

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joshua F. Cockey, et al, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment for the existing site plan for Limestone Valley Dinner Theater to provide for abandonment of the non-conforming status of Parcel A as shown on the plat filed herewith containing 0.0155 acres

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

SUMMERWIND METRO ASSOCIATES, Inc.
By: John Norton Contract Purchaser
Address: 204 Courtland Ave., Towson, MD 21204
Protestant's Attorney
Address: 614 Bosley Ave., Towson, MD 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of January, 1981, 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 the petition 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 31st day of March, 1981, at 10:30 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for hotel use

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

SUMMERWIND METRO ASSOCIATES, LTD.
Contract Purchaser: John Norton Legal Owner(s): Doris R. Cockey
(Type or Print Name) (Type or Print Name)
Signature: John Norton Signature: Doris R. Cockey
Address: 204 Courtland Ave., Towson, MD 21204
City and State: Towson, MD 21204

Attorney for Petitioner: Edward C. Covahey, Jr.
(Type or Print Name) Address: 204 Courtland Ave., Towson, MD 21204
Signature: Edward C. Covahey, Jr. City and State: Towson, MD 21204
Name and telephone number of legal owner, contract purchaser or representative to be contacted: Edward C. Covahey, Jr.
Address: 204 Courtland Ave., Towson, MD 21204
Telephone No.: 828-9441

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of January, 1981, 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 the petition 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 31st day of March, 1981, at 10:30 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

(over)

8. The special exception shall be utilized within three years from the date hereof or become null and void.

William E. Hammond
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE April 23, 1981
BY John Norton

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
W/S of Beaver Dam Pk., opposite
Cockeysville Rd., 8th Dist. of : OF BALTIMORE COUNTY

JOSHUA F. COCKEY OF B, et ux, : Case No. 61-168-XSPH
Petitioners

ORDER TO ENTER APPEARANCE

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

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of March, 1981, a copy of the foregoing Order was mailed to Bernard J. Medaury, Jr., Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Edward C. Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Contract Purchaser, Summerwind Metro Associates.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Bernard J. Medaury, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204
Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 23rd day of January, 1981.

William E. Hammond
Zoning Commissioner

Petitioner Joshua F. Cockey et al
Petitioner's Attorney Medaury/Covahey Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 19, 1981

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

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

Bernard J. Medaury, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204
Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 12
Petitioner - Joshua F. Cockey, et ux
Special Exception
Special Hearing Petitions

Dear Messrs. Medaury and Covahey:

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.

This petition for Special Exception is required as a result of your clients' proposal to construct a hotel to the rear of the existing Limestone Valley Dinner Theatre, which is located on the west side of Beaver Dam Road south of Cockeysville Road in the 8th Election District. Surrounding properties are zoned Manufacturing, Light (M.L.), with an Industrial, Major (I.M.) District, as is the subject property, and they are improved with offices and industrial uses. The area where the proposed hotel will be constructed was formerly utilized by the Beaver Springs Swim Club and has a number of buildings that are proposed to be razed.

Because the existing dinner theatre is considered nonconforming and in order not to affect the status of same by attaching the hotel to this structure, it was decided the Special Hearing, as submitted, should be included.

At the time of field inspection, it was noted that an addition to the rear of the dinner theatre was not shown on the site plan. In order to determine whether this would affect your clients' request, I contacted Mr. John Tabak, the engineer, and he assured me that this structure would be razed and noted as such on revised site plans. The revised site plans should indicate that the proposed tennis courts will be situated at least 30 feet from any property line and parking provided at the rate of 3 spaces per court, and also those revisions required by Current Planning.

Item No. 12
Petitioner - Joshua F. Cockey, et ux
Special Exception and
Special Hearing Petitions
March 19, 1981

In addition to the above, particular attention should be afforded to the comments of the Health and Fire Departments. At the time of this writing, the comments from the Department of Traffic Engineering were not available. I suggest you contact Mr. Mike Flanagan at 494-3554 to ascertain said comment prior to the submission of revised plans.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bac

Enclosures

cc: JKT Engineering Associates
5012 Harford Road
Baltimore, Maryland 21214

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that:

