



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 4, 1997

James G. Boylan, Esquire
1308 Vincent Place
P.O. Box 1174
McLean, Virginia 22101-1174

RE: Zoning Verification
1721 Reisterstown Road
Holiday Inn - Pikesville
3rd Election District

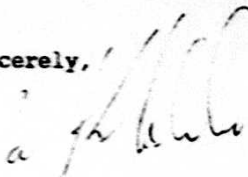
Dear Mr. Boylan:

This letter responds to your request dated November 7, 1997. The property is currently zoned B.L. (Business Local). That zoning was partially in place on the 1955 zoning maps. Then, as now, it required a special exception hearing to permit a hotel. Case #5278-RX reclassified a portion of the property to B.L. and granted a special exception for a hotel. Subsequent variance hearings (5706-V and 63-123-V for a sign height variance, and 74-228-A, parking variance) for parking were granted and are still in effect within the terms of the order.

There are no current code violation citations on record in this office and to the best of our knowledge, no zoning actions or building permit applications.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


John R. Alexander
Planner II
Zoning Review

JRA:rye

c: zoning cases 74-228-A,
63-123-V, 5706-V, & 5278-RX

Enclosure



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Federal Motor Inns, Inc., a subsidiary of
I, or we, American Motor Inns, Inc., legal owner of the property situated 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 402.2 of the zoning regulations from
the required 312 spaces to 135 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (indicate hardship or practical difficulty) Because of the size and
shape of the available land it is necessary to have a parking variance to meet
the needs of the users of the motel facilities.

See attached description

MAP 24
402.2
SECTION 9
REQUIREMENT 312
DATE 10-20-74
BY [Signature]
TITLE [Signature]
FILE [Signature]
FOLDER [Signature]
BY [Signature]

Property is to be posted and advertised as prescribed by Zoning Regulations.
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.

FEDERAL MOTOR INNS, INC., A SUBSIDIARY OF
AMERICAN MOTOR INNS, INC.

Contract purchaser

By: [Signature] Legal Owner
Donald A. Kaufman, Senior Vice President
Address: 302 M. Lombard Street
Baltimore, Maryland 21201

Protestant's Attorney

Joseph S. Kaufman, Plaintiff's Attorney
10 Light Street, Balto., Md. 21202
Phone: 737-2800

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day

of February 1974, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 1st day of April, 1974, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
NE/S of Reisterstown Road, 300' N
of Village Road - 3rd District
Federal Motor Inns, Inc. - Petitioner
NO. 74-228-A (Item No. 117)

BEFORE THE

DEPUTY ZONING

COMMISSIONER

OF

BALTIMORE COUNTY

111 111 111 111 111 111

This Petition represents a Variance request to reduce the required
number of parking spaces for Federal Motor Inns, Incorporated, operators of
a Holiday Inn restaurant, lounge complex, located on Reisterstown Road near
the Baltimore Beltway, in the Third Election District of Baltimore County.

A great deal of testimony was offered by the Petitioner and his engineer
regarding the layout, or site design, parking requirements, as they are re-
lated to the motel units, and ancillary uses.

The presently existing Holiday Inn was constructed in 1962 and contains
107 rental units with ancillary uses that include a restaurant, cocktail lounge,
meeting rooms and related facilities. The cocktail lounge has a seating capa-
city of 40 and was considered insufficient to accommodate in-house guests.
They propose to expand this facility, not for the purpose of making a swinging
lounge, but merely to accommodate their motel guests. When filled to capa-
city, they have approximately 150 guests which renders the dimensions and
seating capacity of the present cocktail lounge incapable of handling the de-
mands of their travelers.

Due to the unusual layout of the site - a large courtyard of green open
area has been retained, within the center of the motel complex - problems
are presently being encountered in complying with the zoning requirements
for the particular uses involved, i.e., one parking space for each motel room,
one parking space for each 50 square feet of total floor area within the rest-
aurant, lounge and meeting rooms. They felt that these requirements were

overly restricted insofar as their particular operation is concerned.

