



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 21, 1982

Mr. Paul Lee
Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Proposed Hotel/Motel
(Holiday Inn)
Timonium Business Park -
8th Election District

Dear Mr. Lee:

I am in receipt of your letter of April 5, 1982, wherein you request that this office provide you with a letter indicating that the proper zoning exists for the proposed Holiday Inn.

Please be advised that a special exception for a hotel/motel was granted on April 9, 1980 (Case No. 80-147-XA). Further, Section 502.3 of the Baltimore County Zoning Regulations provides that a special exception must be utilized within a period of two years from the date of the final order granting same, or such longer period not exceeding five years as may have been specified therein, or thereafter be void. Inasmuch as a time was not specified in the Order, the two-year period applies to the special exception in question.

A preliminary inspection of the site by a Zoning Inspector, subsequent to your letter of April 5, 1982, but prior to April 9, 1982, revealed that construction is presently taking place in the form of grading and our records indicate that a grading permit has been issued. Therefore, it is my opinion that there has been substantial construction and the special exception, as granted, is active.

If you desire any additional information, please do not hesitate to contact this office.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:rr

cc: Mr. William E. Hammond, Zoning Commissioner
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
Mr. James H. Thompson, Zoning Inspector
Case File

80-147x

TIMONIUM DEVELOPMENT JOINT VENTURE
1204 Fidelity Building
Baltimore, Maryland 21201

August 1980
September 14,

American Motor Inns, Incorporated
1917 Franklin Road, S.W.
P. O. Box 14100
Roanoke, Virginia 24022

Re: Timonium Drive-In Theatre Property

Gentlemen:

Kindly refer to the Agreement ("Agreement") dated December 8, 1979 pursuant to which we have agreed to demise and lease to you, and you have agreed to rent from us, a parcel of land containing approximately 6.235 acres adjacent to the Baltimore-Harrisburg Expressway, Baltimore County, Maryland, subject to the conditions and contingencies therein set forth.

We wish to take this opportunity to confirm the following matters:

1. The last sentence of paragraph (c) of Section 11 of the Lease ("Lease") attached as Exhibit B to the Agreement is hereby deleted. The first two sentences of said paragraph shall remain unchanged. At time of closing under the Agreement, a new page 19 of the Lease shall be substituted for page 19 of the Lease attached as Exhibit B to the Agreement, which new page 19 shall delete the last sentence of paragraph (c) as hereinabove provided.

2. Notwithstanding any provisions of the Agreement or the Lease to the contrary, including without limitation the provisions of Section 11 thereof, in the event it becomes necessary for American Motor Inns, Incorporated to provide additional parking (outside of its leased premises) in order to comply with the provisions of the Orders ("the Orders") of the Zoning Commissioner of Baltimore County dated April 9, 1980, copies of which Orders are attached hereto for identification, American Motor Inns may permit the customers and/or invitees of the hotel constructed on the leased premises to park on the access roads within the landlord's remaining parcel (as defined in the Lease) subject to the following conditions:

American Motor Inns, Incorporated
Page Two
August 1980
September 14,

(a) Parking on such access roads shall be permitted only when necessary to comply with the Orders.

(b) Parking on the access roads shall be permitted only when there is insufficient parking area within the leased premises to accommodate all such customers and invitees.

(c) American Motor Inns, Incorporated shall at all times construct and maintain on the leased premises at least 528 automobile parking spaces, or such lesser number of automobile parking spaces as may be hereafter approved as the result of any parking variances that may be obtained in accordance with paragraph (d) of Section 11 of the Lease or as the result of any changes in applicable law or regulations which may permit a lesser number of required parking spaces upon the leased premises.

(d) Parking by such customers and invitees upon the access roads shall at all times be subject to the provisions of applicable law and regulations.

(e) Timonium Development Joint Venture may at any time, upon thirty days' prior written notice to American Motor Inns, Incorporated, prohibit or restrict parking upon such access roads provided Timonium Development Joint Venture provides a substitute parking area within landlord's remaining parcel (as defined in the Lease) for such overflow parking of customers and invitees of the leased premises, provided that such substitute parking area satisfies and complies with the Orders. All costs of maintaining and repairing such substitute parking area, if any, shall be the responsibility of American Motor Inns, Incorporated.

3. Tenant shall not be in default under the Lease if Tenant's invitees or customers use the access roads for parking at any time.

4. Subject to the provisions of this letter agreement, the parties hereto hereby acknowledge that conditions (a), (b) and (c) of Section 2 of the Agreement have now been satisfied and are no longer conditions to the execution of the Lease. The parties hereto further acknowledge and agree that the form of Non-Disturbance and Attornment Agreement attached hereto has been approved by them and that such Agreement, when executed by the parties thereto, will satisfy the provisions of paragraph (e) of Section 2 of the Agreement.

American Motor Inns, Incorporated
Page Three
August 1980
September 14,

5. All of the provisions of this letter agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

If the foregoing terms and provisions meet with your approval, we would appreciate your so indicating by signing and returning the duplicate enclosed copy of this letter.

Very truly yours,

TIMONIUM DEVELOPMENT JOINT VENTURE

By [Signature]

Approved and accepted:

AMERICAN MOTOR INNS, INCORPORATED

By [Signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 25, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204c/o
Nicholas B. Commodari
ChairmanMEMBERS
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
DevelopmentJohn B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204RE: Item No. 93
Petitioners-Edward A. DeWaters, Jr.,
et ux
Special Exception and Variance
Petitions

Dear Mr. Howard:

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

The subject of this petition, consisting of 6.235 acres of land, zoned M. L. -IM, is part of a larger tract of land consisting of 29.77 acres, which is improved with the facilities of the Timonium Drive-in. The remainder of the property is proposed to be developed as a business park, which will include warehouse and offices, while a motel/hotel complex, which is the subject of this petition, is proposed on the 6.235 acre site.

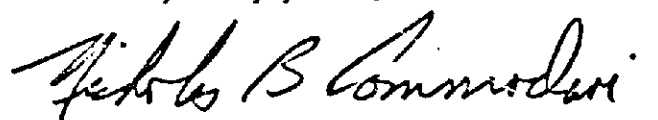
While all comments are included for your review, particular attention should be afforded to those comments of the Office of Current Planning and Development and the Health Department.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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

Item No. 93
Special Exception and Variance Petitions
January 25, 1980

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

NDC:hk

Enclosures

cc: Daft McCune Walker, Inc.
530 E. Joppa Rd.
Towson, Md. 21204BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #93 (1979-1980)
Property Owner: Edward A. & Winifred DeWaters
390.27' W. Greenspring Dr. 1142' S. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel
and Variance to permit 528 parking spaces in lieu
of the required 690 spaces.
Acres: 6.19 District: 8th

Dear Mr. Hammond:

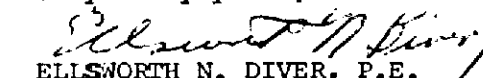
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property "Timonium Business Park" was reviewed, September 27, 1979, by the Baltimore County Joint Subdivision Planning Committee. The comments subsequently supplied by the Baltimore County Bureau of Engineering, dated December 14, 1979, in connection with the preliminary plan for this "Timonium Business Park" are applicable and referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 93 (1979-1980).

Very truly yours,


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

END:EAM:FWR:ss

Attachment

S-NE and SE Key Sheets
50 and 51 NW 3 and 4 Pos. Sheets
NW 13 A Topo
60 Tax Map

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: December 14, 1979

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Timonium Business Park	PIP PLAN	
PROJECT NUMBER:	69242	PRELIMINARY PLAN	X
LOCATION:	W. of Greenspring Dr., S. of Timonium Rd. and E. of I-83	TENTATIVE PLAN	
DISTRICT:	8C3	DEVELOPMENT PLAN	
		FINAL PLAN	

The preliminary plan for the subject site, dated September 13, 1979 and revised November 3, 1979, has been reviewed by the Developers Design Approval Section and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments stipulated by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The proposed private utilities of residential subdivisions shall be drawn on County Standard Plans and shall follow Baltimore County Standards for size, materials and construction details, and shall be submitted to the Bureau of Engineering for review and approval. Commercial and Industrial utilities need not be on County lines, but must meet County Standards.

The construction of private utilities shall be inspected by a private inspection firm under the supervision of the Baltimore County Division of Inspection, Department of Public Works.

HIGHWAY COMMENTS:

Greenspring Drive is an existing road which shall ultimately be improved with combination curb and gutter and a 44-foot paving section on a 60-foot right-of-way. Improvements in connection with this site shall consist of curb and gutter and a minimum of 44 feet of paving along the frontage of the site. The Developer's responsibilities shall be as follows with the construction to be accomplished under a private contract:

- Construction drawing 155-2136 has previously been prepared for this road and may be used as a guide for this project. The Developer's engineer shall furnish any additional information required and/or modify this plan as necessary.

Project #9242
Timonium Business Park
Page 2
December 14, 1979HIGHWAY COMMENTS (Cont'd)

- The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope elements at no cost to the County.
- The preparation of the right-of-way plat for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- The grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The construction of combination curb and gutter in its ultimate location and a minimum of 30 feet of paving adjacent thereto along the frontage of the property.
- The relocation of any utilities or poles as required by the road improvements.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot radius curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to indicate such action that may be necessary to obtain, when or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

Project #9242
Timonium Business Park
Page 3
December 14, 1979HIGHWAY COMMENTS (Cont'd)

In accordance with Bill No. 14-79, street lights are required in all developments. The Developer's engineer shall indicate on the preliminary plan the locations of the light standards as that engineer can be given on those, as well as other County requirements. The Developer will be responsible for the full costs of installation of the poles, poles and fixtures. The County will assume the cost of the power after installation of the lights on Greenspring Drive.

STORM WATER MANAGEMENT

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the grading in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer. The outfall system must be verified as adequate for the proposed drains from the site.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

SEDIMENT CONTROL AND EROSION PREVENTION MEASURES

Development of this property through strippling, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the strippling of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed developments are subject to the requirements of the Storm Water Management Policy. It shall be the responsibility of the Developer's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required storm water management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year, 10-year and 100-year frequency storm must be provided on the site. Controlled release allowing the original runoff based on a 2-year, 10-year and 100-year frequency must also be provided.

Project #9242
Timonium Business Park
Page 4
December 14, 1979STORM WATER MANAGEMENT MEASURES (Cont'd)

The Developer shall be responsible for the design, construction and maintaining of all drainage facilities required to carry the storm water run-off from the development to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the grading in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer. The outfall system must be verified as adequate for the proposed drains from the site.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

In accordance with Bill No. 14-79, street lights are required in all developments. The Developer's engineer shall indicate on the preliminary plan the locations of the light standards as that engineer can be given on those, as well as other County requirements. The Developer will be responsible for the full costs of installation of the poles, poles and fixtures. The County will assume the cost of the power after installation of the lights on Greenspring Drive.

STORM WATER MANAGEMENT

A preliminary plan of this property has been submitted to the Baltimore City Urban Planning, for review and approval in regard to the layout of water resources in this development. If a plan is filed for approval, it will be forwarded.

Public water is available to serve this property. There is an existing 12-inch water main in Greenspring Drive, as shown on Drawing 155-2136.

The water to be used for this property shall be obtained from this existing main and may be obtained from the Department of Public Works and the City.

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The water to be used for this property shall be obtained from this existing main and may be obtained from the Department of Public Works and the City.

STORM WATER MANAGEMENT

Public water is available to serve this property. There is an existing 12-inch water main in Greenspring Drive, as shown on Drawing 155-2136.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of all additional drainage required to serve the proposed business park. Such additional drainage is to be constructed under, that is, not within any public road, right-of-way, or easement, except for connection to public

Project #9242
Timonium Business Park
Page 6
December 14, 1979

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

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

END:EAM:WLS:CU

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

January 11, 1980

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 #93, Zoning Advisory Committee Meeting, November 13, 1979, are as follows:

Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' W. Greenspring Dr. 1142' S Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces
Acres: 6.19
District: 8th

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.

The driveway serving the motel must be 35' in width.

The subdivision processed must be completed before building permit application may be filed, if the petition is granted.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III

Current Planning and Development



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-7550

STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

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

Item No. 93 - ZAC - November 13, 1979
Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' W Greenspring Dr. 1142' S Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.

Acres: 6.19
District: 8th

Dear Mr. Hammond:

The Special Exception for a hotel/motel is not expected to cause any major traffic problems. The requested Variance to parking can be expected to cause some problems in the area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSI/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 8, 1980

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

Dear Mr. Hammond:

Comments on Item #93, Zoning Advisory Committee Meeting of November 13, 1979, are as follows:

Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' W Greenspring Dr. 1142' S Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.
Acres: 6.19
District: 8th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

The parking area/s should be surfaced with a dustless, bonding material.

A Permit to Construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

Prior to approval of a public pool in this site, complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Mr. William E. Hammond

2

January 8, 1980

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Due to the large amount of impervious surface area, storm water retention should be considered. To decrease storm water runoff, as much area as possible should remain in natural vegetation.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/fth

cc: W. L. Phillips
K. A. Schmidl
J. A. Butcher



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

Paul H. Reincke
CHIEF

November 26, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Edward A. & Winifred A. De Waters

Location: 390.27' W Greenspring Dr. 1142' S Timonium Rd.

Item No. 93 Zoning Agenda: Meeting of 11/13/79

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

(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.

REVIEWER: *Carl J. Kelly* 11-27-79 Noted and Approved: *Carol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division



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

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

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

Dear Mr. Hammond:

Comments on Item #93 Zoning Advisory Committee Meeting, November 13, 1979 are as follows:

Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' Greenspring Drive 1142' S Timonium Road
Existing Zoning: M.L. - I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.

Acres: 6.19
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.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.
- X C. Additional miscellaneous 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: Indicate compliance to Handicapped Code on plans.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Commission
Date: November 21, 1979
FROM: Sharon M. Caplan
Economic Development Commission
SUBJECT: Item No. 93 - Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' W Greenspring Dr. 1142' S Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon Caplan
SHARON M. CAPLAN

SMC:jet

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204

November 29, 1979

HAND DELIVERED

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office of
Planning & Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition of Edward A. DeWaters, Jr., et al, Property Owners and Timonium Development Joint Venture, Contract Purchases for Special Exception and Variance - Timonium Road - Eighth Election District
Filing Receipt No. 92

Dear Mr. Hammond:

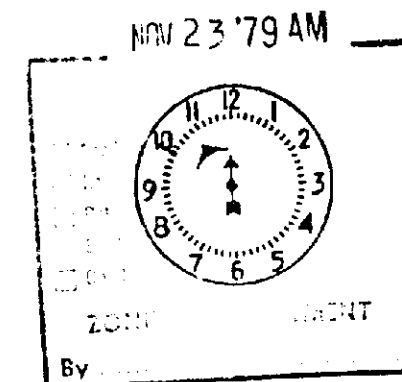
I hand-deliver herewith ten (10) revised plats and seven (7) revised descriptions with respect to the above-captioned pending Petitions for Special Exception and Variance.

The only revision has to do with the amount of acreage contained in the subject property. The original filing reflected 6.19 acres and these revised documents show 6.235 acres.