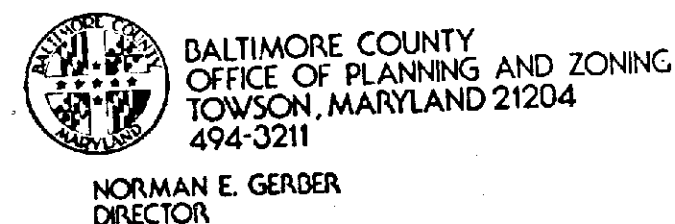
1. The petitioners are the owners of a parcel of land fronting on Beaver Dam Road, containing an improvement known and designated as Limestone Valley Dinner Theater, within the total tract of 11.955 acres.
2. An amendment to the Baltimore County Zoning Regulations deleted "theater" as a permitted use in an M.L. Zone, and, therefore, the Limestone Valley Dinner Theater, together with the surrounding property dedicated thereto, exists as a nonconforming use.
3. Testimony by Joshua F. Cockey of B. Petitioner, indicated that the portion of the property used for the dinner theater is described in a deed recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4991, folio 115, and is as depicted on Petitioners' Exhibit 2.
4. The special hearing seeks an amendment to the existing description to provide for the abandonment of that portion of the nonconforming use referred to as Parcel A on the site plan prepared by JRT Engineering Associates, revised March 31, 1981, and marked Petitioners' Exhibit 2, for the expressed purpose of providing physical attachment of the hotel simultaneously granted by special exception to the Limestone Valley Dinner Theater improvement.
5. No protestants appeared at the hearing in opposition to the petition.
6. To approve the amendment would be in strict harmony with the spirit and intent of the aforementioned zoning regulations and would 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 28th day of April, 1981, that the amendment to the description of the nonconforming Limestone Valley Dinner Theater, as depicted on Petitioners' Exhibit 2, to reflect deletion therefrom of that portion of land referred to as Parcel A on Petitioners' Exhibit 2 should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The construction of the hotel shall be in keeping with the terms, provisions, and conditions contained in the Special Exception Order.
2. Any proposed change in use of the area constituting a nonconforming dinner theater shall be in compliance with the laws, ordinances, regulations, and policies in effect at the time of any such proposed use change.
3. Compliance with the subdivision regulations if it is determined by the Office of Planning and Zoning that such regulations are applicable.

William E. Hammond
Zoning Commissioner of
Baltimore County



March 11, 1981

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 #124, Zoning Advisory Committee Meeting, December 30, 1980, are as follows:

Property Owner: Joshua F. and Doris R. Cockey
Location: W/S Beaver Dam Road opp Cockeysville Road
Acres: 11.955 acres
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 property is located within a traffic area that is controlled by a "D" level intersection. Landscaping should be provided along the road frontage and in the parking areas.

If the property is to be subdivided, the developer must comply with the Baltimore County Subdivision Regulations.

Very truly yours,

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

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the site being located in an M.L.-I.M. zoning classification, the service being primarily for the industrial uses and related activities in the surrounding industrial area, the site not having direct access to an arterial street other than a Class I Commercial Motorway, and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

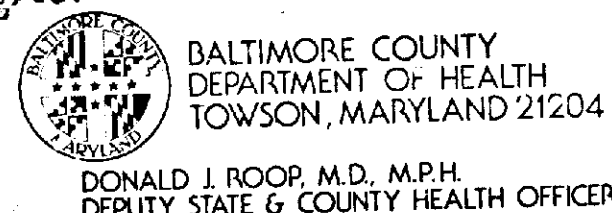
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of April, 1981, that the herein Petition for Special Exception for hotel use, in accordance with the site plan prepared by JRT Engineering Associates, revised March 31, 1981, and marked Petitioners' Exhibit 2, except as to the number and location of points of ingress and egress to and from the subject site, location of access aisles, and parking space locations, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any change in Petitioners' Exhibit 2 as to the number and location of all entrances and/or exits to the subject site shall be subject to approval by the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning.
 2. Any change in Petitioners' Exhibit 2 as to the size and location of parking space aisles and/or location, size, and number of parking spaces required to be provided shall be subject to approval by the Office of Planning and Zoning.
 3. No more than 10% of the rooming units shall be occupied as "principal" places of residence in accordance with Section 253.2.B.4 of the Baltimore County Zoning Regulations.
 4. Compliance with Sections 254 (height) and 255 (area) of the aforementioned regulations.
- Compliance with the comments submitted by the Fire Department, dated January 28, 1981, the Department of Health, dated January 23, 1981, and the Department of Public Works, dated February 11, 1981.
5. No swimming shall be allowed in the pond formerly known as Beaver Springs Swim Club and notice thereof shall be conspicuously posted in and about the hotel and area surrounding the pond.

A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

ORDER RECEIVED FOR FILING

DATE April 29, 1981
BY John L. Wimbley



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

January 23, 1981

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

Dear Mr. Hammond:

Comments on Item #124, Zoning Advisory Committee Meeting of December 30, 1980, are as follows:

Property Owner: Joshua F. & Doris R. Cockey
Location: W/S Beaver Dam Rd. opp Cockeysville Rd.
Existing Zoning: M-L-1M
Proposed Zoning: Special Hearing to amend existing site plan for abandonment of Parcel A, containing 0.0155 acres, and Special Exception for hotel use.
Acres: 11.955 acres
District: 8th

Metropolitan water and sewer are available. There are two building structures on Parcel B that are presently served by one well and two separate sewage disposal systems. Prior to approval of a grading and/or building permit for the proposed site, the existing wells and sewage disposal systems must be located and properly abandoned and backfilled. This Department must be given notice at the abandonment at 24 hours in advance.

Any underground fuel storage tanks associated with the existing fuel storage depot immediately adjacent to Beaver Dam Road must be located, pumped out, and properly abandoned prior to the approval of any grading and/or building permit.

