/Hotel and Variance from Section 409.2b
to permit parking of 433 vehicles instead of
725 vehicles as required
District: 2nd No. Acres: 7.2010 more or less

Dear Mr. DiNenna:

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

GENERAL:

This "lot" is a new lot of Parcel 39 shown on the Second Amended Plat 1 Section one Security Industrial Park, recorded in Liber C.T. 6, at Folio 68.

Baltimore County utilities and highway improvements exist, as secured by Public Works Agreement 26704 executed in conjunction with the development "The Security Industrial Park - Section One".

The construction or reconstruction of sidewalk, curb and gutter, entrances, aprons, etc. in connection with the development of this site will be the full responsibility of the Petitioner.

HIGHWAY:

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

The Petitioner is advised that connections to the public sanitary sewer facilities are restricted by the Maryland State Department of Health in this drainage area. No commitments can be made at this time as to when additional sewer connections can be made.

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENDEAN:FWr:bjh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 6, 1973

COUNTY OFFICE BUILDING
1114 CROMWELL AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

OFFICE OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD COMMISSIONER

DEPARTMENT OF FIRE PREVENTION

DEPARTMENT OF PUBLIC PLANNING

DEPARTMENT OF PUBLIC EDUCATION

HEALTH ADMINISTRATION

GENERAL DEVELOPMENT

Ernest C. Trimble, Esq.,
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 18
Maryland Properties, Inc. -
Petitioners

Dear Mr. Trimble:

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 hearing 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 northeast corner of Ambassador Road and Rutherford Road, in the 2nd District of Baltimore County. The petitioner is proposing to develop a 223 unit motel with lounge, discotheque, kitchen, banquet rooms, etc.

Prior to the submission of this petition a meeting was held between the staff members of the office and the developers of the proposed motel unit and their attorney.

There are some basic disagreements insofar as the County's requirements for the parking calculations and that of the architect for the motel. It was decided that a Variance be requested for

Ernest C. Trimble, Esq.,
Item 18
Page 2
August 6, 1973

the proposed 433 parking spaces on site instead of the required 725 spaces, as is currently required under our Regulations. Concessions were made that possibly our parking requirements for motels should be reconsidered. However, due to the time involved with a study of this nature, the petitioners agreed to file for a petition.

The proposed location of the motel unit is in the Security Industrial Park in the Woodlawn area. It is proposed to be located adjacent to the existing Kodak Building and across the street from Lawrence A. Beck, Jewelers, and the Federal Bureau of Investigation buildings.

Curb and gutter currently exist in the Industrial Park in this area.

The Baltimore Beltway is directly to the east of this property.

It is anticipated that the motel unit would be used primarily by visitors to the Industrial Park. However, some concern is raised by the Dept. of Traffic Engineering with relation to the discotheque, and serious drainage problems are anticipated by the State Highway Administration.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less 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.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:R:JD
(Enclosure)

cc: Matz, Childs & Associates
1020 Cromwell Bridge Road (21204)

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

July 23, 1973

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

RE: 2.A.C. Meeting, July 17, 1973
Property Owner: Maryland Prop. Inc.
Location: NE Cor. Ambassador Rd & Rutherford Rd.
Present Zoning: M-1M
Proposed Zoning: Special Exception for Hotel/Hotel and variance from Section 409.2b to permit parking of 433 vehicles instead of 725 vehicles as required
District: 2nd
No. Acres: 7.2012 more or less
Item Nos. 18, Baltimore Beltway

Att. Mr. John Willon

Dear Mr. DiNenna:

Since development commenced on the Security Industrial Park, the State Highway Administration has had problems with the Baltimore Beltway storm drain system due to increase storm water run-off.

The subject plan indicates that most of the site will be built on or will be paved. The petitioned parking variance indicates that the site will be overdeveloped, leaving very little grassed area in which to absorb rain water. The site drains toward the Beltway, therefore, if the site is developed as planned, we can expect increased storm drain problems.

Very truly yours,

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

CL:JEM:dp



Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Maryland Properties, Inc.

Location: NE Cor. Ambassador Road and Rutherford Road

Item No. 18 Zoning Agenda Tuesday, July 17, 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 _____ 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.
- () 3. The vehicle dead-end condition shown at _____ 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.
- (X) 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. Site plans are approved as drawn.
- () 6.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *John E. Meyers* Noted and Approved: *Paul H. Reinisch*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MELSER
DEPUTY TRAFFIC ENGINEER

August 2, 1973

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

Re: Item 18 - ZAC - July 17, 1973
Property Owner: Maryland Properties, Inc.
NE Corner Ambassador Road and Rutherford Road
Special Exception for Hotel/Hotel and Variance from Section 409.2b to permit parking of 433 vehicles instead of 725 required vehicles District 2

Dear Mr. DiNenna:

This petition is for a parking variance from the required 725 parking spaces to 433 spaces. The requested parking variance is not needed for the proposed hotel, but is needed because of the other high traffic generators the petition proposes. Should this parking variance be granted, parking problems can be expected on the surrounding areas. Should the proposed discotheque be a singles club, it will add to the parking problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DIRECTOR STATE AND COUNTY HEALTH OFFICES

July 19, 1973

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

Dear Mr. DiNenna:

Comments on Item 18, Zoning Advisory Committee Meeting July 17, 1973, are as follows:

Property Owner: Maryland Properties, Inc.
Location: NE Cor. Ambassador Rd. & Rutherford Rd.
Present Zoning: M-1M
Proposed Zoning: Special Exception for Hotel/Hotel and Variance from Sect. 409.2b to permit parking of 433 vehicles instead of 725 as required.
District: 2
No. Acres: 7.2010

Metropolitan water and sewer must be extended to serve the site.

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.

Very truly yours,

Thomas H. Bevilin
THOMAS H. BEVILIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ann

cc: L.A. Schuppert
W.L. Phillips

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: July 18, 1973

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

Z.A.C. Meeting of: Tuesday, July 17, 1973

Re: Item 18
Property Owner: Maryland Properties, Inc.
Location: NE/Cor. Ambassador Road and Rutherford Rd.
Present Zoning: M-10
Proposed Zoning: Special Exception for Hotel/Hotel and Variance from Section 509.2b to permit parking of 433 vehicles instead of 755 vehicles as required.

District: 2nd
No. Acres: 7.1010 more or less

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
William D. From, Director
Office of Planning and Zoning

LAVENTHOL KRERSTEIN HORWATH & HORWATH

TELEVIN BYAN Performed The Market Study on This Location ALSO
INTERNATIONAL EXPERT ON HOTEL INDUSTRIAL

CERTIFIED PUBLIC ACCOUNTANTS
700 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022
OFFICE: 200 WEST 57TH STREET
NEW YORK, NEW YORK 10019
SERVED THROUGHOUT THE WORLD
July 25, 1973

Mr. Frank Collins, Director
of Development
Archris Hotel Corporation
Newcomer Building - 23rd Floor
99 High Street
Boston, Massachusetts

Dear Frank:

Pursuant to your request, I am outlining two methods of determining parking requirements for motor inns.

Our firm, in its feasibility study manual, has established the following parking requirements for a motor inn:

Guest room parking - 1 space per guest room
Restaurant and lounge - 1 space per five seats
Banquet - 1 space per 10 seats

The food and beverage parking requirements reflect the fact that many restaurant guests are staying in the hotel and local patrons usually arrive in groups of two to six persons; thus, a one-to-one ratio on restaurant seating to parking need not be maintained.

Another guideline I am familiar with is one used in Southfield, Michigan. As I recall, the standards were as follows:

Guest room parking - 1 space per guest room
Restaurant, lounge and banquet seating - 1 space for every 100 square feet of dining and lounge area, but excluding kitchen and storage areas. This square footage requirement approximates our requirement for one space per 5 restaurant and lounge seats if an average of 20 square feet per restaurant seat is applied.

The reason I remember Southfield's code was that at the time of my survey, there was considerable traffic congestion around certain fast food squares, and the requirement was going to be changed to one space for every 75 square

LAVENTHOL KRERSTEIN HORWATH & HORWATH

Mr. Frank Collins

-2-

July 25, 1973

feet of restaurant area. The latter requirement was considered a drastic measure by many.

I hope you can use this information in your further deliberations.

Regards,

T. P. Ryan

TPR:jsjh

Water Supply
Two independent sources are required, one instantly available and a secondary which may be automatic. Primary supply should generally exceed 500 gallons minimum at a pressure of 15 psi at highest main road level.

Public water, elevated gravity tanks, fire pumps, pressure tanks, see swimming pools.

B. Parking

1. One car space = 9' wide x 21' long plus driveway.
2. All parking and driveway areas must be surfaced and maintained in either asphalt or concrete.
3. All areas must have substantial curbing and traffic control signage.
4. All areas must be adequately drained.
5. Catch basins should not be in driveways.
6. All areas must be adequately lighted - 50 foot candles suggested minimum.
7. Minimum required standard for parking space availability:
 - a. Highway Locations: One car space per 1000 plus one car space for every ten food seats.
 - b. Airport Locations: One car space for every four rooms plus one car space for every ten food seats. (overriding minimum of one space per largest food outlet)
 - c. Downtown Locations: One car space for every 111 rooms plus one car space for every five food seats.

C. Landscaping - Fifteen per cent of total site suggested. Plans and specifications must be submitted for approval.

D. Courtyards

1. Open: A minimum horizontal dimension between buildings shall be 75 feet (suggest 100 feet).
2. Enclosed: A minimum horizontal dimension between buildings of 60 feet plus a minimum vertical height from the ground for area about level of site elevated to its roof of 20 feet.

