PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Pikesville Hotel

I, or we, Limited Partnership legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 an amendment to the present special exception (Case No. 73-260XA) to allow the present community use (Tennis Club) to be expanded to allow the construction of and the subsequent use of 11 Racquet Ball Courts as part of the overall operation and use of the tennis club.

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.

Pikesville Hotel Limited Partnership
By: William L. Gaskind
General Partner

Contract Purchaser — Legal Owner

Address — Address 2 E. Fayette Street, Baltimore, Md. 21202

539-6606
Petitioner's Attorney — Protestant's Attorney

Arvin E. Rosen
Address 2 E. Fayette St., Balto., Md. 21202

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of June, 1979, 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 11th day of July 1979, at 10:30 A. o'clock M.

Zoning Commissioner of Baltimore County

(over)

Nov 56
80-7 SPHA
188

80-7-SPHA
#188

Pikesville Hotel Limited 80-7-SPHA
S/E/S Balto. Beltway, 350' SW of
Reisterstown Rd., 3rd Dist.

ORDER RECEIVED FOR FILING
DATE October 30, 1979
By Mary Kempfert

PETITION FOR ~~ZONING VARIANCE~~
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Pikesville Hotel Limited

I, or we, Partnership legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 232.3(b) to allow a rear yard against a residential zone of 5' instead of the required 20' and Sections 409.2(b) 3,4,5, & 6 to allow a total of 597 parking spaces for all uses on the subject property instead of the required 631 spaces; and Section 409.2.c.(4) to permit parking spaces to be located 0' from the street property line in lieu of the required 8'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The hardship and practical difficulty which exists without the approval of the above variances is that the owner would not be able to erect additional racquet ball courts. These additional courts are required to satisfy the needs of persons belonging to the tennis club and transients staying at the Inn. These additional courts will, of course, require an extension at the back of the existing tennis barn. There is sufficient area to accommodate the addition of these courts, but not to satisfy existing setback requirements. Additional land cannot be provided to satisfy these setback requirements. As to the parking variances, no additional land is available within the property in order to expand the parking areas. Again, adjacent land is not available for purchase in order to meet the requirements. Due to the fact that a significant number of spaces under the tennis barn are free from cars a majority of the time, this variance will not create any parking problems. Additional reasons will be brought forth at the time of hearing to support this request.

Property is 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 agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Pikesville Hotel Limited Partnership
By: William L. Gaskind
General Partner

Contract purchaser — Legal Owner

Address — Address 2 E. Fayette Street, Baltimore, Maryland 21202

Arvin E. Rosen Petitioner's Attorney — Protestant's Attorney

Address 2 E. Fayette Street, Balto., Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1979, 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 11th day of July, 1979, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES
SE/S of Baltimore Beltway
350' SW of Reisterstown Rd.
3rd District

PIKESVILLE HOTEL LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
: Case No. 80-7-SPHA
:::::::

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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 29th day of June, 1979, a copy of the aforegoing Order was mailed to Arvin E. Rosen, Esquire, 2 E. Fayette Street, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Arvin E. Rosen, Esquire
2 E. Fayette Street
Baltimore, Maryland 21202

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

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 25th day of April, 1979.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Pikesville Hotel Limited Partnership
Petitioner's Attorney Rosen, Esq. Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oOo

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

June 26, 1979

Arvin E. Rosen
2 East Fayette Street
Baltimore, Maryland 21202

RE: Item No. 188
Petitioner - Pikesville Hotel Limited Partnership
Special Hearing and Variance Petitions

Dear Mr. Rosen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petitions. 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.

Located on the southwest corner of the Baltimore Beltway and Reisterstown Road, the subject of this petition is part of the Pikesville Hilton Complex. This property was the subject of a previous zoning hearing (Case No. 73-260-XA), in which a Special Exception and Variance were granted for the existing recreational use with this facility. Because of your client's proposal to amend the aforementioned hearing by adding racquet ball courts within five (5) feet of the rear property line, which is zoned residential, the Special Hearing and Variance are required. In addition, the Variances for parking and the setback of parking spaces along Reisterstown Road are also included. Because revised site plans were submitted that satisfy the comments of the Fire Department, I scheduled this petition for a hearing date.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. These petitions are accepted for filing on the date of the enclosed filing

Item No. 188
Page 2
June 26, 1979

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
Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 28, 1979

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

Re: Item #188 (1978-1979)
Property Owner: Pikesville Hotel Limited Partnership
S/ES Baltimore Beltway 350' S/W Reisterstown Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to amend Case No. 73-260-XA (Item No. 162, 1972-1973) to allow for expansion of the existing tennis club and Variance to permit a rear setback of 5' in lieu of the required 20' and to permit 597 parking spaces in lieu of the required 631 spaces.
Acres: 12.0576 District: 3rd

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:

As stated in connection with the Zoning Advisory Committee review of this property for Item #162 (1972-1973), this property was previously commented upon as Zoning Item #60 (1969-1970). The Bureau of Public Services provided additional comments, January 29, 1971 in conjunction with a commercial preliminary plan "Pikesville Hilton Inn and Shopping Center". Those comments remain valid and applicable and are referred to for your consideration.

Very truly yours,

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

END:EAM:FWR:ss

cc: P. Koch

P-NE Key Sheet
31 & 32 NW 22 & 23 Pos. Sheets
NW 8 F Topo
68 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of October, 1979, that the herein Petition for Variances to permit a rear yard setback from an existing residential zone of 5 feet in lieu of the required 20 feet, head-in parking spaces only within 1 foot of the street property line in lieu of the required 8 feet, and 597 parking spaces in lieu of the required 631 spaces should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the Special Hearing Order.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE October 30 1979
BY Mary Livingston
ADMINISTRATIVE OFFICER

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197__, that the above Variance be and the same is hereby DENIED.

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 finding of facts that to amend the existing Special Exception (Case No. 73-260-XA), to allow the construction of an addition to the present facilities to be used for eleven racquet ball courts only, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of October, 1979, that the existing Special Exception (Case No. 73-260-XA), to allow for the construction of an addition to the present facilities to be used for eleven racquet ball courts only, as requested in the herein Petition for Special Hearing, should be amended and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The business lessees, including medical, shall be provided with at least thirty parking spaces, at or near the business locations, for the exclusive use by such lessees, their patrons, or patients, said parking spaces to be policed daily to insure the lessees of exclusive use between the hours of 8:00 a.m. and 6:00 p.m. and clearly indicated to all those persons using the Petitioner's premises that such spaces are for the exclusive use of the lessees.

2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary

M. S. Caltrider
Administrator

March 23, 1979

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 20, 1979
Item: 188
Property Owner: Pikesville Hotel Limited Partnership
Location: SE/S Baltimore Beltway 350' SW Reisterstown Rd. (Rte. 140)
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to amend Case No. 73-260-XA (Item No. 162, 1972-1973) to allow for expansion of the existing tennis club and Variance to permit a rear setback of 5' in lieu of the required 20' and to permit 597 parking spaces in lieu of the required 631 spaces.
Acres: 12.0576
District: 3rd

Dear Mr. DiNenna:

Normally the State Highway Administration would object to any appreciable parking variance, however, in this case, the proposed addition is far removed from the highway and therefore it is not anticipated that any resultant traffic problems will extend out to the highway.

