

75-259-SPH (over 11/10/77) 75-259-SPH (over 11/10/77) PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Ram Motel, legal owners 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Accessory business automobile parking on a 1.447-acre parcel previously granted, permission for use as New Car Parking only by Order of the Zoning Commissioner, Dated December 17, 1969, Case No. 70-12-SPH

See attached description

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

Contract Purchaser: Ram Motel
by Maria Rogers
Address: 3701 Twin Lakes Ct., Baltimore, Md. 21207
Wellness to Attorney: Protestant's Attorney

ORDERED BY the Zoning Commissioner of Baltimore County, this 17th day of April, 1975, 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 104, County Office Building in Towson, Baltimore County, on the 11th day of May, 1975, at 10:00 o'clock A.M.

Eric D. DiMenna
Zoning Commissioner of Baltimore County

(over)

LAW OFFICES
BROOKS & TURNBULL
400 NORTH AVENUE
TOWSON, MARYLAND 21204

January 6, 1977

Ms. Muriel E. Buddemeier
County Board of Appeals
Room 218, Courthouse
Towson, MD 21204

Re: Case #75-259-SPH
Ram Motel

Dear Ms. Buddemeier:

Please be advised that I represent Ram Motel, petitioner, in the above captioned case, and that I intend to appear at the hearing scheduled for Thursday, January 20, 1977, at 10 A.M. The petitioner's address is: 3701 Twin Lakes Court, Baltimore, MD, 21207.

Thank you for your attention to this matter.

Very truly yours,

BROOKS & TURNBULL

Charles E. Brooks

CER/and

RE: SPECIAL HEARING
for off-street parking, etc.
NW/8 Seven Mile Lane, 477'
NE of Reisterstown Road
3rd District
Ram Motel
Petitioner
BALTIMORE COUNTY
No. 75-259-SPH

OPINION

This case comes before the Board on an appeal from the decision of the Zoning Commissioner which granted, as per Section 409.4 of the Baltimore County Zoning Regulations, off-street parking in a residential zone. The subject property is located east of the Reisterstown Road on Seven Mile Lane, at the Baltimore City Line, in the Third Election District of Baltimore County. The specific parcel under consideration in this petition may be precisely identified as Lot #4 on Petitioner's Exhibit #3. This parcel is zoned D.R. 16 and contains approximately 1.447 acres. The subject parcel is contiguous with and immediately east of a tract of land containing 3.487 acres and zoned B.R. This B.R. parcel and the subject parcel are in the same ownership, and are now improved by a commercial bank, a Butler's Steak House and a Safeway Supermarket. These improvements are located at the northeast corner of the Reisterstown Road and Seven Mile Lane.

If the Petitioner be successful in this Special Hearing under Section 409.4 of the Baltimore County Zoning Regulations, the subject D.R. 16 parcel would be improved for off-street parking as specifically proposed and designated on Petitioner's Exhibit #3. In order to grant this petition, the Board must be fully satisfied that the proposal is one which satisfies the provisions of Section 409.4, and in no way violates the tenets of Section 500.1 of the Baltimore County Zoning Regulations. The Petitioner described for the Board his proposal and, as mentioned above, same is detailed on Petitioner's Exhibit #3. Details of the proposed lighting and screening were also described to the Board. The Petitioner noted that the Penn Brothers can agency joins the subject property on the north side, and the Randall Lane Apartments about the subject property on the east side.

Wilson F. Outen of DaH-McCune-Walker, Inc., a registered professional engineer, testified on behalf of the Petitioner, and explained in detail Petitioner's Exhibits #2 and #3.

LAW OFFICES
WEINBERG AND GREEN
NINETEENTH FLOOR
100 NORTH STREET
BALTIMORE, MD 21202
SUITE 601
401 WASHINGTON AVENUE
TOWSON, MD 21204
FAX TEL (301) 338-8800

332-8812

December 11, 1975

S. Eric DiMenna, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing NW/8 of Seven Mile Lane, 477' NE of Reisterstown Road - 3rd Election District
Ram Motel - Petitioner, NO. 75-259-SPH (Item No. 182)

Dear Mr. DiMenna:

Please note an appeal to the County Board of Appeals from your Order, dated November 25, 1975, granting the above Petition for Special Hearing, on behalf of The Triangle Realty and Construction Co., Inc., 6929 Reisterstown Road, Baltimore, Md. 21205.

I enclose herewith check in the amount of \$40.00 to cover the costs of said appeal.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

115/b
Enc.



Ram Motel - #75-259-SPH

The Petitioner offered David Horn, a recognized real estate expert, who expressed the judgment that if the petition be granted it would in no way violate any of the provisions of Section 502.1. Mr. Horn stated that while the subject parcel of 1.447 acres is zoned D.R. 16, it is an integral part of the total business site now improved by the bank, the steak house and the Safeway store at this northeast corner of the Reisterstown Road and Seven Mile Lane. Being such an integral part of this fully developed commercial corner, it was the judgment of Mr. Horn that the subject parcel of 1.447 acres, while zoned D.R. 16, was in no way suitable for apartment development nor was same, considering the utilization of the balance of this parcel of land, suited for office development via a special exception in the D.R. 16 zoning classification. It was the judgment of Mr. Horn that the only foreseeable use for this easterly end of the parcel was for a contiguous parking lot to serve the already developed commercial portion of the total 4.9 acre tract.

The subject file contains a letter, dated May 9, 1975, from the Director of Planning for Baltimore County in which he notes no objection to the granting of this parking permit. The Director states: "If properly screened this use does not appear to be inconsistent with surrounding uses."

