

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, are the 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 238.2 to permit a rear setback of

24' in lieu of 30' for the Third Parcel as shown on the attached Plat

4 809.2 a. & b. (1), (3), (5) to permit 327 spaces in lieu of the required 397 spaces for the Third Parcel as shown on the attached plat.

The following reasons (indicate hardship or practical difficulty):

The property in question is Zoned R8 and is developed with existing buildings as shown on the "as-built" plat attached hereto (the "Plat"). The Petitioner is seeking to conform the lot lines for the "First Parcel" and "Third Parcel", as shown on the Plat to underlying lease lines. The application of the minimum setback of 30' to the northerly lot lines of the Third Parcel will result in practical difficulty and unreasonable hardship to the Petitioner and will have no beneficial effect on the surrounding area. The parking requirements applied to the uses on the First Parcel exceed those practically required by existing uses and, if applied, will result in financial hardship and practical difficulty to the Petitioner. The foregoing variances are consistent with the spirit and intent of the Zoning Regulations and will not result in any substantial injury to public health, safety, and general welfare. The variances are further justified for such other reasons as shall be set forth at the hearing.

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

QUALITY INN International, Inc.

By: *John W. Hession, III*
John W. Hession, III
County Executive
Quali Inn International, Inc.
10750 Columbia Pike
Silver Spring, Maryland 20901

By: *Robert B. Haldeman*
Robert B. Haldeman
Attorney
10 Light Street
Baltimore, Maryland 21202

By: *John W. Hession, III*
John W. Hession, III
Attorney
10 Light Street
Baltimore, Maryland 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of November, 1978.

November, 1978, 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 10th day of January, 1979, at 10:00 o'clock A.M.

Individually and as copersonal representative of Thomas M. Gontrum, deceased
As copersonal representative of Thomas M. Gontrum, deceased
Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCES

1/5 of York Rd., 135' NW of Radcliffe Rd., 9th District
ESTATE OF T. M. GONTRUM, et al, Petitioners

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY
Case No. 79-150-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
John W. Hession, III
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of December, 1978, a copy of the foregoing Order was mailed to Robert B. Haldeman, 10 Light Street, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

QUALITY INN YORK ROAD & BELTWAY

	Parking Required	Parking Available	Est. Parking Demand
Guest Rooms (203)	203		100
Meeting Rooms 8,828 S.F. plus 52 seat Audio/Visual	153	346	220
Lobby/Offices 7,200 S.F.	25		40
Lounge 800 S.F.	16		20
Howard Johnson 4,000 S.F.	80	105	100
Union Trust Bank 6,070 S.F.	29	58/70 off hrs. 15/0 off hrs.	
TOTAL	506	509/521 off hrs. 495/480 off hrs.	

Basis for estimated parking demand:

Guest Rooms 203 rooms, 80% average occupancy, 60% average arrive by car.

Meeting Rooms 400 persons in historically the largest number of people using meeting rooms at any one time. Estimated 1.8 persons per car.

Lobby/Office Total number of employees to serve maximum number of people plus 20% factor.

Lounge Estimated capacity of lounge.

Howard Johnson Observation of peak hours.

Union Trust Observation of general activity.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
2071-40-3263
S. ERIC DINIEN
ZONING COMMISSIONER
George J. Martiak
Deputy Zoning Commissioner

January 18, 1979

John S. McDaniel, Jr., Esquire
900 Blaustein Building
One North Charles Street
Baltimore, Maryland 21201

RE: Petition for Variances
275 of York Road, 135' NW of Radcliffe Road - 9th Election District
Estate of T. M. Gontrum, et al - Petitioners
NO. 79-150-A, Item No. 61)

Dear Mr. McDaniel:

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

Very truly yours,

George J. Martiak
GEORGE J. MARTIAK
Deputy Zoning Commissioner

GJM:mr

Attachment

cc: Robert B. Haldeman, Esquire
10 Light Street
Baltimore, Maryland 21202

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Diniene
Zoning Commissioner
Lestlie H. Gropf, Director
Office of Planning and Zoning
SUBJECT: Petition 79-150A, Item 61.

Petition for Variances for rear yard setback and parking East Side of York Road, 135 feet Northwest of Radcliffe Road
Petitioner - Estate of T.M. Gontrum, et al

9th District

HEARING: Wednesday, January 10, 1979 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Lestlie H. Gropf
Lestlie H. Gropf
Director, Office of Planning and Zoning

LHG/JGH:rw

FROM THE OFFICE OF
GEORGE J. MARTIAK, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6228, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
For Parking Variance for Quality Inn-Towson
Parcel One - Containing 5.376 Acres ±
Parcel Two - Containing 0.339 Acres ±