Very truly yours,

CL:JEM:dj

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

My telephone number is 383-4320

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

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #188, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: Pikesville Hotel Limited Partnership
Location: SE/S Baltimore Beltway 350' SW Reisterstown Road
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to amend Case No. 73-260-XV (Item No. 162, 1972-72) to allow for expansion of the existing tennis club and Variance to permit a rear setback of 5' in lieu of the required 20' and to permit 597 parking spaces in lieu of the required 631 spaces
Acres: 12.0576
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
Planner III
Current Planning and Development

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baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 5, 1979

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

Item No. 188 - ZAC - March 20, 1979
Property Owner: Pikesville Hotel Limited Partnership
Location: SE/S Baltimore Beltway 350' SW Reisterstown Rd.
Existing Zoning: B.L.
Proposed Zoning: Speical Hearing to amend Case No. 73-260-XA(Item No. 162,1972-1973)to allow for expansion of the existing tennis club and Variance to permit a rear setback of 5'in lieu of the required 20' and to permit 597 parking spaces in lieu of the requred 631 spaces.
Acres: 12.0576
District: 3rd

Dear Mr. DiNenna:

The request to expand the existing tennis club is not expected to to cause a major increase in traffic, but any increase in the traffic along Reisterstown Road can only add to the existing problems.

The requested variance to parking can be expected to cause parking problems on site.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

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baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

March 23, 1979

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

Dear Mr. DiNenna:

Comments on Item #188 Zoning Advisory Committee Meeting, March 20, 1979 are as follows:

Property Owner: Pikesville Hotel Limited Partnership
Location: S/E/S Baltimore Beltway 350' SW Reisterstown Road
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to amend Case No. 73-260-XA (Item No. 162, 1972-1973) to allow for expansion of the existing tennis club and Variance to permit a rear setback of 5' in lieu of the required 20' and to permit 597 parking spaces in lieu of the required 631 spaces.
Acres: 12.0576
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. 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.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Unless the existing structure is of 1A or 1B unlimited area, the proposed addition would place the existing building into violation of the current building area limitations of Article 3 in the Baltimore County Building Code. The Professional of record should berify this. It is assumed both parcels of ground belong to the same owner otherwise a fire wall condition exist between the tennis barn and the residential section.

Very truly yours,

Charles E. Burnham
Plans Review Chief

CEB:rrj

---

baltimore county
department of health
TOWSON, MARYLAND 21204

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

May 7, 1979

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

Dear Mr. DiNenna:

Comments on Item #188, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Pikesville Hotel Limited Partnership
Location: SE/S Baltimore Beltway 350' SW Reisterstown Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to amend Case No. 73-260-XA (Item No. 162, 1972-1973) to allow for expansion of the existing tennis club and Variance to permit a rear setback of 5' in lieu of the required 20' and to permit 597 parking spaces in lieu of the required 631 spaces.
Acres: 12.0576
District: 3rd

Metropolitan water and sewer exist.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/fth

---

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

March 29, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Pikesville Hotel Limited Partnership

Location: SE/S Baltimore Beltway 350' SW Reisterstown Rd.

Item No. 188 Zoning Agenda Meeting of 3/20/79

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.

**(x) 2. A second means of vehicle access is required for the site. Fire department has objection to proposed dead-end roadways.

( ) 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

** Roadways must be a minimum of 24 feet wide and 13 feet high.

REVIEWER: Noted and Approved:
Planning Group
Special Projects Division
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 19, 1979

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

Z.A.C. Meeting of: March 20, 1979

RE: Item No: 187, 188, 189, 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT

79-149 A

PIKESVILLE COMMUNITY GROWTH CORP.

July 5, 1979

William Hammond,
Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case #80-7 Pikesville Hotel LIMITED PARTNERSHIP

Dear Mr. Hammond:

On July 3, 1979, the Zoning Committee of the Pikesville Community Growth Corporation met and discussed the proposed expansion of the tennis facilities at the Pikesville Hilton Hotel to include eleven (11) new racquet ball courts. The Committee understood that a special hearing is required to expand the present use and that the petitioner is requesting variances to provide a five foot rear setback in lieu of the required 20 feet, and a reduction in the parking requirement from 631 to 597 spaces.

The Committee had no objection to the construction of the racquet ball courts or the reduced rear setback. The Committee also had no objection to reducing the parking requirement as there is little likelihood of any spill-over effect on neighborhood streets or adjacent lots. However, the Committee is concerned about traffic safety and conjestion at this location, and would like the State Highway Administration to consider the effect this increase will have on the present situation and make a recommendation.

Very Truly Yours,

Eugene Gogel,
President

cc: Darrell Wiles, State Highway Administration

JUL 6 '79 AM

1413 Reisterstown Road • Pikesville, Maryland 21208 • (301) 484-6210 2370

79-213A

Law Offices
SAUNDERS M. ALMOND, JR.
407 MERCANTILE TOWSON BUILDING
TOWSON, MARYLAND 21204

ASSOCIATE
CAROL ANN WILDESEN

July 12, 1979

AREA CODE 301
825-7600

Mr. William Hammond, Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Case 80-7-SPHA
Pikesville Hotel Limited
Partnership

Dear Mr. Commissioner:

Please enter my appearance as attorney for Protestants at Hilton Inn Shopping Plaza. I will appreciate it if you will put me on your mailing list for any decision in this matter.

Thank you for your cooperation in this matter.

Sincerely yours,

SMA/lf

JUL 16 '79 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner

Date: July 2, 1979

FROM: Norman E. Gerber, Acting Director
Office of Planning and Zoning

SUBJECT: Petition #80-7-SPH. Item #188

Petition for Special Hearing and Variances
Southeast side of Baltimore Beltway, 350 feet Southwest of Reisterstown Road
Petitioner - Pikesville Hotel Limited Partnership

3rd District

HEARING: Wednesday, July 11, 1979 (10:30 A.M.)

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

Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JGH:rw

79-134

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
212 Hilton Inn Plaza
1726 Reisterstown Road, Pikesville, Maryland 21208
484-8111
Res: 484-6374

SAM GROSS
District Manager

July 13, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
111 West Chesapeake Ave.
Towson, MD 21204

RE: Case #80-7
Pikesville Hotel, Inc.
Limited Partnership
Hearing of July 10, 1979

Dear Mr. Hammond:

I offer the following as an urgent amendment to my testimony rendered at the above-referenced hearing.

It appears that the petitioners in this case have overlooked a constant major safety problem which overpowers the known critical parking situation as indicated by the protestors in attendance.

The photographs offered by the petitioners showing vacant parking spots is minor substance. The traffic flow of arrivals and departures for hotel guests, shopping clientele, persons attending seminars, conventions, luncheons, etc. is anchored at one very limited concentrated entrance and exit. This location is better known as Reisterstown Road, a very critical and heavily congested "no man's land", where there have been several accidents to date. This is where a contingent horrendous and dangerous problem exists.