A parking study, made over a two week period, revealed that even when
there was total occupancy of the premises, there was never full utilization of
the parking area. On Thursday, March 21, when all 107 rooms were occupied,
there were, at the saturation time, 22 empty parking spaces. Similarly on
Wednesday, March 27, when there was a full house, 26 parking spaces were
available at the peak hour. Likewise, on Tuesday, April 2, when the motel
was sold out, there were no less than 27 empty parking spaces. The survey
also indicated that the parking lot on weekends is less than half filled at all
times. The availability of vacant parking during peak occupancy was described
as being directly related to the fact that many guests are transported to the
Inn by company vehicles, airline limousines, or as part of the group that
arrives by bus.

Emphasis was placed on the fact that during all the years that the pre-
mises have been opened, they have never had a parking problem. They have
no intention of presenting special attractions such as singles nights, daily
cocktail hours, or other crowd promoting functions. They propose only to
have a single piano player as they have had in the past. There will be no ad-
vertising to the public through newspaper, radio, or television of the lounge.

Comments by County and State agencies, who reviewed the Petitioner's
proposed site plan for expansion, indicated a concern regarding the granting
of the requested Variance. The State Highway Administration's representative
felt that the proposed expansion could create traffic problems on the site that
could extend out to the already congested Reisterstown Road. The Baltimore
County Department of Traffic Engineering's representative also felt that park-
ing shortages could occur, explaining that while it was not possible to know
exactly what type of activities would be held at the site, some activities could

generate a need for parking in excess of the parking requirements.

In view of the above comments by the Zoning Advisory Committee, the
Deputy Zoning Commissioner held the writing of this Order in abeyance for
approximately three months during which time, he personally inspected the
site on several occasions at various times of the day and week. At no time,
during these observations, was the parking facilities filled, which bears out
the Petitioner's contention that, by and large, it is the in-house guests that
utilize his ancillary facilities.

In view of these findings, testimony and other evidence presented, it is
the opinion of the Deputy Zoning Commissioner that the Petitioner has succeed-
ed in presenting a case for unreasonable hardship and/or practical difficulties,
as required by Section 307 of the Baltimore County Zoning Regulations. With
certain restrictions, the granting of relief from the parking requirements, as
they presently exist, can be made without substantial injury to the public
health, safety and general welfare.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County this 20th day of May, 1974, that the herein Petition
for a Variance to permit 135 parking spaces instead of the required 312 park-
ing spaces should be and the same is hereby GRANTED, from and after the
date of this Order, subject to the approval of a site plan by the State Highway
Administration, Department of Public Works and the Office of Planning and
Zoning. The motel shall not promote or present special attractions such as
singles nights, daily cocktail hours, or other crowd promoting functions.
They may, however, continue to have a single piano player.

Deputy Zoning Commissioner of
Baltimore County

MCA

MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 • Tel. (301) 823-0900

DESCRIPTION

2.8468 ACRE PARCEL, NORTHEAST SIDE OF REISTERSTOWN ROAD,
SOUTHEAST OF BALTIMORE BELTWAY, "HOLIDAY INN", THIRD ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR PARKING VARIANCE.

Beginning for the same at a point on the northeast side of Reisterstown
Road, 66 feet wide, at the distance of 300 feet, more or less, as measured
northwest rly along said northeast side of Reisterstown Road from its inter-
section with the center line of Village Road, 50 feet wide, running thence binding
on the northeast side of said Reisterstown Road and continuing along the north-
east right of way line thereof, as shown on State Roads Commission of Maryland
Plat No. 23202, three courses: (1) N 42° 09' 00" W 38.61 feet, (2)
N 34° 24' 20" W 126.15 feet, and (3) N 39° 17' 20" W 98.11 feet to a point on the
first line of the land described in the deed to Palmer F.C. Williams and wife,
recorded among the Land Records of Baltimore County in Liber L. McL. M. 858,
page 303, thence binding on part of said first line, (4) N 44° 16' 30" E 440.10
feet, thence six courses: (5) S 48° 06' 10" E 238.73 feet, (6) S 34° 09' 30" W
91.19 feet, (7) southwesterly, by a curve to the right with a radius of 700.00 feet,

the distance of 61.09 feet, (8) S 39° 09' 30" W 219.05 feet, (9) southwesterly,
by a curve to the right with a radius of 200.00 feet, the distance of 82.70
feet, and (10) S 62° 51' 00" W 40.26 feet to the place of beginning.

Containing 2.8468 acres of land.

