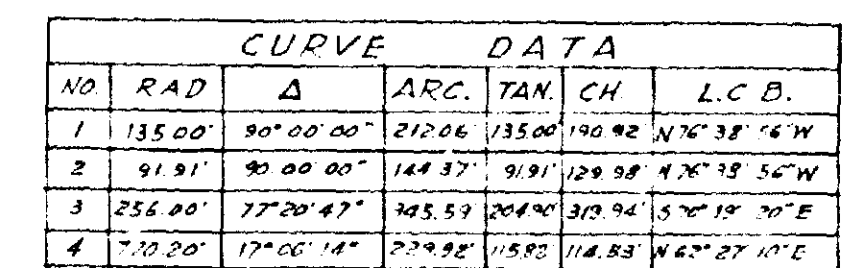
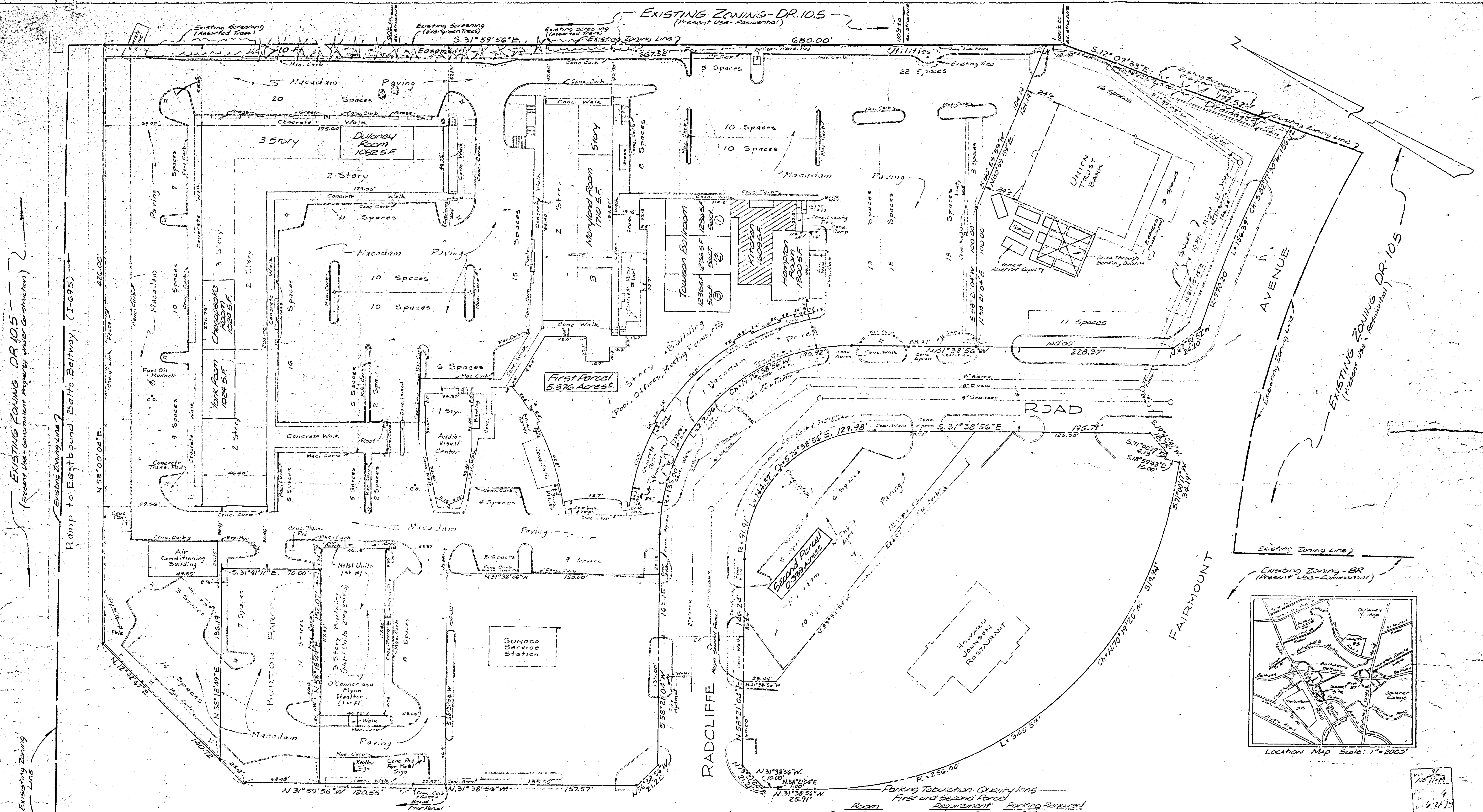


This is a detailed plat map of a property in York County, South Carolina. The map shows several lots and roads, with bearings and distances provided for each boundary. The following is a summary of the key features and data from the map:

- Lots:**
 - LOT 1-A:** Located in the upper left, with a bearing of $N 58^{\circ} 21' 04'' E$ and a distance of $230.00'$. A note indicates a portion is "TO BE DELETED".
 - LOT 2:** A rectangular lot with a bearing of $S 31^{\circ} 38' 56'' E$ and a distance of $150.00'$.
 - LOT 3:** A triangular lot with a bearing of $S 58^{\circ} 58' 53'' E$ and a distance of $206.07'$.
 - LOT 5:** A large lot in the upper center, with a bearing of $N 58^{\circ} 21' 04'' E$ and a distance of $100.00'$.
 - LOT 5-A:** A small lot in the upper right, with an area of $0.790 AC \pm$.
- Roads:**
 - RADCLIFFE ROAD:** A curved road separating Lot 2 from Lot 3, with a bearing of $S 58^{\circ} 58' 53'' E$ and a distance of $206.07'$.
 - YORK ROAD:** The bottom boundary of the property, with a bearing of $S 31^{\circ} 38' 56'' E$ and a distance of $120.55'$.
 - FAIRMOUNT AVENUE:** A road on the right side of the property, with a bearing of $N 10^{\circ} 07' 11'' E$ and a distance of $12.48'$.
- Other Features:**
 - DRAINAGE:** A dashed line indicating a drainage path, with a bearing of $N 10^{\circ} 07' 11'' E$ and a distance of $12.48'$.
 - BASE LINE:** A line at the bottom of the property, with a bearing of $S 31^{\circ} 38' 56'' E$ and a distance of $120.55'$.
 - Area Calculations:** Various area calculations are provided for different sections, such as $0.790 AC \pm$ for Lot 5-A and $0.140 AC \pm$ for a portion of Lot 5.



Post. 54. #1



General Notes YORK

Existing Zoning - BR
(Present Use - Commercial)

1. Total Area - First & Second Parcels (Quality Inn) = 5.715 Acres
2. Existing Zoning - First & Second Parcel - BR
3. Existing Uses - First & Second Parcel - Motel, Offices, Banquet Rooms, Meeting Rooms and Parking Area
4. There is no new construction proposed on First and Second Parcels at this time.
5. Sewer and Water service exists
6. Paving - Macadam as shown
7. Screening as shown
8. Existing Zoning on West side of York Road - BR. Present Use - Various Commercial Establishments
9. Reference is directed to previous zoning case # 79-150 where a rear yard variance and a parking variance of 60 sp. was granted.
10. Whereas certain areas within the 21 complex were found to be erroneous, and further consultation with the zoning dept. indicated that a more demanding allotment was desired, it is the intent of this petition to correct and adjust the parking calculations; thus, the request for the parking variance of 150 5 spaces

*Variances Requested to Section 403.2
b-1, b-3, & b-5 of the Baltimore County
Zoning Regulations to permit an aggre-
gate of 337 parking spaces rather
than the required 487 parking spaces*

Parking Tabulation - Quality Inns

First and Second Floors

Room	Requirement	Parking Required
Guest Rooms	203 units @ 1	203 spaces
Town Ballroom		
Section 1	1236 S.F. = 50	25 spaces
Section 2	1236 S.F. = 50	25 spaces
Section 3	1236 S.F. = 50	25 spaces
Hampton Room	1300 S.F. = 53	26 spaces
Mardi Gras Room	1700 S.F. = 50	35 spaces
York Room	1024 S.F. = 50	21 spaces
Chickadee Rm.	1034 S.F. = 50	21 spaces
Dunaway Rm.	1082 S.F. = 50	22 spaces
Lounge	800 S.F. = 50	16 spaces
Kitchen	1609 S.F. = 50	33 spaces
Offices (10 cover, full)	3450 S.F. = 300	12 spaces
Audio Visual	52 persons = 6	9 spaces
Lobby, Offices, etc.	4227 S.F. = 300	14 spaces
Total Parking Required		487 spaces
Total Parking Existing on Parcel 1 & 2		337 spaces
Parking Under Requirement		150 spaces

PLAT TO ACCOMPANY
ZONING PETITION
FOR
PARKING VARIANCE

1015 YORK ROAD, TOWSON
BALTIMORE CO., MD. ELEC. DIST. N^o 9
SCALE: 1" = 30' APRIL 2, 1979

ORDER RECEIVED FOR FILING

DATE October 1, 1979
BY John D. Seyffert
ADMINISTRATIVE ASSISTANT

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 a practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of October, 1979, that the herein Petition for Variance to permit 337 parking spaces in lieu of the required 487 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The use of the property being as presently established with guest rooms, banquet rooms, kitchen(s), pool, audio-visual center, and lobby, as shown on Petitioner's Exhibit No. 2, entitled "Plan to Accompany Zoning Petition for Parking Variance", prepared by George William Stephens, Jr., dated April 2, 1979.
2. Continuation of availability of use of area leased to the Union Trust Company of Maryland for over-flow parking thereon during non-banking hours.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 451-7700

STEPHEN E. COLLINS
DIRECTOR

August 27, 1979

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

Item No. 1 - ZAC - July 2, 1979
Property Owner: Estate of T. M. Contrum
Location: E/S York Rd. 135' NW Radcliffe Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit 337 parking spaces in lieu of the required 487 spaces (See 79-150-A, Item #61)

Acres: 5.715
District: 9th

Dear Mr. Hammond:

This site seems to have sufficient parking at this time, but with increase use of this site, the requested Variance can be expected to cause parking problems.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Associate Engineer II

MsF/hmd

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Galtrider
Administrator

July 10, 1979

Mr. William E. Hammond
Baltimore County
County Office Bldg.
Towson, Md. 21204
Att: N. Commodari

Re: Z.A.C. Meeting,
July 2, 1979

1. Property Owner: Estate of T.M. Contrum
Location: E/S York Rd. (Rte. 45)
135' NW Radcliffe Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit 337 parking spaces in lieu of the required 487 spaces (See 79-150 A, Item #61)

Acres: 5.715
District: 9th

Dear Mr. Hammond:

The requested parking variance is severe in an area that appears to be lacking in adequate parking. Although at present, there seems to be no particular parking problems on the site, we are concerned that the proposed sales area combined with the rooms for social activities could generate traffic beyond the capacity of the parking lots and thereby create traffic problems that would extend onto the highways.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John Meyers
By: John Meyers

CL:jmg

cc: Mr. John L. Wimbley
Mr. C. Richard Moore

My telephone number is (301) 383-4320

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

baltimore county
department of health
TOWSON, MARYLAND 21204

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

August 27, 1979

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

Dear Mr. Hammond:

Comments on Item # 1, Zoning Advisory Committee meeting of July 2, 1979, are as follows:

Property Owner: Estate of T. M. Contrum
Location: E/S York Road 135' NW Radcliffe Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit 337 parking spaces in lieu of the required 487 spaces (See 79-150-A, Item #61)

Acres: 5.715
District: 9

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

Very truly yours,
Jan J. Forrest
Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF:ph

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
FROM: Captain Joseph Kelly, Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of July 2, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Date: August 2, 1979

ITEM # 1 Property Owner: Estate of T. M. Contrum
Location: E/S York Rd. 135' NW Radcliffe Rd.
No Comments

ITEM # 5 Property Owner: Louis M. & Catherine Ray
Location: N/S Windsor Blvd. 116.08' NE Yataruba Rd.
No Comments

ITEM # 6 Property Owner: Merritt Park Associates
Location: W/S Merritt Blvd. 630' N Searles Rd.
No Comments

ITEM # 7 Property Owner: Blanche C. Kenney
Location: SE/S Eastern Blvd. 40' NE Stemmers Run Rd.
No Comments

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

JOHN D. SEYFFERT
DIRECTOR

July 10, 1979

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

Dear Mr. Hammond:

Comments on Item # 1 Zoning Advisory Committee Meeting, July 2, 1979 are as follows:

Property Owner: Estate of T.M. Contrum
Location: E/S York Road 135' NW Radcliffe Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit 337 parking spaces in lieu of the required 487 spaces (See 79-150-A, Item #61)

Acres: 5.715
District: 9th

The items checked below are applicable:

- 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.
- 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.
- 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 _____.

X I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 9, 1979

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

Z.A.C. Meeting of: July 2, 1979

RE: Item No: 1, 2, 3, 4, 5, 6, 7
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

BNP/bp

JOSEPH N. MCCORMACK, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
NANCY M. BOBBAKIS

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. RYDEN

ALVIN LORCKE
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUKE, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Supervisor

John D. Seyffert, Director
Office of Planning and Zoning

TO: _____
FROM: _____
SUBJECT: Petition #80-62A, Item #1

Date: August 30, 1979

Petition for Variance for parking
East side of York Road, 135 feet Northwest of Radcliffe Road
Petitioner - Estate of E.K. Gontrum

9th District

HEARING: Thursday, September 6, 1979 (11:00 A.M.)

This office shares the concern expressed by the Department of
Traffic Engineering's representative to the Zoning Advisory Committee.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

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

June 26, 1978

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° 38' 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° 42' 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 88.37 feet, (9) westerly by a curve to the left having a radius of 135.00 feet for the distance of 212.06 feet, said arc being subtended by a chord bearing North 76° 38' 56" West 190.92 feet and (10) South 58° 21' 04" West 28.15 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 86.24 feet, (2) easterly by a curve to the right having a radius of 91.91 feet for the 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 31° 38' 56" West 23.44 feet to the place of beginning.

Containing 0.339 Acres, more or less.

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

June 26, 1978

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.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 1, 1979

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

RE: Petition for Variance
E/S of York Road, 135' NW of Radcliffe Road - 9th Election District
Estate of T. M. Gontrum, et al -
Petitioners
NO. 80-62-A (Item No. 1)

Dear Mr. McDaniel:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

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

QUALITY INN: YORK ROAD & BELTWAY

Parking on Entire Property Including
Union Trust Bank and Howard Johnson Site

	Parking Required	Parking Available	Est. Parking Demand
Guest Rooms (203)	203		100
Meeting Rooms 8,828 S.F. Plus 52 seat Audio/Visual	209	346*	220
Lobby/Offices 7,200 S.F.	26		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 during banking hours 70 bank closed	15 during banking hours 0 during off banking hours
TOTAL	516	509 during hrs 521 off hrs	495 during bank hrs. 480 during 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 person 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.

*Total Parking available includes street within the site.

QUALITY INN: YORK ROAD & BELTWAY

Parking on Entire Property Including Union Trust Bank

	Parking Required	Parking Available	Est. Parking Demand
Guest Rooms (203)	203		100
Meeting Rooms 9,848 S.F. plus 52 seat Audio/Visual	209	346*	220
Lobby/Offices 7,677 S.F.	26		20
Lounge 800 S.F.	16		20
Kitchen 1,609 S.F.	33		20
SUBTOTAL	487	346	380
Union Trust Bank 6,070 S.F.	29	43	15
TOTAL	516	389	395

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.