I personally on many occasions upon leaving my Hilton office to an appointment during the hours of twelve noon and five o'clock in the evening, have been delayed in traffice for fifteen to twenty minutes within the Hilton parking lot before gaining clearance on to Reisterstown Road.

I agree that the sought after Racquet Ball Courts would be another convenience but not of necessity to the Northwest community. However, as a business venture, the petitioners are primarily concerned in having another facility to generate profits. This in essence is the prime concern of the Hilton and rightfully so, as they make the attempt to capture some of the Racquet Ball activity.

Certainly prudent observers are not that naive to believe that the erection of the Racquet Ball Courts will enhance the Hilton facade and provide a so-called essential service to the community.

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
212 Hilton Inn Plaza
1726 Reisterstown Road, Pikesville, Maryland 21208
484-8111
Res: 484-6374

SAM GROSS
District Manager

Mr. William E. Hammond
July 13, 1979
Page 2

I, therefore, suggest that serious consideration be directed in the urgent and essential area of ingress and egress. This course of action would possibly accommodate the present needs and the potential Racquet Ball enthusiasts.

It behooves one and all to use good judgement in reviewing the solid facts in this case. It doesn't seem feasible nor reasonable to the community for the installation of the Racquet Ball Courts unless the parking remains ample and improved overall provisions are made to protect the traffic safety of the public visiting the prestigious Hilton Inn of Pikesville.

Very truly yours,

Samuel Grosshandler
District Manager

SG/ra

Residence:

6527 Copperfield Road
Baltimore, MD 21209

JUL 16 '79 AM

KIDDE CONSULTANTS, INC.

Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDENGR
Telex 87769

1629 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 823-7800

Direct Dial Number

DESCRIPTION

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

Description to Amend Existing Special Exception and Yard Variance

Beginning for the same at a point on the southeast right of way line of the Baltimore Beltway, at the distance of 640 feet, more or less, as measured southwesterly along said right of way line from its intersection with the center line of Reisterstown Road, said beginning point being in the fourteenth line of the 10.1957 acre parcel described in the deed to Pikesville Hotel Limited Partnership, recorded among the Land Records of Baltimore County in Liber O.T.G. 5177, page 202, running thence binding on said southeast right of way line of the Baltimore Beltway and reversely on the outlines of said 10.1957 acre parcel two courses: (1) S 48° 03' 30" W 290.66 feet, and (2) S 61° 26' 40" W 18.30 feet, thence still binding reversely on the outlines of said 10.1957 acre parcel two courses: (3) S 21° 36' 00" E 307.48 feet, and (4) N 68° 24' 00" E 350.00 feet, thence three courses: (5) N 21° 36' 00" W 97.00 feet, (6) S 68° 24' 00" W 59.30 feet, and (7) N 21° 36' 00" W 313.74 feet to the place of beginning.

Containing 2.5144 acres of land.

CAE:mps

J.O. 1-66210-D
W.O. 24018-C

February 15, 1979

STATE OF MARYLAND
CHARLES A. ELLIOTT
No. 7000
PROFESSIONAL ENGINEER

LAW OFFICES OF
SISKIND AND ROSEN
TWO EAST FAYETTE STREET
BALTIMORE, MD. 21202

A. HERMAN SISKIND 1909-1964
MILTON D. SISKIND
ARVIN E. ROSEN

TELEPHONE 539-6606
AREA CODE 301

September 7, 1979

The Honorable William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Special Hearing and Variances,
SE/S Baltimore Beltway, 350' SW of Reisterstown Road - 3rd District, Pikesville Hotel Limited Partnership, Case No. 80-7-SPHA

Dear Mr. Hammond:

In accordance with our conversation of last week, I am enclosing herewith a plat showing the entire property owned by Pikesville Hotel Limited Partnership. You will note that I have outlined 30 spaces which my client will agree to mark in such a manner that these spaces will be restricted to patrons of the shopping center area.

Further, I am enclosing herewith copies of the booking sheets showing functions at the property for the period commencing December 31, 1978. The testimony at the hearing indicated that when the hotel has very large functions there is a problem with parking. We would classify large bookings as approximately 700 people. An examination of the documentation enclosed will illustrate that the vast majority of functions are for very small groups. This documentation illustrates the bookings from the beginning of the year to date. It should further be noted that in most cases these functions are attended by individuals staying at the hotel as guests and therefore additional spaces are not taken up by those attending functions. I hope that this will be of assistance to you. If you have any trouble in interpreting this documentation, please don't hesitate to call.

Very truly yours,

Arvin E. Rosen

AER:kc
Enclosures

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDENGR
Telex 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number

DESCRIPTION

9.5432 ACRE PARCEL, PART OF THE LAND OF PIKESVILLE HOTEL LIMITED PARTNERSHIP, SOUTHEAST SIDE OF THE BALTIMORE BELTWAY, SOUTHWEST SIDE OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Parking Variance

Beginning for the same at a point on the southeast right of way line of the Baltimore Beltway, at the distance of 350 feet, more or less, as measured southwesterly along said right of way line from its intersection with the center line of Reisterstown Road, said beginning point being at the end of the sixteenth line of the 10.1957 acre parcel described in the deed to Pikesville Hotel Limited Partnership, recorded among the Land Records of Baltimore County in Liber O.T.G. 5177, page 202, running thence binding on said southeast side of the Baltimore Beltway and reversely on the outlines of said 10.1957 acre parcel, four courses: (1) S 39° 18' 40" W 170.90 feet, (2) S 47° 50' 30" W 100.44 feet, (3) S 48° 03' 30" W 308.93 feet, and (4) S 61° 25' 40" W 18.30 feet, thence still binding reversely on the outlines of said 10.1957 acre parcel, two courses: (5) S 21° 36' 00" E 307.48 feet, and (6) N 68° 24' 00" E 369.05 feet to the beginning of the eleventh line of said last mentioned land and to the beginning of the third line of the 0.5418 acre parcel of land described in the deed to Pomona, Inc., recorded among the aforesaid Land Records in Liber E.H.K., Jr. 5321, page 476, thence binding on the outlines of said 0.5418 acre parcel, three courses: (7) N 51° 31' 50" W 17.96 feet, (8) N 66° 22'10" E 417.09 feet, and (9) S 45° 18' 50" E 64.57 feet to the end of the eighth line of the 10.1957 acre parcel herein mentioned, thence binding reversely on the eighth, seventh,

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

and a part of the sixth lines of said 10.1957 acre parcel, three courses: (10) S 32° 45' 40" E 3.27 feet, (11) N 43° 57' 50" E 66.44 feet, and (12) N 47° 50' 30" E 195.59 feet to a point on the southwest right of way line of said Reisterstown Road, as shown on S.H.A. Plat No. 43988, thence binding on said southwest right of way line as shown on said plat and on Plat No. 43987, seven courses: (13) N 42° 05' 15" W 84.65 feet, (14) S 47° 50' 30" W 5.00 feet, (15) N 42° 09' 30" W 175.00 feet, (16) N 37° 35' 04" W 50.16 feet, (17) S 47° 50' 32" W 35.00 feet, (18) N 42° 09' 30" W 190.00 feet, and (19) N 78° 16' 28" W 25.36 feet to a point on the last line of said 10.1957 acre parcel, four courses: (1) S 48° 03' 30" W 290.66 feet, and (2) S 61° 26' 40" W 18.30 feet, thence still binding reversely on the outlines of said 10.1957 acre parcel two courses: (3) S 21° 36' 00" E 307.48 feet, and (4) N 68° 24' 00" E 350.00 feet, thence three courses: (5) N 21° 36' 00" W 97.00 feet, (6) S 68° 24' 00" W 38.00 feet, and (7) N 21° 36' 00" W 313.74 feet to the place of beginning.