Beginning for Parcel One on the east side of York Road at the distance of 135.00 feet northwesterly from the end of the cut-off leading from the north side of Radcliffe Road, thence from said place of beginning binding on the east side of said York Road the two following lines viz: (1) North 31° 30' 56" West 22.57 feet and (2) North 31° 59' 56" West 120.55 feet, thence binding on the ramp leading to eastbound Baltimore Beltway the two following lines viz: (3) North 12° 43' 47" East 140.72 feet and (4) North 58° 00' 04" East 426.00 feet thence leaving said ramp and running the three following lines viz: (5) South 31° 59' 56" East 667.52 feet, (6) South 80° 59' 59" West 124.14 feet and (7) South 58° 21' 04" West 100.00 feet to the east side of the aforesaid Radcliffe Road, thence binding on the east and north sides of said Road the three following lines viz: (8) North 31° 38' 56" West 88.17 feet, (9) westerly by a curve to the left having a radius of 215.00 feet for the distance of 212.06 feet, said arc being subtended by a chord bearing North 76° 38' 56" West 120.02 feet and (10) South 58° 21' 04" West 26.15 feet, thence leaving said road and running the two following lines viz: (11) North 31° 38' 56" West 150.00 feet and (12) South 58° 21' 04" West 150.00 feet to the place of beginning.

Containing 5.376 Acres, more or less.

Beginning for Parcel Two on the south side of Radcliffe Road at the end of the two following lines viz: Binding on the cut-off leading from the east side of York Road to the south side of Radcliffe Road, North 13° 21' 04" East 21.21 feet and North 58° 21' 04" East 60.00 feet; thence from said place of beginning, binding on the south and west sides of said Radcliffe Road the three following lines viz: (1) North 58° 21' 04" East 46.24 feet, (2) westerly by a curve to the right having a radius of 91.52 feet for 6° distance of 144.37 feet, said arc being subtended by a chord bearing South 76° 38' 56" East 129.98 feet and (3) South 31° 38' 56" East 70.71 feet, thence leaving said Road and running the two following lines viz: (4) North 83° 38' 59" West 226.07 feet and (5) North 71° 30' 56" West 21.44 feet to the place of beginning.

Containing 0.339 Acres, more or less.

Description to Accompany Zoning Petition
For Parking Variance for Quality Inn-Towson
Parcel One - Containing 5.376 Acres ±
Parcel Two - Containing 0.339 Acres ±

Reference is directed to the plat entitled "Property of Edwin K. and Thomas M. Gontrum" dated February 23, 1959 and recorded among the Plat Records of Baltimore County in Plat Book W.J.R. 26 folio 62.

June 26, 1978

-2-

FROM THE OFFICE OF
GEORGE J. MARTIAK, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6228, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
For Rear Yard Variance for Quality Inn-Towson
Parcel One - Containing 0.790 Acres ±

Beginning for Parcel Three on the north side of Fairmount Avenue at the beginning of the cut-off leading to the east side of Radcliffe Road, thence from said place of beginning, binding on said cut-off (1) North 67° 51' 12" West 24.20 feet to the east side of said Radcliffe Road, thence binding on said side of said Road, (2) North 31° 38' 56" West 140.00 feet, thence leaving said Road and running the four following lines, viz: (3) North 58° 21' 04" East 100.00 feet, (4) North 80° 59' 59" East 124.14 feet, (5) South 31° 59' 56" East 12.48 feet and (6) South 12° 07' 33" East 172.52 feet to the north side of said Fairmount Avenue, thence binding on said side of said Avenue (7) westerly by a curve to the left having a radius of 770.20 feet for the distance of 156.39 feet, said arc being subtended by a chord bearing South 82° 17' 30" West 156.12 feet to the place of beginning.

Containing 0.790 Acres, more or less.

Reference is directed to the plat entitled "Property of Edwin K. and Thomas M. Gontrum" dated February 23, 1959 and recorded among the Plat Records of Baltimore County in Plat Book W.J.R. 26 folio 62.

Lestlie H. Gropf
Lestlie H. Gropf
Director, Office of Planning and Zoning

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s):

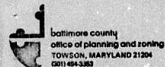
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a rear yard setback of 24 feet in lieu of the required 30 feet for Parcel Nos. 3 and 337 parking spaces in lieu of the required 337 spaces for Parcel Nos. 1 and 2, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of January, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is 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.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of January, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

November 1, 1978

J. Seymour Sureff, Esquire
522 Equitable Building
8 North Calvert Street
Baltimore, Maryland 21202

RE: Retail Sales from Quality Inn
E/S of York Road, N of Fairmount
Avenue - 9th Election District

Dear Mr. Sureff:

After reviewing our files, it is obvious that Mitchell-Pelts Furs did not receive approval from this office for their sale over the Labor Day weekend.

In order for any retail sales to be approved by this office at the referenced location, a site plan, indicating parking for said sales, must be submitted in accordance with our previous letter of November 3, 1977, to Everett F. Casey, Esquire (see enclosure). A Petition for Variance for this site is presently being processed by this office. Mr. Wayne E. Malsenholder, George William Stephens, Jr., and Associates, Inc., has been apprised of the above matter and should include the retail sales area as part of the request. If this Petition is granted, retail sales would be approved for this property.