*Total Parking available includes street within the site.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 30, 1979

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

RE: Petition for Variance
E/S of York Road, 135' NW of Radcliffe Road - 9th Election District
Estate of T. M. Gontrum, et al -
Petitioners
NO. 80-62-A (Item No. 1)

Dear Mr. McDaniel:

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

Very truly yours,

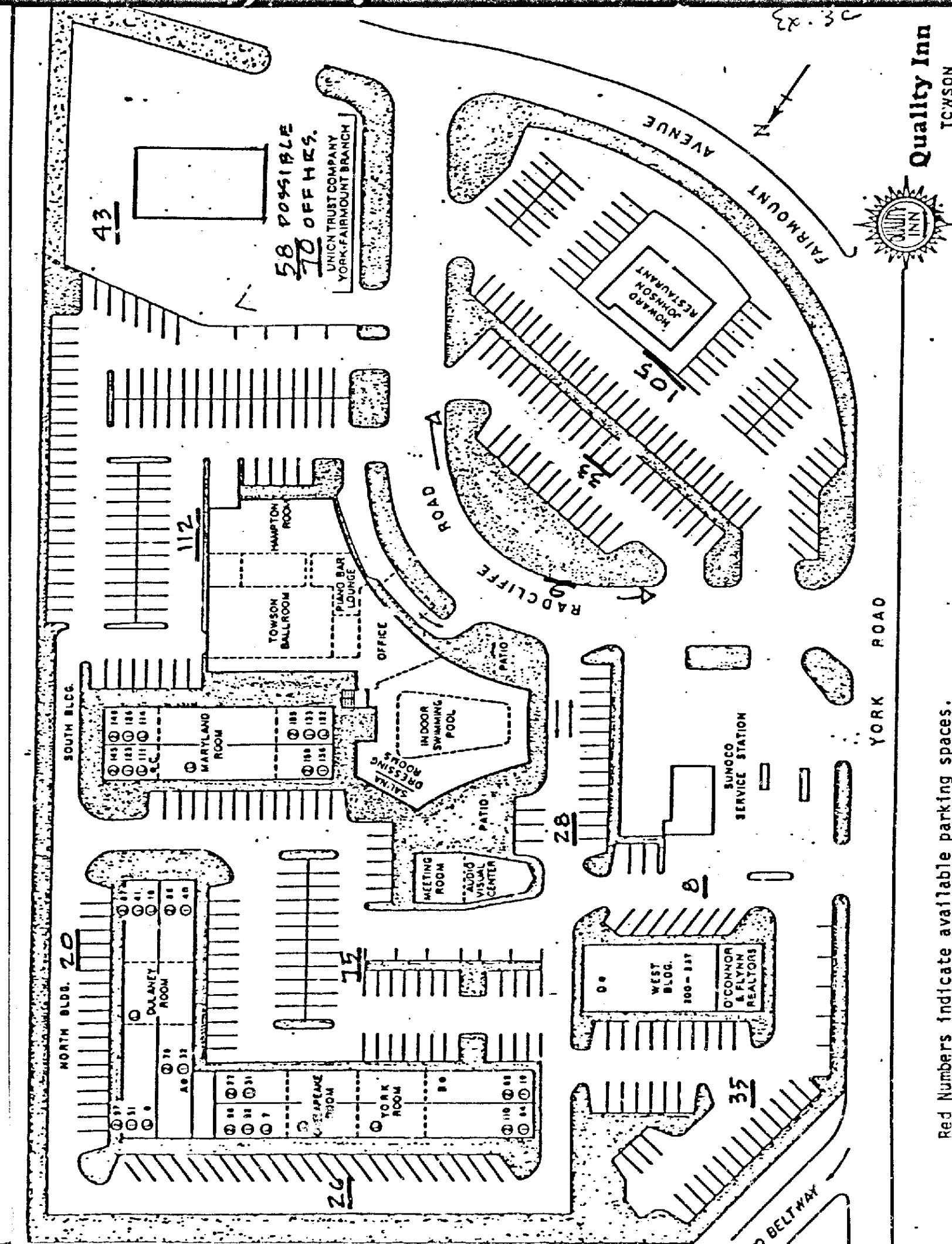
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachment

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

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



Red numbers indicate available parking spaces.