Containing 2.5144 acres of land.

Being the property of Pikesville Hotel Limited Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 11, 1979 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

CAE:mps J.O. 1-66210-D February 15, 1979
W.O. 24018-C

October 29, 1979

Arvin E. Rosen, Esquire
2 East Fayette Street
Baltimore, Maryland 21202

RE: Petitions for Special Hearing and Variances
S/S of the Baltimore Beltway, 350' SW of Reisterstown Road - 3rd Election District
Pikesville Hotel Limited - Petitioner
NO. 80-7-SPHA (Item No. 88)

Dear Mr. Rosen:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:JEJ:mc

Attachments

cc: Saunders M. Almond, Jr., Esquire
407 Mercantile-Towson Building
Towson, Maryland 21204

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

Mr. Eugene Gogel, President
Pikesville Community Growth Corp.
1413 Reisterstown Road
Pikesville, Maryland 21208

Arvin E. Rosen, Esquire
Page 2
October 29, 1979

cc: Mr. Samuel Grosshandler, District Manager
The Equitable Life Assurance Society of the United States
212 Hilton Inn Plaza
1726 Reisterstown Road
Pikesville, Maryland 21208

Mr. Max Margolis
7 Slade Avenue
Pikesville, Maryland 21208

Mrs. Bernice Braiman
6210 Park Heights Avenue
Baltimore, Maryland 21215

Mrs. Joy Nelson
3412 Shalbourne Road
Baltimore, Maryland 21226

Mr. Robert J. Grosshandler
4618B Debilen Circle
Pikesville, Maryland 21208

Mrs. Florette Ruttenberg
7038 Wallis Avenue
Baltimore, Maryland 21215

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

PETITION FOR SPECIAL HEARING AND VARIANCES
3rd DISTRICT

ZONING: Petition for Special Hearing and Variance
LOCATION: Southeast side of Baltimore Beltway, 350 feet Southwest of Reisterstown Road
DATE & TIME: Wednesday, July 11, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for 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 an amendment to the present Special Exception (Case No. 73-260-X A) to allow the present community use (tennis club) to be expanded to allow the construction of and the subsequent use of 11 racquet ball courts as part of the overall operation and use of the tennis club, and Variances to permit a rear yard setback, abutting a residential zone, of 5 feet instead of the required 20 feet, to allow a total of 597 parking spaces instead of the required 631 spaces, and to permit parking spaces to be located zero feet from the street property line in lieu of the required 8 feet.

The Zoning Regulations to be excepted as follows:

Section 232.3(b)—rear yard setback
Section 409.2(b) 3, 4, 5, & 6—minimum parking spaces required
Section 409.8 c. (4)—parking space

All that parcel of land in the Third District of Baltimore County

This Description is for Parking Variance

Beginning for the same at a point on the southeast right of way line of the Baltimore Beltway, at the distance of 350 feet, more or less, as measured southwesterly along said right of way line from its intersection with the center line of Reisterstown Road, said beginning point being at the end of the sixteenth line of the 10.1957 acre parcel described in the deed to Pikesville Hotel Limited Partnership, recorded among the Land Records of Baltimore County in Liber O.T.G. 5177, page 202, running thence binding on said southeast side of the Baltimore Beltway and reversely on the outlines of said 10.1957 acre parcel, four courses: (1) S 39° 18' 40" W 170.90 feet, (2) S 47° 50' 30" W 100.44 feet, (3) S 48° 03' 30" W 308.93 feet, and (4) S 61° 25' 40" W 18.30 feet, thence still binding reversely on the outlines of said 10.1957 acre parcel, two courses: (5) S 21° 36' 00" E 307.48 feet, and (6) N 68° 24' 00" E 369.05 feet to the beginning of the eleventh line of said last mentioned land and to the beginning of the third line of the 0.5418 acre parcel of land described in the deed to Pomona, Inc., recorded among the aforesaid Land Records in Liber E.H.K., Jr. 5321, page 476, thence binding on the outlines of said 0.5418 acre parcel, three courses: (7) N 51° 31' 50" W 17.96 feet, (8) N 66° 22' 10" E 417.09 feet, and (9) S 45° 18' 50" E 64.57 feet to the end of the eighth line of the 10.1957 acre parcel herein mentioned, thence binding reversely on the eighth, seventh, and a part of the sixth lines of said 10.1957 acre parcel, three courses: (10) S 32° 45' 40" E 3.27 feet, (11) N 43° 57' 50" E 66.44 feet, and (12) N 47° 50' 30" E 195.59 feet to a point on the southwest right of way line of said Reisterstown Road, as shown on S.H.A. Plat No. 43988, thence binding on said southwest right of way line as shown on said plat and on Plat No. 43987, seven courses: (13) N 42° 05' 15" W 84.65 feet, (14) S 47° 50' 30" W 5.00 feet, (15) N 42° 09' 30" W 175.00 feet, (16) N 37° 35' 04" W 50.16 feet, (17) S 47° 50' 32" W 35.00 feet, (18) N 42° 09' 30" W 190.00 feet, and (19) N 78° 16' 28" W 25.36 feet to a point on the last line of said 10.1957 acre parcel, four courses: (1) S 48° 03' 30" W 290.66 feet, and (2) S 61° 26' 40" W 18.30 feet, thence still binding reversely on the outlines of said 10.1957 acre parcel two courses: (3) S 21° 36' 00" E 307.48 feet, and (4) N 68° 24' 00" E 350.00 feet, thence three courses: (5) N 21° 36' 00" W 97.00 feet, (6) S 68° 24' 00" W 38.00 feet, and (7) N 21° 36' 00" W 313.74 feet to the place of beginning.

Containing 9.5432 acres of land.

