

PETITION FOR ZONING VARIANCE 83-211-SPHA

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 Variance from Section 402.1 of the Zoning Regulations of Baltimore County, to allow a total of 658 parking spaces instead of the required 691 (pending the previous case 83-211-SPHA) parking spaces which allowed 597 in lieu of the required 611 spaces.

The hardship and practical difficulty which exists without the approval of the above variance is that the owner would not be able to expand the existing cocktail lounge. This expansion is necessary to satisfy the needs of persons belonging to the tennis club and transient's staying at the hotel. The only additional land adjacent to the site is being purchased from the State Roads to provide more parking spaces. Due to the fact that a significant number of spaces under the tennis barn are free from cars a majority of the time this variance will not create any parking problems.

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.

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.

Contract Purchaser: (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 City and State _____
 Attorney's Telephone No. _____

ORDERED BY The Zoning Commission of Baltimore County, this 10th day of February, 1983, 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 108, County Office Building in Towson, Baltimore County, on the 17th day of March, 1983, at 10:00 o'clock A.M.

ORDER RECEIVED FOR FILING DATE March 23, 1983

ORDER RECEIVED FOR FILING DATE 3/23/83

PETITION FOR SPECIAL HEARING 83-211-SPHA

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 Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments to the Zoning Regulations to allow an addition to the existing cocktail lounge and dining room area of 4,664 square feet for the major part of the hotel patrons and to add an additional parking area.

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

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.

Contract Purchaser: (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 City and State _____
 Attorney's Telephone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of February, 1983, 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 108, County Office Building in Towson, Baltimore County, on the 17th day of March, 1983, at 10:00 o'clock A.M.

NEG:JGH:dmc (over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 SW/S of Reisterstown Rd., 1380' SW of the centerline of the Baltimore Beltway, 3rd District
 PIKESVILLE HOTEL LIMITED PARTNERSHIP, Petitioner
 Case No. 83-211-SPHA

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 22nd day of February, 1983, a copy of the foregoing Order was mailed to William L. Siskind, General Partner, Pikesville Hotel Limited Partnership, 2 E. Fayette Street, Baltimore, MD 21202, Petitioner.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner, William E. Hammond
 FROM: Director of Planning and Zoning, Norman E. Gerber
 SUBJECT: Zoning Petition No. 83-211-SPHA, Pikesville Hotel Limited Partnership

This office is not opposed to the granting of this request.

Norman E. Gerber, Director of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner, William E. Hammond
 FROM: Director of Planning and Zoning, Norman E. Gerber
 SUBJECT: Zoning Petition No. 83-211-SPHA, Pikesville Hotel Limited Partnership

This office is not opposed to the granting of this request.

Norman E. Gerber, Director of Planning and Zoning

Mr. William L. Siskind, 2 East Fayette Street, Baltimore, Md. 21202
 Geo. W. Stephens, Jr. & Associates, Inc., 303 Alleghany Avenue, Towson, Md. 21284

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 10th day of February, 1983.

William E. Hammond, Zoning Commissioner

Petitioner: Pikesville Hotel Limited Partnership
 Petitioner's Attorney: _____
 Revised by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 2, 1983

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

Mr. William L. Siskind, 2 East Fayette Street, Baltimore, Maryland 21202

RE: Item No. 117 - Case No. 83-211-SPHA, Pikesville Hotel Limited Partnership, Special Hearing & Variance Petitions

Dear Mr. Siskind: 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.

In view of your proposal to increase the area of the existing lounge/dining area, this variance hearing is required, while the special hearing is included in order to amend the site plans of the three previous hearings, as noted on the special hearing forms, on this property.

For additional information on the comments from the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
 Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

cc: George W. Stephens, Jr. & Associates, Inc., 303 Alleghany Avenue, Towson, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of March, 1983, that the ~~same~~ Petition for Variances, to permit 658 parking spaces in lieu of the required 691, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

Deputy Zoning Commissioner of Baltimore County
 Deputy Zoning Commissioner of Baltimore County

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 to amend the site plans filed in Case Nos. 70-122-RXSPH, 73-260-XA, and 80-7-SPHA to permit a 4,644 square foot addition to the existing cocktail lounge and dining room area and an additional parking area would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of March, 1983, that the amendment to the site plans filed in Case Nos. 70-122-RXSPH, 73-260-XA, and 80-7-SPHA to permit a 4,644 square foot addition to the existing cocktail lounge and dining room area and an additional parking area, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised March 17, 1983, and marked Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The addition proposed to house 11 racquetball courts on the west end of the existing tennis barn shall be removed from Petitioner's Exhibit 1.
- Fifty parking spaces shall be provided as indicated on Petitioner's Exhibits 1 and 3 or on the B.L. (Business, Local) zoned parcel adjacent to the site and located behind the Mobil Oil Corporation property.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County
 Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON MARYLAND 21204

HARRY J. F. STEL P.E. DIRECTOR January 21, 1983

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

Re: Item #117 (1982-1983)
 Property Owner: Pikesville Hotel Limited Partnership
 S/W Reisterstown Rd. 380' S/E from centerline of Balto. Beltway
 Acres: 10 District: 3rd

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:

Baltimore County highway and utility improvements exist and are not directly involved.