If you have any further questions concerning this matter, please contact this office.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:NB/Gar

J. Seymour Sureff, Esquire
Page 2
November 1, 1978

cc: Everett F. Casey, Esquire
Quality Inns International, Inc.
10750 Columbia Pike
Silver Spring, Maryland 20901

Robert B. Haldeman, Esquire
10 Light Street
Baltimore, Maryland 21202

Mr. George J. Martinak
Deputy Zoning Commissioner

Mr. James H. Dyer
Zoning Supervisor

Mr. James B. Byrnes, III, Chief
Zoning Enforcement Section

Mr. Nicholas B. Commodari, Chief
Development Control Section

August 18, 1978

Zoning Commissioner of Baltimore County
Baltimore County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

This is to advise you that the undersigned are the five owners of the property which is subject to the Petition for Zoning Variances to which this letter is attached. As owners of the property, we have previously entered into long-term lease with Quality Inns International, Inc. as lessee that corporation is authorized by us to pursue the variances as requested and to take such actions as are necessary to obtain same.

Very truly yours,

Edwin W. Gontrum, individually
and as copersonal representative
of the Estate of Thomas M. Gontrum,
deceased

Edwin W. Gontrum, individually
and as copersonal representative
of the Estate of Thomas M. Gontrum,
deceased

John S. McDaniel, Jr., as copersonal
representative of the Estate of
Thomas M. Gontrum, deceased

QUALITY INN: YORK ROAD & BELTWAY

	Parking Required	Parking Available	Est. Parking Demand
Guest Rooms (203)	203		100
Meeting Rooms 8,828 S.F. plus 52 seat Audio/Visual	153	337	20
Lobby/Offices 7,200 S.F.	27		40
Lounge 600 S.F.	16		20
Union Trust Bank 6,070 S.F.	29	43	15
TOTAL	426	380	395

Basis for estimated parking demand:

Guest Rooms	203 rooms, 80% average occupancy, 50% average arrive by car.
Meeting Rooms	400 persons in historically the largest number of people using meeting rooms at any one time. estimated 1.8 persons per car.
Lobby/Office	Total number of employees to serve maximum number of people plus 20% factor.
Lounge	Estimated capacity of lounge.
Howard Johnson	Observation of peak hours.
Union Trust	Observation of general activity.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 21st day of November, 1978

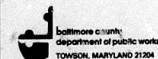
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Estate of T. M. Gontrum
Petitioner's Attorney: Haldeman

Robert B. Haldeman, Esquire
10 Light Street
Baltimore, Maryland 21202

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: George Wm. Stephens, Jr. & Assoc. Inc.
303 Allegheny Avenue
Towson, Maryland 21204



THORNTON M. MOURNIN, P.E.
DIRECTOR

November 28, 1978

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

Re: Item #61 (1978-79)
Property Owner: Estate of T. M. Gontrum
E/S York Rd. 135' N/W Radcliffe Rd.
existing Zoning: B.R.
Proposed Zoning: Variance to permit a rear setback of
24' in lieu of the required 30' and to permit 337 parking
spaces in lieu of the required 397 spaces.
Avenue, 5,715 District 9th

Dear Mr. Dinenna:

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

General:

Baltimore County highway and utility improvements are not directly involved.
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #61 (1978-79).

Very truly yours,

William M. Dwyer, P.E.
Chief, Bureau of Engineering

SED:BN:FWL:es

R-5W Key Street
43 W 2 Ave. Sheet
ME 11 A Topo
70 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Item No. 61
Page 2
January 2, 1979

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: George Wm. Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

January 2, 1978

Robert B. Haldeman, Esquire
10 Light Street
Baltimore, Maryland 21202

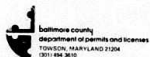
RE: Item No. 61
Petitioner - Estate of T. M.
Gontrum
Variance Petition

Dear Mr. Haldeman:

The Zoning Plans 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 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 suitability of the requested zoning.

This setback and parking Variance request is necessitated by the subdivision of the property located at the northeast corner of Radcliffe Road and Fairmount Avenue (improved with a Union Trust Bank), from the overall property leased by the Quality Inn Motel complex on York Road.

In the past, this office has had some problems with retail sales at this site. This fact was indicated in previous correspondence with Mr. J. Seymour Soreff, dated November 1, 1978, and it was encouraged to be included with this request. Since I was advised to proceed with the petition, as submitted, a hearing date was assigned. If this request is granted, it appears that retail sales would be allowed only in the large meeting room since parking was provided for restaurant use, subject to an approved plan.



JOHN J. JEFFERY
DIRECTOR

September 25, 1978

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

Dear Mr. DiNenna:

Comments on Item # 61 Zoning Advisory Committee Meeting, September 19, 1978 are as follows:

Property Owner: Estate of T.M. Gontrum
Location: E/S York Rd. 135' NW Radcliffe Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and to permit 337 parking spaces in lieu of the required 397 spaces.

Acres: 5.715
District: 9th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building Code and all other applicable codes.
- A building permit shall be required before construction can begin.
- Additional _____ permits shall be required.
- Building shall be upgraded to new use - requires alteration permit.
- Three sets of construction drawings will be required to file an application for a building permit.
- Three sets of construction drawings with a registered Maryland Architect or Engineer's original and will be required to file an application for a building permit.
- Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- Requested setback, variance conflicts with the Baltimore County Building Code. See Section _____.
- No Comment.