Description to Amend Existing Special Exception and Yard Variance

Beginning for the same at a point on the southeast right of way line of the Baltimore Beltway, at the distance of 350 feet, more or less, as measured southwesterly along said right of way line from its intersection with the center line of Reisterstown Road, said beginning point being in the fourteenth line of the 10.1957 acre parcel described in the deed to Pikesville Hotel Limited Partnership, recorded among the Land Records of Baltimore County in Liber O.T.G. 5177, page 202, running thence binding on said southeast right of way line of the Baltimore Beltway and reversely on the outlines of said 10.1957 acre parcel two courses: (1) S 48° 03' 30" W 290.66 feet, and (2) S 61° 26' 40" W 18.30 feet, thence still binding reversely on the outlines of said 10.1957 acre parcel two courses: (3) S 21° 36' 00" E 307.48 feet, and (4) N 68° 24' 00" E 350.00 feet, thence three courses: (5) N 21° 36' 00" W 97.00 feet, (6) S 68° 24' 00" W 38.00 feet, and (7) N 21° 36' 00" W 313.74 feet to the place of beginning.

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Hearing Date: Wednesday, July 11, 1979 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

June 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 21, 19 79

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ one time ~~successive weeks~~ before the 11th day of July, 19 79, the ~~first~~ publication appearing on the 21st day of June 19 79.

THE JEFFERSONIAN,
L. Frank Stricklen
Manager.

Cost of Advertisement, $

PETITION FOR SPECIAL HEARING AND VARIANCES
3rd District

ZONING: Petition for Special Hearing and Variances
LOCATION: Southeast side of Baltimore Beltway, 350 feet Southwest of Reisterstown Road
DATE & TIME: Wednesday, July 11, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Comm. June 21 (908)

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 June 20 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING & VARIANCES - Pikesville Hotel Limited Partnership was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 22nd day of June 19 79, that is to say, the same was inserted in the issues of June 21, 1979.

STROMBERG PUBLICATIONS, INC.
BY Eretha Burger

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83165

DATE September 10, 1979 ACCOUNT 01-662
AMOUNT $121.06
RECEIVED Hilton Inn Tennis Club
FOR Advertising and Posting for Case No. 80-7-SPHA

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78722

DATE June 14, 1979 ACCOUNT 01-662
AMOUNT $25.00
RECEIVED Arvin E. Rosen, Esquire
FROM
FOR Filing Fee for Case No. 80-7-SPHA

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 6th day of May, 1979. Filing Fee $25.00. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner William L. Stark Submitted by Alvin Rosen Reviewed by Dipietro

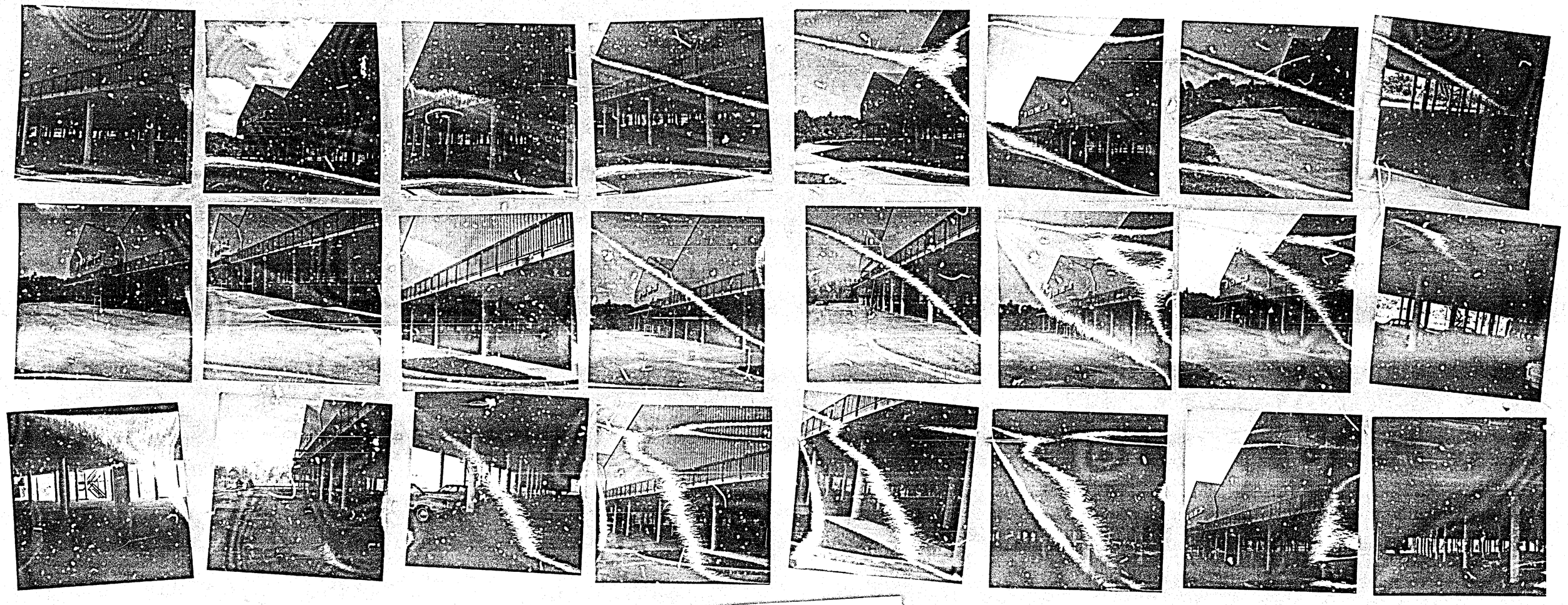
Petitioner's Attorney Alvin Rosen

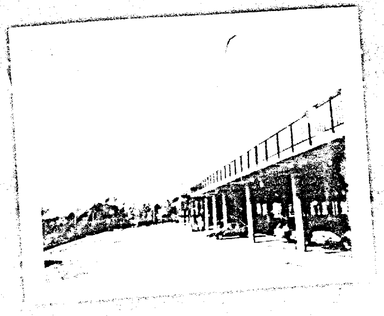
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