The Baltimore Beltway (I-695) and Reisterstown Road (Md. 140) are State Roads; therefore, all improvements, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

This property has been the subject of review and comment in connection with Zoning Items 188 (1978-1979), 152 (1972-1973) and 60 (1969-1970).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 117 (1982-1983).

Very truly yours,

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

FAM:HAM:FWH:SS

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

Attachment

March 28, 1979

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

Re: Item #108 D(1977-1979)
 Property Owner: Pikesville Hotel Limited Partnership
 S/W Baltimore Beltway 150' S/W Reisterstown Rd.
 Existing Zoning: B.L.
 Proposed Zoning: Special Hearing to amend Case No. 73-260-XA (Item No. 162, 1973-1973) to allow for expansion of the existing tennis club and Variance to permit a rear setback of 5' in lieu of the required 20' and to permit 597 parking spaces in lieu of the required 631 spaces.
 Acres: 12.0576 District: 3rd

Dear Mr. DiMenna:

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

General:

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

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND, P.E., Chief
 Bureau of Engineering

EMO:HAM:FWH:SS

cc: P. Koch

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

ORDER RECEIVED FOR FILING
 DATE March 29, 1983
 BY Steph P. Young, et al.

ORDER RECEIVED FOR FILING
 DATE March 29, 1983
 BY Steph P. Young, et al.

Maryland Department of Transportation
 State Highway Administration

Lorval K. Bridwell
 Secretary
 M. S. Collier
 Administrator

January 5, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Dec. 21, 1982
 ITEM: #117.
 Property Owner: Pikesville Hotel Limited Partnership
 Location: SW/S Reisterstown Road, Route 140, 380' S/E from centerline of Baltimore Beltway
 Existing Zoning: B.L.
 Proposed Zoning: Variance to permit 632 parking spaces in lieu of the required 691.
 Special Hearing for an amendment to the present site plan for Special Exception (Case #73-260 XA & 80-7 SPHA) to allow an addition to the existing cocktail lounge and dining room area of 4,644 sq. ft. for the major use of the hotel patrons.
 Acres: 10
 District: 3rd

Dear Mr. Hammond:

On review of the site plan of December 3, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley My telephone number is (301) 659-1350

Telephone for Impaired Hearing or Speech
 363 75/5 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-2983 Statewide Toll Free
 P.O. Box 7177 7th and Calvert St. Baltimore, Maryland 21202-0717

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

January 25, 1983

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

ZAC - December 21, 1982
 Item Nos. 117, 118, 119, 121, 122, 124, 125.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 117, 118, 119, 121, 122, 124, and 125.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate II

MSF/cm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 117, Zoning Advisory Committee Meeting of Dec. 24, 1982

Property Owner: Pikesville Hotel Limited Partnership

Location: SW/S Reisterstown Rd at Rt. 695 District 3

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for an existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () 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 spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charrbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Dec 27 1982
 Date

Zoning Item # 117
 Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
 () The results are valid until _____
 () Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
 () shall be valid until _____
 () is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- () Others _____

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

SS 20 1080 (2)

PAUL H. RENCKE
CHIEF

January 21, 1983

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: Pikesville Hotel Limited Partnership

Location: SW/S Reisterstown Road 380' S/E from centerline of Baltimore Beltway

Item No.: 117 Zoning Agenda: Meeting of December 21, 1982

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 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: *John Kelly* 1-24-83 Noted and Approved: *George W. Hammond*
Special Inspection Division Fire Prevention Bureau

JR/mb/c

TED ZALEWSKI, JR.
DIRECTOR
Dr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 117 Zoning Advisory Committee Meeting are as follows:

Property Owner: Pikesville Hotel Limited Partnership
Location: SW/S Reisterstown Road 380' S/E from centerline of Balto. Beltway
Proposed Zoning: P-1
Request: Variance to permit 632 parking spaces in lieu of the required 691. Special Hearing for an amendment of the present site plan for the existing cocktail lounge and dining room area of 4,644 sq. ft. for the major use of the hotel patrons.

The items checked below are applicable:

XI. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 168 State of Maryland Code for the Building and Code and other applicable codes.

XII. A building and other miscellaneous permits shall be required before beginning construction.

XIII. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

XIV. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

XV. An eaveless wall erected within 6" of an adjacent lot line shall be of one hour fire resistance, no eaveless permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 107, Item 2, Section 107 and Table 108.