E. Swimming Pool

1. 20' x 40' minimum 25' x 25' suggested
2. 15 deck all sides of pool
3. Fast furniture & storage (See Pool Enclosure for minimums and specifications)
4. Vending accessibility and availability
5. Public rest facilities - for pool users use only
6. Appropriate landscaping
7. Direct rental unit accessibility required
8. Adequate pool water filtration

F. Signs - Identification

1. Building and site identification is mandatory.
2. Free standing signs, if applicable, must conform to Sheraton Standards.
3. Building and roof signs, if applicable, must conform to Sheraton Standards.
4. Signs shall be determined overall to best suit the location and the proximity.

G. Buildings

1. All buildings must be connected via an adequately covered passage. (Suggest enclosed passages)
2. All buildings must have interior corridors - minimum 6'0" wide or 5'0" wide with 1'0" x 6'0" recesses at each rental unit doorway.
3. All buildings shall have fire alarm systems with adequate monitoring at the front desk or telephone switchboard.
4. Elevators are required for all buildings over two stories in height. Hydraulic elevators are acceptable on three and four story buildings only. The following guidelines are used:
 - a. One elevator per 70 rooms.

III - 3
Page 6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 14, 1973

FROM: William D. From, Director

SUBJECT: Petition #74-37-XA, Southeast corner of Ambassador and Rutherford Roads.
Petition for Variance for Off-Street Parking
Petition for Special Exception for a Hotel/Motel.
Petitioner - Maryland Properties, Inc.

2nd District

HEARING: Wednesday, August 15, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to make.

A motel would be compatible with surrounding land uses. However, the staff shares the Department of Transportation's concern over the impact of the proposed development on the beltway storm drain system.

If the proofs of Section 502.1 are met, development should be conditioned to conformance to a development site plan.

William D. From, Director
Office of Planning and Zoning

WDF:NEG:rvr

Ernest C. Trimble, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 18
405 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing

this _____ day of _____ 1973.

13th

July 13th
S. ERIC DINENNA,
Zoning Commissioner

Petitioner _____

Petitioner's Attorney _____

Reviewed by _____
Chairman
Zoning Advisory Committee

Maryland Properties, Inc.

cc: Matz, Childs & Associates
1020 Crosswell Bridge Road (21204)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: July 29, 1973

Posted for: A Petition For Special Exception & A Petition For Variance

Petitioner: MARYLAND PROPERTIES, INC.

Location of property: SE/Cor. of AMBASSADOR and RUTHERFORD Rds.

Location of Sign: E/SIDE AMBASSADOR RD. 275' +/- SOUTH OF RUTHERFORD RD.
S/SIDE RUTHERFORD RD. 75' +/- EAST FROM AMBASSADOR RD.

Remarks: _____

Posted by: Ernest C. Trimble Date of return: _____

Signature _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of

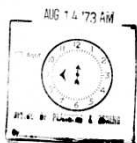
July 1973. Item # _____

S. ERIC DINENNA
Zoning Commissioner

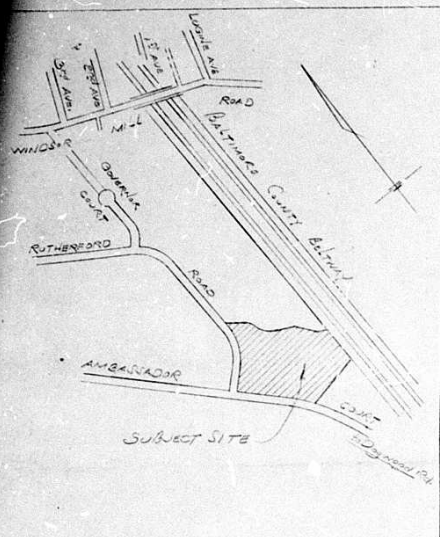
Petitioner: Maryland Properties, Inc. Submitted by: S.M.H.

Petitioner's Attorney: Trimble Reviewed by: E.H.