If the existing pond, formerly known as Beaver Springs Swim Club, is to be used for recreational bathing, the owner must contact Mark S. McManus, Program Supervisor, Recreational Hygiene Section, Division of Support Services (434-2762) to ascertain necessary requirements and/or corrections. Prior to reopening the swim club, the entire bathing area and associated facilities must be in compliance with the regulations specified under Article IX (Public Swimming Pools and Bathing Beaches), Section 13-102 thru 13-112 of the Baltimore County Code, 1978 Edition.



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 11, 1981

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

Re: Item #124 (1980-1981)
Property Owner: Joshua F. & Doris R. Cockey
W/S Beaver Dam Rd. opposite Cockeysville Rd.
Acres: 11.955 Acres 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.

Highways:

Beaver Dam Road, a recently reconstructed County road in this vicinity, is improved generally as a 48-foot closed section roadway on a 70-foot right-of-way, expanded as necessary for the channelized intersection with Cockeysville Road and the Beaver Dam Run bridge, (see Drawings #74-0094, 0095, 0096, etc., File 5).

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Goodwin Run, tributary to Beaver Dam Run (which is adjacent to this property) traverses the site, flowing into the indicated onsite Beaver Springs Pond.

In accordance with the drainage policy, the Petitioner 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.

Mr. William E. Hammond,
January 23, 1981
Page two

Prior to approval of tentative plans for the proposed subdivision involving Parcel "A", an Environmental Effects and Hydrogeologic Study must be submitted to this department for review.

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.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 434-3775, to obtain requirements for such installation/s before work begins.

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.

Very truly yours,

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

LJP/mw

cc: J.A. Butcher

Air Pollution

Item #124 (1980-1981)
Property Owner: Joshua F. & Doris R. Cockey
Page 2
February 11, 1981

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The 100-year flood plain plus freeboard for the Loch Raven-Western Run-Beaver Dam Run floodway will be required in conjunction with any further development of this property.

Water and Sanitary Sewer:

This property is tributary to Loch Raven Reservoir via Beaver Dam Run. There is a public 16-inch water main and 8-inch public sanitary sewerage in Beaver Dam Road. The 30-inch Beaver Dam Run Interceptor Sewer exists partially within and just westerly of this site.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

V-SE Key Sheet
66 & 67 NW 8 Pos. Sheet
NW 17B Topo
51 Tax Map



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joshua F. & Doris R. Cockey

Location: W/S Beaver Dam Opp. Cockeysville Road

Item No.: 124 Zoning Agenda Meeting of December 30, 1980

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 of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. On site fire hydrants shall have 6" inch mains.

() 2. A second means of vehicle access is required for the site.

(X) 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 operation.

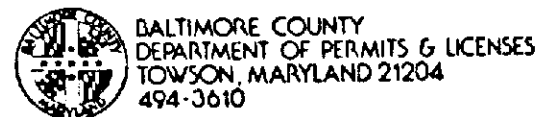
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED BY: *Casey J. Kell* Noted and Approved: *Robert A. Morton*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

January 16, 1981

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

Dear Mr. Hammond:

Comments on Item #12 (Zoning Advisory Committee Meeting, December 30, 1980)
are as follows:

Property Owner: Joshua F. & Doris E. Cockey
Location: W/S Beaver Dam Road Opp. Cockeysville Road
Existing Zoning: W-1
Proposed Zoning: Special Hearing to amend existing site plan for Limestone Valley
Dinner Theater to provide for abandonment of Parcel A, containing 0.0155 acres,
and Special Exception for hotel use.
Acres: 11.955
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3' 0" of lot line. A minimum 2" masonry firewall is required if construction
is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code,
Section/s
- G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.
- X H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 305 and the required construction
classification of Table 214.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

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

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Date: March 12, 1981
Norman E. Gerber, Director
Office of Planning and Zoning
Petition No. 81-168-XSPH Item 124

Petition for Special Exception and Special Hearing
West side of Beaver Dam Road opposite Cockeysville Road
Petitioner- Joshua F. Cockey of B, et ux

Eighth District

HEARING: Tuesday, March 31, 1981 (10:30 A.M.)

The subject property is one of several prospective transit station sites under
active study by the Baltimore Region for the proposed North-Central transit
line.

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

NEGJGH:ab

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 5, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 30, 1980

E: Item No: 122, 123, 124, 125, 126
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 16, 1981

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Special Hearing
W/S Beaver Dam Rd. opp. Cockeysville
Rd - Joshua F. Cockey of B., et ux
Case No. 81-168-XSPH

Dear Mr. Covahey:

This is to advise you that \$137.50 is due for advertising
and posting of the above-property.