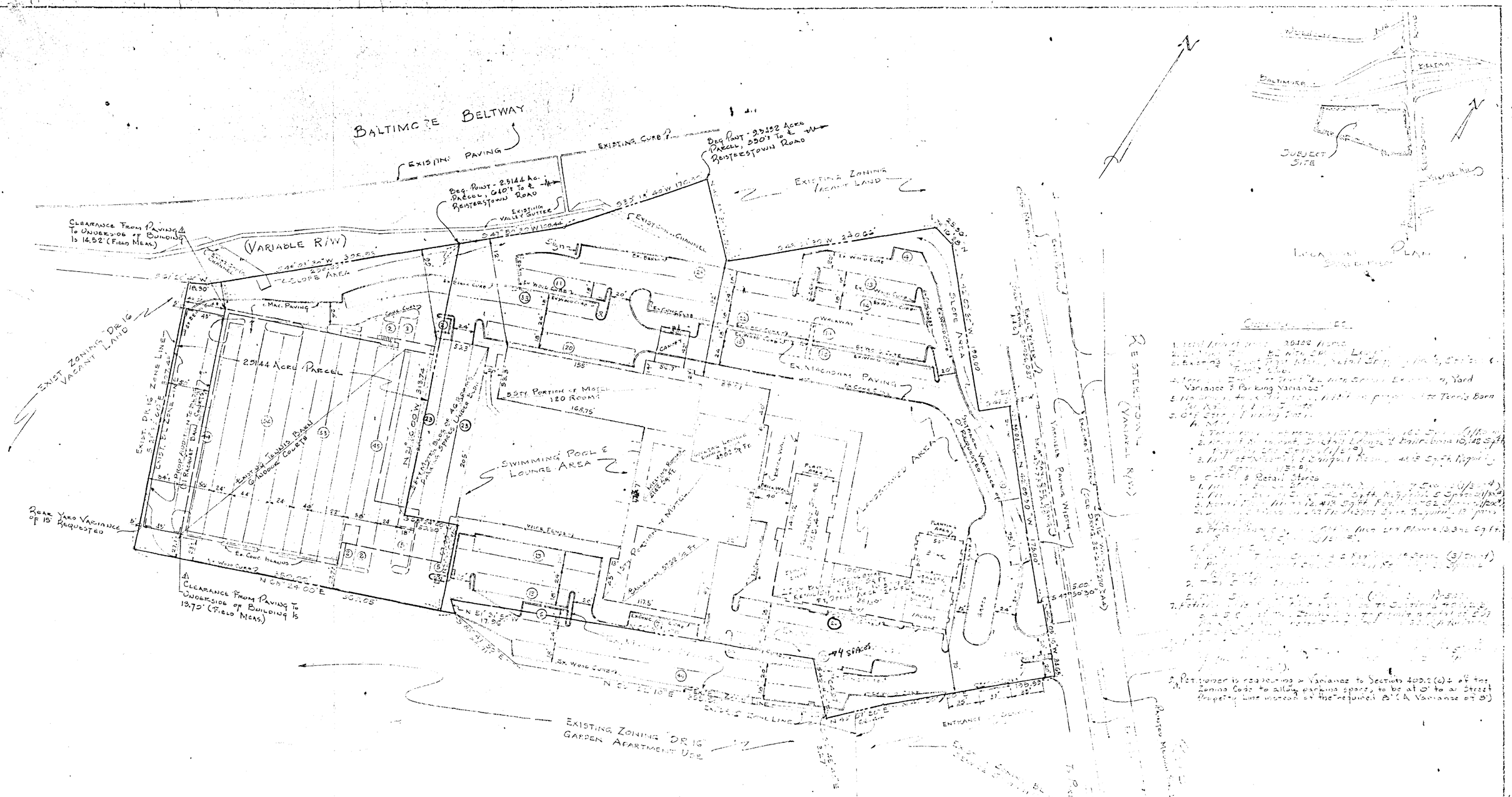
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting June 21, 1979
Posted for: Petition for Special Hearing and Variances
Petitioner: Pikesville Hotel Ltd. Partnership
Location of property: S/E/S Balto. Beltway 350' SW of Reisterstown Rd.
Location of Signs: Front 1726 Reisterstown Rd.
Remarks:
Posted by Thomas P. Ridgely Date of return: June 29, 1979
Signature

80-7-SPHA







Variance & Parking Variance

Tennis Barn

Yard

Retail stores

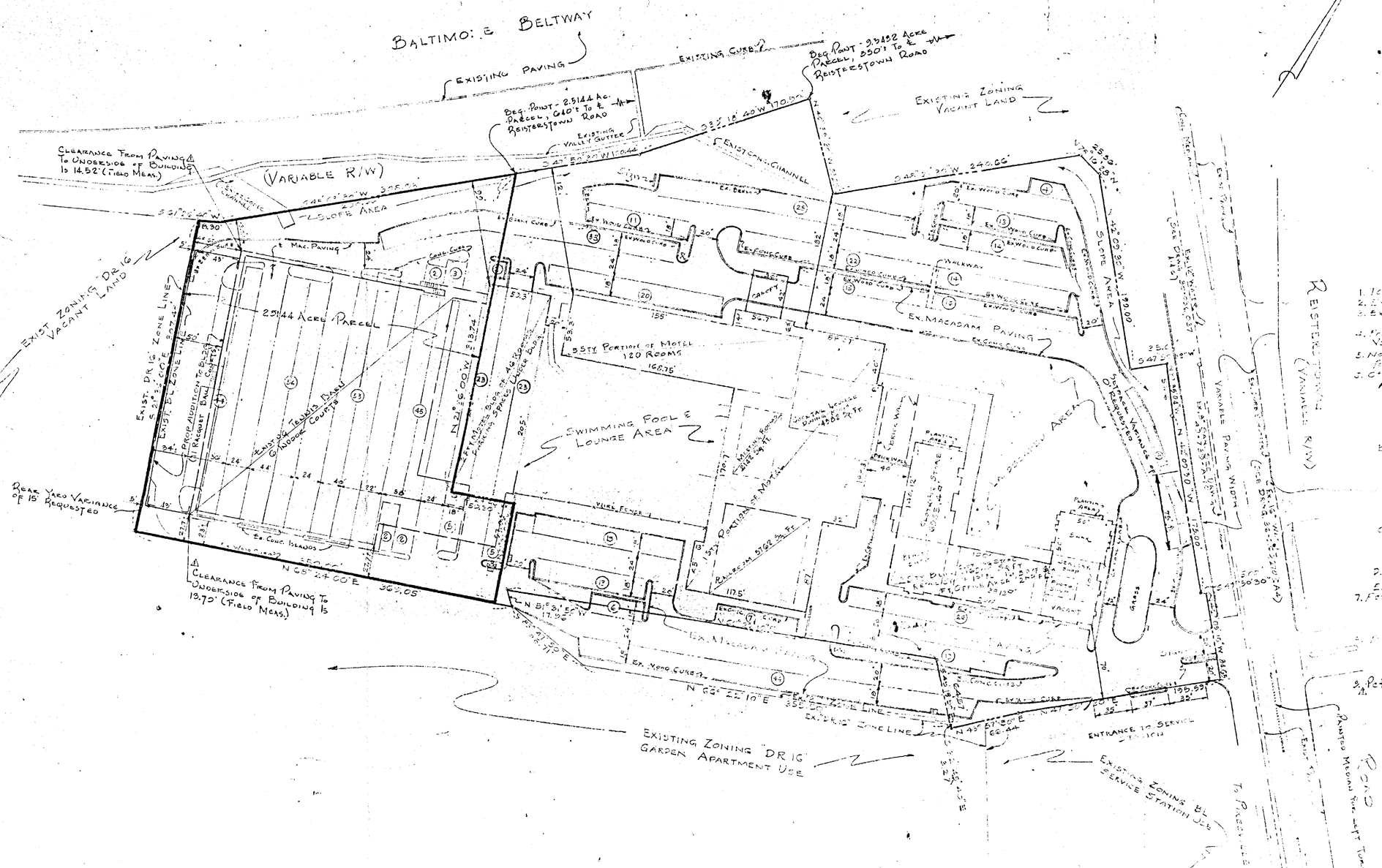
Variance 7 Parking Variance

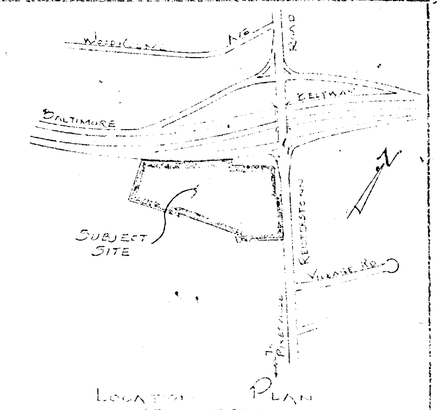
Petitioner is requesting a Variance to Section 409.2 (a) of the Zoning Code to allow parking spaces to be at 0' to a Street Property Line instead of the required 8' (A Variance of 8')