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



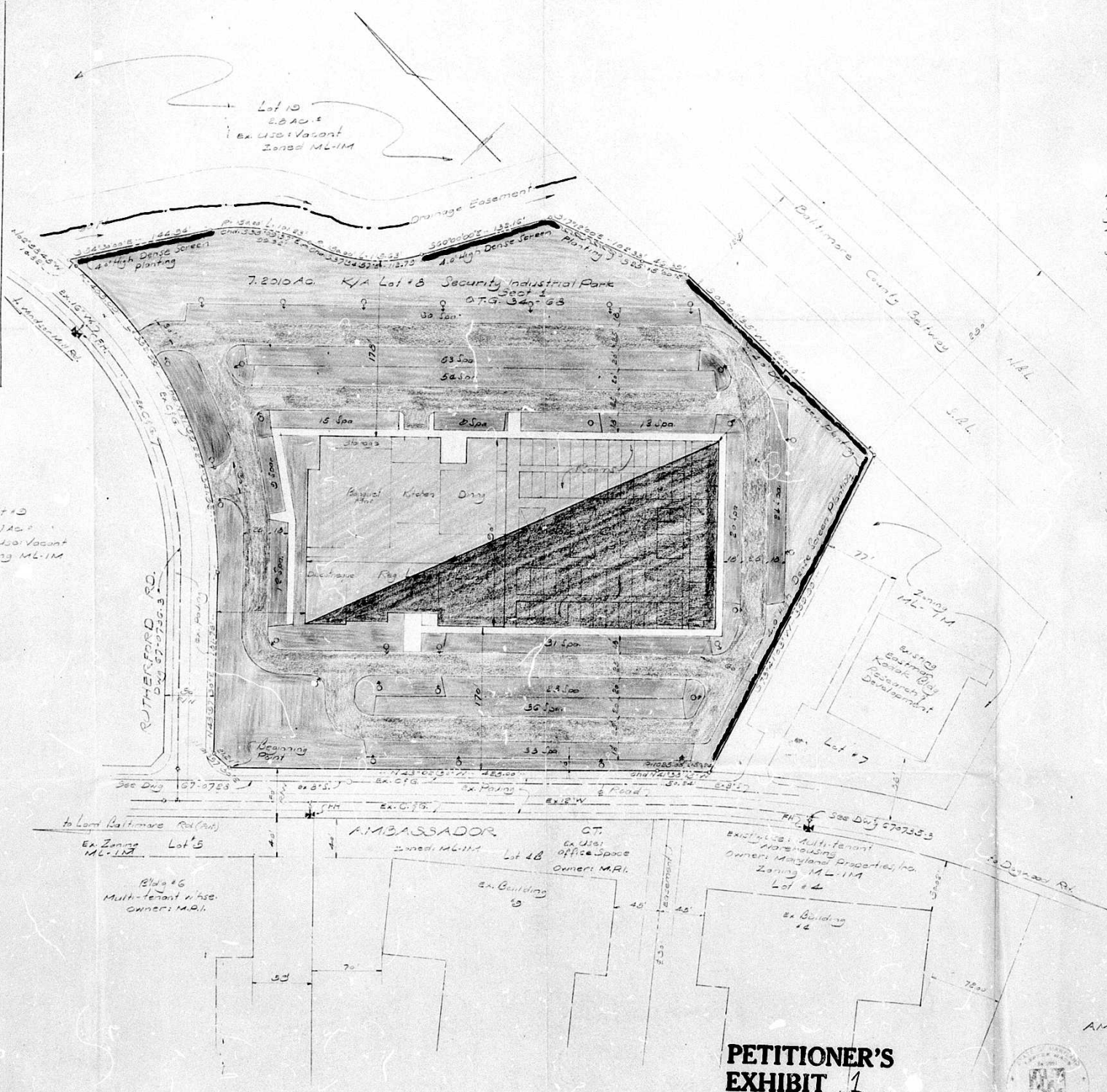
NOT RECORDED



LOCATION PLAN
Scale: 1" = 100'

Lot 10
2.1 AC ±
Ex. Use: Vacant
Zoned ML-1M

Lot 10
2.0 AC ±
Ex. Use: Vacant
Zoned ML-1M



- GENERAL NOTES**
- Total Area of Site = 7.2010 Acres
 - Existing Zoning of Site "ML-1M"
 - Existing Use of Site "Vacant Lot"
 - Proposed zoning of site: "ML-1M" with a special exception & a parking variance
 - Proposed use of Site: Motel/Hotel
 - Off Street Parking Data:
 - Total no. of rental units = 223 requiring 223 Spaces
 - Area of Lounge, Discharge, Kitchen, Banquet Room, Service Area, & Storage = 23,280 Sq. Ft. requiring 446 Spaces
 - Area of Meeting Rm = 1800 Sq. Ft. requiring 36 Spaces
 - Total Spaces Required = 725 Spaces & Total Spaces Proposed = 433 Spaces
 - Petitioner is requesting a variance to Section 403.2 (b) of the Zoning Code to permit a total of 433 Parking Spaces, instead of the required 725 Spaces, a variance of 292 Spaces
 - Petitioner is requesting a Special Exception for a Motel/Hotel in an "ML-1M" Zone pursuant to Section 299.2 & 2 of the Zoning Code.
 - All Parking Spaces to be a minimum of 8.5' x 20'. All parking areas & drives will be paved.

Light Standard (in direction of Light)

to Lot Baltimore Rd (S.W.)
Ex. Zoning ML-1M
Lot 5
Bldg #6
Multi-tenant whse.
Owner: M.R.I.

AMBASSADOR
Zoned ML-1M
Lot 8
Ex. Use: Office Space
Owner: M.R.I.