Very truly yours,

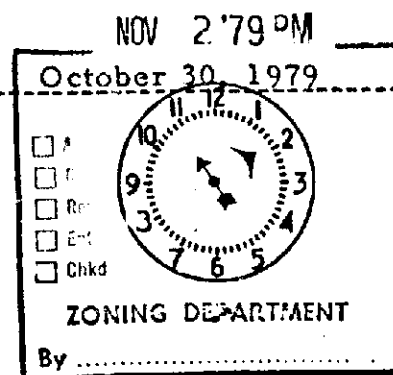
John B. Howard
John B. Howard

JBH:ecd
Enclosures
cc: Mr. Allen Kayne
(with enclosures)
cc: Mr. Wilson F. Outen



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Donald P. Hutchinson, County Executive Date: October 30, 1979FROM: James D. Lucas, Jr., Director
Economic Development CommissionSUBJECT: Request for Industrial Revenue
Bond for Motel

1. American Motor Inns (AMI), owner/operator of five Holiday Inn motels in the County, has been in touch with me to determine whether we will assist with the financing of the Timonium Inn.
2. AMI is planning on constructing a 280-room motor inn on 6 acres of land located on the site of the Timonium Drive-in (Timonium Road & IS 83). In addition to the motor inn, they are planning a 500-person mini-convention facility. Total cost is about \$7.7 million and should employ 220 persons. AMI plans to operate convention facilities in conjunction with the Towson Center and Hunt Valley's facilities.
3. The Industrial Revenue Bond financing has long been used by other jurisdictions for such facilities. A Holiday Inn has been built in Southern Maryland. Baltimore County has not yet used tax-free financing for motel/hotel facilities.
4. AMI must get a special exception to build a motor inn because the property is part of a major parcel zoned Light Manufacturing. I do not foresee any problems with getting the special exception. A hearing is scheduled some time in mid-December.

We should probably wait until the Zoning Commissioner renders his opinion in January, 1980 before we approve the initial Resolution. I'll check with Bill Hammond.

5. Approving the tax-free financing for the Timonium Inn will set a precedent for future such requests.
6. Because I plan to leave November 3rd for Europe, I would like to let AMI know our answer prior to my departure.

October 30, 1979
Page 2

7. I recommend we use tax-free financing for AMI's Timonium Inn.
8. Do you agree?

Yes
No
See me

JAMES D. LUCAS, JR.

JDL:pk

cc: B. Melvin Cole
Leonard S. Jacobson
John D. Seyffert
✓ William Hammond

*Bill — we'll wait until
you render an opinion!
Jim*

DAFT-McCUNE-YORKER, INC.

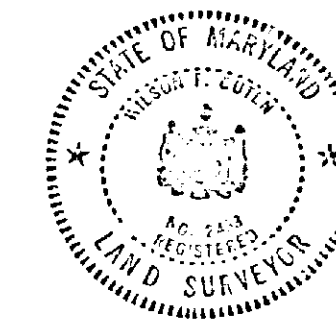
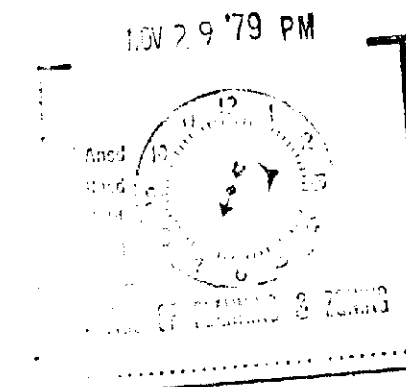
530 East Joppa Road
Towson, MD 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

6.235 Acre Parcel for Special Exception
for Motel in ML-IM Zone

Beginning for the same at a point located North 89° 47' 20" West 390.27 feet from a point on the westernmost side of Green Spring Drive, 60 feet wide, said last mentioned point being located 1,142 feet more or less southeasterly along said westernmost side of Green Spring Drive from the southern most side of Timonium Road, said point of beginning being a corner of the whole tract of land of which the parcel of land now being described is a part, and running thence for lines of division now drawn (1) South 00° 12' 40" West 584.62 feet of the whole tract, thence binding thereon (2) North 08° 11' 10" West 97.05 feet, (4) North 80° 31' 40" West 31.77 feet and (5) North 06° 42' 18" West 99.74 feet to a point on the easternmost right of way line of Baltimore-Harrisburg Expressway, thence binding thereon (6) 384.48 feet in a northerly direction along an arc of a curve to the left having a radius of 4,683.66 feet, said arc being subtended by a chord bearing North 00° 04' 35" East 384.29 feet to the northwest corner of the whole tract, thence binding along the north outline of the whole tract (7) South 89° 47' 20" East 476.45 feet to the place of beginning, containing 6.235 acres of land, more or less.

Wilson F. Outen
Wilson F. Outen
Reg. Land Surveyor No. 2493

November 27, 1979
Job Order No. B-7866

REVISED PLANS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: January 11, 1980
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 80-147-XA Item #93

Petition for Special Exception for Hotel/Motel and Variance for parking spaces
Beginning 390.27 feet West of Greenspring Drive, 1142 feet South of Timonium Road
Petitioner - Edward A. DeWaters, Jr., et ux.

Eighth District

HEARING: Tuesday, February 5, 1980 (1:30 P.M.)

The subject site offers an excellent location for a motel; however, this office shares the concern expressed by the Department of Traffic Engineering re the parking variance.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

8th DISTRICT

ZONING: Petition for Special Exception for Hotel/Motel and Variance for parking spaces
LOCATION: Beginning 390.27 feet West of Greenspring Drive, 1142 feet South of Timonium Road
DATE & TIME: Tuesday, February 5, 1980 at 1:30 P.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 Exception for a Hotel/Motel in a ML-IM Zone and Variance to permit 528 parking spaces in lieu of the required 690

The Zoning Regulation to be excepted as follows:

Section 109 - Offstreet parking

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

Being the property of Edward A. DeWaters, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 5, 1980 at 1:30 P.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

Mr. William Hammond
January 31, 1980
Page 2

In conclusion, we strongly request your every consideration to the request for a Special Exception to construct a Holiday Inn at the Timonium Drive-In. Please let me know if we can answer any questions you may have about this proposal.

Warm regards,

Jim
JAMES D. LUCAS, JR.
Director

JDL:jet

cc: Donald P. Hutchinson
B. Melvin Cole
Economic Development CommissionJohn D. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

April 9, 1980

RE: Petitions for Special Exception and Variance
Beginning 390.27' W of Greenspring Drive, 1142' S of Timonium Road - 8th Election District
Edward A. DeWaters, Jr., et ux - Petitioners
NO. 80-147-XA (Item No. 93)

Dear Mr. Howard:

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

Very truly yours,

W.E.H.
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:arl

Attachments

cc: Mr. Howard Smith
518 Forest Drive
Lutherville, Maryland 21093John W. Hessian, III, Esquire
People's Counsel

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
8th DISTRICT

ZONING: Petition for Special Exception for Hotel/Motel and Variance for parking spaces
LOCATION: Beginning 390.27 feet West of Greenspring Drive, 1142 feet South of Timonium Road
DATE & TIME: Tuesday, February 5, 1980 at 1:30 P.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 Exception for a Hotel/Motel in a ML-IM Zone and Variance to permit 528 parking spaces in lieu of the required 690

The Zoning Regulation to be accepted as follows:

Section 409 - Offstreet parking

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

Being the property of Edward A. DeWaters, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 5, 1980 at 1:30 P.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

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance, Beginning 390.27' W of Greenspring Dr., 1142' S of Timonium Road, Edward A. DeWaters, Jr., et ux - Case No. 80-147-XA

TIME: 1:30 P.M.

DATE: Tuesday, February 5, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Timonium Development Joint Venture
Allen Kayne, General Partner
Fidelity Building
Charles & Lexington Streets
Baltimore, Maryland 21201

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 18, 1980

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance - 390.27' W of Greenspring Dr., 1142' S of Timonium Road, Edward A. DeWaters, Jr., et ux Case No. 80-147-XA

Dear Sir:

This is to advise you that \$91.38 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

cc: Timonium Development Joint Venture
Allen Kayne, General Partner
Fidelity Building
Charles & Lexington Streets
Baltimore, Maryland 21201

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEFFERT
DIRECTOR

January 11, 1980

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 #93, Zoning Advisory Committee Meeting, November 13, 1979, are as follows:

Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' W. Greenspring Dr. 1142' S. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces
Acres: 6.19
District: 8th

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.

The driveway serving the motel must be 35' in width.

The subdivision processed must be completed before building permit application may be filed, if the petition is granted.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3350

STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

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

Item No. 93 - ZAC - November 13, 1979
Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' W Greenspring Dr. 1142' S Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.

Acres: 6.19
District: 8th

Dear Mr. Hammond:

The Special Exception for a hotel/motel is not expected to cause any major traffic problems. The requested Variance to parking can be expected to cause some problems in the area.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MST/hmd

January 8, 1980

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

Dear Mr. Hammond:

Comments on Item #93, Zoning Advisory Committee Meeting of November 13, 1979, are as follows:

Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' W Greenspring Dr. 1142' S Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.
Acres: 6.19
District: 8th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

The parking area/s should be surfaced with a dustless, bonding material.

A Permit to Construct from the Division of Air Pollution Control is required for any chamber operation which has a total cooking surface area of five (5) square feet or more.

Prior to approval of a public pool in this site, complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Mr. William E. Hammond

2

January 8, 1980

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Due to the large amount of impervious surface area, storm water retention should be considered. To decrease storm water runoff, as much area as possible should remain in natural vegetation.

Very truly yours,

John J. Fogarty, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/sk

cc: W. L. Phillips
E. A. Schmidt
J. A. Butler

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heincke
CHIEF

November 26, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Edward A. & Winifred A. DeWaters

Location: 390.27' W Greenspring Dr. 1142' S Timonium Rd.

Item No. 93 Zoning Agenda: Meeting of 11/13/79

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 333 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.

(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.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward A. DeWaters, Jr. and
I, or we, Winifred A. DeWaters, legal owner(s) 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 409 to permit 528 parking spaces in lieu of the required 690

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
It would impose an undue hardship and cause practical difficulty to develop the subject 6.19 acres with 690 parking spaces in that the actual requirements of the proposed use are substantially less. The high ratio required for convention hall, dining and kitchen (one space per 50 square feet) is superimposed over the one space per room requirement which results in substantial overlapping for the hotel/motel guests.

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.
Timonium Development Joint Venture
By: Allen Kayne, Contract purchaser
General Partner
Address: Fidelity Building
Charles and Lexington Streets
Baltimore, Maryland 21201
Address: 7012 Heathcote Drive
Kingsville, Maryland 21087
John B. Howard, Petitioner's Attorney
Address: 210 Allegheny Avenue
Towson, Maryland 21204
Telephone: 823-4111
ORDERED By the Zoning Commissioner of Baltimore County, this 29th day of November, 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 5th day of February, 1980, at 11:30 o'clock P.M.
John B. Howard
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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John B. Howard, Petitioner's Attorney
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John B. Howard
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward A. DeWaters, Jr. and
I, or we, Winifred A. DeWaters, legal owner(s) 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an not applicable zone to an _____ zone; for the following reasons:

Not Applicable

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Hotel/Motel in a ML-IM Zone

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.
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John B. Howard, Petitioner's Attorney
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John B. Howard
Zoning Commissioner of Baltimore County.
(over)

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John B. Howard
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward A. DeWaters, Jr. and
I, or we, Winifred A. DeWaters, legal owner(s) 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 409 to permit 528 parking spaces in lieu of the required 690

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
It would impose an undue hardship and cause practical difficulty to develop the subject 6.19 acres with 690 parking spaces in that the actual requirements of the proposed use are substantially less. The high ratio required for convention hall, dining and kitchen (one space per 50 square feet) is superimposed over the one space per room requirement which results in substantial overlapping for the hotel/motel guests.

Property is to be posted and advertised as prescribed by Zoning Regulations.
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John B. Howard
Zoning Commissioner of Baltimore County.
(over)

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 Petitioners, the Variance 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, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of April, 1980, that the herein Petition for Variance to permit 528 parking spaces in lieu of the required 690 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the terms, provisions, and conditions contained in the accompanying Special Exception Order.
2. A provision must be made for overflow parking requirements and be met by contractual agreement with other industrial users in the industrial park, with evidence submitted therefor to the Zoning Commissioner for approval, or, in the alternative, a provision for overflow parking on the subject property through on site attendant, or valet, parking, at no charge to the user thereof, during peak demand periods.

John B. Howard
Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward A. DeWaters, Jr. and
I, or we, Winifred A. DeWaters, legal owner(s) 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an not applicable zone to an _____ zone; for the following reasons:

Not Applicable

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Hotel/Motel in a ML-IM Zone

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.
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John B. Howard
Zoning Commissioner of Baltimore County.
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a hotel/motel, primarily to serve the industrial uses and related activities in the planned industrial park and the surrounding industrial area, should be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of April, 1980, that the herein Petition for Special Exception for a hotel/motel, primarily to serve the industrial uses and related activities in the planned industrial park and the surrounding industrial area, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Approval of the overall industrial development plan by the Office of Planning and Zoning.
2. No more than 10% of the rooming units shall be occupied as a principal place of residence.
3. Compliance with Sections 254 (Height) and 255 (Area) of the Zoning Regulations.
4. A provision must be made for overflow parking requirements and be met by contractual agreement with other industrial users in the industrial park, with evidence submitted therefor to the Zoning Commissioner for approval, or, in the alternative, a provision for overflow parking on the subject property through on site attendant, or valet, parking, at no charge to the user thereof, during peak demand periods.
5. Compliance with the comments submitted by the Department of Health, dated January 8, 1980, and the Office of Planning and Zoning, dated January 11, 1980.
6. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John B. Howard
Zoning Commissioner of Baltimore County



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFERT
DIRECTOR

December 4, 1979

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

Dear Mr. Hammond:

Comments on Item #93 Zoning Advisory Committee Meeting, November 13, 1979
are as follows:

Property Owner: Edward A. & Winifred A. DeWaters
Location: 390.27' Greenspring Drive 1112' S Timonium Road
Existing Zoning: M.L. - I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.

Acres: 6.19
District: 8th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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.

X C. Additional miscellaneous permits shall be required.

D. Building shall be upgraded to new use - requires a variation 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: Indicate compliance to Handicapped Code on plans.

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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward A. DeWaters, Jr. and
I, or we, Winifred A. DeWaters, legal owners 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 that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an not applicable zone to an _____ zone; for the following reasons:

Not Applicable

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Hotel/Motel in a M.L.-I.M. Zone

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

Timonium Development Joint Venture

By: *Allen Kayne*
Allen Kayne, Contract purchaser
General Partner
Address: Fidelity Building
Charles and Lexington Streets
Baltimore, Maryland 21201

John B. Howard
John B. Howard, Petitioner's Attorney

Address: 210 Allegheny Avenue
Towson, Maryland 21204
Telephone: 823-4111

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 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

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward A. DeWaters, Jr. and
I, or we, Winifred A. DeWaters, legal owners 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. 409.10 permit 528 parking spaces in lieu of the required 690.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
It would impose an undue hardship and cause practical difficulty to develop the subject 6.19 acres with 690 parking spaces in that the actual requirements of the proposed use are substantially less. The high ratio required for convention hall, dining and kitchen (one space per 50 square feet) is superimposed over the one space per room requirement which results in substantial overlapping for the hotel/motel guests.

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.