HGW:jq

J.O. # 61059-A

November 29, 1973

MCA
MCA ENGINEERING CORPORATION



MCA
MCA ENGINEERING CORPORATION

May 29, 1974

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

RE: Petition for Variance
NE/S of Reisterstown Road, 300' N
of Village Road - 3rd District
Federal Motor Inns, Inc. - Petitioner
NO. 74-228-A (Item No. 117)

Dear Mr. Kaufman:

I have this date passed my Order in the above captioned matter in
accordance with the attached.

Very truly yours,

[Signature]
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc
Attachments

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 9, 1974

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

Z.A.C. Meeting of: January 8, 1974

Re: Item 117
Property Owner: Federal Motor Inns, Inc., a subsidiary of American Motor Inns, Inc.
Location: NE/S of Reisterstown Rd., SE of Baltimore Beltway
Present Zoning: S.L.
Proposed Zoning: Variance to permit parking of 135 spaces instead of the
required 312 spaces.

District: 3rd
No. Area: 2.8468

Dear Mr. DiMerut:

No bearing on student population.

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

H. ENGLISH PARKS, RECREATION
STUDENT C. HESS, COMMUNITY
HED. EDWARDS, SERVICE

MANUEL M. SUTCLIFFE
JEROME W. GORDON
ALVIN L. LEECH
JOSEPH W. ANNEKER, JR.

JOHN A. BROWN
MAY 20, 1974

JUL 26 1974

LEGAL OFFICES OF
MELNICOVE, GREENBERG, KAUFMAN & WEINER, P.A.

10 LIGHT STREET
TWELFTH FLOOR
BALTIMORE, MARYLAND 21202
1300 787-2800
CABLE ADDRESS: MGA-MA

BERNARD S. MELNICOVE
FRANCIS S. GREENBERG
JOSEPH S. KAUFMAN
ALBERT H. WEINER
RONALD L. SCHNEIDER
ROBERT E. CARROLL
LOUIS B. PRICE
ISAAC H. NEUBERGER

M. ALBERT FIGUEROA
FRANCIS S. BODOLATO
TIMOTHY R. CASGAR
DAVID L. DOWLER
ALAN R. ZUCKERBERG
HESTER MAX ZIMMERMAN
ROBERT D. WALSHMAN
A COMMITTEE OF MICHIGAN
AND FLORIDA ONLY



Mr. James E. Dyer
Deputy Zoning Commissioner
Office of Planning and Zoning
Baltimore County
Jefferson Building
Towson, Maryland 21204

RE: Petition for Variance for Federal
Motor Inns, Inc.
(Holiday Inn, Reisterstown Road
near the Beltway)
No. 74-228-A

Dear Mr. Dyer:

At the conclusion of the hearing on the above captioned matter held before you today, I agreed to summarize the position of my client regarding the requested variance.

The Holiday Inn presently existing on Reisterstown Road near the Beltway was constructed in 1962 and contains 107 rental units with a commercial building containing a restaurant, cocktail lounge, meeting rooms and related facilities.

Our experience has shown that the cocktail lounge, which presently has a capacity to seat 41 guests, is insufficient to accommodate our "in house" guests. We have proposed to expand this facility not for the purpose of making this a "swinging" lounge, but rather merely to accommodate our motel guests. When we are filled to capacity, we have approximately 150 guests on the premises and as you can see, the cocktail lounge is incapable of handling the demand of these travelers.

MELNICOVE, GREENBERG, KAUFMAN & WEINER, P.A.

Mr. James E. Dyer
April 4, 1974
Page Two

In the past we have not, nor do we intend to, present special attractions such as singles nights or daily cocktail hours or other crowd promoting functions. We propose only to have a single piano player as we have had in the past. There will be no advertising to the public through newspaper, radio or T.V. of the lounge.

Because of the unusual layout of the buildings, the present problem has been created. A large courtyard of green area has been retained, which area could otherwise be available for parking. However, we believe it is in the best interest to retain the green surroundings. At my request, a study was made over the past two weeks as to the number of empty parking spaces on the subject lot and I wish to advise that on all days, even when there is total occupancy of the premises, there has never been full utilization of the parking area. For example, on Thursday, March 21, when all 107 rooms were occupied, there were at the saturation time, 22 empty parking spaces. Similarly on Wednesday, March 27 when there was a full house, 26 parking spaces were available at the peak hour. Likewise, on Tuesday, April 2, when the motel was sold out, there were no less than 27 empty parking spaces. Our survey indicates that the parking lot on weekends is less than half filled at all times. This is caused by the fact that many guests are transported to the Inn by company vehicles, airline limousine or as part of a group that arrives by bus.