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

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

8th District

ZONING: Petition for Special Exception and Special Hearing
LOCATION: West side of Beaver Dam Road opposite Cockeysville Road
DATE & TIME: Tuesday, March 31, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

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

Petition for Special Exception for hotel use and
Special Hearing under Section 500.7 of the Zoning
Regulations of Baltimore County, to determine whether
or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve an amendment for the
existing site plan for Limestone Valley Dinner Theater
to provide for abandonment of the nonconforming status
for Parcel A as shown on the plat filed herewith
containing an area of 0.0155 acres

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

Being the property of Joshua F. Cockey of B, et ux, as shown on plat plan
filed with the Zoning Department

Hearing Date: Tuesday, March 31, 1981 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

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

FIDELITY ENGINEERING Corporation
10915 MCCORMICK ROAD HUNT VALLEY, MARYLAND 21031
AIR CONDITIONING • REFRIGERATION • VENTILATING • HEATING
PHONE: 667-9400

March 26, 1981
Our Thirty-Seventh Year



Mr. John Norton
Summer Wind Metro Associates
51 Dendron Court
Baltimore, Md. 21234

Dear Sir:

I wish to express my Corporation's interest in seeing an
alternative hotel facility within the Hunt Valley Area. We
certainly will welcome a choice. Our utilization of a full
service hotel facility within close proximity of our Plant would
include rental of meeting rooms, use of dining facilities and
accommodations for factory representatives, salespeople and others
visiting our Company.

We also invite you to avail yourself of the services Fidelity
Engineering Corporation has provided the Baltimore Area for over
thirty-five years as one of the leaders in our industry.

Cordially,
Clarence W. Hottel
FIDELITY ENGINEERING CORPORATION
Clarence W. Hottel
Chairman of the Board

CWH:tb

PETITIONER'S
EXHIBIT 4A

AIR CONDITIONING • REFRIGERATION • VENTILATING • HEATING • APPLICATION DESIGN • CONSTRUCTION • MAINTENANCE

Noxell CORPORATION

P O BOX 1799, BALTIMORE, MARYLAND 21203 AREA CODE 301 628-4360

ROBERT W. LINDSAY
SECRETARY-TREASURER

September 19, 1979

Mr. Preston Hollander
Hollander & Company
407 Crain Highway S.E.
Glen Burnie, Maryland 21061

Dear Mr. Hollander:

We have been informed by Mr. Josh Cockey of the plan to
build a Sheraton Inn facility of approximately 175 rooms
on Beaver Dam Road. Our experience has been that our
visitors from our Canadian plant as well as those from
our agencies in New York have had difficulty booking
nearby accommodations. On occasion we have had people
to stay at the Cross Keys Inn.

As we grow and as the Hunt Valley complex expands, this
situation can only worsen. There would seem to be a
need for a well-operated, efficiently run hotel type
facility.

Sincerely,

Robert W. Lindsay
Robert W. Lindsay
Secretary-Treasurer

RWL:car

PETITIONER'S
EXHIBIT 4B

NOX GROUP

1333 McCormick Road, Hunt Valley, Maryland 21031

Jerome W. Geckle
President

September 19, 1979

(301) 667-2121

Mr. Preston Hollander
Hollander & Co.
407 Crain Highway S.E.
Suite 201
Glen Burnie, Md. 21061

Dear Mr. Hollander:

I recently learned that a Sheraton Inn is proposed for
a site on Beaver Dam Road. Another hotel in this area
would certainly be beneficial, as we often experience
problems in obtaining accommodations for our visitors.

Good luck with the project -- we will be interested
in the progress.

Sincerely,

JW Geckle

JWG/pz

PETITIONER'S
EXHIBIT 4C

MRC CORPORATION
11212 McCormick Rd.
Hunt Valley, Md. 21031
A SUBSIDIARY OF SCOPE, INC., RESTON, VIRGINIA

Telephone 301/628-1300
MRC TWX NO. 710-862-9089
Answerback: "MRC HVLV"

March 26, 1981

Summerwind Metro Associates
51 Dendron Court
Baltimore, Maryland 21234

Attention: Mr. John Norton

Reference: Limestone Hotel

Gentlemen:

It has been brought to our attention that there is the possibility that a full service hotel is in the offering for construction at the Limestone Dinner Theatre property.

As a business company located in the Hunt Valley Industrial Park, we would welcome a hotel that would offer convenient facilities at reasonable prices for our customers. Therefore, our company is in favor of and endorses this project which will be mutually beneficial to all of us.

If we can be of any assistance, please do not hesitate to call on us.

Very truly yours,

MRC CORPORATION
S. Schwartz
S. Schwartz
Secretary/Treasurer

SS/ec

PETITIONER'S
EXHIBIT 4D

THE WARD MACHINERY COMPANY
10815 Beaver Dam Road
Cockeysville, Maryland 21030
Telephone: (301) 666-7700

March 28, 1981

Summerwind Metro Ass'n.
51 Dendron Ct.
Baltimore, Maryland 21234

Attention: Mr. John Norton, President

Gentlemen:

We have been advised by Mr. Josh Cockey of a plan to construct a Sheraton Inn having about 175 rooms and attendant facilities on Beaver Dam Road, across the road from our premises. We frequently have out-of-town visitors for whom we arrange living accommodations. Our practice has been to have them stay at the Hunt Valley Inn but recently this has often become difficult. On occasion, we have had to arrange accommodations at the Cross Keys Inn, sometimes at the Hilton Inn at the Beltway and Reisterstown Road (even farther away), and even at the Friendship International Inn at BWI Airport.