PLAT TO ACCOMPANY PETITION
TO AMEND THE EXISTING
SPECIAL EXCEPTION
AND
FOR YARD VARIANCE, PARKING VARIANCE
AT
PIKESVILLE HILTON INN & SHOPPING VILLAGE
ELECTION DISTRICT 3 — BALTIMORE COUNTY, MD.
SCALE: 1" = 50' — FEB. 16, 1979
REVISED: JUNE 5, 1979

KIDDE
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

No.	REVISION	DATE
1	ADDED REQUEST FOR VARIANCE FOR PARKING TO STREET PROPERTY LINE & CLEARANCE FROM PAVING TO BLDG.	6-5-79





Comments & Notes

1. Total Area of Tract = 2.9452 Acres
2. Existing Zoning: "B.L." with Special Exception for Service Station & Tennis Club
3. Proposed Zoning: "B.L." with Special Exception, Yard Variance & Parking Variance
4. No Signs Are Existing or Are Being Proposed at Tennis Barn for Rental Tennis Courts
5. Off Street Parking Data:
   A. Motel
      1. Total Rooms = 120 (1 space per room) (120 Spaces Required)
      2. Area of Restaurant, Cocktail Lounge & Banquet Rooms 10,142 Sq. Ft. (1 space per 100 Sq. Ft.) (101 Spaces Required)
      3. Area of Function Rooms & Banquet Rooms = 4648 Sq. Ft. (1 space per 100 Sq. Ft.) (47 Spaces Required)
   B. Office & Retail Stores
      1. Area of Retail Stores = 2,000 Sq. Ft. (1 space per 150 Sq. Ft.) (13 Spaces Required)
      2. Area of Office Space = 1,000 Sq. Ft. (1 space per 300 Sq. Ft.) (4 Spaces Required)
      3. Net Rail Floor Area = 12,400 Sq. Ft. (1 space per 150 Sq. Ft.) (83 Spaces Required)
      4. Department Stores on 2nd Floor = 5,000 Sq. Ft. (1 space per 150 Sq. Ft.) (34 Spaces Required)
      5. Professional Office Area on 2nd Floor = 3,000 Sq. Ft. (1 space per 300 Sq. Ft.) (10 Spaces Required)
   C. Total Spaces Required = 312 Spaces (Ref. Section 409.6(a)(1)-(5))
      D. Total Spaces Provided = 300 Spaces (Ref. Section 409.6(a)(1)-(5))
      E. + 5 Spaces for Employees = 305 Spaces (Ref. Section 409.6(a)(1)-(5))
      F. Petitioner is requesting a Variance to permit a Total of 297 Parking Spaces (Ref. Section 409.6(a)(1)-(5))
6. Petitioner is requesting a Variance to Section 409.2(c)4 of the Zoning Code to allow parking spaces to be at 0' to a Street Property Line instead of the required 8' (A Variance of 8')

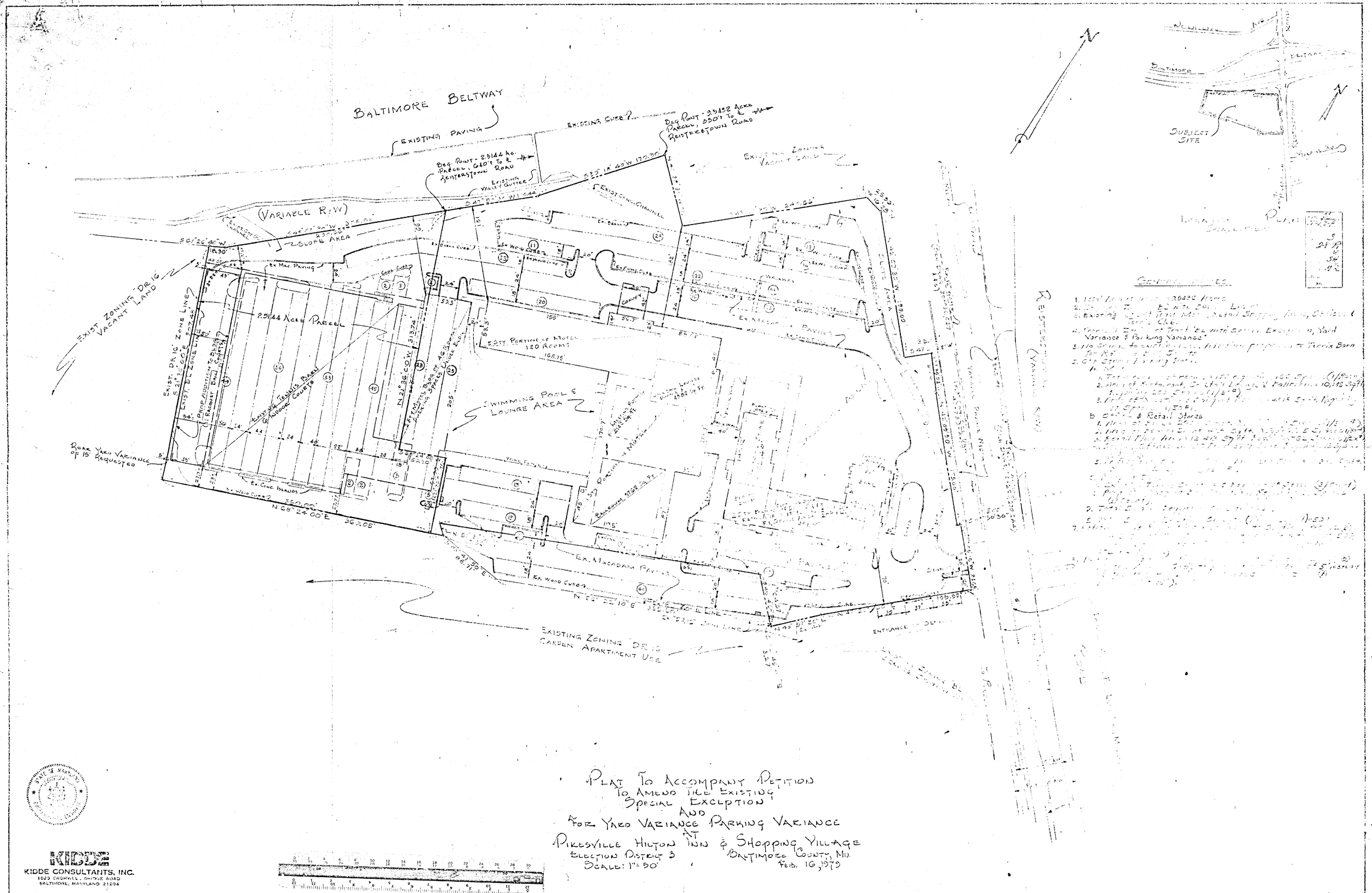
PLAT TO ACCOMPANY PETITION
TO AMEND THE EXISTING
SPECIAL EXCEPTION
AND
FOR YARD VARIANCE & PARKING VARIANCE
AT
PIKESVILLE HILTON INN & SHOPPING VILLAGE
ELECTION DISTRICT 3 — BALTIMORE COUNTY, MD.
SCALE: 1" = 50' — FEB. 16, 1979
REVISED: JUNE 5, 1979