We have also made a check-in survey and it appears that there is no particular time during the day when there is excessive heavy traffic in or out of the motel. In regards to Reisterstown Road, "no parking" signs are posted along Reisterstown Road and therefore it would not be possible for off street parking at that point. In addition, the driveway leading to the Fairlane's Bowling Alley in the rear would be available in an emergency for additional parking.

During all the years that the premises has been open, we have never had a parking problem.

I hope this information will assist you in your deliberations.

MELNICOVE, GREENBERG, KAUFMAN & WEINER, P.A.

Mr. James E. Dyer
April 4, 1974
Page Three

Thanking you for the opportunity to have been able to present this case to you, I remain

Very truly yours,

JOSEPH S. KAUFMAN

JSK:ldh

cc: Mr. Donald A. Kurtzman
Mr. Joel Krishch

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. MULLER
DEPUTY TRAFFIC ENGINEER

January 28, 1974

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

Re: Item 117 - ZAC - January 8, 1974
Property Owner: Federal Motor Inns, Inc., a subsidiary of American Motor Inns, Inc.
NE/S Reisterstown Road, SE of Baltimore Beltway
Variance to permit parking of 135 spaces instead of the required 312 spaces
District 3

Dear Mr. DiNenna:

The subject petition is a variance to the parking requirement of 312 parking spaces to 135 parking spaces.

This site has 160 rental units and requires 108 parking spaces. This would leave 27 parking spaces left for employee parking, the cocktail lounge, meeting rooms, and the dining room.

It is not possible to know exactly what type of activities will be held at this site, but we would like to point out that some activities could generate a need for parking in excess of the parking requirement.

Most of the parking on this site is not convenient to the commercial buildings.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 26, 1974

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

RE: Variance Petition
Item 117
Federal Motor Inns, Inc., a
subsidiary of American Motor
Inns, Inc. - Petitioners

Dear Mr. Kaufman:

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 northeast side of Reisterstown Road, 300 feet north of Village Road, in the 3rd District of Baltimore County.

This property, which is developed for the Holiday Inn restaurant and lounge, is requesting a Variance to the parking regulations to permit 135 parking spaces instead of the required 312 parking spaces.

The site plan, as submitted, accurately indicates the location of all buildings and the existing parking areas. This motel has 108 motel units which, if filled to capacity, would leave 27 parking spaces for employees and patrons for the restaurant and lounge.

Joseph S. Kaufman, Esq.
Re: Item 117
Page 2
February 27, 1974

It is noted that the petitioner is proposing an expansion of the existing restaurant and lounge which would, from the petitioners' point of view, bring in additional trade to this establishment.

Of the 135 parking spaces provided on the site, 34 parking spaces could be considered as relatively convenient to the restaurant and lounge facilities. As is pointed out by the Traffic Engineering representative, it is extremely difficult to project impacts on parking lots when operations of this nature are considered.

We do not have at hand information regarding feature attractions, such as "singles' nights", daily cocktail hour specials, and whether live entertainment is proposed in the restaurant and lounge facilities. All these factors tend to create a desirability for the public to patronize a given restaurant location. The Zoning Regulations do recommend that the off street parking regulations be considered as bare minimums that are to be exceeded wherever possible.

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

Very truly yours,

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

JJD:JD
Enclosure
cc: MCA
1020 Cromwell Bridge Rd. (21204)

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

January 25, 1974

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

Re: Item #117 (1973-1974)
Property Owner: Federal Motor Inns, Inc., a subsidiary of American Motor Inns, Inc.
N/S of Reisterstown Rd., S/S of Balto. Beltway
Existing Zoning: R-1
Proposed Zoning: Variance to permit parking of 135 spaces instead of the required 312 spaces
No. of Acres: 2.468 District: 3rd

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.

Comments:

Baltimore County highway and utility improvements are not directly involved. However, this site is within the Joppa Falls drainage area, tributary to the Joppa Falls sanitary sewerage system, subject to State Health Department imposed moratorium restrictions.