Timonium Development Joint Venture

By: *Allen Kayne*
Allen Kayne, Contract purchaser
General Partner
Address: Fidelity Building
Charles and Lexington Streets
Baltimore, Maryland 21201

John B. Howard
John B. Howard, Petitioner's Attorney

Address: 210 Allegheny Avenue
Towson, Maryland 21204
Telephone: 823-4111

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 13, 1979

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

Z.A.C. Meeting of: November 13, 1979

RE: Item No: 91, 92, 93, 94, 95
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
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCCOWAN, PRESIDENT
T. HAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTRANS

THOMAS H. GUYER
MRS. LORRAINE F. CHIRCOB
ROGER B. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 25, 1980

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

000
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

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 93
Petitioners-Edward A. DeWaters, Jr.,
et ux
Special Exception and Variance
Petitions

Dear Mr. Howard:

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

The subject of this petition, consisting of 6.235 acres of land, zoned M.L.-I.M., is part of a larger tract of land consisting of 29.77 acres, which is improved with the facilities of the Timonium Drive-in. The remainder of the property is proposed to be developed as a business park, which will include warehouse and offices, while a motel/hotel complex, which is the subject of this petition, is proposed on the 6.235 acre site.

While all comments are included for your review, particular attention should be afforded to those comments of the Office of Current Planning and Development and the Health Department.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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

Item No. 93
Special Exception and Variance Petitions
January 25, 1980

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:hk

Enclosures

cc: Daft McCune Walker, Inc.
530 E. Joppa Rd.
Towson, Md. 21204

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

December 18, 1979

Re: Item #93 (1979-1980)
Property Owner: Edward A. & Winifred DeWaters
390.27' W. Greenspring Dr. 1142' S. Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a hotel/motel and Variance to permit 528 parking spaces in lieu of the required 690 spaces.
Acres: 6.19 District: 8th

Dear Mr. Hammond:

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:

This property "Timonium Business Park" was reviewed, September 27, 1979, by the Baltimore County Joint Subdivision Planning Committee. The comments subsequently supplied by the Baltimore County Bureau of Engineering, dated December 14, 1979, in connection with the preliminary plan for this "Timonium Business Park" are applicable and referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 93 (1979-1980).

Very truly yours,

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

END:RAM:FWR:SS

Attachment

S-NR and SE Key Sheets
50 and 51 NW 3 and 4 Pos. Sheets
NW 13 A Topo
60 Tax Map

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: December 14, 1979

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Timonium Business Park	PIP PLAN	
PROJECT NUMBER:	49242	PRELIMINARY PLAN	X
LOCATION:	W. of Greenspring Dr., S. of Timonium Rd. and E. of I-83	TESTATIVE PLAN	
DISTRICT:	8C3	DEVELOPMENT PLAN	
		FINAL PLAN	

The preliminary plan for the subject site, dated September 13, 1979 and revised November 8, 1979, has been reviewed by the Developers Design Approval Section and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The proposed private utilities of residential subdivisions shall be drawn on County Standard Lines and shall follow Baltimore County Standards for size, materials and construction details, and shall be submitted to the Bureau of Engineering for review and approval. Commercial and Industrial utilities need not be on County lines, but must meet County Standards.

The construction of private utilities shall be inspected by a private inspection firm under the supervision of the Baltimore County Division of Inspection, Department of Public Works.

HIGHWAY COMMENTS:

Greenspring Drive is an existing road which shall ultimately be improved with combination curb and gutter and a 44-foot paving section on a 60-foot right-of-way. Improvements in connection with this site shall consist of curb and gutter and a minimum of 44 feet of paving along the frontage of the site. The Developer's responsibilities shall be as follows with the construction to be accomplished under a private contract:

a. Construction drawing 455-1636 has previously been prepared for this road and may be used as a guide for this project. The Developer's engineer shall furnish any additional information required and/or modify this plan as necessary.

HIGHWAY COMMENTS (Cont'd)

- The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plots for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- The grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The construction of combination curb and gutter in its ultimate location and a maximum of 30 feet of paving adjacent thereto along the frontage of the property.
- The relocation of any utilities or poles as required by the road improvements.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

HIGHWAY COMMENTS (Cont'd)

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer's engineer shall indicate on the preliminary plan the locations of the light standards so that easements can be given on these, as well as other County requirements. The Developer shall be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation of the lights on Greenspring Drive.

STORM DRAIN COMMENTS

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dedicating in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer. The outfall system must be verified as adequate for the proposed drainage from the site.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS

Development of this property through strippling, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the strippling of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed developments are subject to the requirements of the Storm Water Management Policy. It shall be the responsibility of the Developer's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required storm water management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year, 10-year and 100-year frequency storm must be provided on the site. Controlled release allowing the original runoff based on a 2-year, 10-year and 100-year frequency must also be provided.

STABILIZATION AND SEDIMENT CONTROL COMMENTS (Cont'd)

The Developer shall be responsible for stabilizing the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the development. The stabilization shall be accomplished within the nearest period of 60 days following completion of the grading. The stabilization shall be in accordance with the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

UTILITY COMMENTS

A preliminary print of this property has been referred to the Baltimore City Water Division, for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water is available to serve this property. There is an existing 12-inch water main in Greenspring Drive, as shown on Drawing #55-022.

Permission to obtain a lateral connection from this existing main may be obtained from the Department of Permits and Licenses.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a lateral connection may be obtained from the Department of Permits and Licenses.

This property is subject to a Water System Connection Charge based on the size of water meter installed. This charge will be in addition to the actual front foot assessment and permit charges. The total Water System Connection Charge is determined, and applied, upon application for the Building Permit.

SEWAGE TREATMENT COMMENTS

Public sanitary sewers are available to serve this property. There is an existing 6-inch sanitary sewer in Greenspring Drive, as shown on Drawing #55-022. Permission to connect to this existing public sanitary sewer may be obtained from the Department of Permits and Licenses. The connection is to be accomplished by constructing a manhole in the existing public sanitary sewer.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of all additional sewerage required to serve the proposed business park. Such additional sewerage is to be constructed onsite, that is, not within any public road, right-of-way, or easement, except for connection to public

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

SIGNED, EDWARD A. WOODBROUGH
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:CLW:es CW

cc: File

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 31st day of October, 1979.

Filing Fee \$ 50.00 Received: 1 Check 1
Cash 1
Other 1

Petitioner Edward A. DeWaters, Jr. et ux Submitted by John Howard
Petitioner's Attorney James E. Hammond Reviewed by William E. Hammond
William E. Hammond, Zoning Commissioner

*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 8th Date of Posting JAN. 19, 1980
Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
Petitioner: EDWARD A. DEWATERS, JR. ET UX
Location of property: BEG. 390.27 W. OF GREENSPRING DR. DR. 1142.5 OF TIMONIUM ROAD
Location of Signs: #1 2 SIGNS 400' W. OF GREENSPRING DR. 1142.5 OF TIMONIUM RD. #2 4 LOCATION SIGNS TM - AS
Remarks: INDICATED ON DRAWING
Posted by James E. Hammond Signature Date of return: JAN. 25, 1980

6-SIGNS

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>W.E.H.</u>										
Previous case:										
Revised Plans: Change in outline or description <u>Yes</u>										
Map #										

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
NO. 8569	DATE: January 7, 1980
AMOUNT: \$50.00	ACCOUNT: 01-662
RECEIVED FROM: <u>Cook, Howard, DeWaters & Tracy</u>	FOR: <u>Filing Fee for Case No. 80-117-XA</u>
DATE: February 8, 1980	ACCOUNT: 01-662
AMOUNT: \$91.38	RECEIVED FROM: <u>John B. Howard, Esquire</u>
FOR: <u>Advertising and Posting for Case No. 80-117-XA</u>	

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
8th DISTRICT

ZONING: Petition for Special Exception for Hotel/Motel and Variance for parking spaces.
LOCATION: Beginning 390.27 feet West of Greenspring Drive, 1142 feet South of Timonium Road.
DATE & TIME: Tuesday, February 8, 1980 at 1:30 P.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 on the following:

Petition for Special Exception for a Hotel/Motel in a M-1.5 Zone and Variance to permit 528 parking spaces in lieu of the required 600. The Zoning Regulations to be excepted as follows:

All that parcel of land in the Eighth District of Baltimore County, beginning for the same at a point located North 89° 47' 20" West 390.27 feet from a point on the westernmost side of Green Spring Drive, 95 feet wide, said last mentioned point being located 1142 feet more or less southeasterly along said westernmost side of Green Spring Drive from the southern most side of Timonium Road, said point of beginning being a corner of the whole tract of land which the parcel of land now being described is a part and running thence for lines of division now drawn (1) South 89° 12' 40" West 58.62 feet and (2) North 89° 47' 20" West 418.01 feet to the westernmost outline of the whole tract, thence binding thereon (3) North 89° 11' 10" West 97.05 feet, (4) North 89° 31' 40" West 31.77 feet and (5) North 89° 42' 18" West 99.74 feet to a point on the easternmost right of way line of Baltimore-Harrisburg Expressway, thence binding thereon (6) 384.49 feet in a northerly direction along an arc of a curve to the left having a radius of 4,002.66 feet, said arc being subtended by a chord bearing North 00° 00' 00" East 384.29 feet to the northeast corner of the whole tract, thence binding along the north outline of the whole tract (7) South 89° 47' 20" East 418.45 feet to the place of beginning, containing Being the property of Edward A. DeWaters, Jr. et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, February 8, 1980 at 1:30 P.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
Jan. 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 17, 1980
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 of one time successive weeks before the 5th day of February, 1980, the first publication appearing on the 17th day of January 1980.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ 79.75

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
8th DISTRICT

ZONING: Petition for Special Exception for Hotel/Motel and Variance for parking spaces.
LOCATION: Beginning 390.27 feet West of Greenspring Drive, 1142 feet South of Timonium Road.
DATE & TIME: Tuesday, February 8, 1980 at 1:30 P.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 on the following:

Petition for Special Exception for a Hotel/Motel in a M-1.5 Zone and Variance to permit 528 parking spaces in lieu of the required 600. The Zoning Regulations to be excepted as follows:

All that parcel of land in the Eighth District of Baltimore County, beginning for the same at a point located North 89° 47' 20" West 390.27 feet from a point on the westernmost side of Green Spring Drive, 95 feet wide, said last mentioned point being located 1142 feet more or less southeasterly along said westernmost side of Green Spring Drive from the southern most side of Timonium Road, said point of beginning being a corner of the whole tract of land which the parcel of land now being described is a part and running thence for lines of division now drawn (1) South 89° 12' 40" West 58.62 feet and (2) North 89° 47' 20" West 418.01 feet to the westernmost outline of the whole tract, thence binding thereon (3) North 89° 11' 10" West 97.05 feet, (4) North 89° 31' 40" West 31.77 feet and (5) North 89° 42' 18" West 99.74 feet to a point on the easternmost right of way line of Baltimore-Harrisburg Expressway, thence binding thereon (6) 384.49 feet in a northerly direction along an arc of a curve to the left having a radius of 4,002.66 feet, said arc being subtended by a chord bearing North 00° 00' 00" East 384.29 feet to the northeast corner of the whole tract, thence binding along the north outline of the whole tract (7) South 89° 47' 20" East 418.45 feet to the place of beginning, containing 6.555 acres of land, more or less. Being the property of Edward A. DeWaters, Jr. et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, February 8, 1980 at 1:30 P.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
Jan. 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 17, 1980
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 of one time successive weeks before the 5th day of February, 1980, the first publication appearing on the 17th day of January 1980.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ 79.75

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

8th District

Zoning: Petition for Special
Exception for Hotel/Motel and
Variance for parking spaces.

Location: Beginning 390.27
feet West of Greenspring
Drive, 1142 feet South of
Timonium Road.

Date & Time: Tuesday,
February 5, 1980 at 1:30 P.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
Exception, for a Hotel/Motel in
a ML-1M Zone and Variance to
permit 528 parking spaces in
lieu of the required 690.

The Zoning Regulation to be
excepted as follows:

Section 409 - Offstreet
parking.

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

Beginning for the same at a
point located North 89° 47' 20"
West 390.27 feet from a point on
the westernmost side of Green
Spring Drive, 60 feet wide, said
last mentioned point being
located 1,142 feet more or less
southeasterly along said
westernmost side of
Greenspring Drive from the
southern most side of Timonium
road, said point of beginning
being a corner of the whole tract
of land of which the parcel is a
part, and running thence for
lines of division now drawn (1)
South 00° 12' 40" West 584.62
feet and (2) North 89° 47' 20"
West 418.01 feet to the
westernmost outline of the
whole tract, thence binding
thereon (3) North 08° 11' 10"
West 97.05 feet, (4) North 80°
31' 40" West 31.77 feet and (5)
North 06° 42' 18" West 99.74
feet to a point on the
easternmost right of way line of
Baltimore-Harrisburg Express-
way, thence binding thereon (6)
384.48 feet in a northerly
direction along an arc of a curve
to the left having a radius of
4,683.66 feet, said arc being
subtended by a chord bearing
North 00° 04' 35" East 384.29
feet to the northwest corner of
the whole tract, thence binding
along the north outline of the
whole tract (7) South 89° 47' 20"
East 476.45 feet to the place of
beginning, containing 6.235
acres of land, more or less.

Being the property of Edward
A. DeWaters, Jr., et ux, as
shown on plat plan filed with
the Zoning Department.

Hearing Date:
TUESDAY, FEBRUARY 5, 1980
AT 1:30 P.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