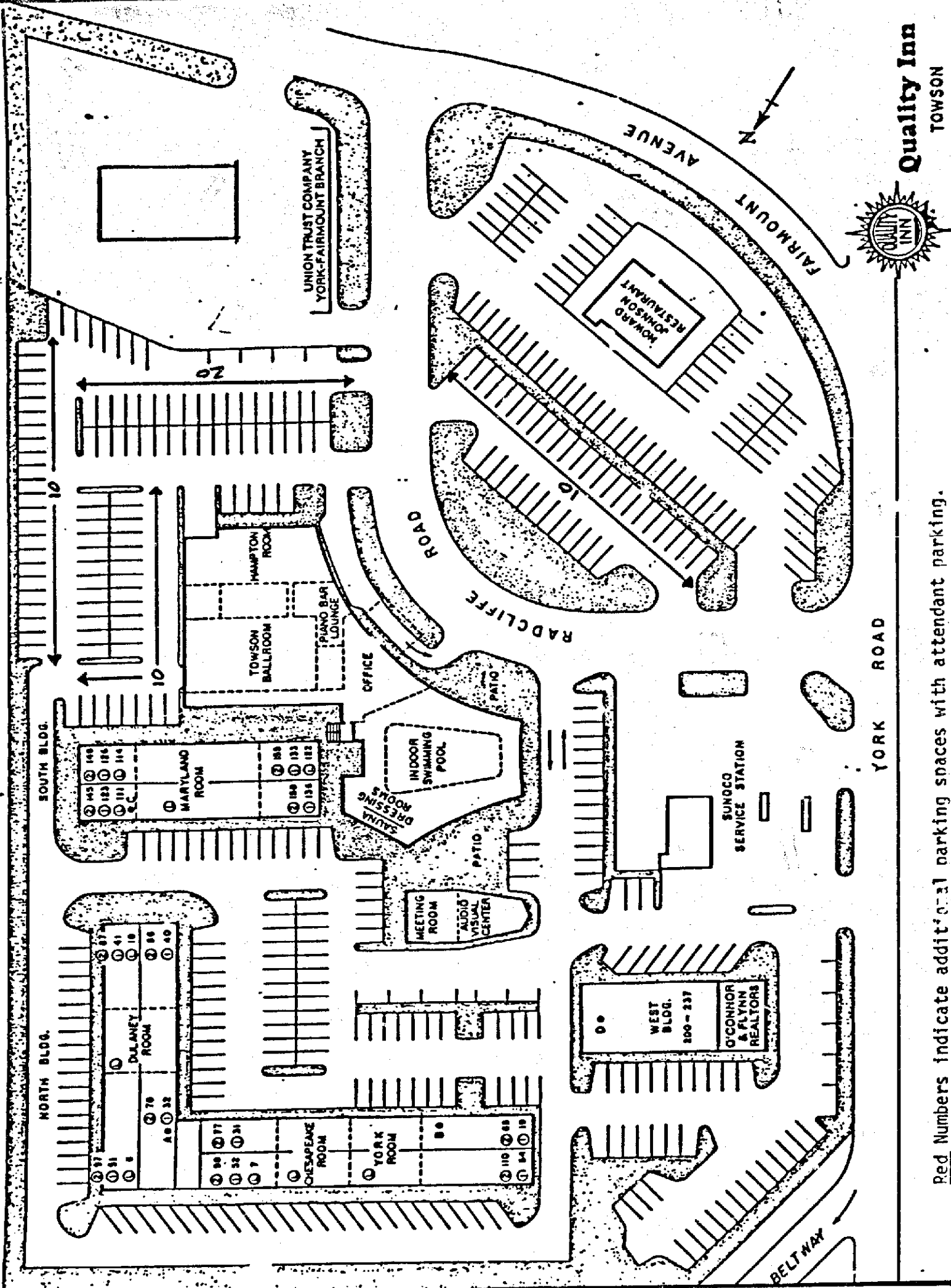
FEB 07 1980

OCTOBER 20, 1979

Parlor A, B, C
Maryland A & B
Hampton
York/Chesapeake
Dulaney

Maryland Right to Life
Evelyn Wood

200 pp 35 pp M/L/D ALL DAY 9:30 AM - 12 Noon



Quality Inn
TOWSON

Bed Numbers indicate additional parking spaces with attendant parking.

OCTOBER 26, 1979

Parlor A, B, C, Maryland A & B
York/Chesapeake Room
Health & Education Council
250 pp 8:30 - 5 PM

Parlor A, B, C
Govan Presby.
150 pp 7 PM - 10 PM

Balto Chapter Charter Life
Undervriters
50 pp 7:45 AM - 10:30 AM

A/V Room
Pillsbury (TENT)
20 pp 8:00 - 5 PM

MARCH 15, 1979

Parlor A & B
Russell T Baker
100 pp 9 AM to 11 AM B/Mtg.

Hampton & Parlor C
Pentac
40 pp 9 AM to 2 PM L/Mtg.

A/V Center &
Parlor B
Independent Ins Agents
50 pp 12:30 to 2 PM L/Mtg.

Parlor A, B, C
Quality Inn Bullroast
80 pp 6 PM to 11 PM Dinner

Maryland A & B
Hampton
Savings Bank of Baltimore
20 pp 8 AM to 6:30 PM Mtg./L/Dinner

York/Chesapeake
Ford Motor
30 pp 9 AM to 2 PM L/Mtg.

Dulaney, Lounge
Maryland National Bank
10 pp 8:15 AM to 6 PM Mtg./Lunch/Dinner

A/V Center
FOP
25 pp 8 PM to 10 PM Mtg.

P.H. 5

BALTIMORE COUNTY CHAMBER OF COMMERCE 100 West Pennsylvania Avenue • Towson, Maryland 21204 (301) 825-6200

August 31, 1979

E. Douglas Heisler
General Manager
Quality Inn-Towson
1015 York Road
Towson, Maryland 21204

Dear Mr. Heisler:

I was stunned to learn that it has become necessary for a variance hearing regarding an alleged shortage in parking spaces at Quality Inn-Towson.

The Baltimore County Chamber of Commerce is a heavy user of the Quality Inn-Towson. We many times have 300 or more people in attendance at our meetings there. We have never had any critical comment about an absence of parking space. It is my firm belief that the Inn is amply supplied with parking opportunity and does not create any problem for other businesses or nearby communities.

The Inn appears to have met its goals to provide proper service to its users by provision of more than ample parking space to meet the Inn's needs when fully occupied and using all of its meeting and banquet facilities.

I would hope that the variance hearing would clarify and arrive at similar conclusions because these are the facts as we have known them over the last four or five years.

Cordially,

E. D. Seidel
Edward D. Seidel
Executive Vice President

FDS/rm

P.H. 50

APRIL 19, 1979

Parlor A, B, C/
Hampton & A/V Center
Maryland Cup Co.
50/75 pp 8 AM-8 PM Lunch/Dinner Display

Maryland A & B
Borden Foods
25 pp 8 AM-5 PM Mtg/Lunch

Maryland A
Towson J.C.
20 pp 7:30 PM-10 PM Mtg.