Comments: It appears that at some time or another, a property line has been established along the Owner's Fyrm Building, which could create a Building Code violation and if there are any exits in that wall, could cause a serious hazard to the occupants of the existing building if further construction is ever contemplated on the Benton parcel.

Very truly yours,
Charles E. Nichols
Charles E. Nichols
Plans Section Chief



State Highway Administration

Herman E. Hanson
Secretary
W. S. Calver
Commissioner

September 22, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, 9-19-78
ITEM: 61.
Property Owner: Estate of T. M. Gontrum
Location: E/S York Rd. (Route 45) 135' NW Radcliffe Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and to permit 337 parking spaces in lieu of the required 397 spaces.
Acres: 5.715
District: 9th

Dear Mr. DiNenna:

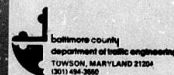
From inspections made at the site, it appears that at present, there is sufficient parking. This may be due to the fact that vehicles generated by one development spill over onto the parking lot of other developments on occasion. As long as there is no additional development or change in use and no action is taken to regulate parking, there should be no problem with the parking variance.

Very truly yours,

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

CL:JEN:vrd

My input no number is (301) 381-320



STEPHEN S. COLLINS
DIRECTOR

October 20, 1978

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

Item No. 61 - SAC - September 19, 1978
Property Owner: Estate of T. M. Gontrum
Location: E/S York Rd. 135' NW Radcliffe Road
Existing Zoning: B. R.
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and to permit 337 parking spaces in lieu of the required 397 spaces.

Acres: 5.715
District: 9th

Dear Mr. DiNenna:

The proposed parking can be to add to the shortage of parking in the Towson area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/3-2



LESLIE H. GRAFF
DIRECTOR

October 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #61, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

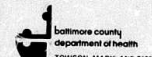
Property Owner: Estate of T. M. Gontrum
Location: E/S York Road 135' NW Radcliffe Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and to permit 337 parking spaces in lieu of the required 397 spaces.
Acres: 5.715
District: 9th

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.

Since all buildings and parking is existing this office has no comments at this time.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



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

October 31, 1978

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

Dear Mr. DiNenna:

Comments on #61, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Estate of T.M. Gontrum
Location: E/S York Rd. 135' NW Radcliffe Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and to permit 337 parking spaces in lieu of the required 397 spaces.
Acres: 5.715
District: 9th

Metropolitan water and sewer exist. Therefore, no health hazards are anticipated.

Very truly yours,

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

TBD/MSF:ph



Paul H. Zeischke
CHIEF

October 23, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of T. M. Gontrum

Location: E/S York Rd. 135' NW Radcliffe Rd.