THE ESSEX TIMES, INC.
812 EASTERN BLVD.
BALTIMORE, MD 21221

Bel Air, Md.,

Jan 17 1980
This is to Certify, That the annexed

Variance
Edward A. DeWaters
ESSEX

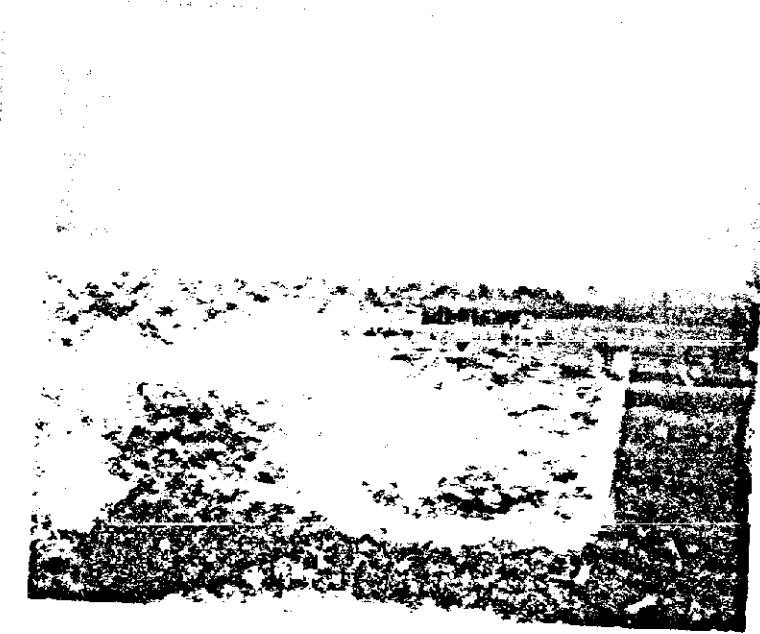
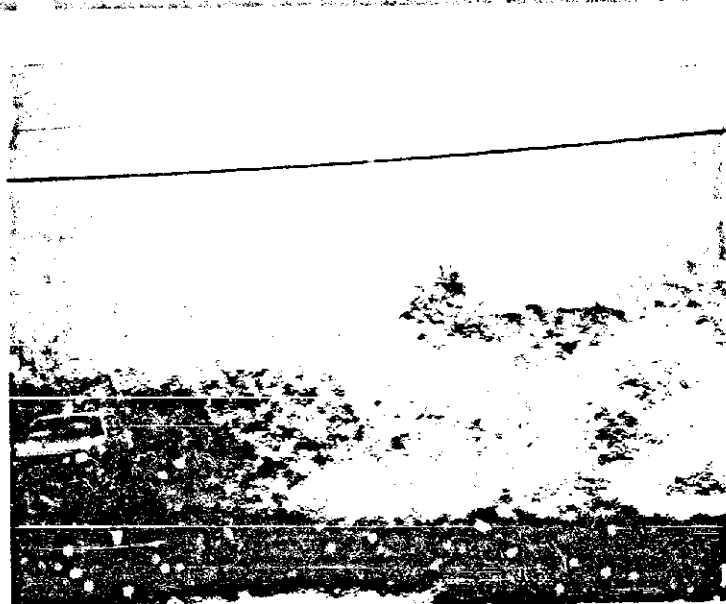
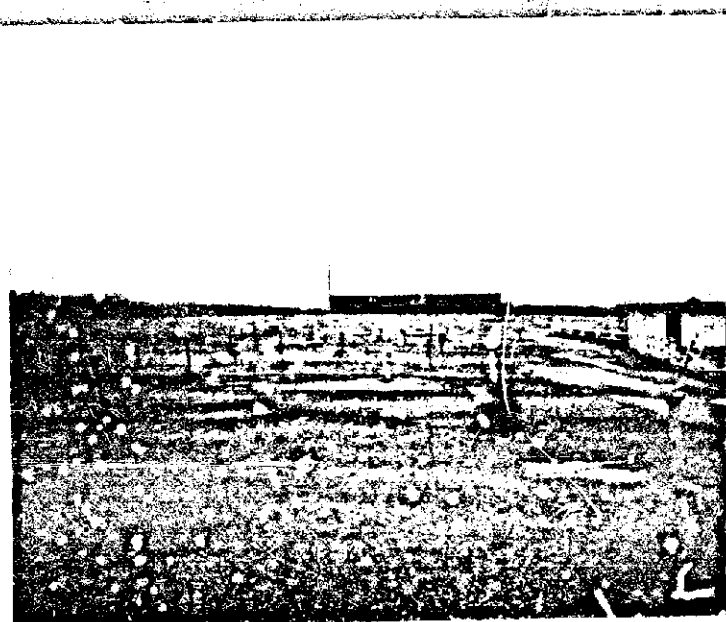
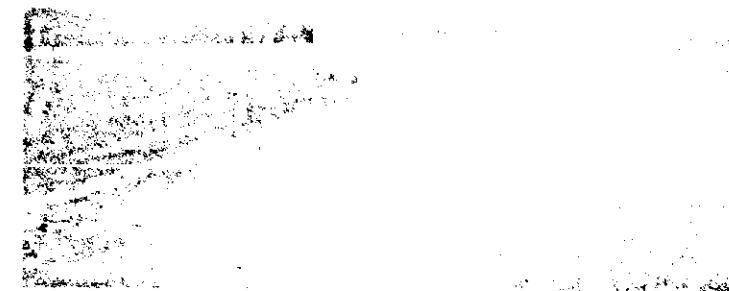
**was inserted in THE ESSEX, a newspaper printed
and published in Harford County, once in each**

of *one* successive

weeks before the *5th* day of

February 19 *80*

Charles W. [Signature] Publisher.



BALTIMORE-HARRISBURG EXPRESS

Zoned D.R. 5.5
(Vacant)

TALBOTT MANOR
13-704711

D.R. 5.5
M.L.-IM

W 4500

Existing Bldg.

Zoned M.L.-IM

GOOD HUMOR
CORPORATION
REG. 4330-437

W 4500

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

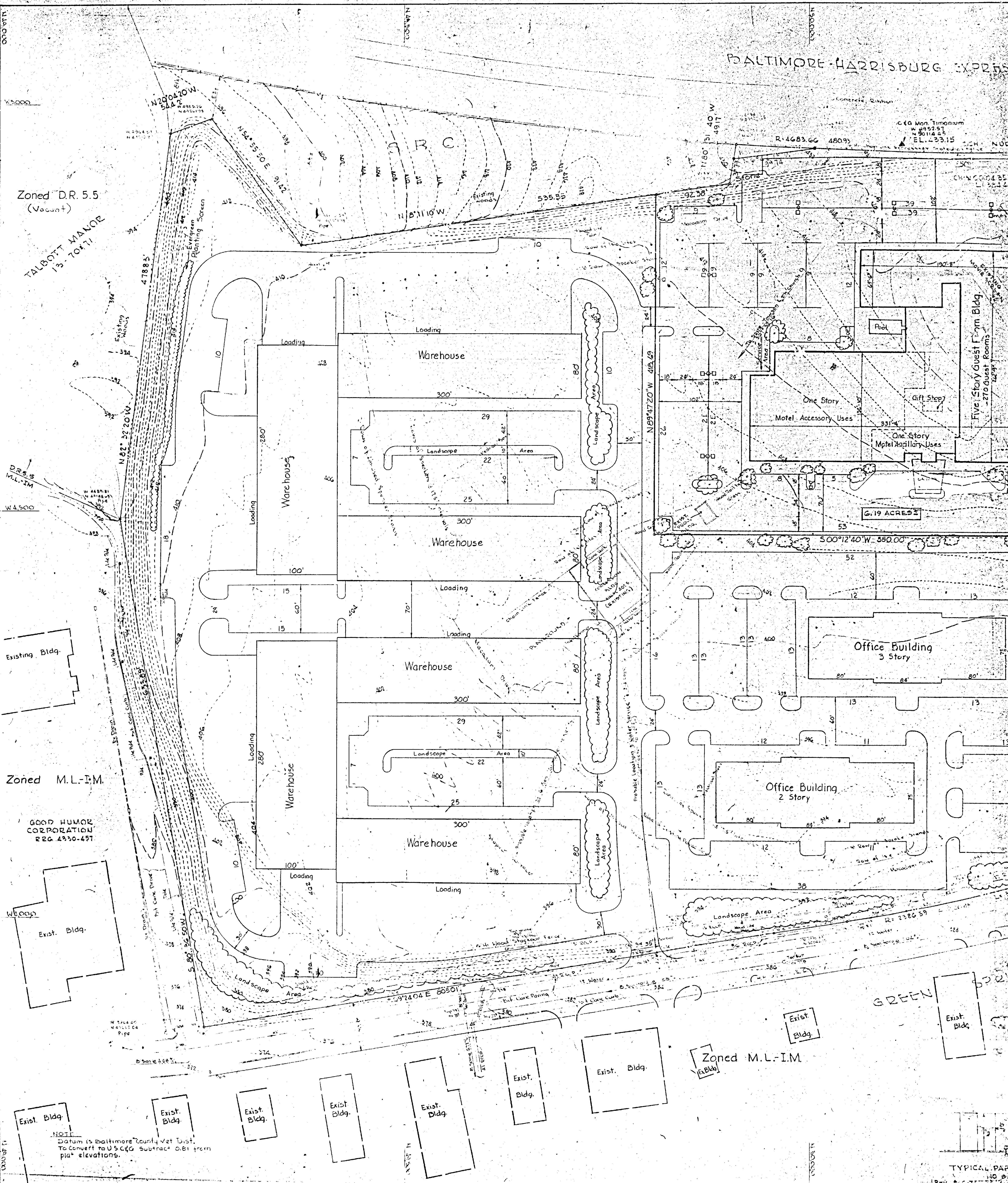
Exist. Bldg.

Zoned M.L.-IM

Exist. Bldg.

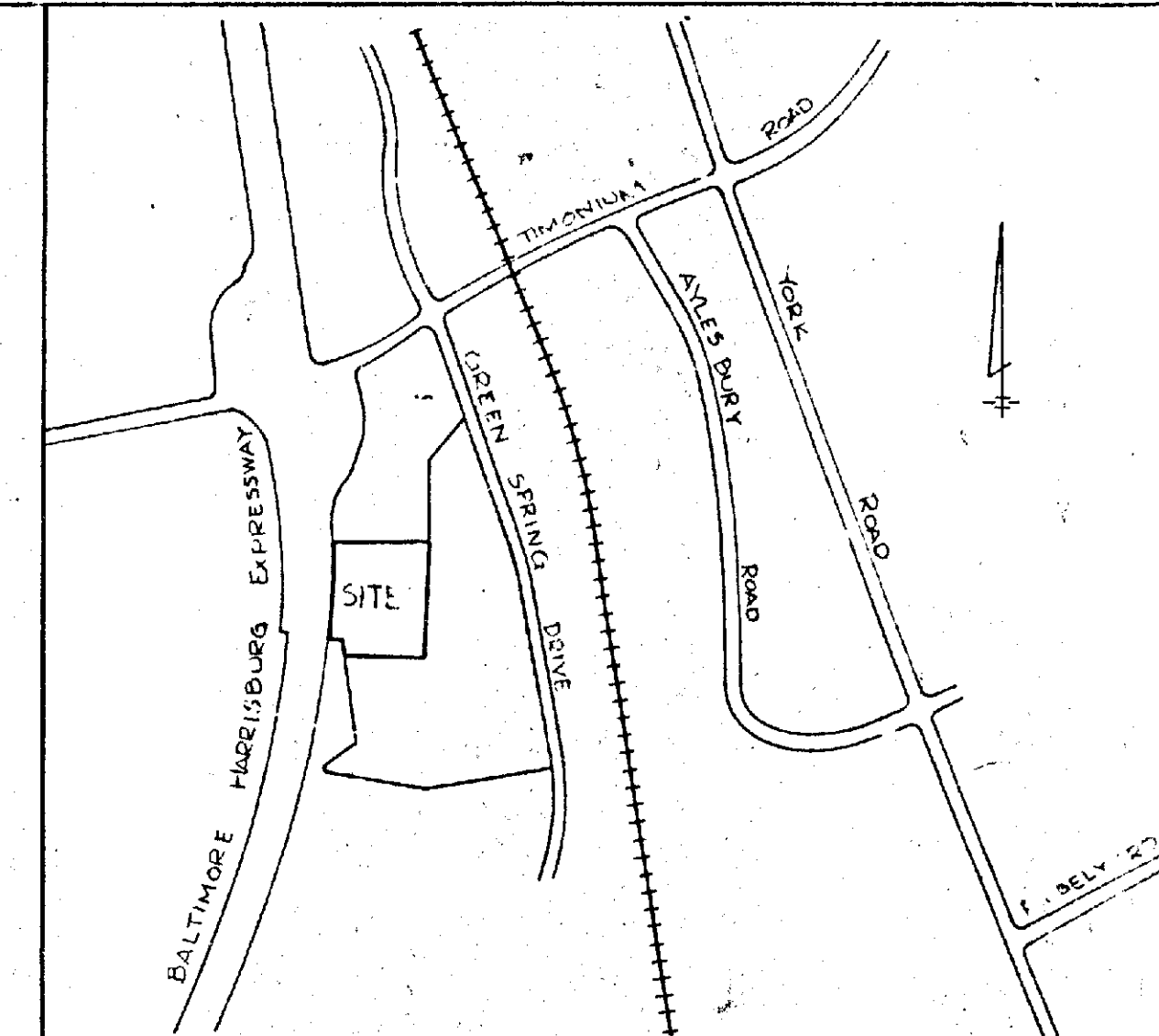
Exist. Bldg.

TYPICAL PAR
40 0

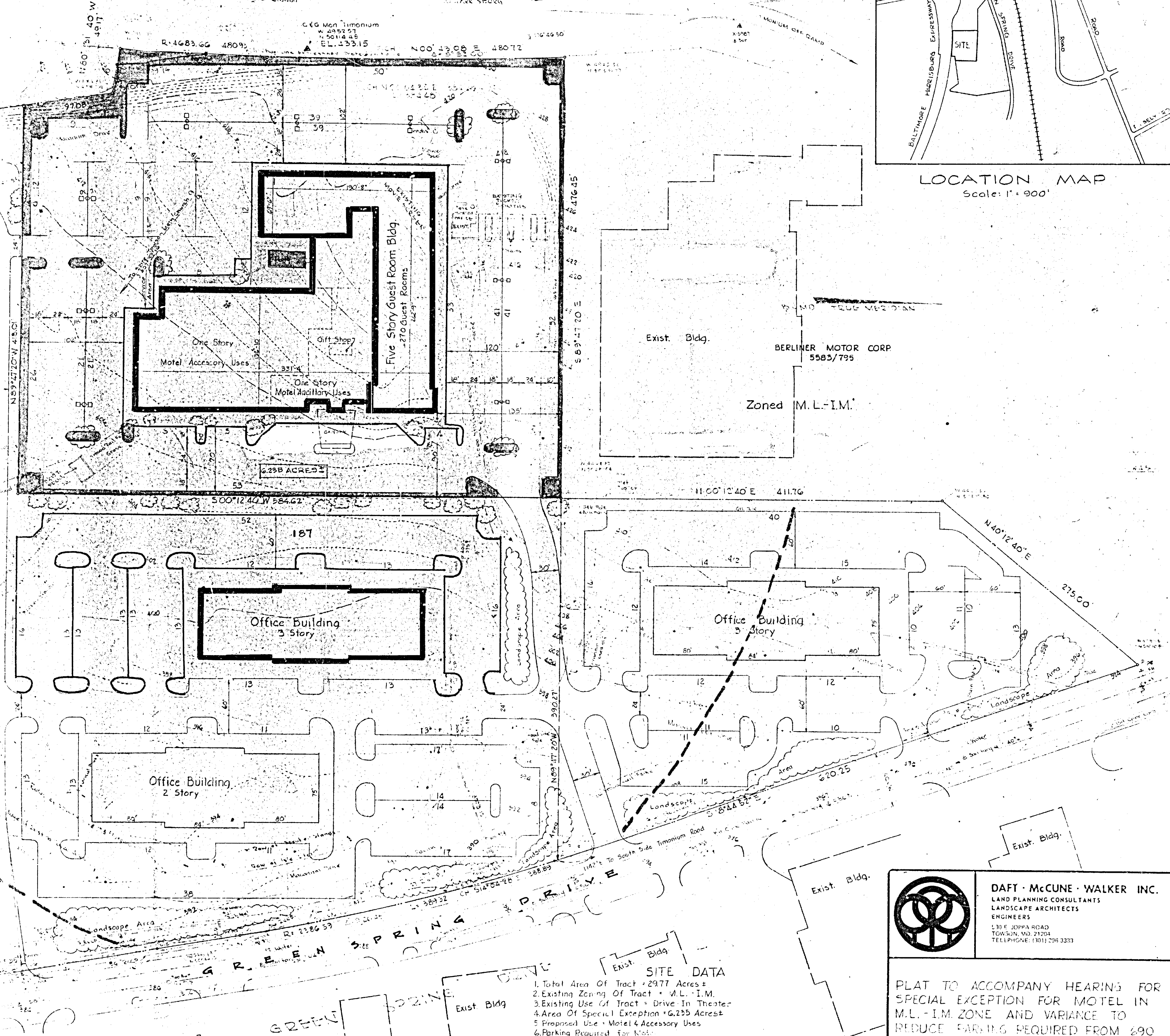


1-#3

BALTIMORE-HARRISBURG EXPRESSWAY

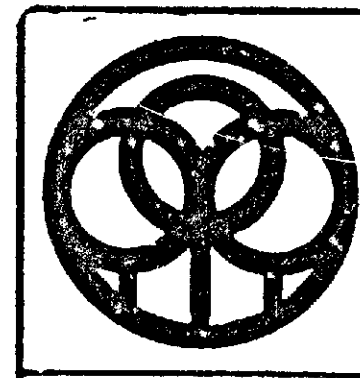


LOCATION MAP
Scale: 1" = 900'