XVI. Proposed variance conflicts with the Baltimore County Building Code, Section/s _____.

XVII. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings (including how the structure will meet the Code requirements for "no gross area change"). Drawings may require a professional seal.

XVIII. Before this office can comment on the above structure, please have the owner, then the architect or engineer in Maryland and/or Engineer certify to this office, that the structure for which a proposed change in use is proposed comply with the height/area requirements of Table 305 and the required construction classification of Table 101.

XIX. If an addition brings these two buildings together, may have difficulties in complying with the height and area of the building code. Unfinished area buildings are limited to one story unless the total structure is sprinklered and can comply with a 4 or 13 construction. Buildings using perimeter markings and sprinkler markings shall comply with Article 4 and 5.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of my permit. If more additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., E122.

Very truly yours,

Charles E. Dorman, Chief
Plans Review

CD:mrj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 4, 1983

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

Z.A.C. Meeting of: December 21, 1982

RE: Item No: 117, 118, 119, 120, 121, 122, 123, 124, 125

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

Description to Accompany Petition
For Special Hearing and Variance

November 15, 1982

Beginning for the same as the southwest right-of-way line of Reisterstown Road distant 380 feet more or less measured southeasterly, along the center line of Reisterstown Road from the center line intersection of the Baltimore Beltway thence binding on the southwest right-of-way of Reisterstown Road the right following courses and distances:

- 1) South 42° 09' 30" East 60 feet more or less
- 2) South 78° 16' 28" East 25.36 feet
- 3) South 42° 09' 30" East 190.00 feet
- 4) North 47° 52' 32" East 35.00 feet
- 5) South 37° 35' 04" East 50.16 feet
- 6) South 42° 09' 30" East 175.00 feet
- 7) North 47° 50' 30" East 5.01 feet and
- 8) South 42° 05' 15" East 84.65 feet thence
- 9) South 47° 50' 00" West 195.59 feet thence
- 10) South 43° 57' 50" West 66.44 feet thence
- 11) North 32° 45' 40" West 3.27 feet thence
- 12) South 66° 22' 10" West 355.50 feet thence
- 13) North 83° 47' 50" West 88.71 feet thence
- 14) South 58° 24' 00" West 369.05 feet thence
- 15) North 21° 36' 00" West 307.48 feet to the southeast Right-of-Way of the Baltimore Beltway thence binding on the said southeast Right-of-Way the six following courses and distances
- 16) North 61° 26' 40" East 18.10 feet
- 17) North 48° 03' 30" East 308.93 feet
- 18) North 47° 50' 30" East 100.44 feet
- 19) North 39° 18' 40" East 192 feet more or less
- 20) North 47° 36' 33" East 188 feet more or less and
- 21) Northeasterly by a line curving to the south with a radius of 38 feet more or less for an arc distance of 60 feet more or less to the place of beginning.

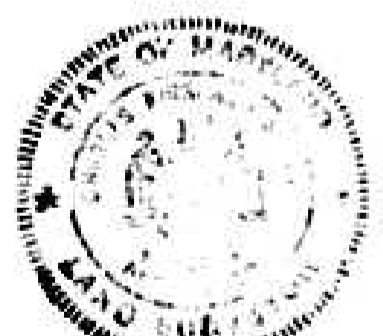
Containing 10 acres of land more or less.

Saving and excepting therefrom that area lying within the S.N.A. Right-of-Way

Description to Accompany Petition
For Special Hearing and Variance

November 15, 1982
Page -2-

as shown on S.N.A. Plat No. 44344. Together with a strip of land 20 feet wide adjacent to and along the above mentioned Right-of-Way. Said strip proposed to be retained by the State as part of the Right-of-Way for I-695.



Charles V. Stank
#3026

HILTON INN
TENNIS CLUB

Reisterstown Road at the Beltway
Baltimore, Maryland 21208
(301) 653-0660

Petitioner Exhibit #2

| MADE - 1983 | 9 A.M. | 4 P.M. | 9 P.M. |
|-------------|--------|--------|--------|
| 1 | | 212 | |
| 2 | 89 | 250 | 312 |
| 3 | 123 | 234 | 192 |
| 4 | 115 | 222 | 266 |
| 5 | 121 | 268 | 200 |
| 6 | 99 | 149 | 188 |
| 7 | 64 | 196 | 177 |
| 8 | 110 | 273 | 274 |
| 9 | 152 | 268 | 262 |
| 10 | 138 | 288 | 340 |
| 11 | 107 | 254 | 267 |
| 12 | | 123 | 140 |
| 13 | 193 | 274 | 236 |
| 14 | 81 | 221 | 252 |
| 15 | 122 | 262 | 250 |
| 16 | 149 | 309 | 334 |