PETITIONER'S EXHIBIT No. 1

KIDDE
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

No.	REVISION	DATE
	ADDED REQUEST FOR 0' VARIANCE FOR PARKING TO STREET PROP. LINE (NOTE 6) & CLEARANCES FROM PAVING TO BLDG.	6-5-79

J.O. 68210-B
NO. 24-87-86 F.F. 117-A



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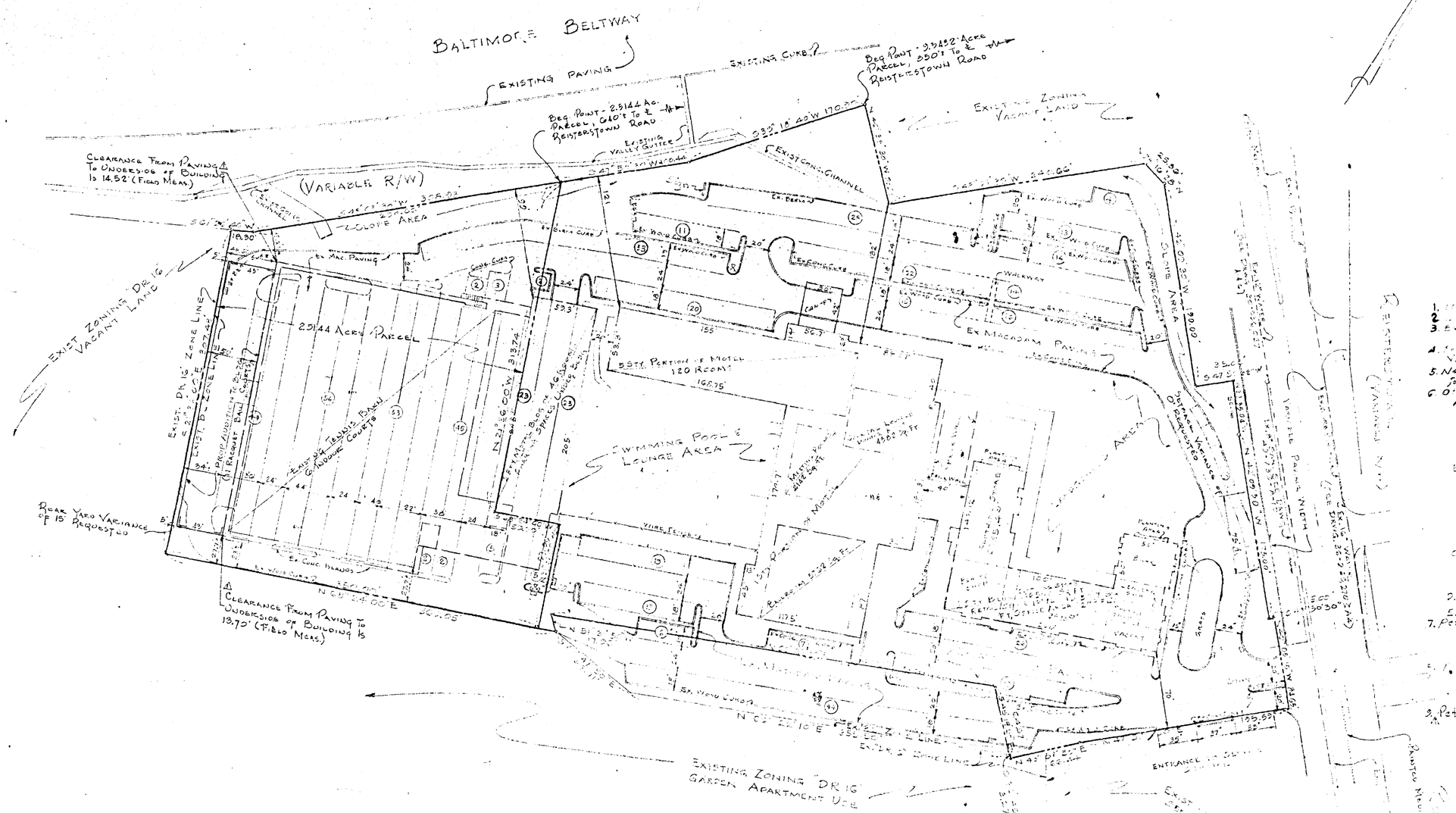
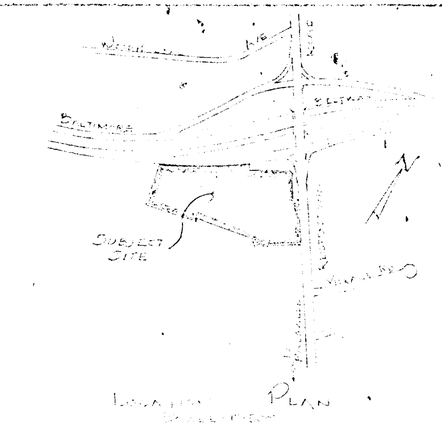
AT
PIKESVILLE HILTON INN & SHOPPING VILLAGE
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.
SCALE: 1" = 50' FEB. 16, 1979





Check List

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible] Variance & Parking Variance
5. No [illegible] Tennis Court
6. 0'± [illegible]
7. Petition [illegible] Parking [illegible]
8. Petitioner is requesting a Variance to Section 409.6 (c) 4 of the Zoning Code to allow parking spaces to be at 0' to a Street Property Line instead of the required 8' (A Variance of 8')

Item 188
REVISED PLANS
JUN 13 '79 AM
Amd
Rev
Rsld
Emld
Sbld
OFFICE OF PLANNING & ZONING
By

KIDDE
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

PLAT TO ACCOMPANY PETITION
TO AMEND THE EXISTING SPECIAL EXCEPTION AND FOR YARD VARIANCE PARKING VARIANCE
AT
PIKESVILLE HILTON INN & SHOPPING VILLAGE

ELECTION DISTRICT 3
SCALE: 1" = 50'

BALTIMORE COUNTY, MD.
FEB. 16, 1979
REVISED: JUNE 5, 1979

No	REVISION	DATE
	ADDED REQUEST FOR VARIANCE FOR PARKING TO STREET PROPERTY LINE (LINE 3) & CLARIFIED TRUE 11 NOT TO SCALE	6-5-79