It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #117 (1973-1974).

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:EDM:PK:mas

1-MS Key Sheet
12 1/2" x 22 1/2" Sheet
EN 8 1/2" x 11 1/2" Map
68 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 11, 1974

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

Attention: Mr. John J. Dillon

Dear Mr. DiNenna:

The subject section of Reisterstown Road is heavily traveled and is near capacity. The 1972 average daily traffic count is 25,500 vehicles. The traffic situation is compounded by the close proximity of the Baltimore Beltway.

It is our opinion that a parking variance of the magnitude proposed would create traffic problems on the site that could extend out into the already congested highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CLJ:EDM

Cost of Advertisement, \$.....

1-SIGN 74-228-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 3rd Date of Posting MARCH 15, 1974
 Posted for: PETITION FOR VARIANCE
 Petitioner: FEDERAL MOTOR INNS, INC.
 Location of property: NE/S. OF REISTERSTOWN RD. 300' N. OF VILLAGE RD.
 Location of Sign: NE/S. OF REISTERSTOWN RD. 350' N. OF VILLAGE RD.
 Remarks: _____
 Posted by: Thomas E. Dinenna Date of return: MARCH 23, 1974
 Signature

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

BALTIMORE COUNTY, MARYLAND No. 13177
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE March 28, 1974 ACCOUNT 01-662
 AMOUNT \$21.50
 DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 Messrs. Melnicove, Greenberg & Kaufman
 1215 Maryland National Bank Building
 Baltimore, Md. 21202
 Advertising and posting of property for Federal Motor Inns, Inc. #74-228-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 19th day of

December 1973. Item # _____.

S. Eric Dinenna
 Zoning Commissioner

Petitioner Federal Motor Inns Submitted by Koufman

Petitioner's Attorney Koufman Reviewed by ETH

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

Doc
Held
 Joseph S. Kaufman, Esq.
 10 Light Street
 Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this 11th day of February 1973

S. Eric Dinenna
 Zoning Commissioner

Federal Motor Inns, Inc., a subsidiary of American Motor Inns, Inc.
 Petitioner

Petitioner's Attorney Joseph S. Kaufman Reviewed by Chairman

cc: MCA
 1020 Cromwell Bridge Rd. (21304)

BALTIMORE COUNTY, MARYLAND No. 13134
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

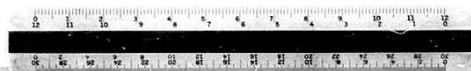
DATE March 8, 1974 ACCOUNT 01-662
 AMOUNT \$25.00
 DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 Melnicove, Greenberg & Kaufman
 1215 Maryland National Bank Building
 Baltimore, Md. 21202
 Petition for Variance for Federal Motor Inns, Inc.
 #74-228-A 250 C rec