We anticipate having even more visitors in the future and as the shortage of hotel facilities worsens in this area, it will become even more difficult for us to arrange for accommodations for our guests. Therefore, there appears to be no doubt that additional good-quality hotel facilities are and will be needed in the future in our area.

Very truly yours,

William H. Rianhard
William H. Rianhard
Vice President, Finance

WHR:kmw

cc: Mr. Josh Cockey

PETITIONER'S
EXHIBIT 4E

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

W. LEE THOMAS
DAVID A. WILSON

AREA CODE 301
288-6777

March 27, 1981

Summerwind Metro Associates
51 Dendron Court
Baltimore, MD 21234
ATTN: Mr. John Norton

Dear Mr. Norton:

Since I represent several businesses in the Cockeysville-Hunt Valley area, I often find it necessary to reserve lodging for corporate personnel, sales representatives and others intending to transact business in that area. It has been my experience that conveniently-located lodging is not readily available. I am often forced to reserve lodging in Cross Keys, Towson or, on occasion, in Baltimore City for these visitors.

Obviously, I believe that additional lodging capacity for transients should be provided in the Cockeysville-Hunt Valley area.

Very truly yours,

W. Lee Thomas
W. Lee Thomas

WLT:gs

PETITIONER'S
EXHIBIT 4F

February 27, 1981

Bernard J. Medairy, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Special Hearing -
W/S Beaver Dam Road opposite Cockeysville Road
Joshua F. Cockey, et ux - Case No. 81-168-XSPH

TIME: 10:30 A.M.

DATE: Tuesday, March 31, 1981

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

TOWSON, MARYLAND

James E. Dyer
JAMES E. DYER
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. & Mrs. Joshua F. Cockey

Edward C. Covahey, Jr., Esquire
Attorney for Contract Purchaser
614 Bosley Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee
Sharon M. Caplan
FROM: Economic Development Commission

Date: January 2, 1981

SUBJECT: Item #124 - Property Owner: Joshua F. & Doris R. Cockey
Location: W/S Beaver Dam Road Opp. Cockeysville Rd.
Existing Zoning: ML-IM
Proposed Zoning: Special Hearing to amend existing site plan for Limestone Valley Dinner Theater to provide for abandonment of Parcel A, containing 0.155 acres, and Special Exception for hotel use.

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 M. Caplan
Sharon M. Caplan

SMC:alc

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

February 6, 1981

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
DOUGLAS W. BISER

Office of the Zoning Commissioner
for Baltimore County
County Office Building
Towson, MD 21204

Gentlemen:

Enclosed please find Petition for Special Exception in the matter of Joshua F. Cockey of B and Doris R. Cockey, on the new form. You will note that the Petition as filed is on the old form.

I trust this satisfies your requirements.

Thank you.

Very truly yours,

Edward C. Covahey, Jr.
Edward C. Covahey, Jr.

ECC:pa
Enc.

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 28, 1981

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and
Special Hearing
W/S of Beaver Dam Road opposite
Cockeysville Road - 8th Election
District
Joshua F. Cockey of B, et ux -
Petitioners
NO. 81-168-XSPH (Item No. 124)

Dear Mr. Covahey:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:srl

Attachments

cc: Bernard F. Medairy, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204

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

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 11, 1983

Mr. John Norton
Summerwind Resort Hotel
Beaver Dam Road
Hunt Valley, Maryland 21030

RE: Summerwind Resort Hotel
(Case No. 81-168-XSPH)
Beaver Dam Road
8th Election District

Dear Mr. Norton:

Please be advised that a determination has been made by this office as to the effect that the number of rooms is not directly restricted by the above-referenced Order. Therefore, the 240 rooms indicated on the revised site plan prepared by Sauer, Glock, Kimmons and Associates, dated March 28, 1983, will be approved by this office subject to the following:

1. A revised site plan complying with all other applicable County Review Group (CRG) zoning comments.
2. A note on the said revised plan indicating that any future additional rooms will require a public hearing to amend the subject Special Exception.

If you have any further questions concerning this matter, please feel free to contact me.