Ex. Use: Multi-tenant Warehousing
Owner: Maryland Properties, Inc.
Zoning ML-1M
Lot 4

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & PARKING VARIANCE VICINITY
AMBASSADOR CT. & RUTHERFORD RD.
SECURITY INDUSTRIAL PARK
Section 1
Election District #2 Baltimore Co. Md.
Scale: 1" = 50' July 14, 1973

PETITIONER'S EXHIBIT 1



Matt, Childs & Associates, Inc.
1020 Cromwell Bridge Road
TOWSON, Maryland 21284



ML-1M

AMBASSADOR

SUBJECT
SITE

RD.

CT.

RUTHERFORD

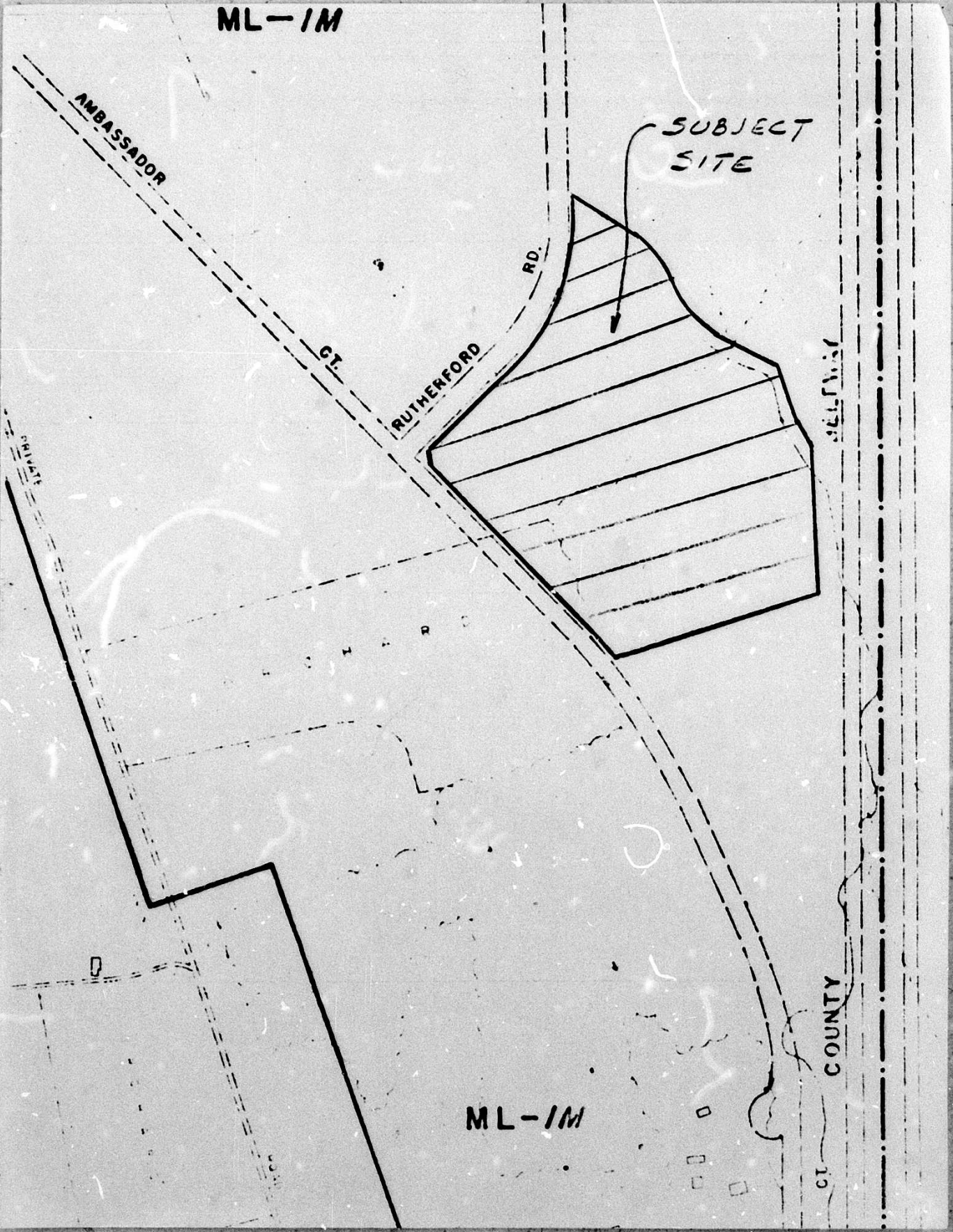
WATER

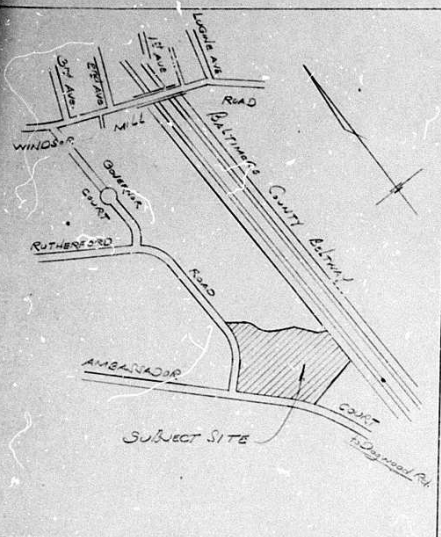
PRIVATE

COUNTY

ML-1M

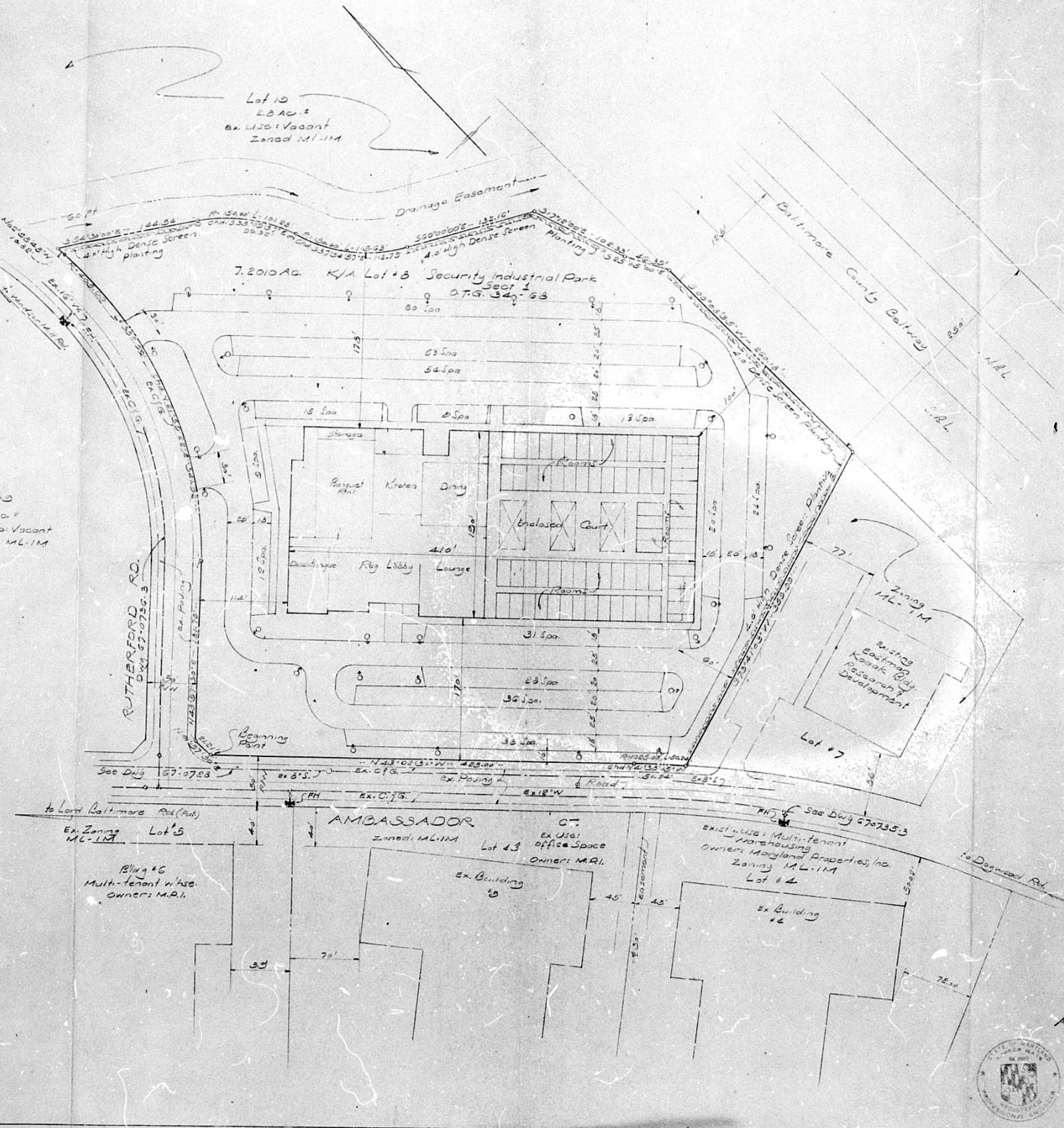
CT.





LOCATION PLAN
Scale: 1" = 100'

Lot #3
3.7 AC ±
Ex. Use: Vacant
Zoning: ML-1M



- GENERAL NOTES**
1. Total Area of Site: 7.2010 Acres
 2. Existing Zoning of Site: "ML-1M"
 3. Existing Use of Site: "Vacant Lot"
 4. Proposed zoning of Site: "ML-1M" with a special exception for a parking variance
 5. Proposed use of Site: Motel/Hotel
 6. Off Street Parking Data:
 - A. Total no. of rental units = 223 requiring 223 Spaces
 - B. Area of Lounge, Discharge, Dining Rm., Kitchen, Banquet Room, Service Area, & Storage = 23,380 Sq. Ft. requiring 466 Spaces
 - C. Area of Meeting Rm. = 1800 Sq. Ft. requiring 36 Spaces
 - D. Total Spaces Required = 725 Spaces
 - E. Total Spaces Proposed = 433 Spaces
 7. Petitioner is requesting a Variance to Section 402.2 (b) of the Zoning Code to permit a total of 433 Parking Spaces instead of the required 725 Spaces, a variance of 292 Spaces
 8. Petitioner is requesting a Special Exception for a Motel/Hotel in an ML-1M Zone pursuant to Section 253.2 (b) of the Zoning Code.
 9. All Parking Spaces to be a minimum of 8.5' x 20'. All parking areas & drives will be paved.