PETITIONER'S
EXHIBIT 2

PETITION FOR SPECIAL HEARING AND VARIANCE

3rd Election District

ZONING: Petition for Special Hearing and Variance

LOCATION: Southwest side of Reisterstown Road, 380 ft. Southeast of the centerline of the Baltimore Beltway

DATE & TIME: Thursday, March 17, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments to the site plans for Case Nos. 70-122-RXSPH, 73-260-XA and 80-7-SPHA to allow an addition to the existing cocktail lounge and dining room area of 4,644 sq. ft. for the major use of the hotel patrons and to add an additional parking area and Variance to allow a total of 658 parking spaces instead of the required 691 by amending the previous Case No. 80-7-SPHA which allowed 597 parking spaces in lieu of the required 631 spaces

The Zoning Regulation to be excepted as follows:
Section 409.2 - parking required for a hotel/motel, restaurant, meeting area, office retail and tennis courts and other non-retail uses

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

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

Hearing Date: Thursday, March 17, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Mr. William L. Stalinski
Pikesville Hotel Limited Partnership
2 East Fayette Street
Baltimore, Maryland 21202

RE: Petition for Special Hearing and Variance
SW/S of Reisterstown Road, 380' SE of the
centerline of the Baltimore Beltway - 3rd
Election District
Pikesville Hotel Limited Partnership -
Pikesville
NO. 83-211-SPHA (Item No. 117)

Dear Mr. Stalinski:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH:ca

Attachments

cc: John W. Houston, III, Esquire
People's Counsel

March 22, 1983

February 15, 1983

Pikesville Hotel Limited Partnership
c/o William L. Siskind, General Partner
2 East Fayette Street
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Special Hearing and Variance
SW/S of Reisterstown Rd., 380' SE of the
c/l of Baltimore Beltway
Pikesville Hotel Limited Partnership - Petitioner
Case No. 83-211-SPHA

TIME: 10:00 A.M.

DATE: Thursday, March 17, 1983

PLACE: Room 101, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY, MD

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

No. 112350

DATE: 3/16/83 ACCOUNT: R-01-615-000
AMOUNT: \$126.25
RECEIVED FROM: Baltimore Hilton Inn
FOR: Advertising & Posting Case #83-211-SPHA

6 013*****2009720 4082A

VALIDATION OF SIGNATURE OF CASHIER



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

BY: JAM E. HAMMOND
ZONING COMMISSIONER

March 11, 1983

Pikesville Hotel Limited Partnership
c/o William L. Siskind, General Partner
2 East Fayette Street
Baltimore, Maryland 21202

Re: Petition for Special Hearing and Variance
SW/S of Reisterstown Rd., 380' SE of
c/l of Baltimore Beltway
Pikesville Hotel Limited Partnership - Petitioner
Case No. 83-211-SPHA

Dear Sir:

This is to advise you that \$126.25 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

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

No. 115054

DATE: 3/16/83 ACCOUNT: R-01-615-000

AMOUNT: \$126.25

RECEIVED FROM: Baltimore Hilton Inn
FOR: Advertising & Posting Case #83-211-SPHA

6 013*****1762510 5172A

VALIDATION OF SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING AND VARIANCE

Re: Petition for Special Hearing and Variance
SW/S of Reisterstown Rd., 380' SE of the c/l of Baltimore Beltway
Pikesville Hotel Limited Partnership - Petitioner
Case No. 83-211-SPHA

Public Hearing: Room 101, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
Hearing Date: Thursday, March 17, 1983 at 10:00 A.M.

The Zoning Commissioner of Baltimore County, by authority of the Board of Land Use Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for special hearing and variance on the date and at the place specified above.

The Board of Land Use Regulations of Baltimore County, by authority of the Board of Land Use Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for special hearing and variance on the date and at the place specified above.

2) North 67' 00" 00" East 60 feet more or less and

3) North 67' 00" 00" East 60 feet more or less and

4) North 67' 00" 00" East 60 feet more or less and

5) North 67' 00" 00" East 60 feet more or less and

6) North 67' 00" 00" East 60 feet more or less and

7) North 67' 00" 00" East 60 feet more or less and

8) North 67' 00" 00" East 60 feet more or less and

CERTIFICATE OF PUBLICATION

TOWSON, MD, February 24, 1983

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the day of March, 1983, the 24th day of February, 1983.