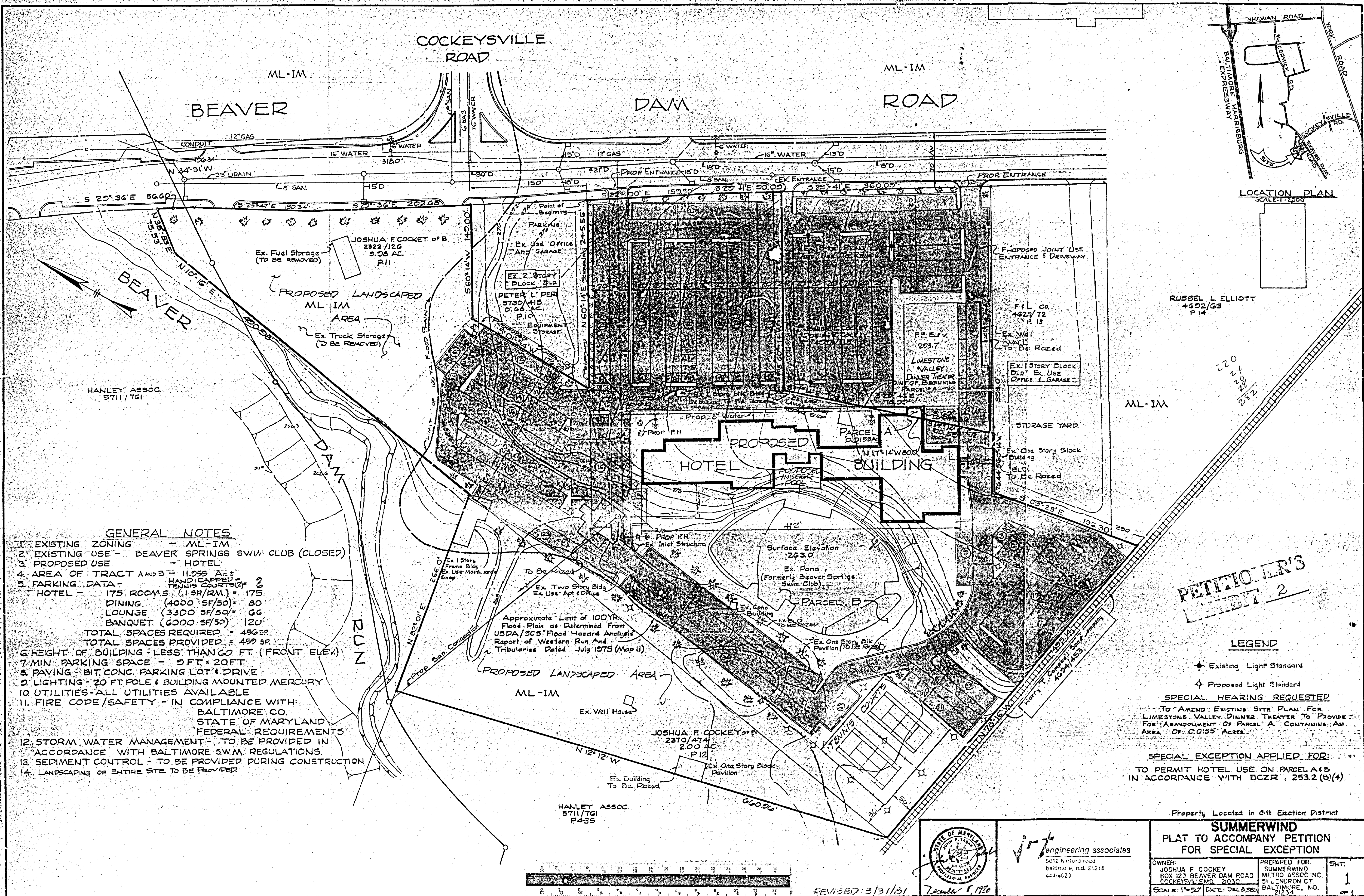
Very truly yours,
James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:nr

cc: Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
Case File

*per Diana - copy given to
Baker & Co. 5-11-83*



LOCATION PLAN
SCALE: 1"=2000'

RUSSEL L ELLIOTT
4622/63
P 14

PETITIONER'S
EXHIBIT 2

LEGEND

- Existing Light Standard
- Proposed Light Standard

SPECIAL HEARING REQUESTED

TO AMEND EXISTING SITE PLAN FOR LIMESTONE VALLEY DINNER THEATER TO PROVIDE FOR ABANDONMENT OF PARCEL A CONTAINING AN AREA OF 0.0155 ACRES.

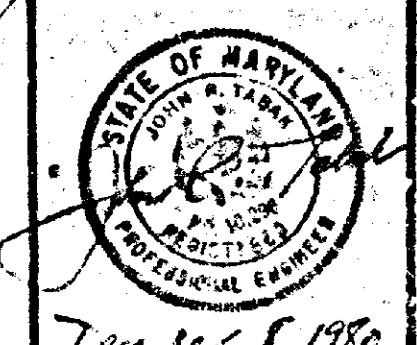
SPECIAL EXCEPTION APPLIED FOR:

TO PERMIT HOTEL USE ON PARCEL A & B IN ACCORDANCE WITH BCZR 253.2 (B)(4)

Property Located in 6th Election District

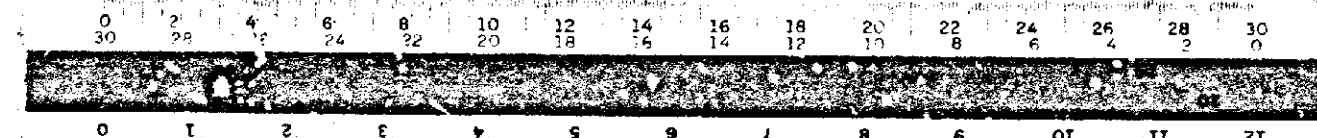
SUMMERWIND
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