One Protester appeared in opposition to the granting of this requested off-street parking permit. This Protester was Wilbur Fink of 6992 Reisterstown Road, Baltimore City, Maryland. Mr. Fink is one of the owners of the Seven Mile Lane Apartments, which are located immediately across Seven Mile Lane from the subject property. These garden-type apartments are located in Baltimore City. Mr. Fink told the Board that it was his judgment that his tenants would object to this additional parking area because of the lighting and noise that might emanate from same. Mr. Fink feared an occupancy problem might result at his apartments if this petition were granted. Mr. Fink also told the Board that while his units were one hundred percent occupied at this time, he had two pending notices to vacate.

One of the Board members visited the area, and specifically noted that the subject parcel and its adjoining commercial lot at this northeast corner were fully improved as described by the witnesses in this case. The subject lot was noted to be unimproved

November 25, 1975

Mr. Morris Sugarman
3701 Twin Lakes Court
Baltimore, Maryland 21207

Re: Petition for Special Hearing
NW/8 of Seven Mile Lane, 477'
NE of Reisterstown Road -
3rd Election District
Ram Motel - Petitioner
NO. 75-259-SPH (Item No. 182)

Dear Mr. Sugarman:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DIMENNA
Zoning Commissioner

SED/saw

Attachments

cc: W. Lee Harrison, Esquire
Suite 601, Equitable Building
401 Washington Avenue
Towson, Maryland 21204

John W. Hession, III, Esquire
People's Counsel

Ram Motel - #75-249-SPH

and, frankly, now a rather unattractive, barren, muddy parcel of land.

After carefully reviewing the testimony and evidence offered in this case, the Board is satisfied that the Petitioner meets the requirements of Section 409.4, and has satisfied Section 502.1 of the Regulations as same would be applicable to the granting of the requested off-street parking permit. Subject to certain restrictions, which shall be listed in the Order, the Petitioner's request shall be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 9th day of March, 1977, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated November 25, 1975, be and the same is hereby AFFIRMED, and that the requested Off-Street Parking Permit in accordance with Section 409.4 of the Baltimore County Zoning Regulations, be and the same is hereby GRANTED, subject to the following additional restrictions:

1. The subject property shall be screened with four (4) and eight (8) foot high compact screened planting as delineated on Petitioner's Exhibit #3.
2. The lighting of the subject property shall be so constructed and regulated so as to prevent glare or illumination onto adjacent properties.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr., Chairman
Robert L. Gifford

Herbert A. Davis
Herbert A. Davis

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiMenna, Zoning Commissioner Date: Nov. 3, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-259-SPH. Petition for Special Hearing Off-Street Parking in a residential zone.
Northeast side of Seven Mile Lane 477 feet Northeast of Reisterstown Road
Petitioner - Ram Motel

3rd District

Wednesday, May 14, 1975 (10:00 A.M.)

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

If properly screened this use does not appear to be inconsistent with surrounding uses.

William D. Fromm
Director of Planning

WD:ING:rw



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 the Petitioner's plans meet the requirements set forth in Section 102.4 of the Baltimore County Zoning Regulations; and that the health, safety, and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat dated February 12, 1975, and approved March 21, 1975, by William D. Fromm, Director, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of November, 1975, that the herein Petition for the Special Hearing for Off-street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the aforementioned site plan, approved March 21, 1975.


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 above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR Filing
November 25, 1975
DATE 25th Nov 1975

DECLARATION

OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION, made this _____ day of _____, in the year _____, one thousand nine hundred and seventy-two by Ram Motel, Inc., hereafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain property described in the attached land description, marked "Exhibit A"; and further described in the Record Plat recorded or intended to be recorded in the Land Records of Baltimore County in Liber No. _____, folio no. _____, which Record Plat shows certain open space areas.

AND WHEREAS, Declarant now and hereafter covenants said properties subject to certain protective covenants, conditions, and restrictions hereafter set forth:

NOW, THEREFORE, Declarant hereby declares that all the properties specifically described as open space areas above shall be held, sold, and conveyed subject to the following covenants, conditions, and restrictions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the subject property and for the use, benefit, and enjoyment, in common, of the residents. These covenants, conditions, and restrictions shall run with the real property and shall be binding on all parties having or acquiring any right, title, or interest in the described properties or any part thereof, and shall inure to the benefit of all the residents thereof.

ARTICLE I

- DEFINITIONS -

Section 1 "Properties" shall mean and refer to those certain real properties hereinbefore described as open space areas.

Section 2

"Improvements" shall mean all structures, pools, fences, etc., on hereinbefore described properties for the common use and enjoyment of the residents of the hereinbefore described tract.

Section 3

"Owner" shall mean and refer to the record owner whether one or more entities or persons are so associated with said ownership, but excluding those having such interest merely as security for the performance of obligation.

Section 4

"Declarant" shall mean and refer to its successor and assigns if such successors or assigns should acquire any of the hereinbefore described properties from the Declarant.

Section 5

"Residents" shall mean and refer to the resident occupants of residential structures within the boundaries of the hereinbefore described tract.

ARTICLE II

- USE RESTRICTIONS -

No properties hereinbefore set forth as open space areas shall be used except for recreational, park beautification or amenity purposes, and drainage and sediment control facilities as required by Baltimore County.

No noxious or offensive activities shall be carried on upon any open space area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No sign of any kind shall be displayed to the public view on any open space area except one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any open space area except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for a commercial purpose and provided that this provision is not in conflict with any lease or agreement between the owner and any residents in question.

No open space area shall be used or maintained as a dumping ground for rubbish, trash, garbage or shall other waste be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Trash and garbage collection as approved by Baltimore County.