Item No. 61 Zoning Advisory Committee Meeting of 9/19/78

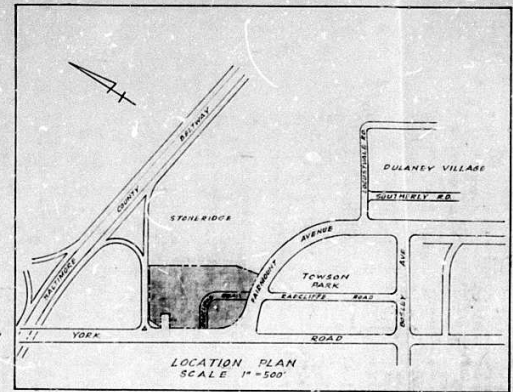
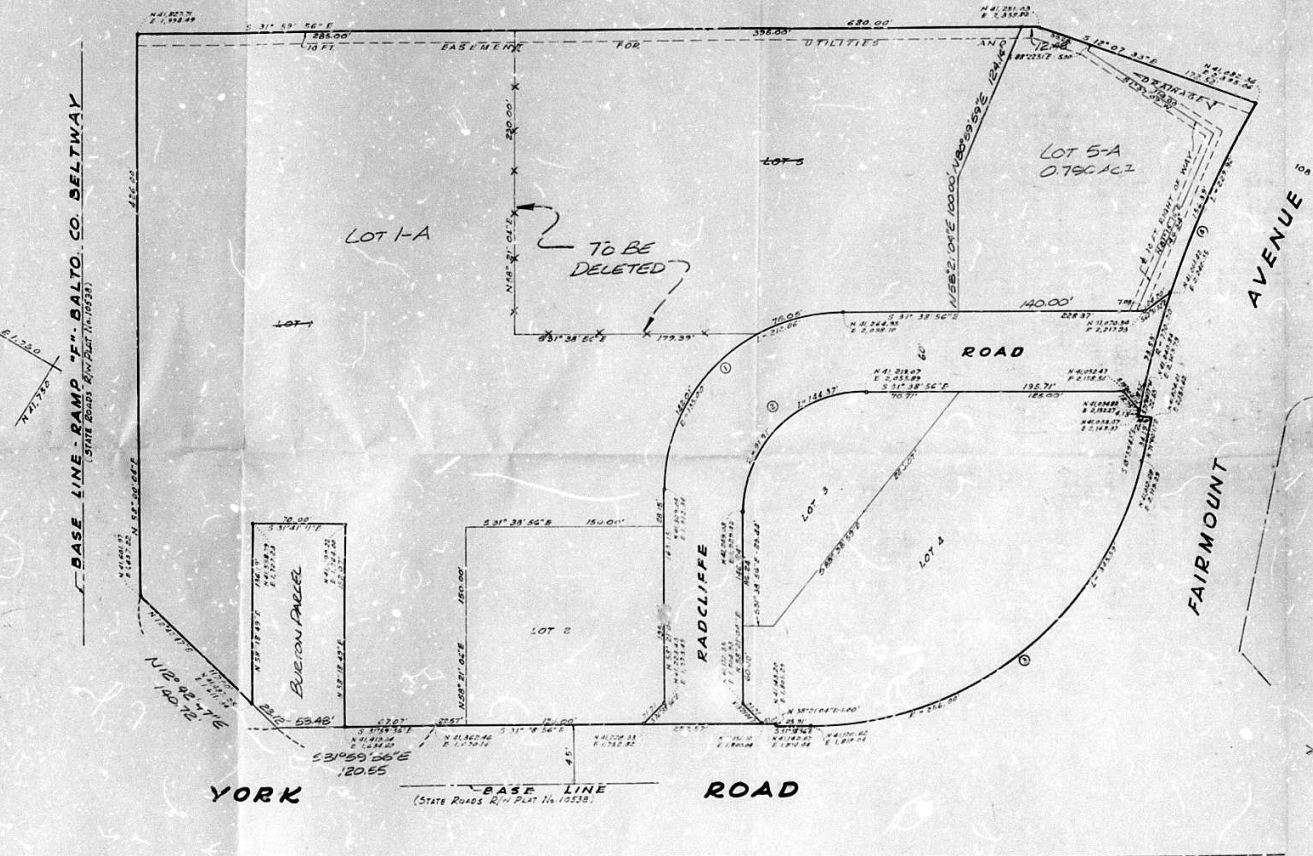
Gentlemen:

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 or _____ 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.
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 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *St. Paul* Planning Bureau
Special Inspection Division
Noted and Approved: *Leanne M. Carroll* Fire Prevention Bureau

STONERIDGE
G.L.B 25-88



CURVE DATA						
NO	RAD	Δ	ARC.	TAN.	CH.	L.C.D.
1	135.00	90° 00' 00"	210.06'	135.00	190.92'	N 20° 38' 16" W
2	91.91	90° 00' 32"	144.37'	91.91	126.95'	S 26° 38' 56" W
3	251.40	77° 20' 47"	445.53'	204.90	63.94'	S 46° 19' 20" E
4	770.20	17° 00' 18"	774.92'	115.82	114.88'	N 62° 27' 40" E

NOTE:
Coordinates are referred to traverse of
Baltimore County Metropolitan District based
on Points * 1576 & * 1576

WJR 26 FOLIO 62

RECEIVED for Record
MAY 25 1960 at A.M.
P.M.
same day recorded in liber
W.J.R. No. folio
One of the Records of
Baltimore County and ex-
amined, per

Walter H. Rasmussen
Clark

PROPERTY OF
EDWIN K. & THOMAS M. GONTRUM

BALTIMORE CO. MD. ELECT. DIST. NO. 9

SCALE 1 IN = 50 FT. FEBRUARY 23, 1959.

ADDITIONS IN RED 1/10/79

CERTIFICATION

CERTIFICATION IS HEREBY MADE THAT THIS FILE WAS COMPILED BY C.W. STEPHENS JR. & ASSOCIATES INC. AND THAT IT MEETS THE REQUIREMENTS OF SSF/FRM 72 & ARTICLE 17 OF THE ANNOTATED CODE OF JARYLAND 1947 SUPPLEMENT.

44-38861-2086
James O. Carmack, Jr.
R. 2. No. 2086

OWNERS (B) (PLATE)

A LETTER WHICH IS HEREBY MADE THAT ALL THE REGISTERED
OWNERS OF THE ASSOCIATED CO. OF MARYLAND CHAPTER
ONE HUNDRED FIVE HAVE BEEN COMPLYING WITH ON THE
PLAT