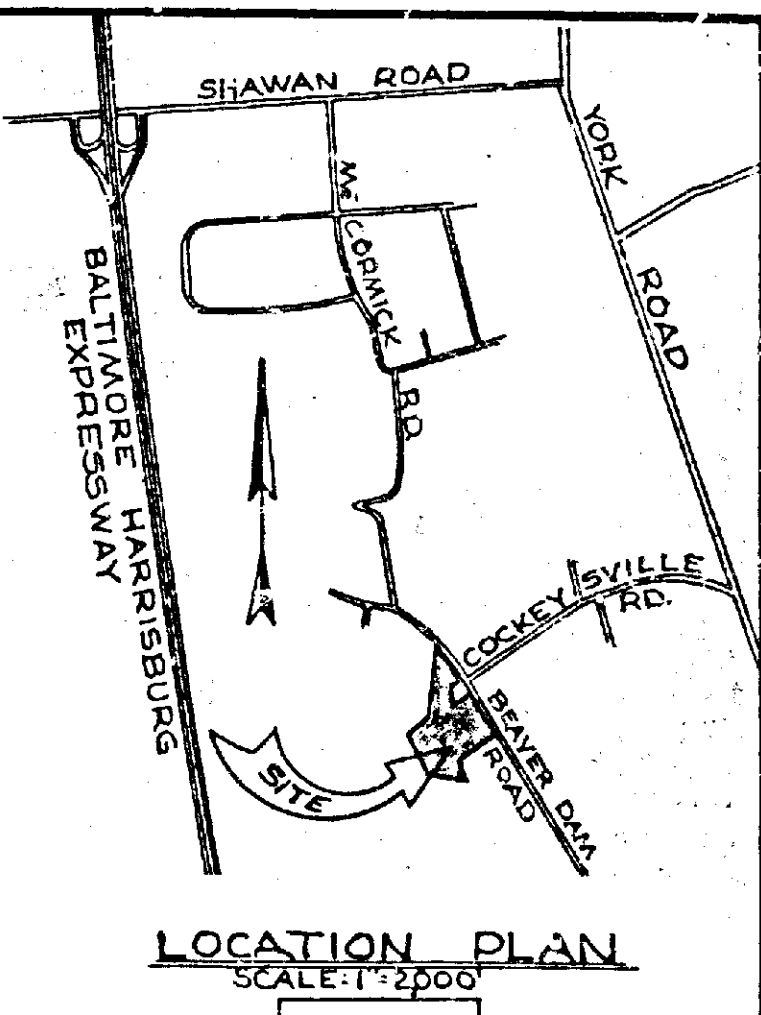
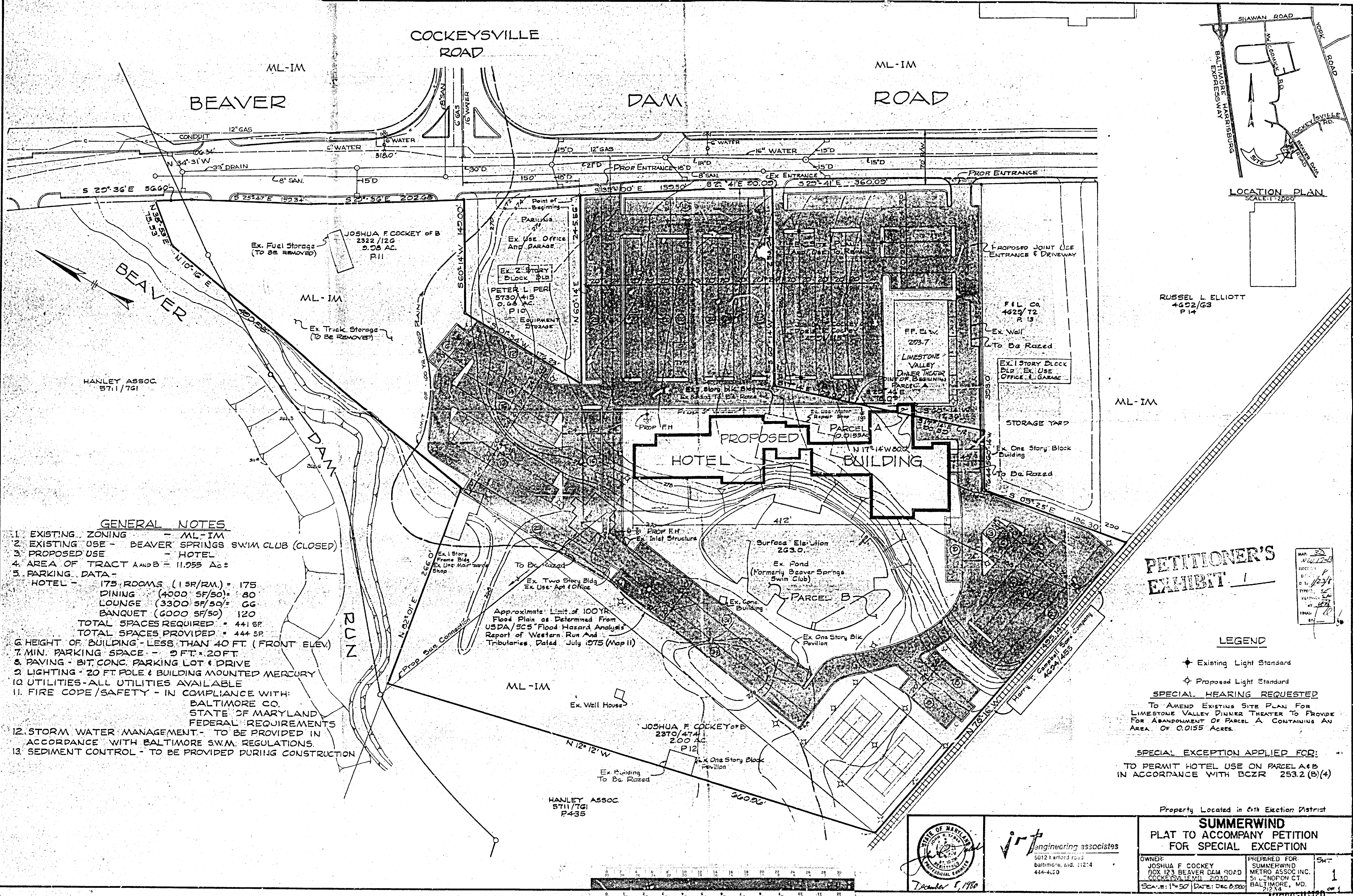
OWNER: JOSHUA F COCKEY BOX 123 BEAVER DAM ROAD COCKEYSVILLE, MD 21030	PREPARED FOR: SUMMERWIND METRO ASSOC INC. 51 LINDRON CT. BALTIMORE, MD. 21234	SHEET: 1 OF 1
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engineering associates
5012 harford road
baltimore e. md. 21214
444-6621