SITE DATA

1. Total Area Of Tract = 29.77 Acres ±
2. Existing Zoning Of Tract = M.L.-I.M.
3. Existing Use Of Tract = Drive-In Theater
4. Area Of Special Exception = 6.235 Acres ±
5. Proposed Use = Motel & Accessory Uses
6. Parking Required For Motel:
 - Motel Guest Rooms = 270 Rooms @ 1/Room = 270 Spaces
 - Motel Accessory Uses = 283 Sq. Ft. @ 1/200 Sq. Ft. = 1.41
 - Atrium, Corridors, Offices = 1.41
 - Motel Accessory Uses (Convention Hall, Dining, Kitchen) = 18,428 Sq. Ft. @ 1/500 Sq. Ft. = 36.86
 - Retail Space or Meeting Rooms (2409 Sq. Ft.) 225 Areas @ 1/1000 Sq. Ft. = 22.5
 - Corridors, Check Room, Rest Rooms = 2448 Sq. Ft. @ 1/500 Sq. Ft. = 4.89
 - Total Parking Required = 681.56
7. Total Parking For Motel = 681 Spaces
8. Area Of Proposed Business Park = 23.535 Acres ±
9. Proposed Use = Warehouse & Offices
 - A. Total Floor Area = 206,400 Sq. Ft.
 - Offices = 154,400 Sq. Ft.
 - Warehouses = 152,000 Sq. Ft.
 - C. Parking Required
 - Offices - 1st Floor = 57,900 Sq. Ft. @ 1/300 Sq. Ft. = 193
 - 2nd & 3rd Floors = 96,500 Sq. Ft. @ 1/500 Sq. Ft. = 193
 - Warehouses - 15% Retail = 22,000 Sq. Ft. @ 1/200 Sq. Ft. = 110
 - 200 Employees @ 1/3 Employees = 67
 - Total Parking Required = 563
 - D. Parking Shown = 681 Spaces



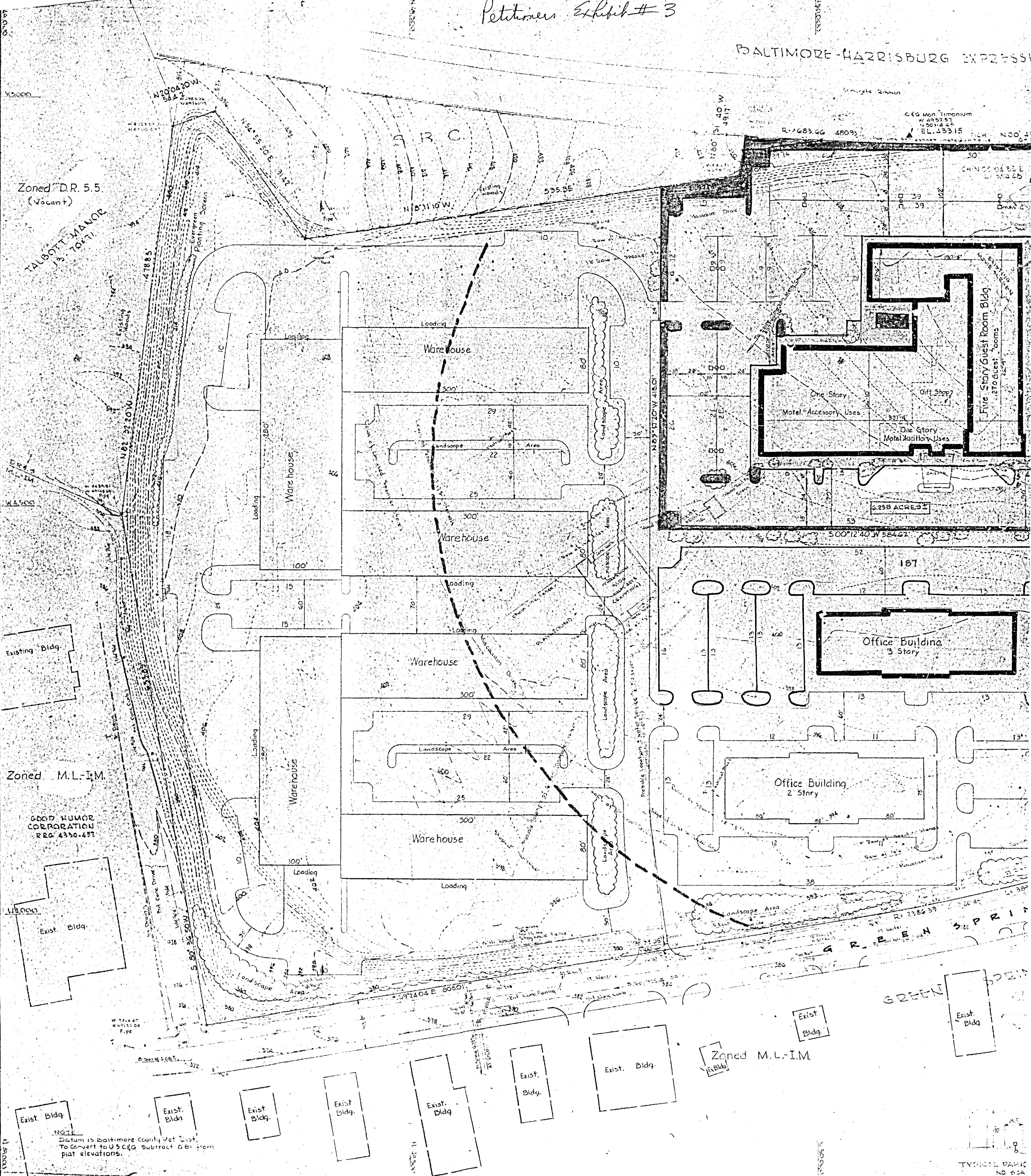
DAFT · McCune · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
130 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296 3333

PLAT TO ACCOMPANY HEARING FOR
SPECIAL EXCEPTION FOR MOTEL IN
M.L.-I.M. ZONE AND VARIANCE TO
REDUCE PARKING REQUIRED FROM 690
SPACES TO 528 SPACES

5th Edition District		Baltimore County, Maryland	
		SCALE: 1" = 50'	
		JOB ORDER NO. 2-75-2	
		ISSUE DATE JULY 1, 1975	
DATE	REVISIONS		
7-1-75	Rev. Drawing Area, Entry Pattern, and Accessory Building		

Petitioner Exhibit # 3

BALTIMORE-HARRISBURG EXPRESS



Zoned D.R. 5.5
(Vacant)

TALBOTT MANOR
S. 70-71

Existing Bldg.

Zoned M.L.-I.M.

GOOD HUMOR
CORPORATION
REG. 4330-457

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

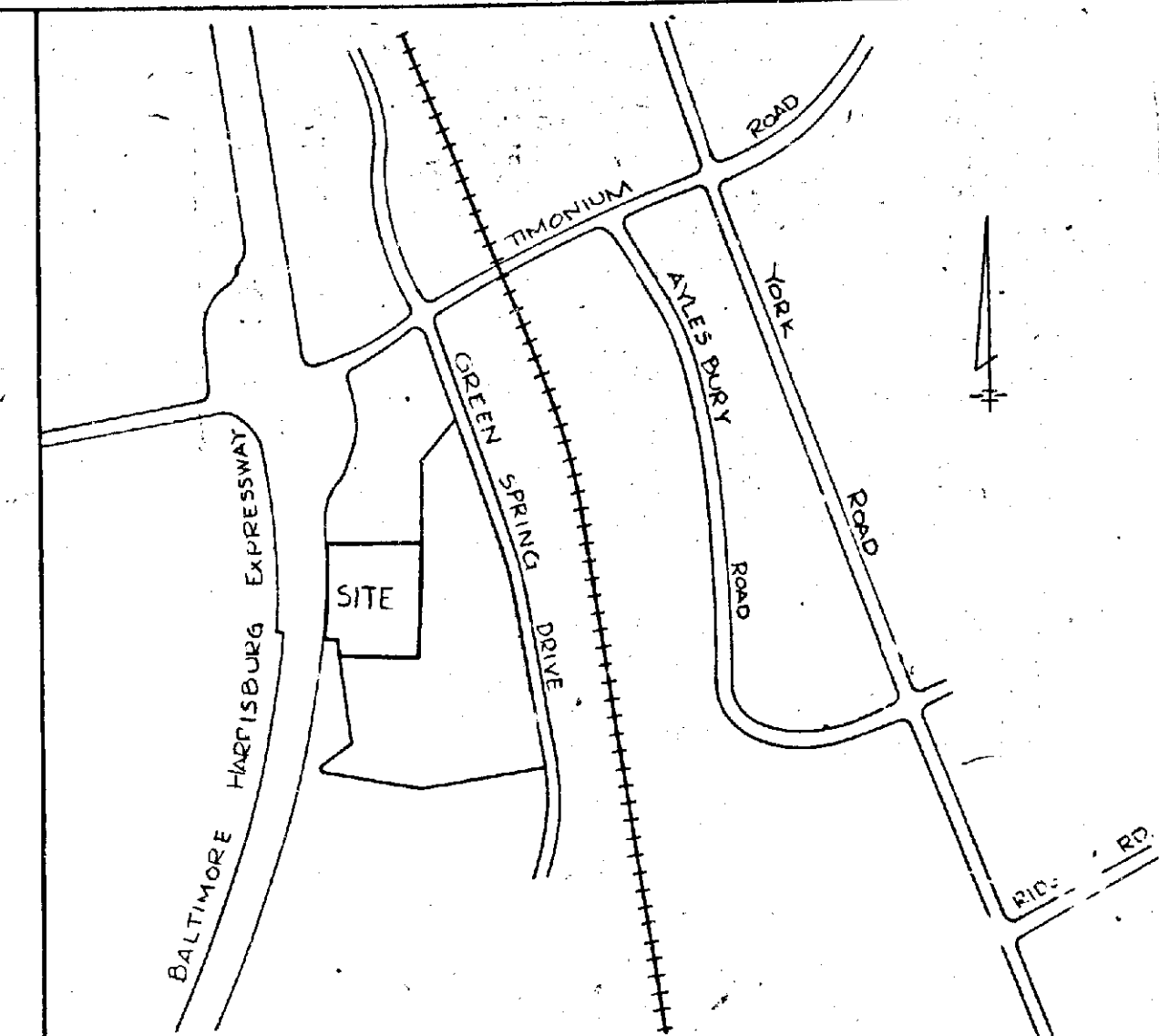
Exist. Bldg.

Zoned M.L.-I.M.

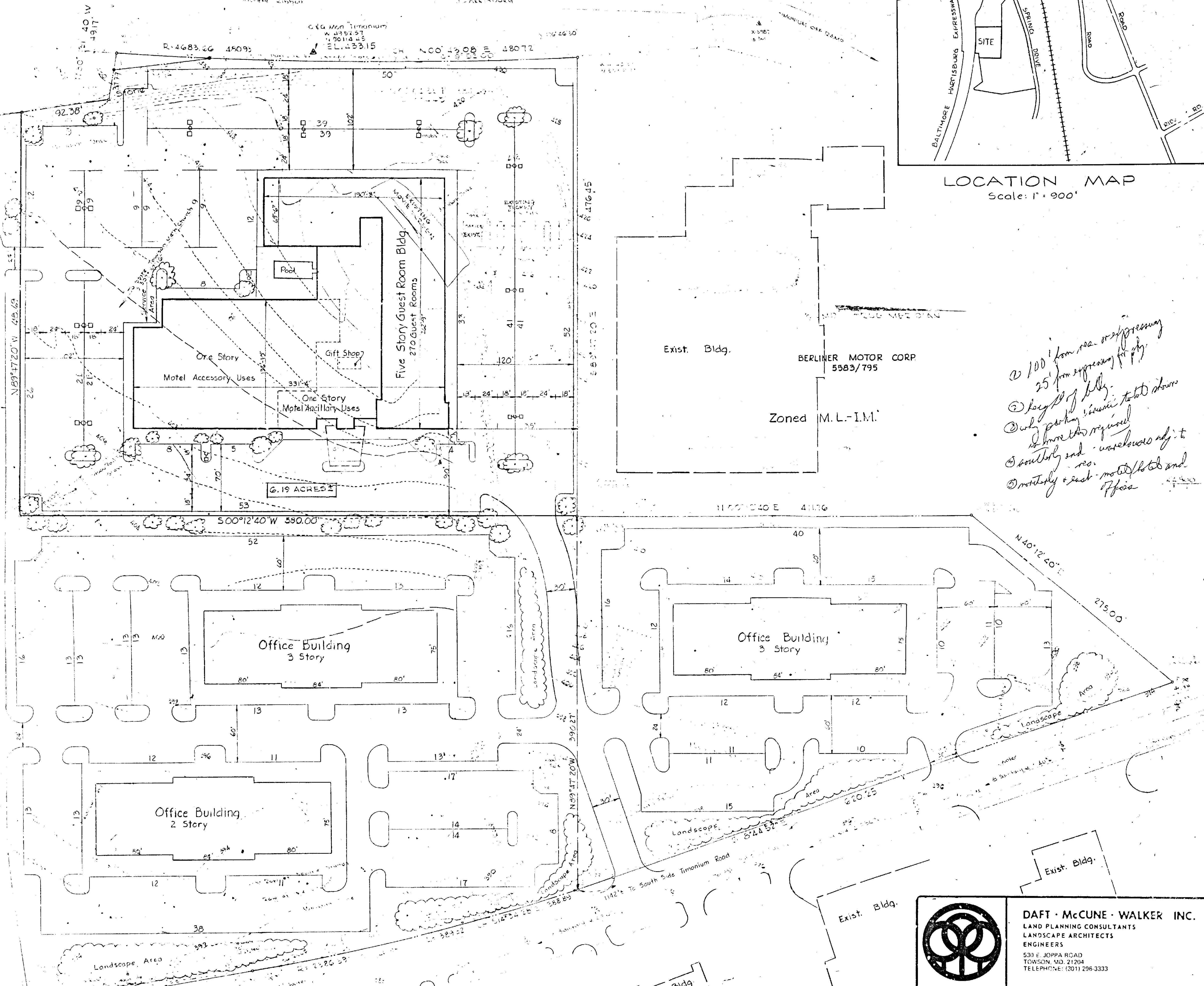
NOTE:
Datum is Baltimore County Wet Dist.
To convert to U.S.C.G. Subtract 0.61 from
plat elevations.