Light Standard (w/direction of Light)

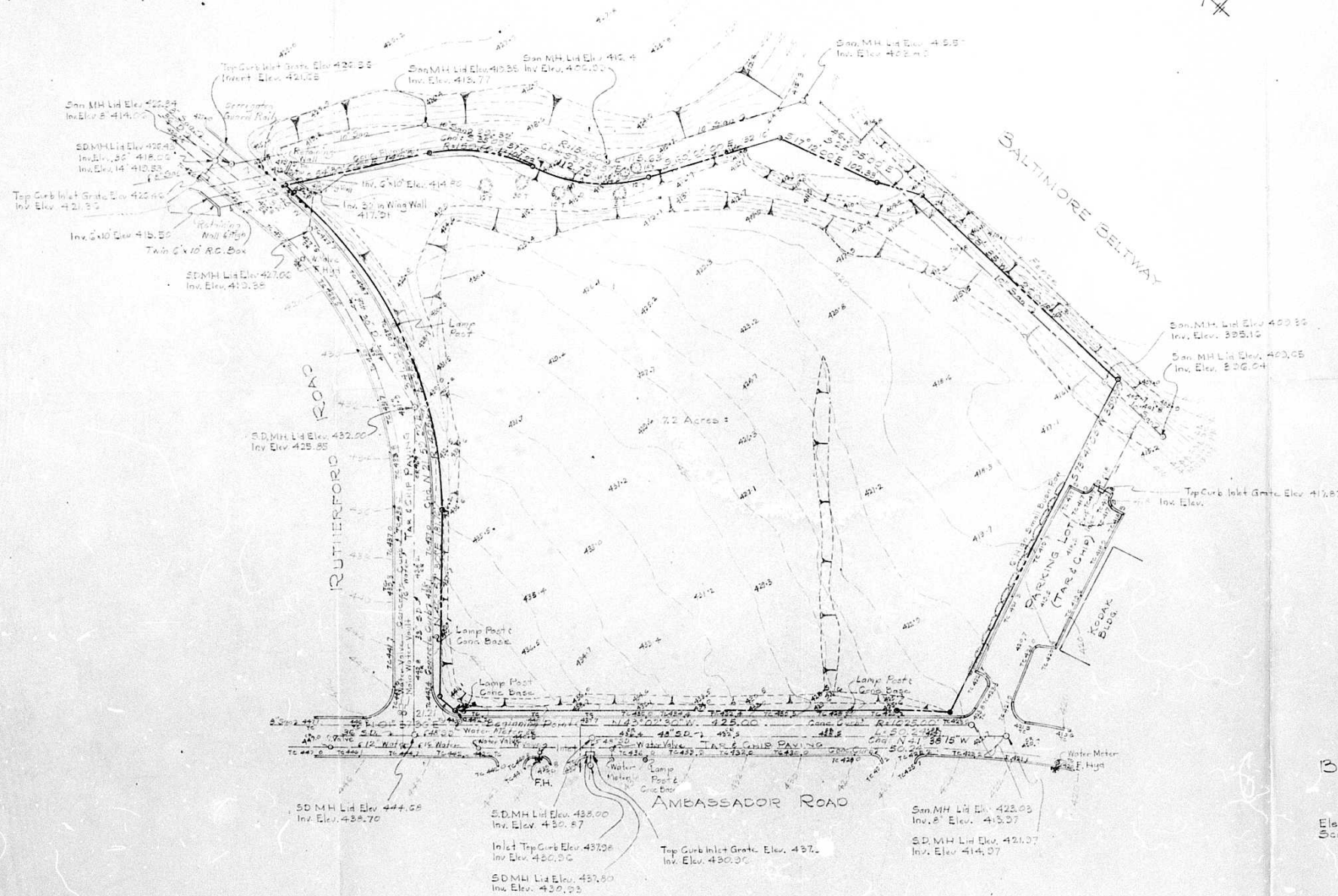
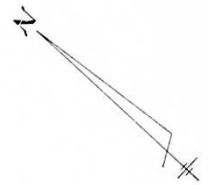
OFFICE COPY
REVISED PLANS

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
& PARKING VARIANCE
VICINITY
AMBASSADOR CT. & RUTHERFORD RD.
SECURITY INDUSTRIAL PARK
SECTION 1
election District #2 Baltimore Co., Md.
Scale: 1" = 50' July 14, 1973