THE JEFFERSONIAN

Frank S. Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-211-SPHA

District: 3rd Date of Posting: 3-25-83

Posted for: Special Hearing and Variance

Petitioner: Pikesville Hotel Limited Partnership

Location of property: SW/S Reisterstown Rd., 380' SE of the Baltimore Beltway

Location of Sign: Location sign and end of property facing north and west ends of signs on side of Reisterstown Road at main entrance

Remarks: Signs and one location sign

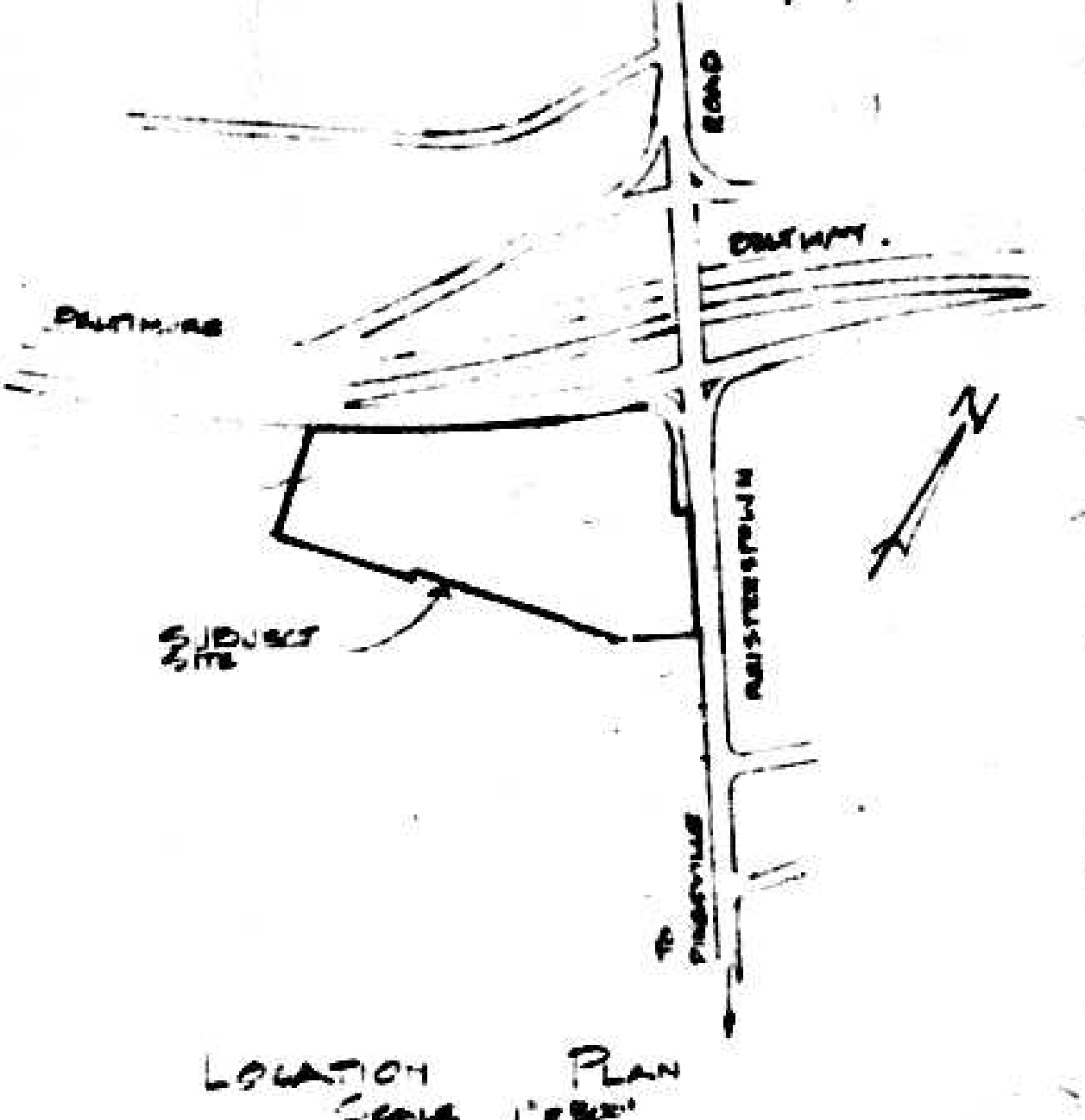
Posted by: Signature Date of return: 3-4-83

Number of Signs: 3



BALTIMORE DELTAWAY I-695

TO BE ACQUIRED FROM THE STATE 0.5 ACRES ±



DENSITY TABULATION
 ZONED - BL WITH SPECIAL EXCEPTION
 AREA - 10.0 ACRES ±
 USE - HOTEL, RETAIL SHOPPING AREA, OFFICES, AND TENNIS CLUB

PARKING DATA

| | SPACES |
|---|--------|
| A - HOTEL | |
| 1 - TOTAL ROOMS - 100 @ (1/ROOM) | 100 |
| 2 - RESTAURANT; COCKTAIL LOUNGE & BALCONY AREAS - 10,142 SF (1/50 SF) | 203 |
| 3 - MEETING & BANQUET ROOMS AREAS - 4518 SF @ (1/20 SF) | 90 |
| B - OFFICE & RETAIL STORES | |
| 1 - BANK AREA - 2063 @ (1/500 SF) | 7 |
| 2 - BEAUTY SHOP - 1428 @ (1/200 SF) | 5 |
| 3 - REMAINING RETAIL AREA - 12,413 @ (1/200 SF) | 62 |
| 4 - 2ND FLOOR DOCTORS OFFICES - 1707 SF @ (1/300 SF) | 13 |
| 5 - PROFESSIONAL & GENERAL OFFICE AREA 2ND FLOOR - 13,383 SF @ (1/500 SF) | 27 |
| C - RACQUET CLUB | |
| 6 - TENNIS COURTS (3/COURT) | 18 |
| TOTAL SPACES REQUIRED = 508 | |