TYPICAL PARK
NO. 60A

BALTIMORE-HARRISBURG EXPRESSWAY



LOCATION MAP
Scale: 1" = 900'



① 100' from rear of existing
25' from existing ft. ply.
② large lot of bldg.
③ Only parking shown to lot shown
④ have the regional
⑤ south side warehouse adj. to
res.
⑥ mostly east motel hotel and
Office

- SITE DATA**
- Total Area Of Tract = 29.77 Acres ±
 - Existing Zoning Of Tract = M.L.-I.M.
 - Existing Use Of Tract = Drive-In Theater
 - Area Of Special Exception = 6.19 Acres ±
 - Proposed Use = Motel & Accessory Uses
 - Parking Required For Motel:
Motel Guest Rooms = 270 Rooms @ 1/Room = 270.00
Motel Accessory Uses = 268 Sq.Ft. Gift Shop @ 1/600 Sq.Ft. = 1.44
Atrium, Corridor, Offices = 0
Motel Accessory Uses: Convention Hall, Dining, Kitchen = 18,465 Sq.Ft. @ 1/60 Sq.Ft. = 307.75
Retail Space or Meeting Rooms (2400 Sq.Ft.) 225 Seats @ 1/6 = 37.50
Corridor, Check Room, Rest Rooms = 3443 Sq.Ft. @ 1/500 Sq.Ft. = 6.89
Total Parking Required = 639.69
 - Total Number Of Motel = 523 Spaces
 - Area Of Proposed Business Park = 23.58 Acres ±
A. Proposed Use = Warehouse & Offices
B. Total Floor Area = 306,400 Sq.Ft.
Offices = 154,400 Sq.Ft.
Warehouses = 152,000 Sq.Ft.
C. Parking Required
Offices - 1st Floor = 57,900 Sq.Ft. @ 1/300 Sq.Ft. = 193
2nd Floor = 96,500 Sq.Ft. @ 1/500 Sq.Ft. = 193
Warehouses - 15% Retail = 22,000 Sq.Ft. @ 1/200 Sq.Ft. = 114
200 Employees @ 1/3 Employees = 67
Total Parking Required = 567
D. Parking Shown = 681 Spaces

DAFT McCune Walker Inc. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 530 E. JOPPA ROAD TOWSON, MD. 21204 TELEPHONE: (301) 296-3333		PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION FOR MOTEL IN M.L.-I.M. ZONE AND VARIANCE TO REDUCE PARKING REQUIRED FROM 690 SPACES TO 528 SPACES	
		5th Election District Baltimore County, Maryland	
DATE: 10-6-1977		SCALE: 1" = 50'	
REVISIONS 1. Motel Building And Parking Pattern		JOB ORDER NO. P-7866	
ISSUE DATE OCT. 6, 1977		3443 217	

Zoned M.L.-I.M.

TYPICAL PARKING DESIGN
NO SCALE

BALTIMORE-HARRISBURG EXPRESS

Zoned D.R. 5.5
(Vacant)

TALBOTT MANOR
15-70471

DR 5.5
M.L.-IM

Existing Bldg.

Zoned M.L.-IM.

GOOD HUMOR
CORPORATION
REG. 4330-457

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Zoned M.L.-IM.

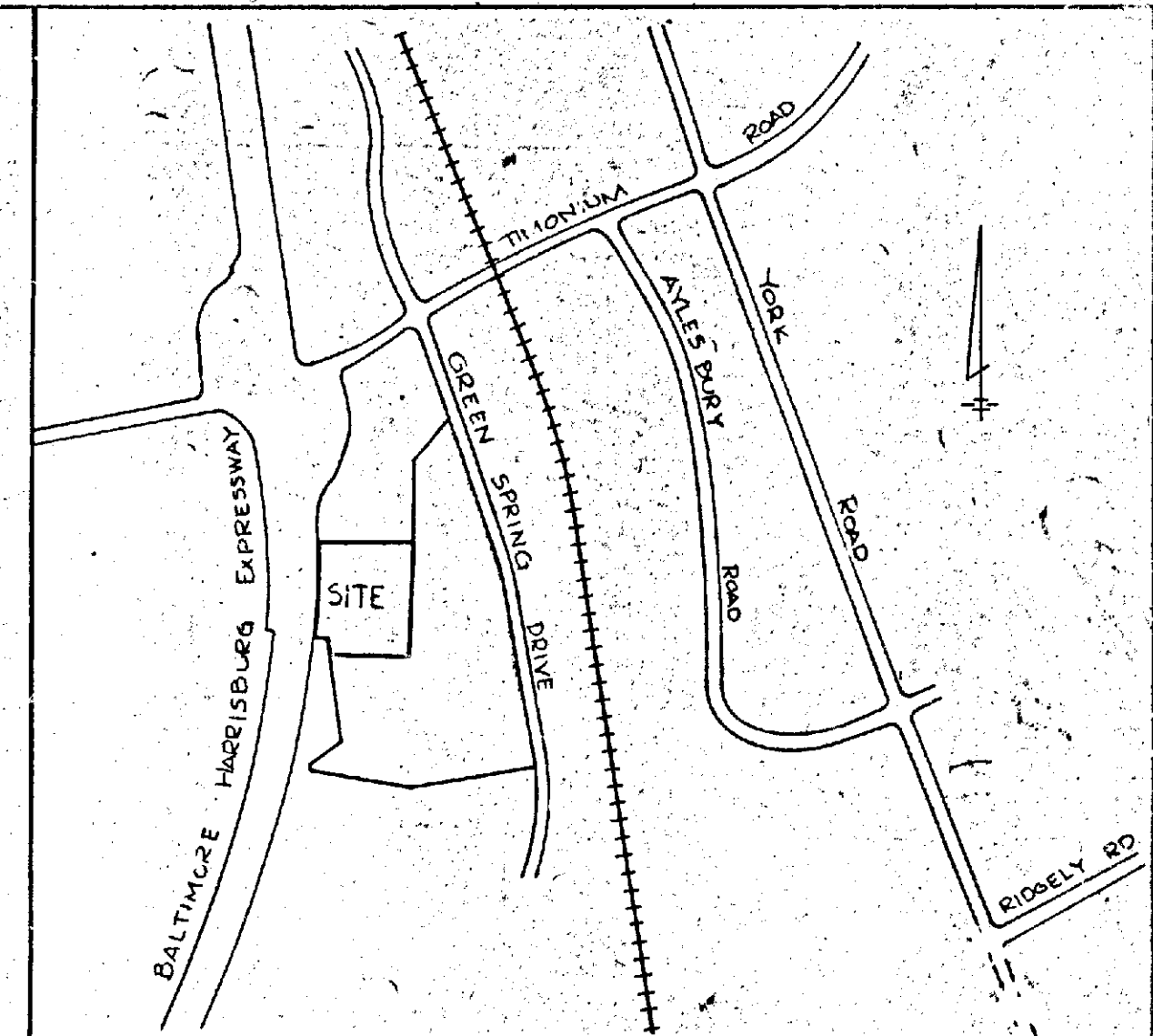
Exist. Bldg.

Exist. Bldg.

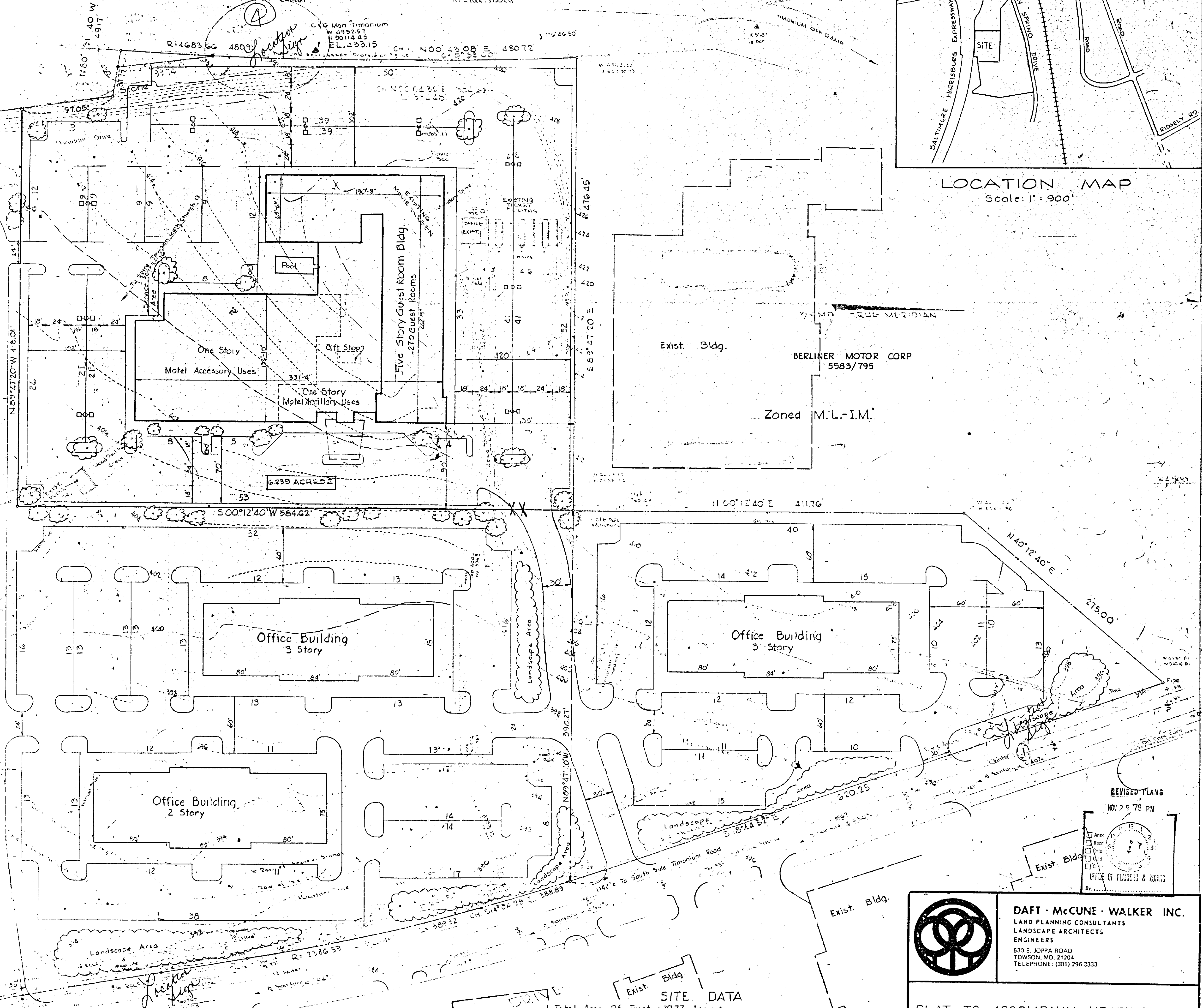
NOTE:
Datum is Baltimore County V.T. Dist.
To convert to U.S.C.G. Subtract 0.61 from
plot elevations.

TYPICAL PARKING
NO. 193A-1
Pav. 2" CONC.

BALTIMORE-HARRISBURG EXPRESSWAY

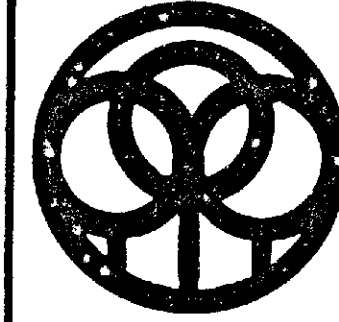


LOCATION MAP
Scale: 1" = 900'



SITE DATA

1. Total Area Of Tract = 29.77 Acres ±
2. Existing Zoning Of Tract = M.L. - I.M.
3. Existing Use Of Tract = Drive-In Theater
4. Area Of Special Exception = 6.235 Acres ±
5. Proposed Use = Motel & Accessory Uses
6. Parking Required For Motel:
Motel Guest Rooms - 270 Rooms @ 1/Room = 270.00
Motel Auxiliary Uses - 288 Sq. Ft. Gift Shop @ 1/200 Sq. Ft. = 1.44
Motel Accessory Uses - Convention Hall, Dining, Kitchen = 18,463 Sq. Ft. @ 1/50 Sq. Ft. = 369.26
Retail Space or Meeting Rooms (2465 Sq. Ft.) 225 Seats @ 1/6 = 37.50
Corridor, Check Room, Rest Rooms = 3448 Sq. Ft. @ 1/300 Sq. Ft. = 11.59
Total Parking Required = 689.69
7. Variance Shown For Motel = 523 Spaces
8. Area Of Proposed Business Park = 23.535 Acres ±
A. Proposed Use = Warehouse & Offices
B. Total Floor Area = 306,400 Sq. Ft.
Offices = 154,100 Sq. Ft.
Warehouses = 152,000 Sq. Ft.
C. Parking Required
Offices - 1st Floor = 57,900 Sq. Ft. @ 1/300 Sq. Ft. = 193
2nd & 3rd Floors = 96,500 Sq. Ft. @ 1/500 Sq. Ft. = 193
Warehouses - 15% Retail = 22,000 Sq. Ft. @ 1/200 Sq. Ft. = 114
200 Employees @ 1/3 Employees = 67
Total Parking Required = 567
D. Parking Shown = 881 Spaces

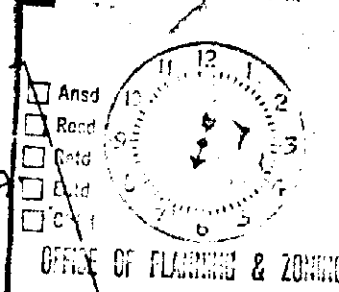


DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR
SPECIAL EXCEPTION FOR MOTEL IN
M.L. - I.M. ZONE AND VARIANCE TO
REDUCE PARKING REQUIRED FROM 690
SPACES TO 528 SPACES

8th Election District		Baltimore County, Maryland	
DATE		REVISIONS	
10/22/79		Motel Building And Parking Pattern	
11/20/79		Area of Special Exception Revised	
JOS ORDER NO. B-7866		ISSUE DATE OCT. 8, 1979	

REVISED PLANS
NOV 20 1979 PM



Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Zoned M.L.-I.M.

TYPICAL PARKING DETAIL
NO SCALE

BALTIMORE-HARRISBURG EXP

Zoned D.R. 5.5
(Vacant)

TALBOT MAJOR
13-70-71

DR 5.5
M.L.-IM

W 5300

Existing Bldg.

Zoned M.L.-IM.

GOOD HUMOR
CORPORATION
REG. 4330-457

W 5300

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Zoned M.L.-IM.

Exist. Bldg.

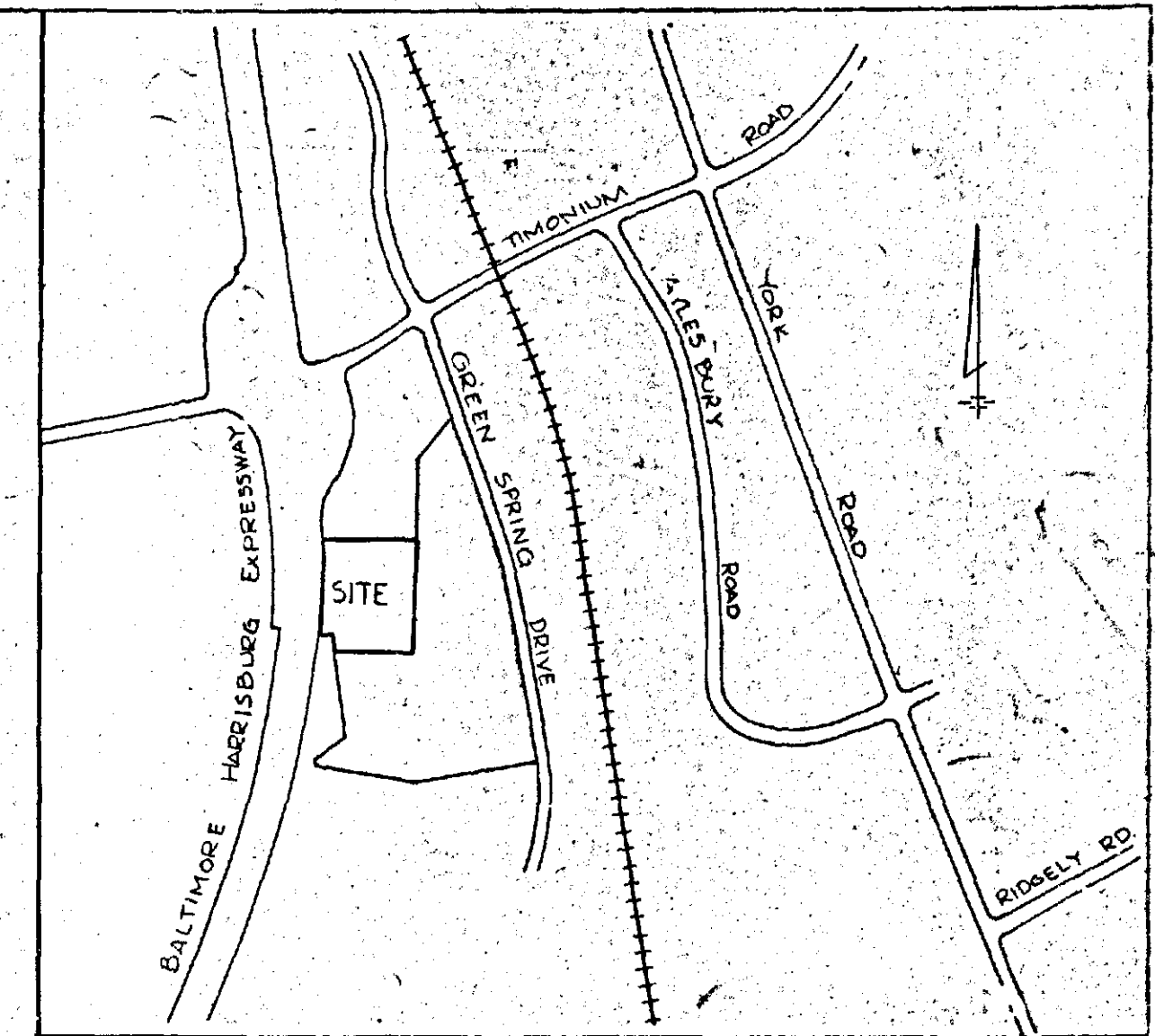
GREEN

Exist. Bldg.