Motz, Childs & Associates, Inc.
1020 Cromwell Bridge Road
TOWSON, Maryland 21284

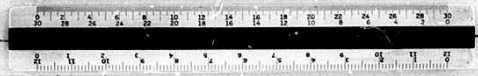




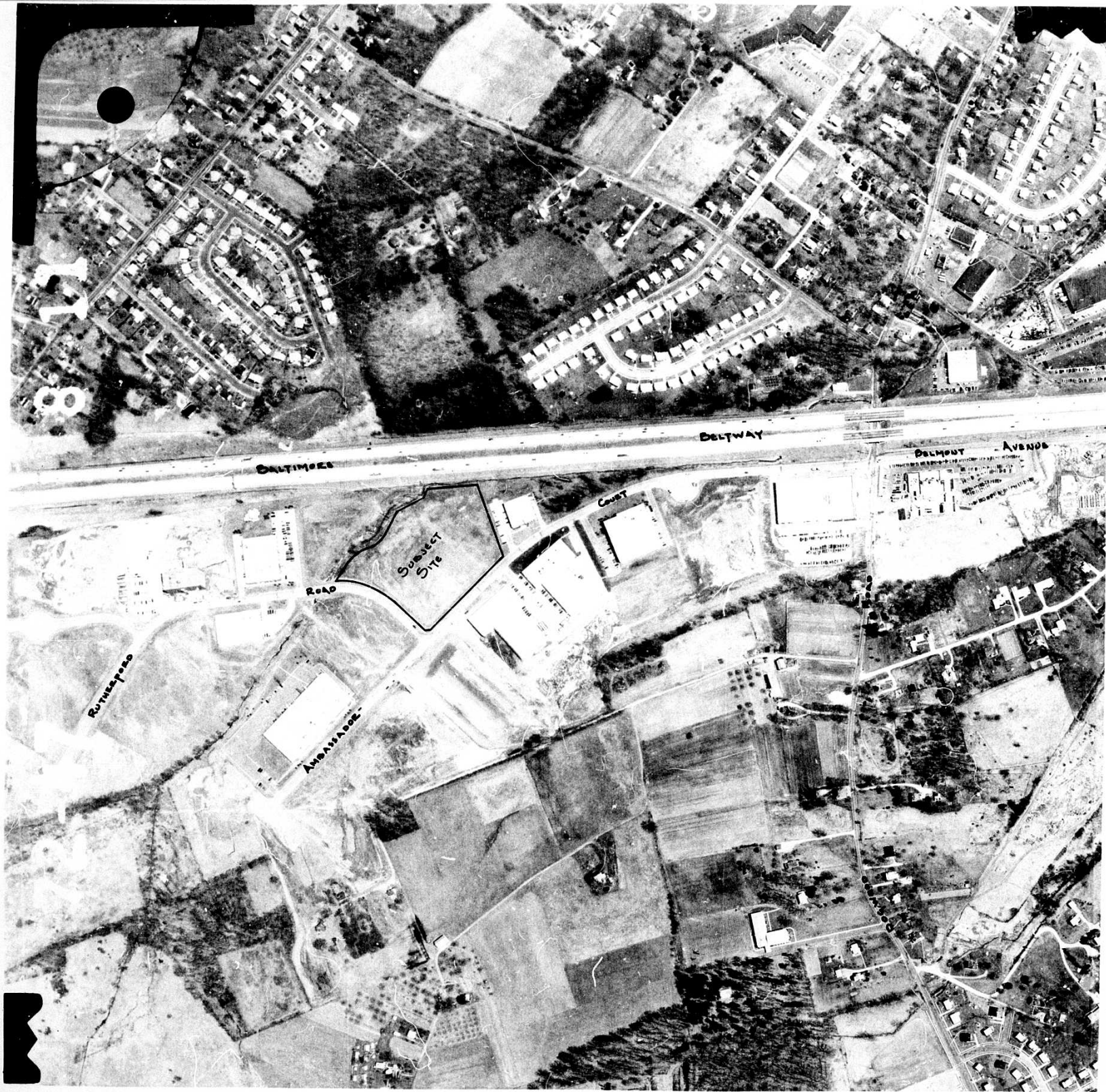
APP.	1/18/73
DESIGNER	2
DRAWN	2/22/73
CHKD.	SC
INSTR.	SC
BY	SC

BOUNDARY AND TOPOGRAPHICAL SURVEY
 SECURITY INDUSTRIAL PARK
 LOT No. 8
 Election Dist. No. 2
 Scale: 1"=50'
 Baltimore Co. Md
 May 11, 1973

MATZ, CHILDS & ASSOCIATES
 1020 CHOWNELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21202
 DRAWN BY: TRADE BY: REGISTERED



old But



PETITIONER'S
EXHIBIT *6*
8-11 NE
Scale: 1"=200'