PETITIONER'S EXHIBIT No 2

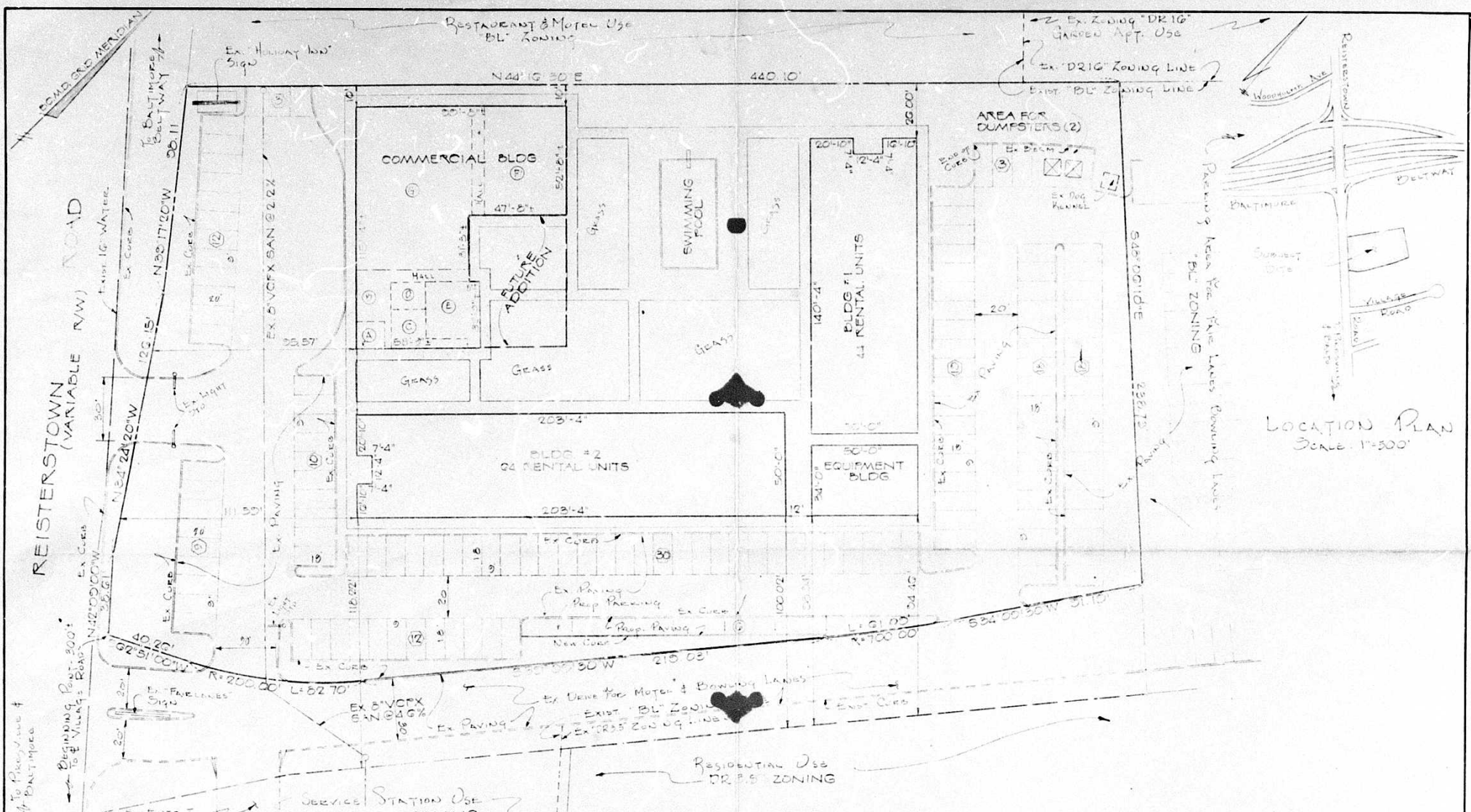


Scale: 1" = 200'

9 - 18 SW



4



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. TOTAL AREA 2.6583 ACRES
2. EXISTING ZONING "BL" WITH SPECIAL EXCEPTION
3. EXISTING USE "MOTEL"
4. PROPOSED ZONING "BL" WITH SPECIAL EXCEPTION & PARKING VARIANCE
5. OFF-STREET PARKING DATA
 - A. NO. OF RENTAL UNITS - 108 UNITS REQUIRING 108 SPACES
 - B. AREA OF RESTAURANT, KITCHEN, LOUNGE & MEETING ROOMS - 72 TO 90 SQ. FT. REQUIRING 140 SPACES
 - C. AREA OF PROPOSED ADDITION TO LOUNGE 2820 SQ. FT. REQUIRING 58 SPACES
 - D. TOTAL SPACES REQUIRED - 212
 - E. TOTAL SPACES EXISTING - 135 SPACES
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 402.2(b) TO PERMIT A TOTAL OF 135 SPACES INSTEAD OF THE REQUIRED 212 SPACES. A VARIANCE OF 177 SPACES

- ROOM LEGEND
- (1) Registration Desk
 - (2) Waiting Room & Entry
 - (3) Offices
 - (4) Rest Rooms
 - (5) Cocktail Lounges
 - (6) Meeting Rooms
 - (7) Kitchen & Dining Room

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE
HOLIDAY INN
 REISTERSTOWN, MD.
 BALTO COUNTY, MD.
 SCALE: 1"=50'
 NOVEMBER 14, 1973

MAP	20
ELECTION	N 44° 15' 30' E
DISTRICT	3
D. F. 12/20/73	
TYPE	
HEADING	✓
BY	11/11/73
FINAL	7-11-73
BY	11/11/73

MCA 
 CONSULTING ENGINEERS
 1020 Cromwell Bridge Rd. Baltimore, Md.