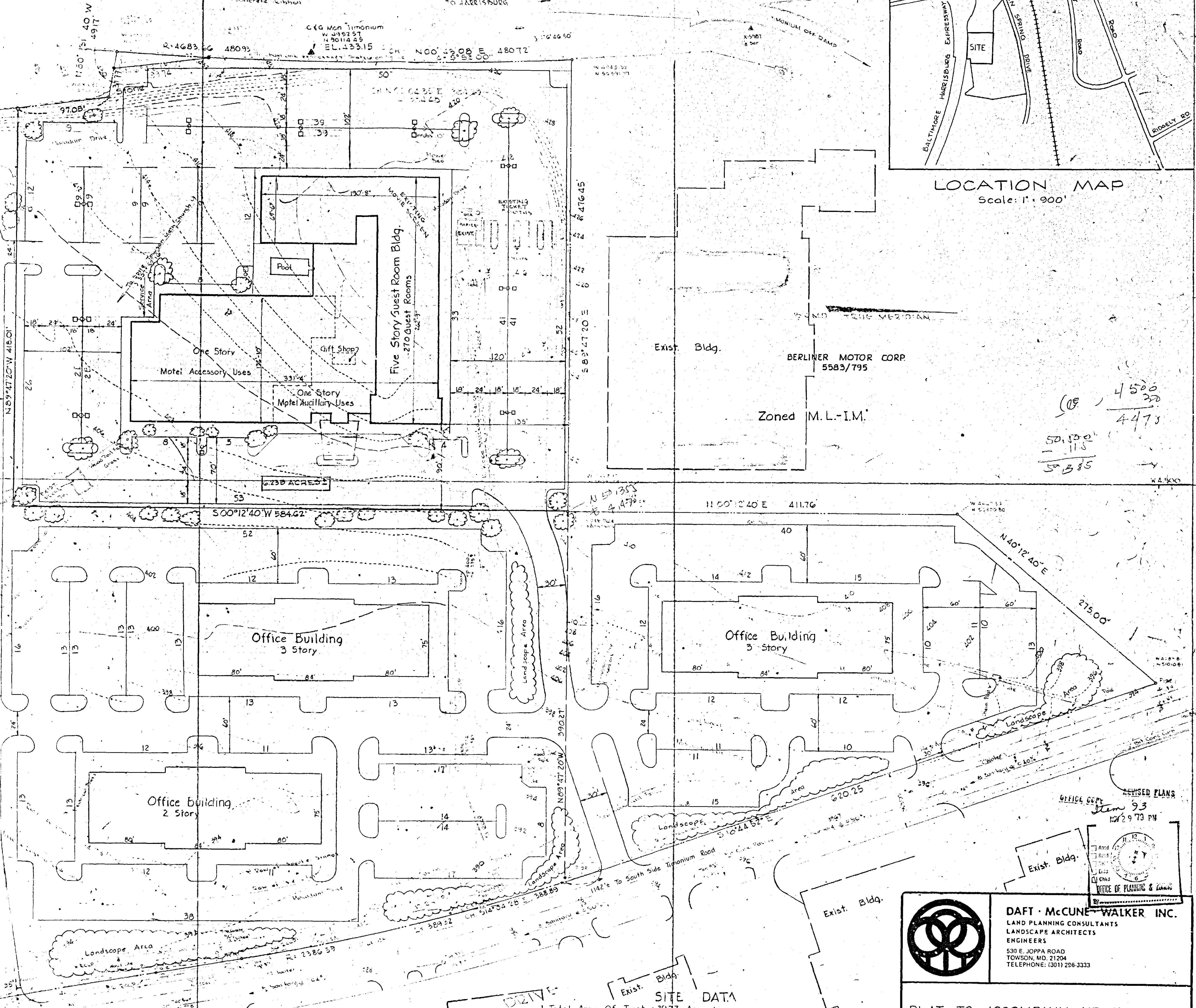
NOTE
Datum is Baltimore County Vet List.
To Convert to USCGA Subtract 0.61 from
plat elevations.

TYPICAL

BALTIMORE-HARRISBURG EXPRESSWAY

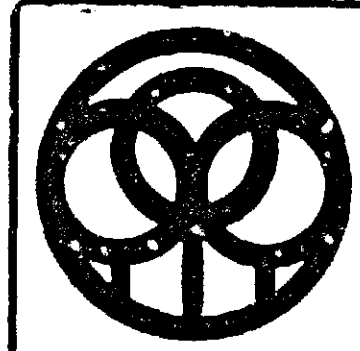


LOCATION MAP
Scale: 1" = 900'



4500
30
4475
50,130
115
50,245

REVISED PLANS
Item 93
10/29/73 PM
OFFICE OF PLANNING & ZONING



DAFT McCune Walker, Inc.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 256-3333

PLAT TO ACCOMPANY HEARING FOR
SPECIAL EXCEPTION FOR MOTEL IN
M.L. - I.M. ZONE AND VARIANCE TO
REDUCE PARKING REQUIRED FROM 690
SPACES TO 528 SPACES

3rd Election District		Baltimore County, Maryland	
SCALE: 1" = 50'		JOB ORDER NO. B-7866	
DATE 10-22-79		ISSUE DATE OCT. 8, 1979	
REVISIONS			
10-22-79 Motel Building And Parking Pattern			
11-10-79 Area of Special Exception Revised			

SITE DATA

- Total Area Of Tract = 29.77 Acres ±
- Existing Zoning Of Tract = M.L. - I.M.
- Existing Use Of Tract = Drive-In Theater
- Area Of Special Exception = 6.235 Acres
- Proposed Use = Motel & Accessory Uses
- Parking Required For Motel:
 - Motel Guest Rooms - 270 Rooms @ 1/Room = 270.00
 - Motel Ancillary Uses - 288 Sq. Ft. Gift Shop @ 1/200 Sq. Ft. = 144
 - Atrium, Corridors, Offices = 0
 - Motel Accessory Uses - Convention Hall, Dining, Kitchen = 18,462 Sq. Ft. @ 1/60 Sq. Ft. = 307.70
 - Retail Space or Meeting Rooms (2465 Sq. Ft.) 225 Seats @ 1/6 = 37.50
 - Corridors, Check Room, Rest Rooms = 3440 Sq. Ft. @ 1/300 Sq. Ft. = 11.47
 - Total Parking Required = 689.67
- Parking Shown For Motel = 528 Spaces
- Area Of Proposed Business Park = 23.535 Acres ±
 - A. Proposed Use = Warehouse & Offices
 - B. Total Floor Area = 306,400 Sq. Ft.
 - Offices = 154,400 Sq. Ft.
 - Warehouses = 152,000 Sq. Ft.
 - C. Parking Required
 - Offices - 137 Floors = 57,900 Sq. Ft. @ 1/300 Sq. Ft. = 193
 - 2nd & 3rd Floors = 96,500 Sq. Ft. @ 1/500 Sq. Ft. = 193
 - Warehouses - 15% Retail = 22,800 Sq. Ft. @ 1/200 Sq. Ft. = 114
 - 200 Employees @ 1/3 Employees = 67
 - Total Parking Required = 567
 - D. Parking Shown = 681 Spaces

TYPICAL PARKING DETAIL
NO SCALE

Zoned M.L.-I.M.

11/14/79
3-47-115-000
37.50
145,500
1746,300

107-8200
John Childs

Zoned D.R. 5.5
(Vacant)

TALBOTT MANOR
13-70-11

DR 5.5
M.L.-IM

W 4500

Existing Bldg.

Zoned M.L.-IM.

GOOD HUMOR
CORPORATION
REG 4330-457

W 4500

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Zoned M.L.-IM
(Exist. Bldg.)

Exist. Bldg.

Exist. Bldg.

GREEN

11.50
3047 1150 11.50
37.50
3500 300 369.26
1742 300 50
1742 300

NOTE:
Datum is Baltimore County M.L. 1st.
To Convert to U.S.C.G. Subtract 0.61 from
plot elevations.

TYPIC

BALTIMORE-HARRISBURG EXPRESS

Zoned D.R. 5.5
(Vacant)

TALBOT MANOR
13-70471

DR 5.5
M.L.-I.M.

W 4500

Existing Bldg.

Zoned M.L.-I.M.

GOOD HUMOR
CORPORATION
ERG 4330-457

W 4500

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Exist. Bldg.

Zoned M.L.-I.M.

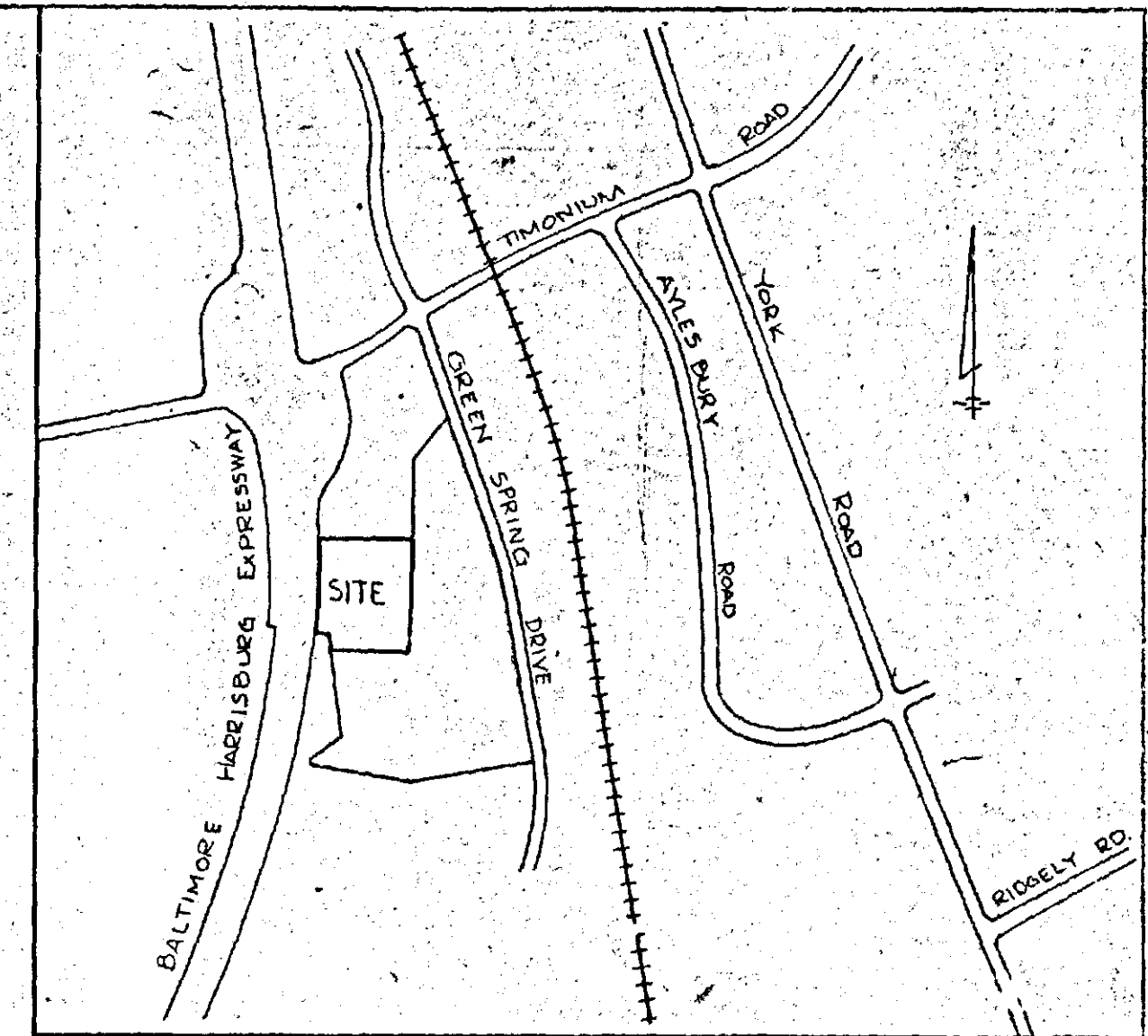
Exist. Bldg.

Exist. Bldg.