No private sewage disposal system shall be permitted on any open space area, except a system connected to the Metropolitan Sanitary System.

No private water supply system shall be permitted on any open space area, except a system connected to the Metropolitan Water Supply.

Nothing in this article shall be construed to prohibit traversing the open space area with underground pipes supplying water, sewer, gas, electric or telephone services to improvements at developed areas or areas to be developed.

DESCRIPTION

1.447 Acre Parcel For Special Hearing For Off-Street Parking in a Residential Zone Third Election District Baltimore County, Maryland

Beginning for the same at the intersection of the western boundary of Baltimore City with the northwest side of Seven Mile Lane at the distance of 477 feet more or less, measured northeasterly along said northwest side of Seven Mile Lane, from the northeast side of Reisterstown Road, said point of beginning being also the southeast corner of Lot 4 as laid out on the plat entitled "Development of Ram Motel and Company", said plat being recorded among the Land Records of Baltimore County, Maryland, in Plat Book E.H.K. Jr. 37 Folio 5, and running thence binding along said northwest side of Seven Mile Lane (1) South 45° 20' 00" East 122.00 feet to the division line between Lot 4 and Lot 3 on the aforesaid plat, thence binding on said division line (2) North 45° 20' 00" East 193.00 feet and (4) South 37° 00' 30" East 267.43 feet to intersect the aforesaid western boundary of Baltimore City, thence binding thereon (5) Due South 121 feet to the place of beginning, containing 1.447 acres of land more or less.

Wilson F. Outen
Wilson F. Outen, Reg. L.S. #2493



DAFT-MCCLINE-WALKER, INC.

1100 East Joppa Road, Baltimore, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

Property of Ram Motel and Company
Third Election District
Baltimore County, Maryland

B-7315
11/9/73

MICROFILMED

ARTICLE III

- BUILDING RESTRICTIONS -

No improvements other than improvements normally used in connection with recreational, park, water, sewer, gas, electric, telephone, drainage or sediment control facilities shall be built on open space previously described.

ARTICLE IV

- MAINTENANCE -

The owner or his agent (a) shall supervise, manage, operate, examine, inspect, care for, preserve, replace, restore and maintain the open space area and the improvements situated thereon in accordance with reasonable park and open space maintenance standards.

The owner shall assume responsibility for the continuing preservation and care of all open space areas and improvements thereon, including but not limited to, the removal of trash, debris and fallen trees, stumps and high grass which could reasonably be expected to contribute to accident, injury, or generally unsafe or unsanitary conditions.

ARTICLE V

- GENERAL PROVISIONS -

Section 1 Failure to enforce any covenant or restriction herein, shall in no event be deemed a waiver of the right to do so thereafter.

Section 2 Invalidation of any one of these covenants or restrictions be judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3 The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity, unless redevelopment is in accordance with applicable laws, ordinances, codes, zoning and policies of the State of Maryland and Baltimore County and such redevelopment is permitted to take place without the covenants, conditions, and restrictions stated herein.

Section 4 This Declaration may only be amended or revoked by instrument recorded among the Land Records of Baltimore County executed by Declarant or its assigns and joined in by Baltimore County.

WITNESS the hands and seals of the parties to this Declaration above written:

WITNESSES:

Mary Campagna

Ram Motel, Inc.
By: Wilson F. Outen
ALISON S. SUTHERLAND

1-Sign

75-259-SPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3-30 Date of Posting: Feb. 7, 1974
Posted for: APPEAL
Petitioner: Ram Motel
Location of property: NW 1/4 of Seven Mile Lane 477' NE of Reisterstown Rd.
Location of Sign: NW 1/4 of Seven Mile Lane 375' NE of Reisterstown Rd.
Remarks: Reissued by Robert
Posted by: Robert Date of return: Feb. 13, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 14 day of March 1974 Item #

Alvin L. Hahn
Zoning Commissioner

Petitioner: Ram Motel Submitted by: Supanony
Petitioner's Attorney: Reviewed by: FTH

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicates	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: JPH					
Change in outline or description					
Previous case:					
Map #					

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3-30 Date of Posting: Feb. 13, 1974
Posted for: Petitioner: For Special Hearing
Petitioner: Ram Motel
Location of property: NW 1/4 of Seven Mile Lane 477' NE of Reisterstown Rd.
Location of Sign: NW 1/4 of Seven Mile Lane 375' NE of Reisterstown Rd.
Remarks: Reissued by Robert
Posted by: Robert Date of return: May 7, 1974

By C. Curran



April 14, 1975

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

Dear Mr. DiNenna:

Comments on Item #182, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Ram Motel
Location: N/S of Seven Mile Lane 477' NE of Reisterstown Road
Existing Zoning: D.R.16
Proposed Zoning: Special Hearing to approve accessory business automobile parking on a 1.447 acre parcel previously granted, permission for use as New Car Parking only.
No. of Acres: 1.447
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 444-3511 ZONING 444-3521

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1975

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

Z.A.C. Meeting of: March 24, 1975

Re: Item 182
Property Owner: Ram Motel
Location: N/S of Seven Mile Lane 477' N.E. of Reisterstown Rd.
Present Zoning: DR 16
Proposed Zoning: Special Hearing to approve accessory business automobile parking on a 1.447 acre parcel previously granted, permission for use as New Car Parking only.