VARIANCE TO SECTION 409.2 (1), 3 & 5 IS GRANTED TO PERMIT A VARIANCE OF 34 SPACES

NOTE - 11 RACQUET BALL COURTS NOT BUILT
 33 SPACES NOT USED
 SEE ITEM #188 (1718-171) CASE UP 80-7 SPH.

D - THIS PETITION PROPOSED ADDITION TO COCKTAIL LOUNGE/DINING AREA 4644 SF @ (1/50 SF) = 93

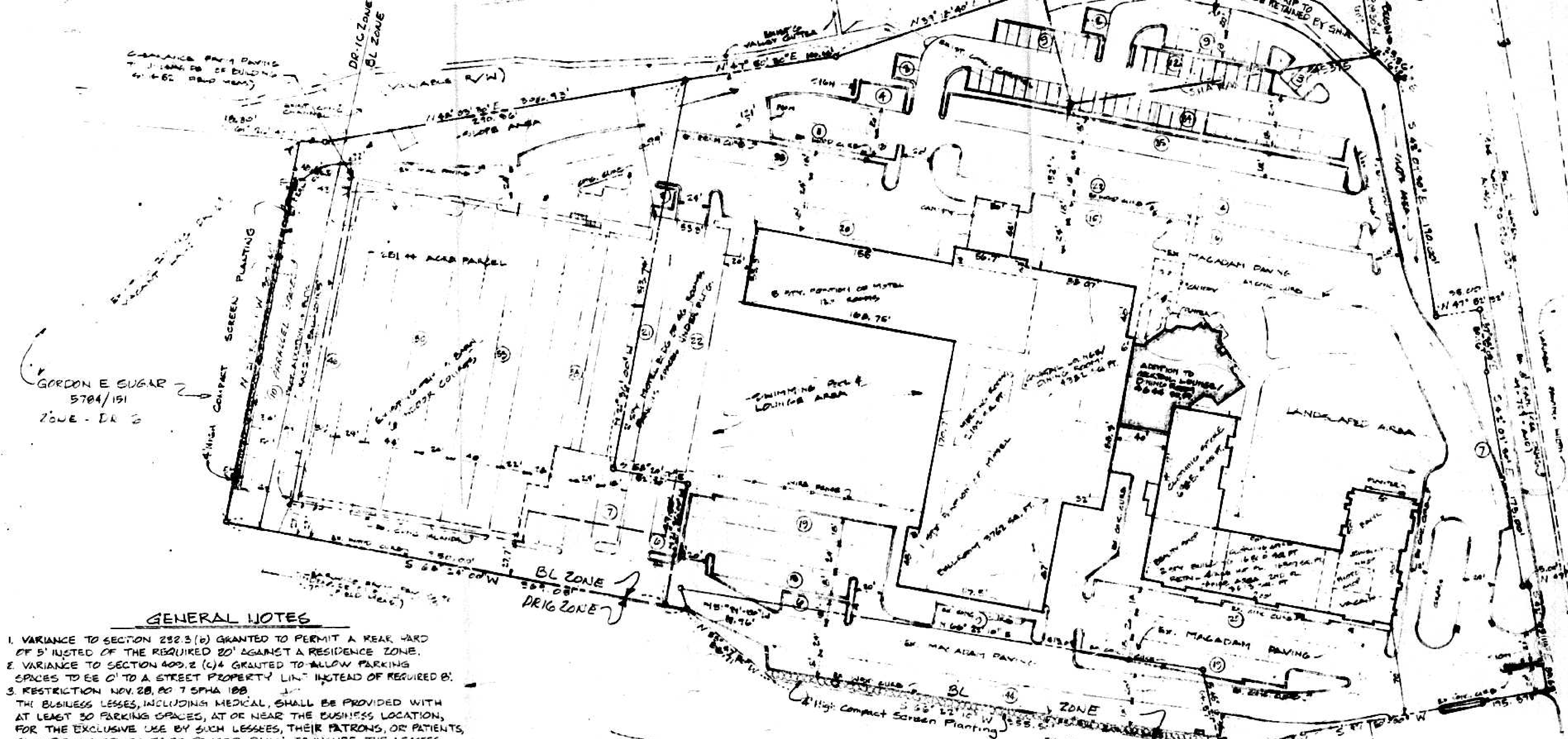
| |
|------------------------------|
| TOTAL SPACES REQUIRED = 601 |
| TOTAL EXISTING SPACES = 498 |
| SPACES NEEDED = 103 |
| ADDITIONAL PROP. SPACES = 60 |
| VARIANCE REQUEST = 38 |