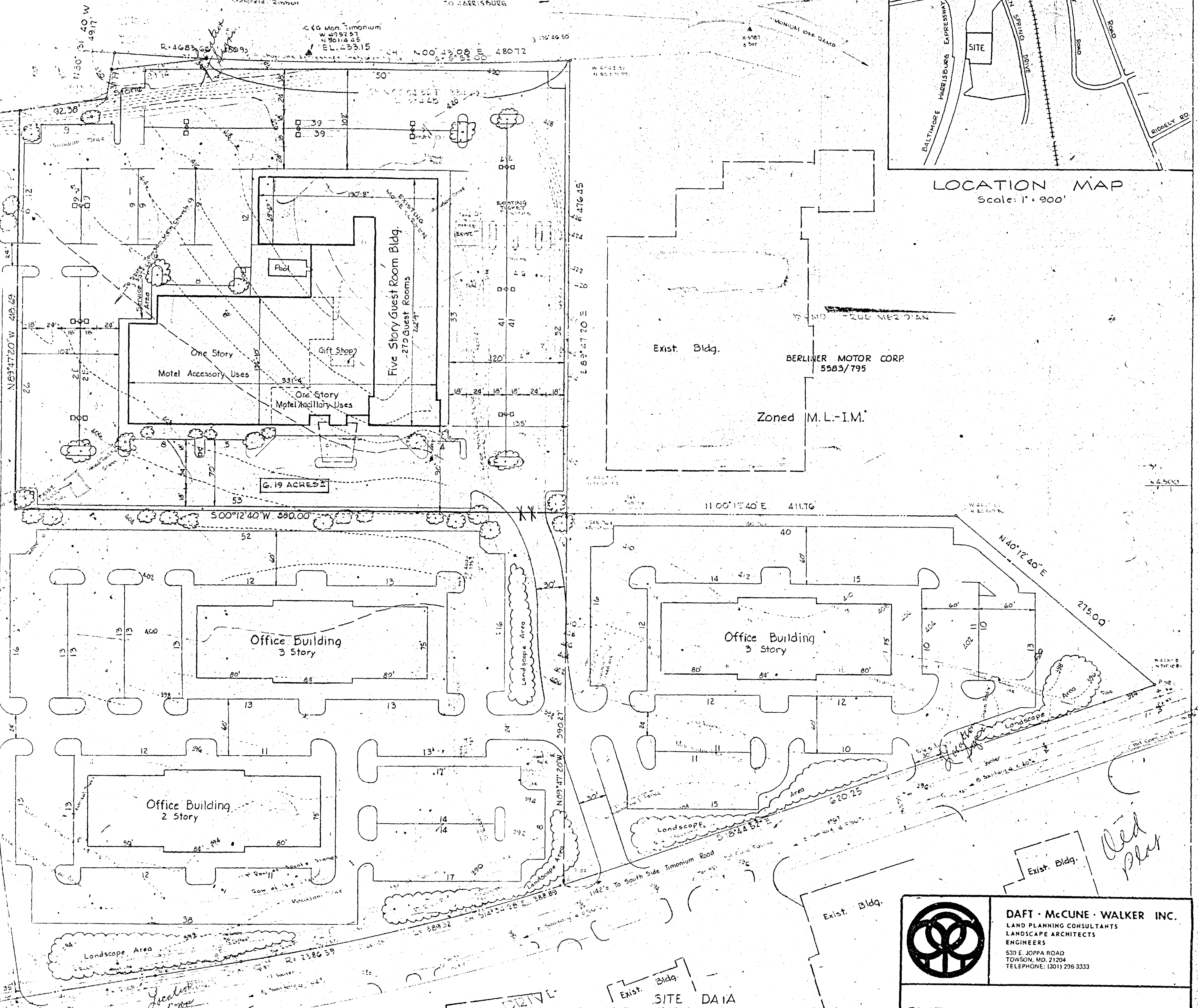
NOTE:
Datum is Baltimore County Met List.
To Convert to U.S.C.G. Subtract 0.81 from
plat elevations.

TYPICAL PART
NO 6041

BALTIMORE-HARRISBURG EXPRESSWAY



LOCATION MAP
Scale: 1" = 900'

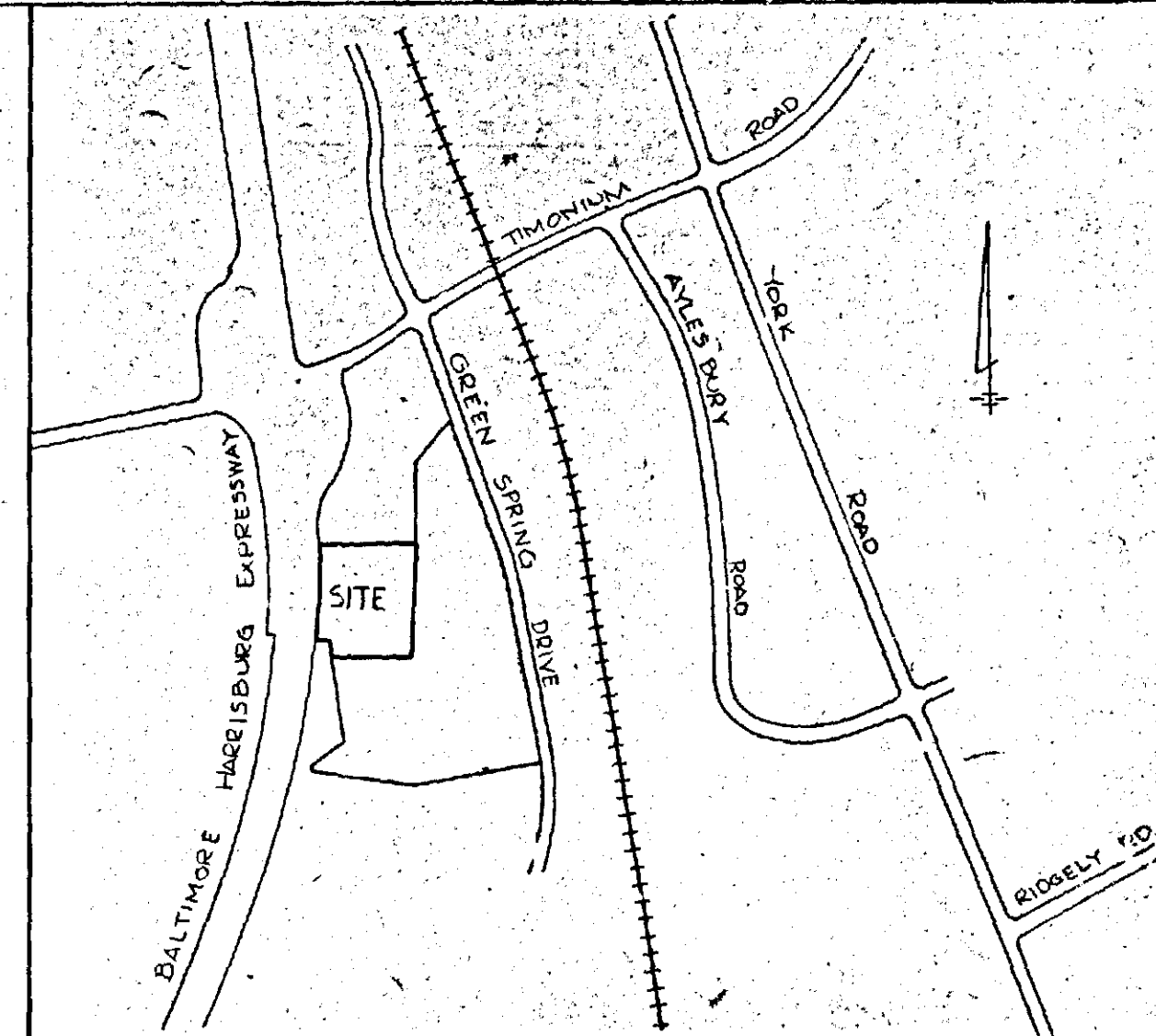


- SITE DATA**
1. Total Area Of Tract = 29.77 Acres ±
 2. Existing Zoning Of Tract = M.L.-I.M.
 3. Existing Use Of Tract = Drive-In Theater
 4. Area Of Special Exception = 6.19 Acres ±
 5. Proposed Use = Motel & Accessory Uses
 6. Parking Required for Motel:
 - Motel Guest Rooms - 270 Rooms @ 1/Room = 270.00
 - Motel Ancillary Uses - 288 Sq.Ft. Gift Shop @ 1/200 Sq.Ft. = 1.44
 - Atrium, Corridors, Offices = 0
 - Motel Accessory Uses - Convention Hall, Dining, Kitchen = 18,463 Sq.Ft. @ 1/50 Sq.Ft. = 369.26
 - Retail Space or Meeting Rooms (2465 Sq.Ft.) 225 Seats @ 1/6 = 37.50
 - Corridor Check Room, Rest Rooms = 3443 Sq.Ft. @ 1/300 Sq.Ft. = 11.48
 - Total Parking Required = 689.69
 7. Parking Shown For Motel = 528 Spaces
 8. Area Of Proposed Business Park = 23.58 Acres ±
 - A. Proposed Use = Warehouse & Offices
 - B. Total Floor Area = 306,400 Sq.Ft.
 - Offices = 154,400 Sq.Ft.
 - Warehouses = 152,000 Sq.Ft.
 - C. Parking Required
 - Offices - 1st Floor = 57,900 Sq.Ft. @ 1/300 Sq.Ft. = 193
 - 2nd & 3rd Floors = 96,500 Sq.Ft. @ 1/500 Sq.Ft. = 193
 - Warehouses - 15% Retail = 22,000 Sq.Ft. @ 1/200 Sq.Ft. = 114
 - 200 Employees @ 1/3 Employees = 67
 - Total Parking Required = 567
 - D. Parking Shown = 881 Spaces

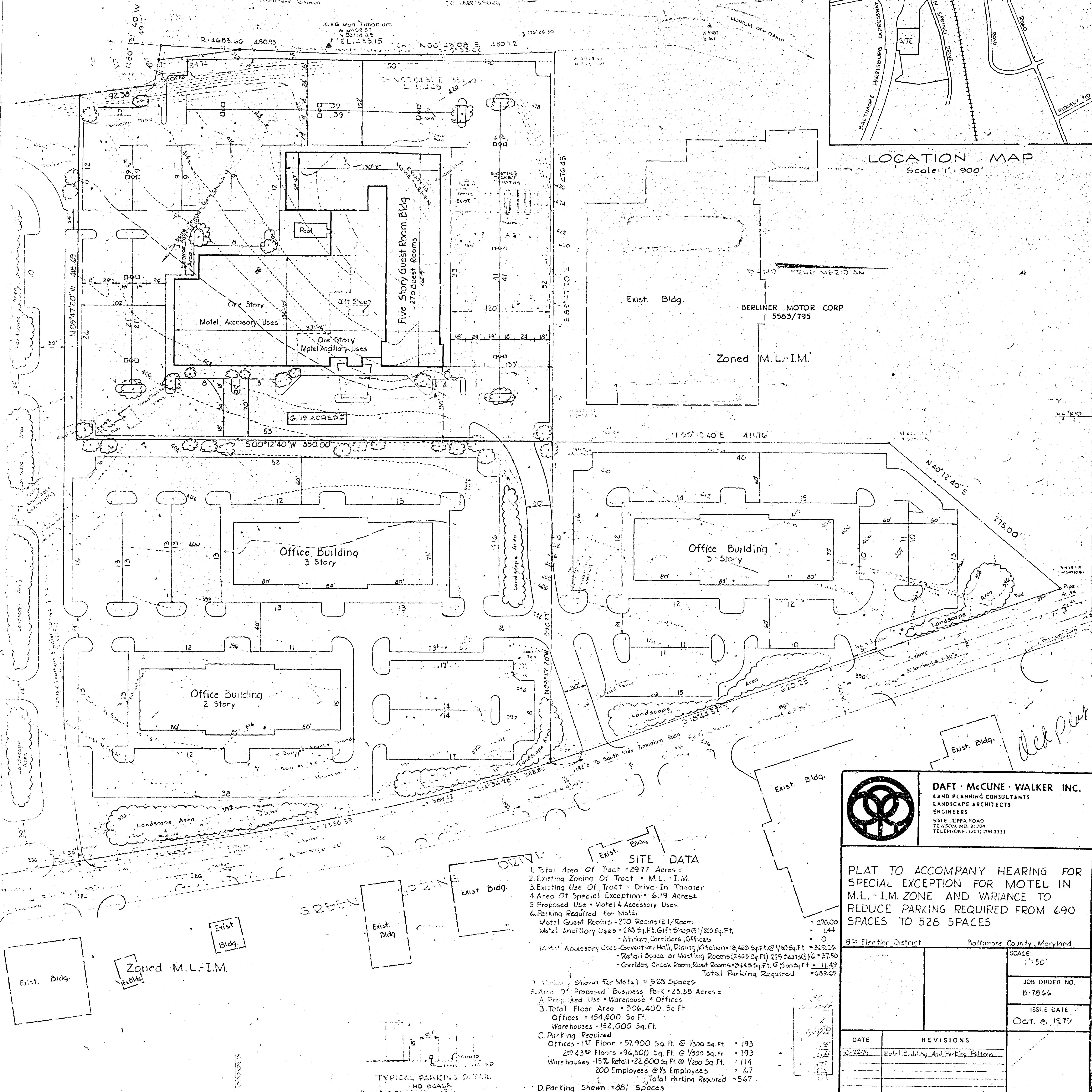
		DAFT McCune Walker Inc. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 530 E. JOPPA ROAD TOWSON, MD. 21204 TELEPHONE: (301) 298-3333	
		PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION FOR MOTEL IN M.L.-I.M. ZONE AND VARIANCE TO REDUCE PARKING REQUIRED FROM 690 SPACES TO 528 SPACES	
8th Election District		Baltimore County, Maryland	
SCALE: 1" = 50'		JOB ORDER NO. B-7866	
DATE 10-22-79		ISSUE DATE OCT. 8, 1979	
REVISIONS 10-22-79 Motel Building And Parking Pattern			

TYPICAL PARKING DETAIL
NO SCALE

BALTIMORE-HARRISBURG EXPRESSWAY

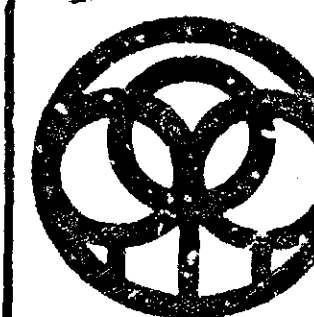


LOCATION MAP
Scale: 1" = 900'



SITE DATA

1. Total Area Of Tract = 29.77 Acres ±
2. Existing Zoning Of Tract = M.L.-I.M.
3. Existing Use Of Tract = Drive-In Theater
4. Area Of Special Exception = 6.19 Acres ±
5. Proposed Use = Motel & Accessory Uses
6. Parking Required for Motel:
 - Motel Guest Rooms - 270 Rooms @ 1/Room = 270.00
 - Motel Ancillary Uses - 288 Sq. Ft. Gift Shop @ 1/200 Sq. Ft. = 1.44
 - Atrium Corridors, Offices = 0
 - Motel Accessory Uses - Convention Hall, Dining, Kitchen = 18,462 Sq. Ft. @ 1/90 Sq. Ft. = 205.22
 - Retail Space or Meeting Rooms (2469 Sq. Ft.) 275 Seats @ 1/4 = 27.50
 - Corridor, Check Room, Rest Rooms = 3448 Sq. Ft. @ 1/500 Sq. Ft. = 11.49
 - Total Parking Required = 688.49
7. Parking Shown For Motel = 528 Spaces
8. Area Of Proposed Business Park = 23.58 Acres ±
 - A. Proposed Use = Warehouse & Offices
 - B. Total Floor Area = 306,400 Sq. Ft.
 - Offices = 154,400 Sq. Ft.
 - Warehouses = 152,000 Sq. Ft.
 - C. Parking Required
 - Offices - 1st Floor = 57,900 Sq. Ft. @ 1/500 Sq. Ft. = 115.80
 - 2nd & 3rd Floors = 94,500 Sq. Ft. @ 1/500 Sq. Ft. = 189.00
 - Warehouses - 15% Retail = 22,000 Sq. Ft. @ 1/200 Sq. Ft. = 11.00
 - 200 Employees @ 1/3 Employees = 6.67
 - Total Parking Required = 567
 - D. Parking Shown = 881 Spaces



DAFT · McCune · Walker Inc.
LAND PLANNING CONSULTANTS
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PLAT TO ACCOMPANY HEARING FOR
SPECIAL EXCEPTION FOR MOTEL IN
M.L.-I.M. ZONE AND VARIANCE TO
REDUCE PARKING REQUIRED FROM 690
SPACES TO 528 SPACES

8th Election District Baltimore County, Maryland

SCALE: 1" = 50'

JOB ORDER NO.
B-7866

ISSUE DATE
OCT. 3, 1979

DATE	REVISIONS
10-22-79	Motel Building And Parking Pattern