York/Chesapeake
Equipment Dist.
40 pp 9 - 5 PM Lunch/Mtg.

York Room
Richard L Brown
(Dale Carnegie)
20 pp 7 PM-10:30 PM Mtg.

A/V Center
Maryland State Ed.
18 pp 8 PM-10 PM Mtg.

APRIL 20, 1979

Whole House
CYO
350 pp

APRIL 21, 1979

Whole House
CYO
350 pp

APRIL 22, 1979

Whole House
CYO
350 pp

SEPTEMBER 18, 1979

Parlor A & B	Chamber of Commerce	80pp	M/L	12 N - 2 PM
Parlor A & B	National Assoc. of Accountants	150pp	M/D	7 PM - 11 PM
Parlor C	Purulator	15pp	M/L	9 AM - 5 PM
Parlor C	Balto. Co. Purchasing Dept.	50pp	M/D	6 PM - 11 PM
Hampton	ABC Contractors	50 pp	M/D	7 AM - 9 AM
A/V & Hampton	Maryland Casualty	35-40pp	L/M	8 AM - 7 PM
Hampton	Towson Bus. & Prof. Women	50 pp	D/M	6 PM - 10 PM
Dulaney & Md. A & B	Exxon, Co., U. S. A.	20 pp	M/L	8 AM - 7 PM
Maryland A & B	Lions Club	35 pp	M/D	6 PM - 10 PM
York Room	Savings Bank of Balto.	20 pp	M	2 PM - 5 PM
Chesapeake	Dale Carnegie	25 pp	M	7 PM - 10:30 PM
Dulaney	Lincoln National	50 pp	M	7:30 AM - 12 Noon

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 20th day of June, 1979.

Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

Petitioner: Edwin R. Blum, W. Mildred Submitted by: William E. Hammond, Zoning Commissioner

Petitioner's Attorney: Robert B. Hollmann Reviewed by: D. A. H. H.

*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: 7 Date of Posting: 3/20/79

Posted for: Petition for Variance

Petitioner: Edwin R. Blum, W. Mildred

Location of property: 13.5' W. York Rd., 12.5' W. Radcliffe Rd.

Location of Signs: on post & nearby office (12.5' York Rd.)

Remarks: See Petition

Posted by: Edwin R. Blum Date of return: 3/24/79

FEB 07 1980

No. 33193

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPTDATE September 19, 1979 ACCOUNT 01-662AMOUNT \$79.88RECEIVED FROM: Semmes, Raven & SemmesFOR: Advertising and Posting for Case No. 80-62-A

3540 SEP 19

798840

VALIDATION OR SIGNATURE OF CASHIER

No. 83100

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPTDATE August 7, 1979 ACCOUNT 01-662AMOUNT \$25.00RECEIVED FROM: George William Stephens, Jr., & Associates, Inc.FOR: Filing Fee for Case No. 80-62-A

3256240 0

250040

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>	Revised Plans: Change in outline or description <u>Yes</u> _____ <u>No</u> _____									
Previous case: <u>79-150A</u>	Map # _____									

PETITION FOR VARIANCE
4th DISTRICT

ZONING: Petition for Variance for parking
LOCATION: East side of York Road, 135 feet Northwest of Radcliffe Road
DATE & TIME: Thursday, September 6, 1979 at 11:00 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 Variance to permit 337 parking spaces in lieu of the required 487 spaces.

The Zoning Regulation to be excepted as follows:

Section 408.22(b) (1, 3 and 5) - parking.

All that parcel of land in the Ninth District of Baltimore County 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° 38' 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° 42' 47" East 140.79 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 88° 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 88.37 feet, (9) westerly by a curve to the left having a radius of 135.00 feet for the distance of 21.06 feet, said arc being subtended by a chord bearing North 78° 38' 56" West 190.92 feet and (10) South 58° 21' 04" West 28.15 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 5.378 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 31° 38' 56" East 21.21 feet and North 31° 38' 56" 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 86.34 feet, (2) easterly by a curve to the right having a radius of 91.81 feet for the distance of 144.37 feet, said arc being subtended by a chord bearing South 78° 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' 56" West 226.07 feet and (5) North 31° 38' 56" West 23.44 feet to the place of beginning.

Containing 0.339 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.

Being the property of the Estate of E.K. Gontrum, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 6, 1979 at 11:00 A.M.

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

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 16th, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive~~ one time before the 6th day of September, 1979, the first publication appearing on the 16th day of August, 1979.

THE JEFFERSONIAN,

L. Frank Shuck

Manager.

Cost of Advertisement, \$-----

PETITION FOR VARIANCE
9th District

ZONING: Petition for Variance for parking
LOCATION: East side of York Road, 135 feet Northwest of Radcliffe Road
DATE & TIME: Thursday, September 6, 1979 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Containing 5.378 Acres, more or less.

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Containing 0.339 Acres, more or less.

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Being the property of the Estate of E.K. Gontrum, as shown on plat plan filed with the Zoning Department.

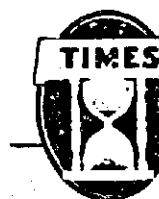
Hearing Date: Thursday, September 6, 1979 at 11:00 A.M.

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

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 16.

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Aug. 16.