VARIANCE REQUESTED TO ALLOW 608 SPACES INSTEAD OF REQUIRED 644 SPACES

PETITIONER'S EXHIBIT / REVISED PLANS FEB 23 1985 JTM 1117

PLAT TO ACCOMPANY PETITION FOR SPECIAL VARIANCE TO ALLOW AN ADDITION TO THE EXISTING COCKTAIL LOUNGE AND DINING ROOM FACILITIES AND A REQUEST FOR A VARIANCE TO SECT 409.2(1), 3 & 5 TO PERMIT A VARIANCE OF 34 SPACES
 PIKEVILLE HILTON INN AND SHOPPING VILLAGE

582 ELECTION DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1" = 50'
 DATE: DEC 3, 1982
 3/17/1987
 CLK

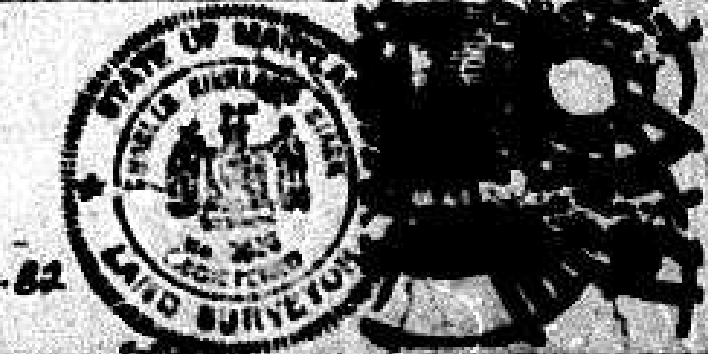


GENERAL NOTES

- VARIANCE TO SECTION 282.3 (b) GRANTED TO PERMIT A REAR YARD OF 5' INSTEAD OF THE REQUIRED 20' AGAINST A RESIDENCE ZONE.
- VARIANCE TO SECTION 409.2 (1) GRANTED TO ALLOW PARKING SPACES TO BE ON A STREET PROPERTY LINE INSTEAD OF REQUIRED 5'.
- RESTRICTION NOV. 28, 1977 SPH 188
 THE BUSINESS LESSEES, INCLUDING MEDICAL, SHALL BE PROVIDED WITH AT LEAST 30 PARKING SPACES, AT OR NEAR THE BUSINESS LOCATION, FOR THE EXCLUSIVE USE BY SUCH LESSEES, THEIR PATRONS, OR PATIENTS, SAID PARKING SPACES TO BE POLICED DAILY TO INSURE THE LESSEES OF EXCLUSIVE USE BETWEEN THE HOURS OF 8:00AM AND 6:00PM AND CLEARLY INDICATED TO ALL THOSE PERSONS USING THE PETITIONER'S PREMISES THAT SUCH SPACES ARE FOR THE USE OF THE LESSEES.
- 11 RACQUET BALL COURTS NOT BUILT 33 PARKING SPACES NOT REQUIRED - SEE ITEM #188 (1978-1979) CASE NO. 80-7 SPH.
- THIS PETITION IS FOR A PROPOSED ADDITION TO THE EXISTING COCKTAIL LOUNGE AND DINING AREA. SAID ADDITION IS FOR EXPANDING THE PRESENT FACILITIES AND THEIR PRESENT USES; COCKTAIL LOUNGE AND DINING AND DANCING TO LIVE MUSIC, AND IS INTENDED MAINLY FOR THE USE OF THE HOTEL PATRONS.
- EXISTING OFFSTREET PARKING WAS PERMITTED IN A RESIDENCE ZONE AS A RESULT OF ZONING CASE 70-122-RX SPH AND MEETS THE REQUIREMENTS OF SECTION 409.4
 - AREA ADJACENT PROPERTY.
 - AREA IS FOR PASSENGER VEHICLES ONLY.
 - NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING IS PERMITTED.
 - LIGHTING IS REGULATED AS TO LOCATION, DIRECTION AND INTENSITY AS REQUIRED.
 - AREA WILL BE SCREENED WITH 4' HIGH COMPACT SCREEN PLANTING.
 - THERE IS AN EXISTING PAVED AND PROPERLY DRAINED SURFACE ON THE PARKING AREA.
 - PARKING AND ACCESS IS AS SHOWN.
 - PARKING AREA IS MAINTAINED AND REGULATED BY OWNERS OF HOTEL.