REVISED: 3/31/81





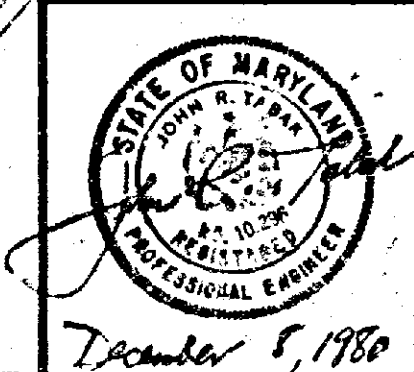
- GENERAL NOTES**
1. EXISTING ZONING - ML-IM
 2. EXISTING USE - BEAVER SPRINGS SWIM CLUB (CLOSED)
 3. PROPOSED USE - HOTEL
 4. AREA OF TRACT A AND B = 11.055 AC ±
 5. PARKING DATA -
HOTEL - 175 ROOMS (1 SR/RM.) = 175
DINING (4000 SF/50) = 80
LOUNGE (3300 SF/50) = 66
BANQUET (6000 SF/50) = 120
TOTAL SPACES REQUIRED = 441 SP.
TOTAL SPACES PROVIDED = 444 SP.
 6. HEIGHT OF BUILDING - LESS THAN 40 FT. (FRONT ELEV.)
 7. MIN. PARKING SPACE - 2 FT. x 20 FT.
 8. PAVING - BIT. CONC. PARKING LOT & DRIVE
 9. LIGHTING - 20 FT. POLE & BUILDING MOUNTED MERCURY
 10. UTILITIES - ALL UTILITIES AVAILABLE
 11. FIRE CODE/SAFETY - IN COMPLIANCE WITH:
BALTIMORE CO.
STATE OF MARYLAND
FEDERAL REQUIREMENTS
 12. STORM WATER MANAGEMENT - TO BE PROVIDED IN ACCORDANCE WITH BALTIMORE SW.M. REGULATIONS.
 13. SEDIMENT CONTROL - TO BE PROVIDED DURING CONSTRUCTION

PETITIONER'S EXHIBIT 1

LEGEND

- Existing Light Standard
- Proposed Light Standard
- SPECIAL HEARING REQUESTED**
TO AMEND EXISTING SITE PLAN FOR LIMESTONE VALLEY DINNER THEATER TO PROVIDE FOR ABANDONMENT OF PARCEL A CONTAINING AN AREA OF 0.0155 ACRES.
- SPECIAL EXCEPTION APPLIED FOR:**
TO PERMIT HOTEL USE ON PARCELS A & B IN ACCORDANCE WITH BCZR 253.2 (B) (4)

Property Located in 6th Election District



engineering associates
50121 Arford Road
Baltimore, Md. 21214
444-4070

SUMMERWIND PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION			
OWNER: JOSHUA F. COCKEY BOX 123 BEAVER DAM ROAD COCKEYSVILLE, MD. 21030	PREPARED FOR: METRO ASSOC. INC. 51 J. NORTON CT. BALTIMORE, MD. 21234	DATE: Dec 8, 1980	SHEET 1 OF 1

MICROFILMED