District: 3rd
No. Acres: 1.447

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

NSP/ml

H. EMILE PARRIS, MRS. JENNIFER
EUGENE C. MOSE, JR. PRESIDENT
MRS. ROBERT L. BERNY

MARCUS W. BOSTRAN
JOSEPH H. HUGGINS
ALVIN LORECK
JOSEPH R. WHEELER, MRS. HARRIS

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACY, M.D.
MRS. RICHARD E. HUGGINS

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 9, 1975

DEPUTY J. MOON, M.D., M.P.H.
DEPUTY HEALTH AND QUALITY ASSURANCE OFFICER

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

Dear Mr. DiNenna:

Corrected comments on Item #182, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Ram Motel
Location: N/S of Seven Mile Lane 477' NE of Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: SPECIAL HEARING to approve accessory business automobile parking on a 1.447 acre parcel previously granted, permission for use as New Car Parking only.

No. of Acres: 1.447
District: 3rd

Metropolitan water and sewer are available.

Food Protection 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.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on November 13, 1973; therefore, approval may be withheld for this connection.

Zoning Advisory
Committee Meeting
March 24, 1975
Item #182

- 2 -

May 9, 1975

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 Control, Baltimore County Department of Health.

Parking Management Comments: The parking facilities to be constructed on this site are subject to review and approval under the Federal Environmental Protection Agency's Management of Parking Supply Regulations. Specified information regarding the proposed facilities must be submitted to the appropriate regional reviewing authority. Contact the Baltimore County Division of Air Pollution for additional information concerning the submittal of an application for approval.

Very truly yours,

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

HVB/cag

CC--L. A. Schuppert
W. L. Phillips

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
VIN T. MILLER
DEPUTY TRAFFIC ENGINEER

May 14, 1975

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

Re: Item 182 - EAC - March 24, 1975
Property Owner: Ram Motel
Location: N/S of Seven Mile Lane 477' NE of Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: SPECIAL HEARING to approve accessory business automobile parking on a 1.447 acre parcel previously granted, permission for use as New Car Parking only.
No. of Acres: 1.447
District: 3rd

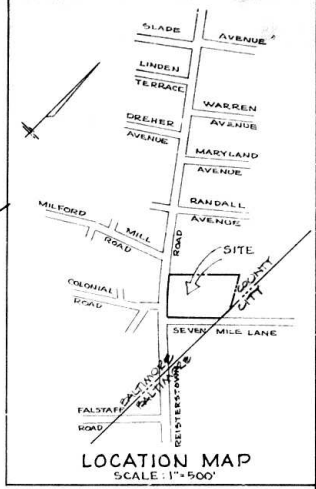
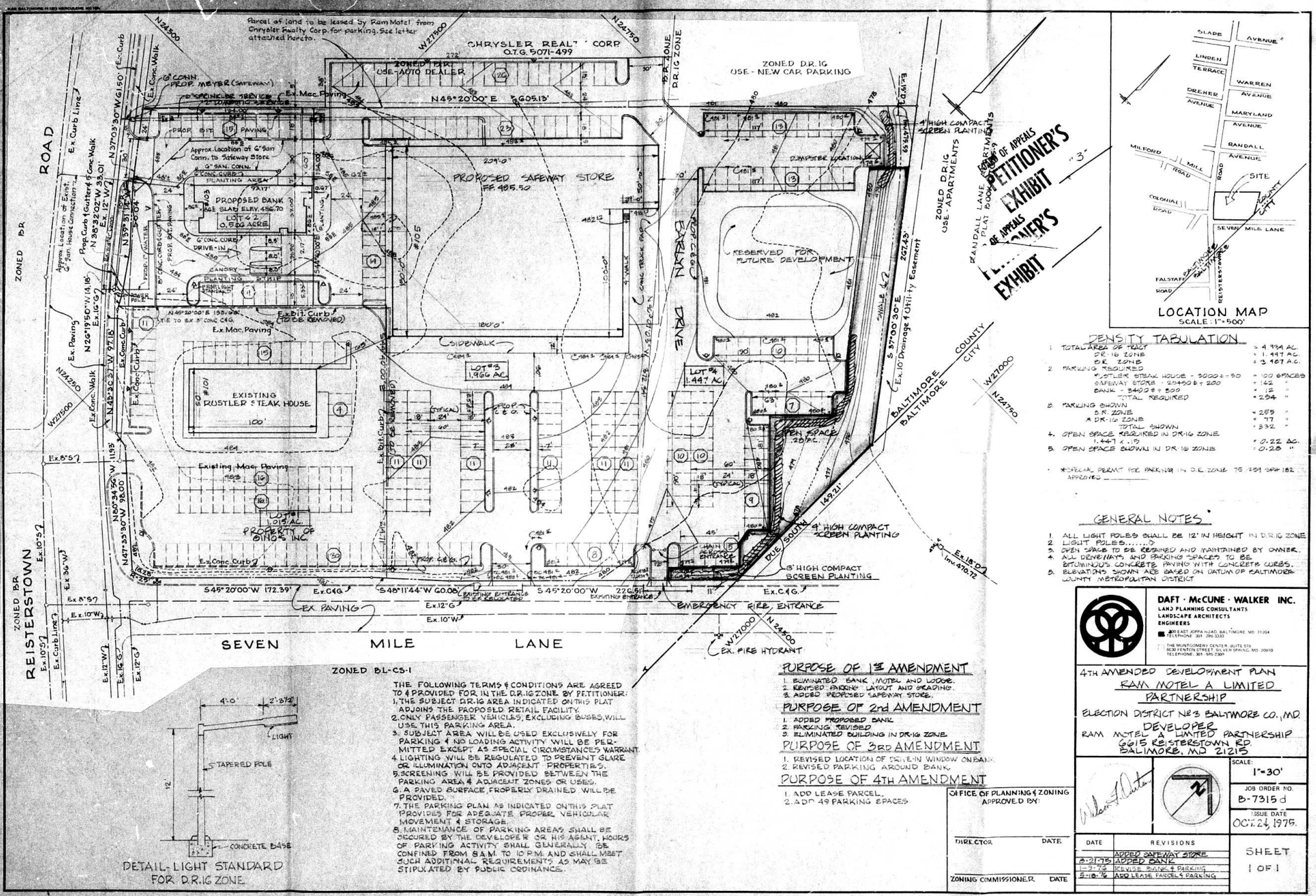
Dear Mr. DiNenna:

No traffic problems are expected by the requested parking in a residential zone.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineering Assoc.