Thomas H. Kettinger
James R. Kettinger

WILLIAM H. WARREN, M.D.
Date: 5/21/59 Deputy State and
County Health Officer

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

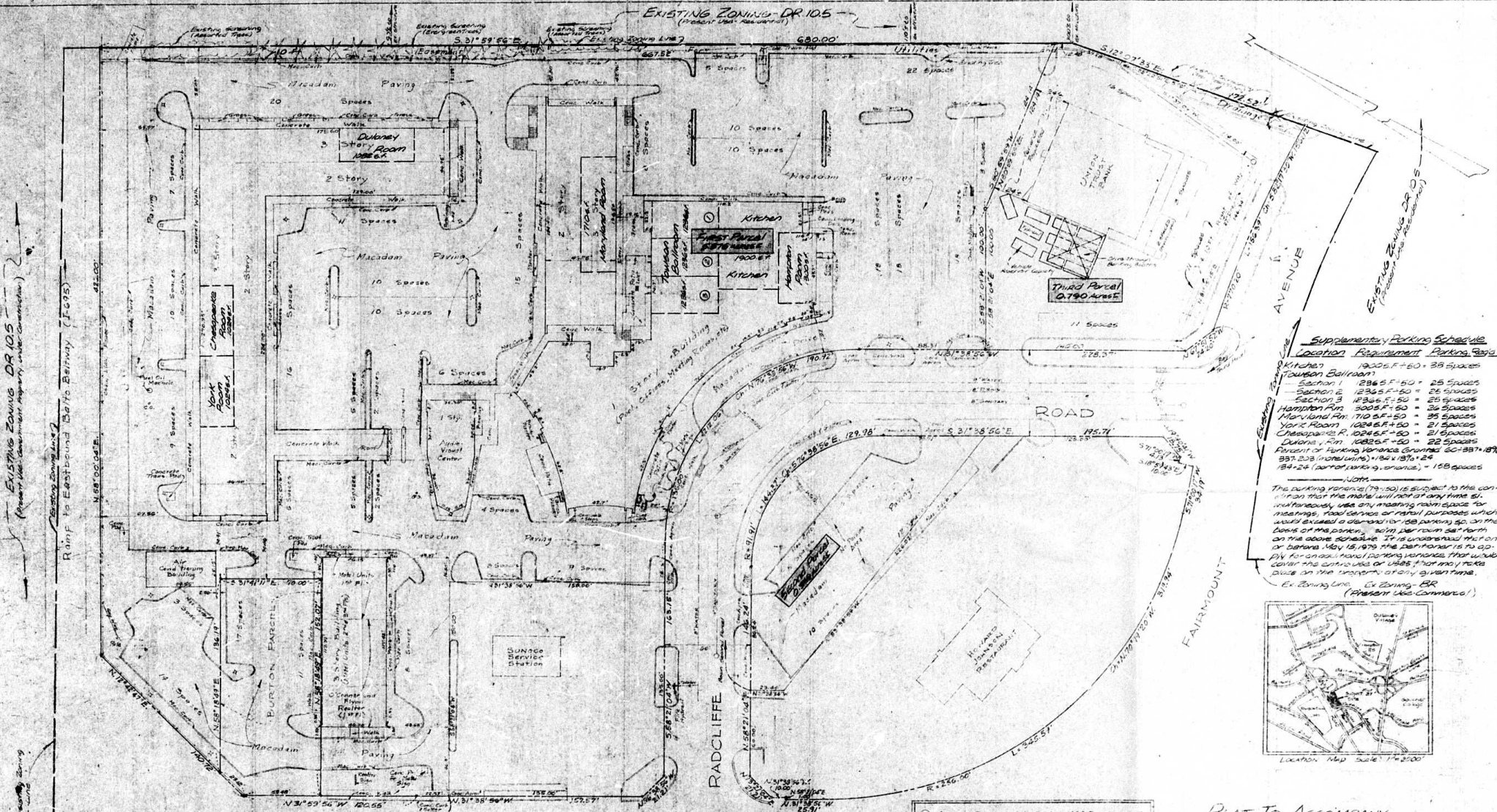
Robert J. Dwyer State
ROADS ENGINEER OF BALTIMORE CO., MD.

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

James H. Dice
DIRECTOR

OWNERS:
EDWIN S THOMAS & M. GENTRA
26 W PENNSYLVANIA AVE.
TOWSON 4, MD.





EXISTING ZONING - DR 105
(Present Use: Commercial, Heavy, and Medium Density)

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
203 ALLEGANY AVE.
TOWSON, MARYLAND 21204

- General Notes**
1. Total Area: 1.0000 Acres (1.0000 Acres)
 2. Existing Zoning: DR 105 (Present Use: Commercial, Heavy, and Medium Density)
 3. Existing Use: First & Second Floors - Office, Reception Room, Meeting Room, and Waiting Area
 4. Third & Fourth Floors: Restaurant (1.0000 Acres)
 5. Area of Third Parcel (Under Third Parcel) - 0.790 Acres
 6. Existing Zoning: DR 105 (Present Use: Commercial, Heavy, and Medium Density)
 7. Existing Use: Third Parcel - Union Trust Bank
 8. Site and water service exists
 9. Access: Macadam Road
 10. Existing Building and York Road - BR (Present Use: Commercial, Heavy, and Medium Density)
 11. Existing Building and York Road - BR (Present Use: Commercial, Heavy, and Medium Density)

Parking Tabulation - Quality Inns

Note: (See Supplementary Parking Schedule)