OFFICE OF

THE TIMES

NEWSPAPERS

TOWSON, MD. 21204

August 16, 1979

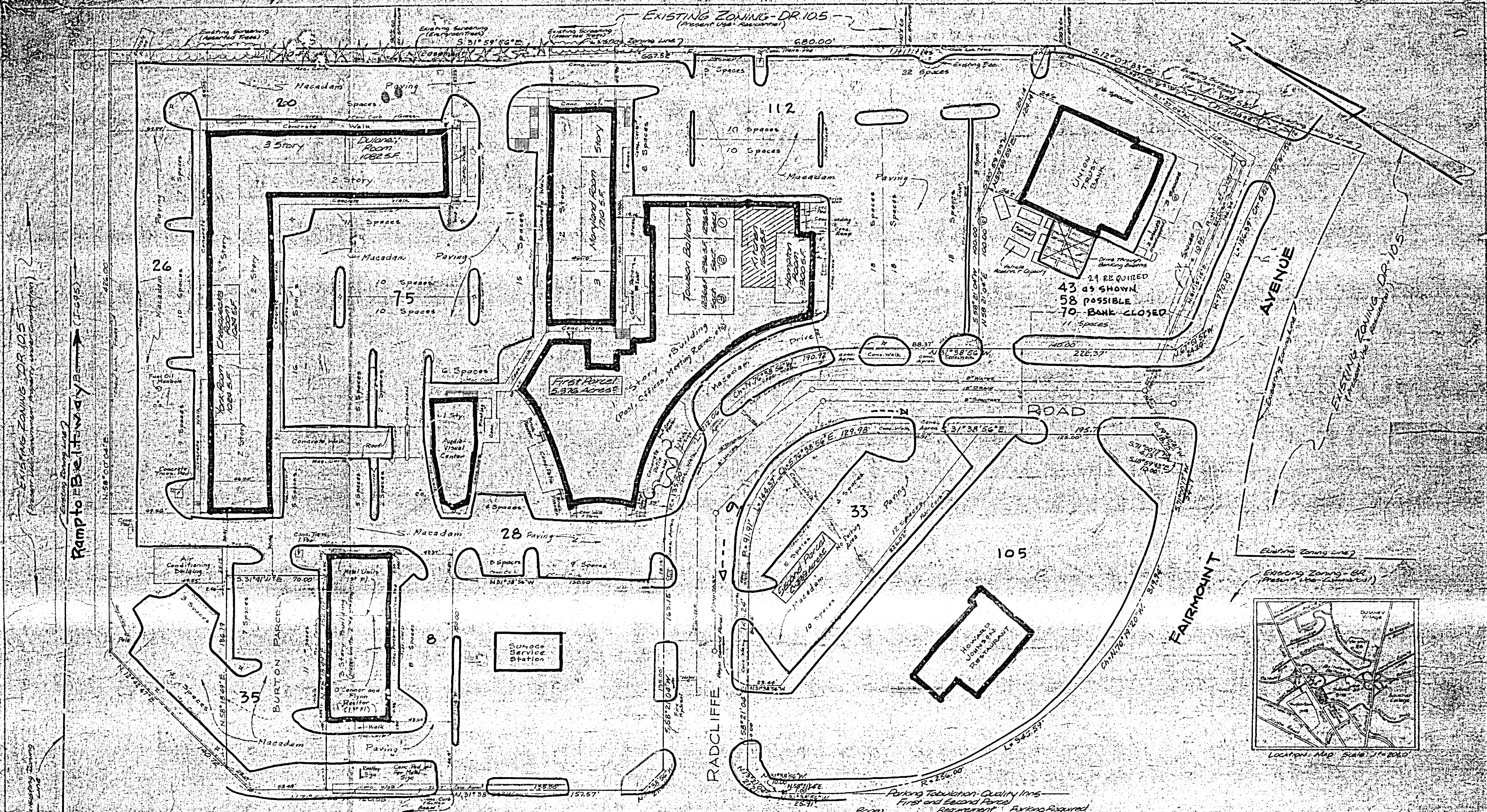
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Estate of E. K. Gontrum was inserted in the following:

- ☐ 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 17 day of August, 1979, that is to say, the same was inserted in the issues of August 16, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Barbara Berman*



General Notes

- Total Area - First & Second Parcels (Quality Inn) = 5.715 Acres
- Existing Zoning - First & Second Parcel - BR
- Existing Uses - First & Second Parcel - Motel, Offices, Banquet Rooms, Meeting Rooms and Parking Area
- There is no new construction proposed on First and Second Parcels at this time.
- Sewer and Water service exists
- Paving - Macadam as shown
- Screening as shown
- Existing Zoning on West side of York Road - BR, Present Use - Various Commercial Establishments
- Reference is directed to previous zoning case # 79-150 where a rear yard variance and a parking variance of 60 sp. was granted.
- Whereas certain areas within this ex. complex were found to be encroached, and further consultation with the zoning dept. indicated that a more demanding allotment was desired, it is the intent of this petition to correct and adjust the parking calculations; thus, the request for the parking variance of 150 spaces

YORK ROAD

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

Variance Requested to Section 409.2 b-1, b-3, & b-5 of the Baltimore County Zoning Regulations to permit an aggregate of 337 parking spaces rather than the required 487 parking spaces