NSP/ica



PETITIONER'S EXHIBIT
DE APPEALS
EXHIBIT

DENSITY TABULATION

1. TOTAL AREA OF TRACT	4.934 AC.
DR. 10 ZONE	1.447 AC.
DR. 20B	3.487 AC.
2. PARKING REQUIRED	
RESTAURANT STEAK HOUSE - 2000 ± 50	100 SPACES
SAFARI STORE - 2000 ± 50	100
BANK - 3400 ± 500	12
TOTAL REQUIRED	204
3. PARKING SHOWN	
DR. 10 ZONE	259
DR. 20B	77
TOTAL SHOWN	332
4. OPEN SPACE REQUIRED IN DR. 10 ZONE	0.22 AC.
1.447 X .19	0.28
5. OPEN SPACE SHOWN IN DR. 10 ZONE	
* SPECIAL PERMIT FOR PARKING IN D.E. ZONE TO BE OBTAINED	

GENERAL NOTES

- ALL LIGHT POLES SHALL BE 12' IN HEIGHT IN DR. 10 ZONE
- ALL LIGHT POLES SHALL BE 12' IN HEIGHT IN DR. 10 ZONE
- OPEN SPACE TO BE MAINTAINED AND MAINTAINED BY OWNER.
- ALL DRIVEWAYS AND PARKING SPACES TO BE BOUNDARIED BY CONCRETE CURBS.
- ELEVATIONS SHOWN ARE BASED ON DATUM OF BALTIMORE COUNTY METROPOLITAN DISTRICT

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
401 EAST JOPPA ROAD, BALTIMORE, MD 21204
TELEPHONE 941-7911
THE MOUNTAINVIEW CENTER, SUITE 210
1000 PENTON STREET, SILVER SPRING, MD 20910
TELEPHONE 301-580-2200

4TH AMENDED DEVELOPMENT PLAN
RAM MOTEL A LIMITED
PARTNERSHIP
ELECTION DISTRICT NO. 3 BALTIMORE CO., MD
DEVELOPER
RAM MOTEL A LIMITED PARTNERSHIP
6015 REISTERSTOWN RD
BALTIMORE, MD 21215

SCALE: 1"=30'
JOB ORDER NO. B-7315 d
ISSUE DATE OCT 24, 1975

PURPOSE OF 1st AMENDMENT

- ELIMINATED BANK, MOTEL AND LODGE.
- REMOVED PARKING LAYOUT AND READING.
- ADDED PROPOSED SAFARI STORE.

PURPOSE OF 2nd AMENDMENT

- ADDED PROPOSED BANK
- PARKING REVISED
- ELIMINATED BUILDING IN DR. 10 ZONE

PURPOSE OF 3rd AMENDMENT

- REVISED LOCATION OF DRIVE IN WINDOW ON BANK
- REVISED PARKING AROUND BANK

PURPOSE OF 4th AMENDMENT

- ADD LEASE PARCEL.
- ADD 49 PARKING SPACES.

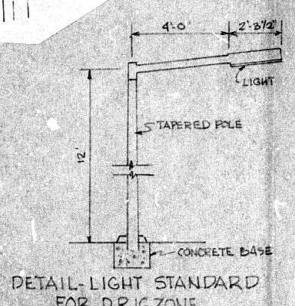
OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR DATE