Room	Requirement	Parking Required
Guest Rooms	218 (100% of 218)	218 spaces
Waiting Area	300 S.F. = 300	30 spaces
Office	540 S.F. = 540	54 spaces
Meeting Room	510 S.F. = 510	102 spaces
Kitchen	800 S.F. = 800	16 spaces
Bar	500 S.F. = 500	10 spaces
Laundry	400 S.F. = 400	8 spaces
Storage	400 S.F. = 400	8 spaces
Other	370 S.F. = 370	7 spaces
Total		397 spaces

Total Parking Required on Quality Inns: 397 spaces
Specs. Under Requirement = 60 spaces

Parking Tabulation - Union Trust Bank

Note: (See Supplementary Parking Schedule)

Union Trust Bank Parking
Requirement: 400 S.F. = 400
Existing Parking: 40 spaces

Vehicle Requirement - Union Trust Bank

Vehicle Requirement: 400 S.F. = 400
Existing Parking: 40 spaces

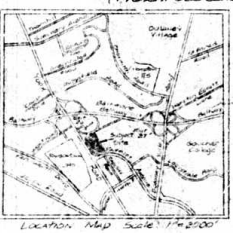
Supplementary Parking Schedule

Location Requirement Parking Space

Kitchen	1000 S.F. = 1000	20 spaces
Union Trust Bank	1000 S.F. = 1000	20 spaces
Section 1	286 S.F. = 286	5 spaces
Section 2	286 S.F. = 286	5 spaces
Section 3	1000 S.F. = 1000	20 spaces
Hampton Inn	1000 S.F. = 1000	20 spaces
Marland Inn	1000 S.F. = 1000	20 spaces
York Road	1000 S.F. = 1000	20 spaces
Chesapeake Bay	1000 S.F. = 1000	20 spaces
Dunham Inn	1000 S.F. = 1000	20 spaces
Total		158 spaces

Notes

The parking variance (79-50) is subject to the condition that the more will not at any time be used for any other purpose except for parking. The parking variance is subject to the condition that the more will not at any time be used for any other purpose except for parking. The parking variance is subject to the condition that the more will not at any time be used for any other purpose except for parking.