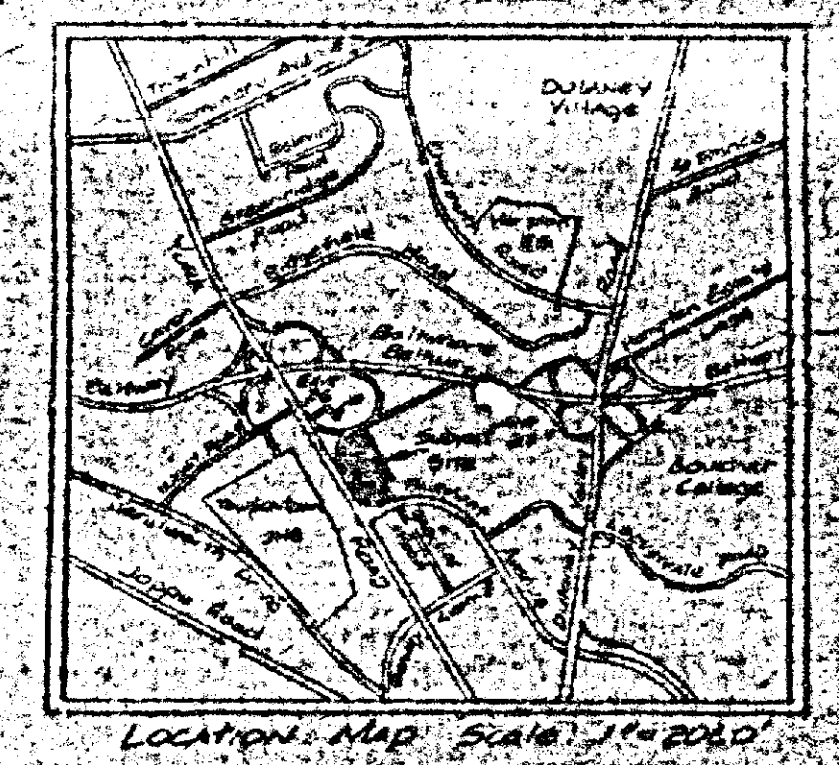
Parking Tabulation - Quality Inns

Room	Requirement	Parking Required
Guest Room	203 (116 @ 1.75)	203 spaces
Townson Ballroom	1236.5 ft. x 60	25 spaces
Section 2	1236.5 ft. x 60	25 spaces
Section 3	1236.5 ft. x 60	25 spaces
Hampton Room	1300.5 ft. x 50	25 spaces
Maryland Room	1710.5 ft. x 50	25 spaces
York Room	1024.5 ft. x 50	21 spaces
Chesapeake Rm.	1024.5 ft. x 50	21 spaces
Dulany Rm.	820.5 ft. x 50	16 spaces
Lounge	1609.5 ft. x 50	33 spaces
Kitchen	3459.5 ft. x 300	12 spaces
Offices (Oliver Rm.)	524.5 ft. x 300	9 spaces
Audio Visual	4827.5 ft. x 300	10 spaces
Lobby, Offices, etc.		
Total Parking Required		487 spaces
Total Parking Existing on Parcels 1 & 2		337 spaces
Parking Under Requirement		150 spaces

Periodic Petal Sales

**PLAT TO ACCOMPANY
ZONING PETITION
FOR
PARKING VARIANCE**

1015 YORK ROAD, TOWSON
BALTIMORE CO. MD. ELEC. DIST. N-9
SCALE: 1" = 30'
APRIL 2, 1979



Ramp to Eastbound Balto. Beltway (I-695)

-- Existing Zoning - ER
(Present Use - Commercial)

1. Total Area - First & Second Pl. lots: 0.4411 (Inn) = 5.715 Acres
2. Existing Zoning - First & Second Pl. lots - BR
3. Existing Uses - First & Second Pl. lots - Hotel, Office, Restaurant, Meeting Rooms and parking, etc.
4. There is no new construction proposed on First and Second Pl. lots at this time.
5. Sewer and Water service exists.
6. Parking - Maximum of 100 cars.
7. Screening is required.
8. Existing Zoning on West side of York Road - BR - Present Use - Various Commercial Establishments.
9. Reference is directed to previous zoning case # 75-150 where a test was performed and a parking variance of 100 sp. was granted.
10. Whereas certain areas within the 24 complex where rooms, corridors, and further consultation with the zoning dept. indicated that a more demanding allotment was desired, it is the intent of this petition to correct and adjust the parking calculations; thus, the request for the parking variance of 150 spaces.

RECORD REAT F.H.K., JR. 44-129
RECORDED JULY 31, 1979

N 31° 38' 56" E
 25.91'

Parking Taxation - Quality 175
 First on claims 1st

Room	Separate	Parking Required
Guest Room	208 units	208 spaces
Toucan Ballroom		
Section 1	1230 SF - 60	25 spaces
Section 2	1230 SF - 60	25 spaces
Section 3	1230 SF - 60	25 spaces
Hampton Room	1300 SF - 60	25 spaces
Wine Room	750 SF - 40	15 spaces
Yacht Room	1050 SF - 60	25 spaces
Unassigned Rm.	1250 SF - 60	31 spaces
Unassigned Rm.	1250 SF - 60	32 spaces
Unassigned Rm.	800 SF - 40	13 spaces
Unassigned Rm.	1600 SF - 60	33 spaces
Unassigned Rm.	1450 SF - 60	32 spaces
Unassigned Rm.	550 SF - 30	9 spaces
Unassigned Rm.	4225 SF - 300	14 spaces

100% Parking Required 497 spaces
 Total Parking 1st on claims 175 337 spaces
 Parking Shortage 150 spaces

J.K. Jr. 44-128
 31, 1971

APRIL 2, 1979

21. 80. 40

P.14.2740