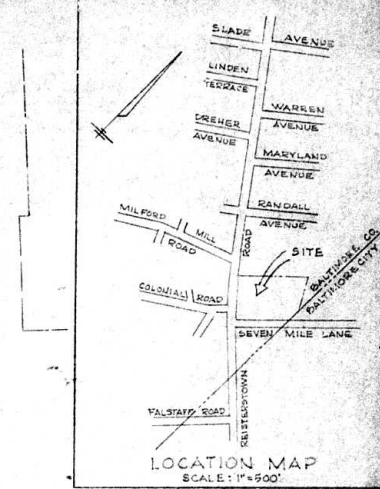
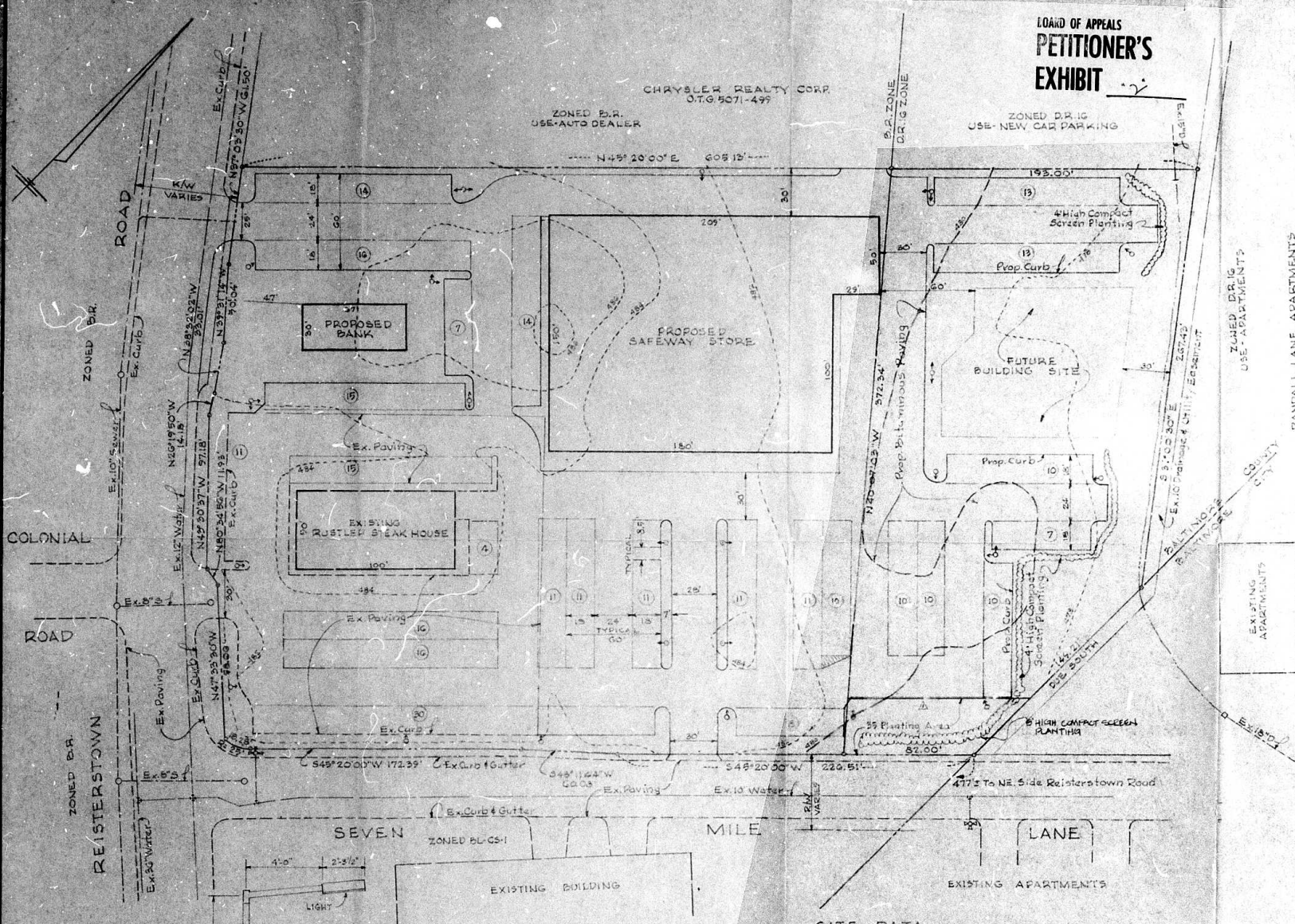
ZONING COMMISSIONER DATE

DATE	REVISIONS
8-21-75	ADDED SAFARI STORE
10-1-75	ADDED BANK
10-1-75	REVISED BANK & PARKING
10-1-75	ADD LEASE PARCEL & PARKING

SHEET
1 OF 1



THE FOLLOWING TERMS & CONDITIONS ARE AGREED TO & PROVIDED FOR IN THE DR. 10 ZONE BY PETITIONER:
1. THE SUBJECT DR. 10 AREA INDICATED ON THIS PLAT ADJOINS THE PROPOSED RETAIL FACILITY.
2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THIS PARKING AREA.
3. SUBJECT AREA WILL BE USED EXCLUSIVELY FOR PARKING & NO LOADING ACTIVITY WILL BE PERMITTED EXCEPT AS SPECIAL CIRCUMSTANCES WARRANT.
4. LIGHTING WILL BE REGULATED TO PREVENT GLARE OR ILLUMINATION ONTO ADJACENT PROPERTIES.
5. SCREENING WILL BE PROVIDED BETWEEN THE PARKING AREA & ADJACENT ZONES OR USES.
6. A PAVED SURFACE, PROPERLY DRAINED WILL BE PROVIDED.
7. THE PARKING PLAN AS INDICATED ON THIS PLAT PROVIDES FOR ADEQUATE PROPER VEHICULAR MOVEMENT & STORAGE.
8. MAINTENANCE OF PARKING AREAS SHALL BE SECURED BY THE DEVELOPER OR HIS AGENT. HOURS OF PARKING ACTIVITY SHALL GENERALLY BE CONFINED FROM 8 AM TO 10 PM AND SHALL MEET SUCH ADDITIONAL REQUIREMENTS AS MAY BE STIPULATED BY PUBLIC ORDINANCE.



- THE FOLLOWING TERMS AND CONDITIONS ARE AGREED TO AND PROVIDED FOR BY PETITIONER:
1. THE SUBJECT AREA INDICATED ON THIS PLAT, ADDING THE PROPOSED RETAIL FACILITY.
 2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THIS PARKING AREA.
 3. SUBJECT AREA WILL BE USED EXCLUSIVELY FOR PARKING AND NO LOADING ACTIVITY WILL BE PERMITTED EXCEPT AS SPECIAL CIRCUMSTANCES WARRANT.
 4. LIGHTING WILL BE REGULATED TO PREVENT GLARE OR ILLUMINATION ON ADJACENT PROPERTIES.
 5. SCREENING WILL BE PROVIDED BETWEEN THE PARKING AREA AND ALL ADJACENT ZONES OR USES.
 6. A PAVED SURFACE PROPERLY DRAINED WILL BE PROVIDED.
 7. THE PARKING PLAN AS INDICATED ON THIS PLAT PROVIDES FOR ADEQUATE PROPER VEHICULAR MOVEMENT AND STORAGE.
 8. MAINTENANCE OF PARKING AREAS SHALL BE SECURED BY THE DEVELOPER OR HIS AGENT. HOURS OF PARKING ACTIVITY SHALL GENERALLY BE CONFINED FROM 8 A.M. TO 10 P.M. AND SHALL MEET SUCH ADDITIONAL REQUIREMENTS AS STIPULATED BY PUBLIC ORDINANCE.