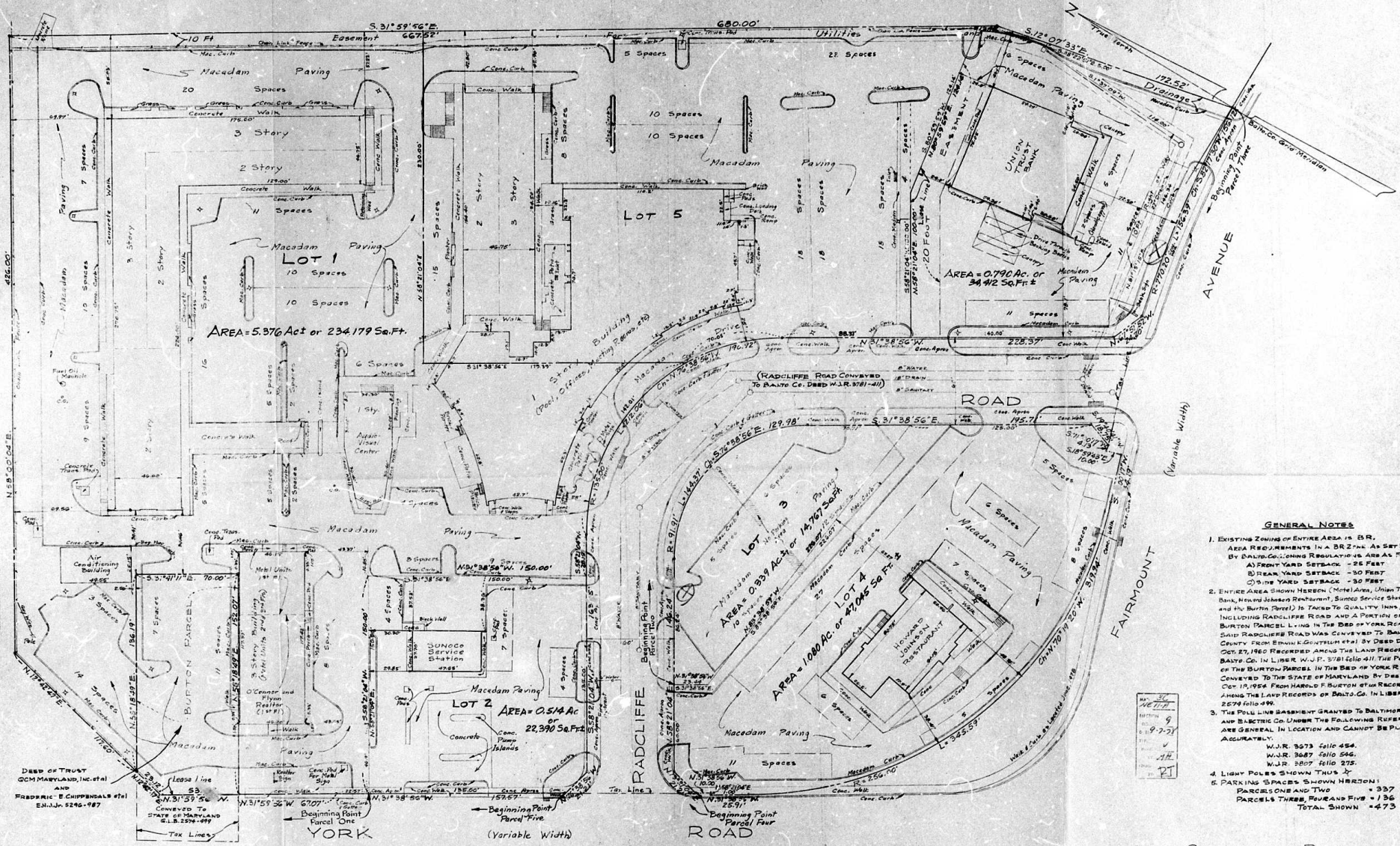


PLAT TO ACCOMPANY ZONING PETITION FOR PARKING VARIANCE & REAR YARD VARIANCE FOR QUALITY INNS

1015 YORK ROAD, TOWSON

BALTIMORE CO. MD. ELEC. DIST. 11B9
JUNE 26, 1973
REVISED JUNE 27, 1973
REVISED SEPTEMBER 2, 1973
REVISED March 21, 1979

Ramp to Eastbound Balto Beltway (I-95)



GENERAL NOTES

- EXISTING ZONING OF ENTIRE AREA IS ER. AREA REQUIREMENTS IN A BR 27th. AS SET FORTH BY BALTO. COMMON REGULATIONS ARE AS FOLLOWS:
A) FRONT YARD SETBACK - 25 FEET
B) REAR YARD SETBACK - 50 FEET
C) SIDE YARD SETBACK - 50 FEET
- ENTIRE AREA SHOWS HEREIN (Motel Area, Union Trust Bank, Howard Johnson Restaurant, Sunset Service Station and the Burton Parcel) IS THUS TO QUALITY HEREIN, INCLUDING RADCLIFFE ROAD AND A PORTION OF THE BURTON PARCEL LIVING IN THE DEED OF YORK ROAD. SAID RADCLIFFE ROAD WAS CONVEYED TO BALTIMORE COUNTY FROM EDWIN K. GONTRUM ET AL BY DEED DATED OCT. 27, 1959 RECORDED AMONG THE LAND RECORDS OF BALTO. CO. IN LIBER W.J.P. 3781 folio 411. THE PORTION OF THE BURTON PARCEL IN THE DEED OF YORK ROAD WAS CONVEYED TO THE STATE OF MARYLAND BY DEED DATED OCT. 15, 1958 FROM HAROLD F. BURTON ET AL RECORDED AMONG THE LAND RECORDS OF BALTO. CO. IN LIBER S.L.B. 2574 folio 496.
- THE PUBLIC LINE SHOWN GRANTED TO BALTIMORE GAS AND ELECTRIC CO. UNDER THE FOLLOWING REFERENCES ARE GENERAL IN LOCATION AND CANNOT BE PLOTTED ACCURATELY.
W.J.R. 3573 folio 454.
W.J.R. 3687 folio 546.
W.J.R. 3807 folio 375.
- LIGHT POLES SHOWN HEREIN:
- PARKING SPACES SHOWN HEREIN:
PARCELS ONE AND TWO = 337
PARCELS THREE, FOUR AND FIVE = 136
TOTAL SHOWN = 473

AS BUILT CERTIFICATION PLAT
FOR
QUALITY INNS
1015 YORK ROAD, TOWSON

BALTIMORE CO. MD. ELEC. DIST. N#9
SCALE: 1" = 30'
JUNE 10, 1973

REVISED JUNE 27, 1973
REVISED JULY 12, 1978
REVISED JULY 21, 1978

CERTIFICATION:

"TO ALL PARTIES INTERESTED IN THE PROPERTY HEREIN, I HEREBY CERTIFY THAT, AS OF THE DATE SHOWN HEREON, THE SURVEY WAS ESTABLISHED BY TRUSTEES' FIELD SURVEY ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION AND ALL INFORMATION THEREON IS CORRECT; THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SAID PROPERTY; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ON SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY WHICH THE UNDERSTANDING HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, AND THAT THE SAID PROPERTY AND ONLY THE SAID PROPERTY CONSTITUTE ONE TAX LOT EXCEPT AS SHOWN ON THE SURVEY AND ALL MONIES, DUES AND DENSITY CLASSIFICATION ARE PROPERLY SHOWN HEREON.

REFERENCE:

PLAT ENTITLED "PROPERTY OF EDWIN K. AND THOMAS M. GONTRUM" DATED FEB. 23, 1959, RECORDED AMONG THE PLAT RECORDS OF BALTO. CO. MD. IN PLAT BOOK W.J.R. 26 FOLIO 62.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
203 ALLEGHENY AVE.
TOWSON, MARYLAND 21204

By *George W. Stephens, Jr.*
ASSOCIATES
1-3 10566
10566
1-3 10566
10566