DAFT & McCUNE WALKER INC.
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BALTIMORE, MD 21201
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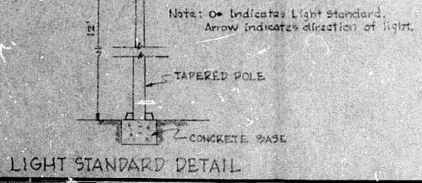
PLAT TO ACCOMPANY
SPECIAL HEARING FOR
OFF-STREET PARKING IN
RESIDENTIAL ZONE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

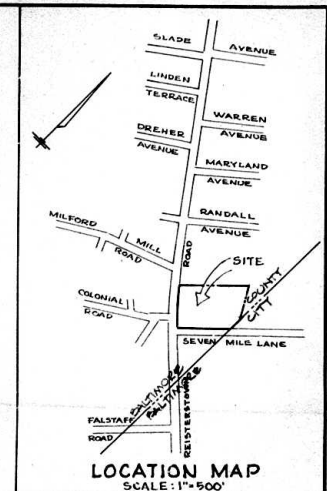
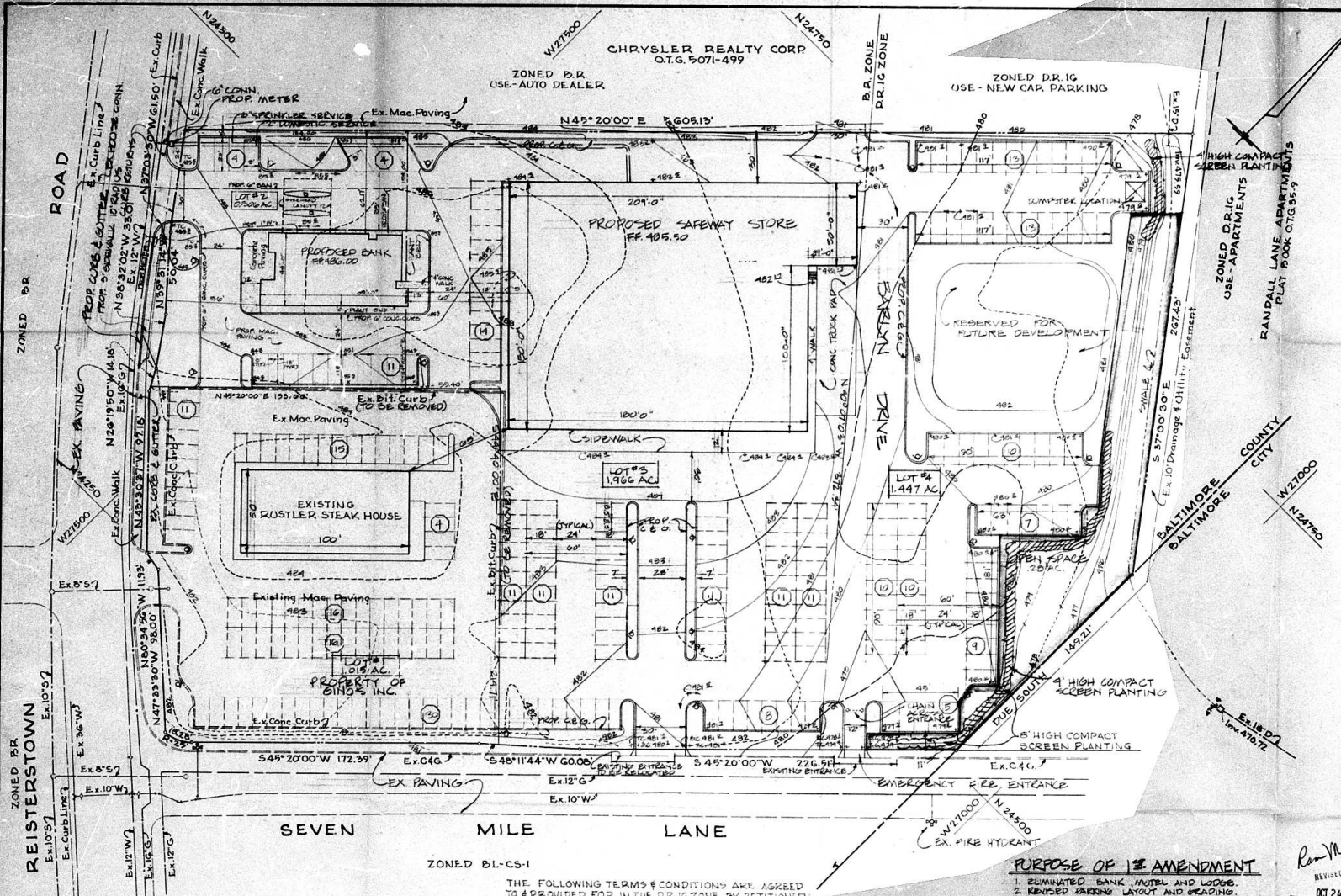
	SCALE 1"=50' JOB ORDER NO. B-7319-C ISSUE DATE FEB. 16, 1979.
DATE REVISIONS	SHEET 1 OF 1

SITE DATA

TOTAL AREA OF TRACT	= 3.919 ACRES
SUBJECT AREA	= 1.447 ACRES
FLOOR AREAS	
RUSTLER STEAK HOUSE	= 8,000 SQ. FT.
SAFEWAY STORE	= 28,450 SQ. FT.
BANK	= 2,910 SQ. FT.
PARKING REQUIREMENTS	
RUSTLER 8000+5	= 100 SPACES
SAFEWAY 28,450+200	= 142 SPACES
BANK 2,910+500	= 7 SPACES
TOTAL PARKING REQUIRED	= 249 SPACES
TOTAL PARKING SHOWN	= 204 SPACES

NOTE: THIS PLAT IS SUBMITTED TO CLARIFY THE USE PERMIT FOR PARKING IN THE SUBJECT AREA AS GRANTED BY PETITION FOR RECLASSIFICATION NO. 70-12-R IN ORDER DATED 17 DECEMBER, 1969.



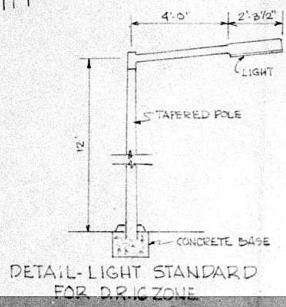


DENSITY TABULATION

1. TOTAL AREA OF TRACT	= 4.434 AC.
DE-16 ZONE	= 1.447 AC.
DE-16 ZONE	= 3.487 AC.
2. PARKING REQUIRED	
RUSTLER STEAK HOUSE - 5000 ± 50	= 100 SPACES
SAFENAY STORE - 28450 ± 200	= 142 "
BANK - 8400 ± 500	= 12 "
TOTAL REQUIRED	= 254 "
3. PARKING SHOWN	
DE-16 ZONE	= 139 "
DE-16 ZONE	= 77 "
TOTAL SHOWN	= 216 "
4. OPEN SPACE REQUIRED IN DE-16 ZONE	= 0.22 AC.
5. OPEN SPACE SHOWN IN DE-16 ZONE	= 0.22 "

* SPECIAL PERMIT FOR PARKING IN DE-16 ZONE 75-101 54P 102 APPROVED

- GENERAL NOTES**
- ALL LIGHT POLES SHALL BE 12" IN HEIGHT IN DR-16 ZONE
 - OPEN SPACE TO BE MAINTAINED BY OWNER
 - ALL ELEVATIONS AND FINISHES TO BE 5' MINIMUM CONCRETE FINISH WITH CONCRETE CURBS
 - ELEVATIONS SHOWN ARE BASED ON DATUM OF BALTIMORE COUNTY METROPOLITAN DISTRICT



THE FOLLOWING TERMS & CONDITIONS ARE AGREED TO & PROVIDED FOR IN THE DR-16 ZONE BY PETITIONER:

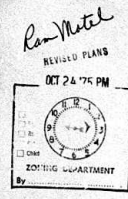
1. THE SUBJECT DR-16 AREA INDICATED ON THIS PLAN ADJOINING THE PROPOSED RETAIL FACILITY.
2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES WILL USE THIS PARKING AREA.
3. SUBJECT AREA WILL BE USED EXCLUSIVELY FOR PARKING & NO LOADING ACTIVITY WILL BE PERMITTED EXCEPT AS SPECIAL CIRCUMSTANCES WARRANT.
4. LIGHTING WILL BE REGULATED TO PREVENT CLARE OR ILLUMINATION ONTO ADJACENT PROPERTIES.
5. SCREENING WILL BE PROVIDED BETWEEN THE PARKING AREA & ADJACENT ZONES OR USED.
6. A PAVED SURFACE PROPERLY DRAINED WILL BE PROVIDED.
7. THE PARKING PLAN AS DICTATED ON THIS PLAN PROVIDED FOR ADEQUATE PROPER VEHICLE MOVEMENT & STORAGE.
8. MAINTENANCE OF PARKING AREAS SHALL BE SECURED BY THE DEVELOPER OR HIS AGENT, UNLESS OF PARKING ACTIVITY SHALL OCCUR FROM 5AM TO 10PM AND SHALL BE CONFINED FROM 5AM TO 10PM AND SHALL BE SUCH ADDITIONAL REQUIREMENTS AS MAY BE STIPULATED BY PUBLIC ORDINANCE.

PURPOSE OF 1st AMENDMENT

1. ELIMINATED BANK, MOTEL AND LODGE.
2. REVISED PARKING LAYOUT AND GRADING.
3. ADDED PROPOSED SAFENAY STORE.

PURPOSE OF 2nd AMENDMENT

1. ADDED PROPOSED BANK
2. PARKING REVISED
3. ELIMINATED BUILDING IN DR-16 ZONE



OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR	DATE
ZONING COMMISSIONER	DATE

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800 FENIM STREET, SILVER SPRING, MD 20910
TELEPHONE 301-488-7200

2nd AMENDED DEVELOPMENT PLAN
RAM MOTEL A LIMITED PARTNERSHIP
ELECTION DISTRICT NO. 3 BALTIMORE CO., MD
DEVELOPER
RAM MOTEL A LIMITED PARTNERSHIP
6615 REISTERSTOWN RD
BALTIMORE, MD 21215

SCALE
1"=30'
JOB ORDER NO.
B-7315d
ISSUE DATE
OCT 24, 1975

DATE
REVISIONS
B-7315d
ADDED SAFENAY STORE
ADDED BANK

SHEET
1 OF 1