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
 ENGINEERS
 380 ALLEGHENY AVE. TOWSON, MD. 21284

DAVID S. STEPHENS
 ASSOCIATE ENGINEER

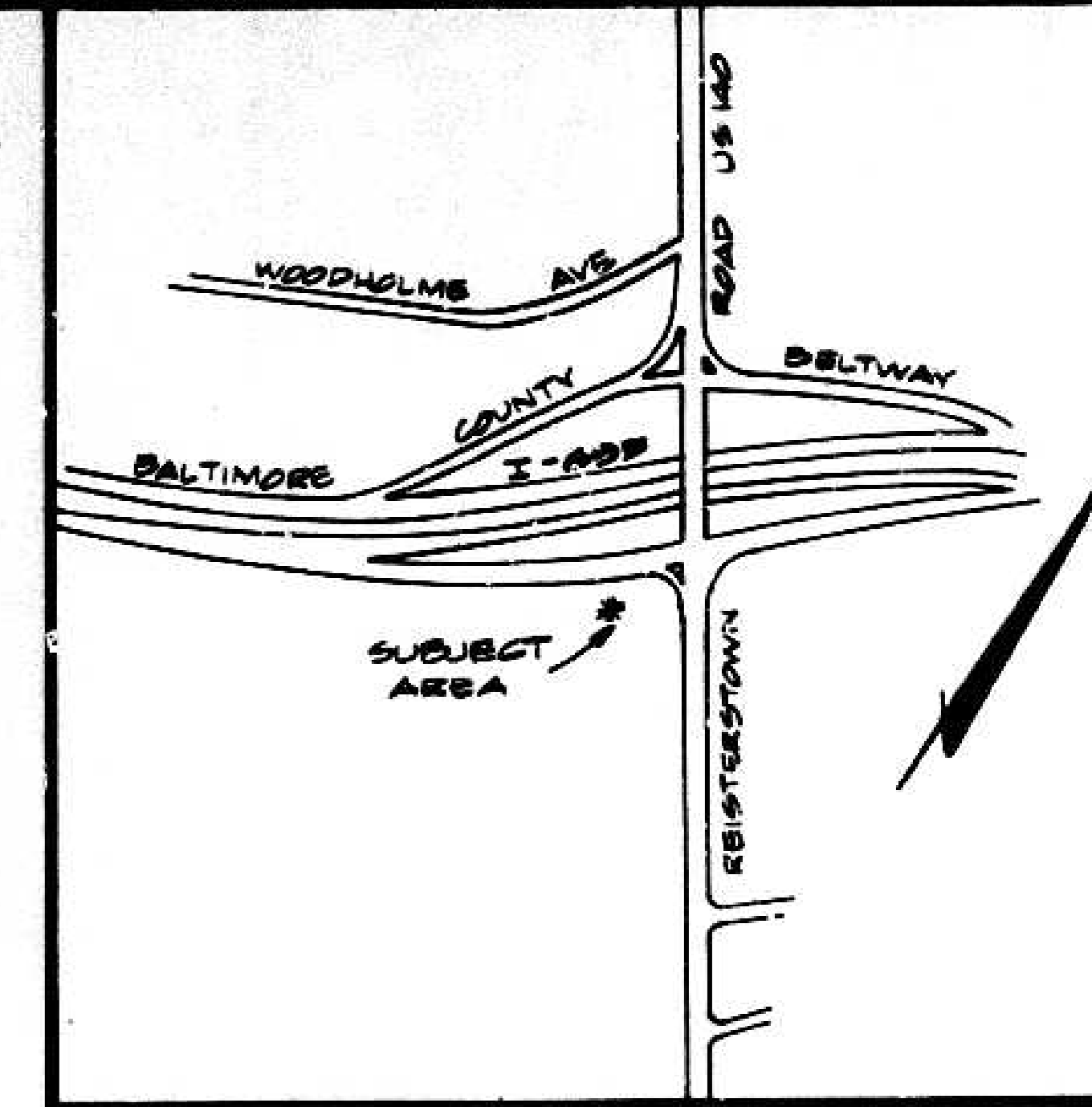


ADDITION TO BALTIMORE HILTON INN
 BALTIMORE, MARYLAND
 DAN C. DUCKHAFT, ARCHITECT, P.A.
 3107 NORTHEAST 18 TERRACE FORT LAUDERDALE, FLORIDA 33308 304/594-8730
 DATE: DEC 3, 1982
 3/17/1987
 CLK

GENERAL NOTES

- (1) AREA OF PARCEL TO BE ACQUIRED FROM STATE - 0.17 AC
- (2) ZONED BU
- (3) PROP USE - PARKING LOT EXPANSION
- (4) PAVING SECTION TO BE AS DETERMINED BY SOLE ENGINEER BUT A MINIMUM SECTION OF 2" SURFACE COURSE ON A 8" SUB-BASE OR EQUIVALENT
- (5) PROJECT IS EXEMPTED FROM STORM WATER MANAGEMENT

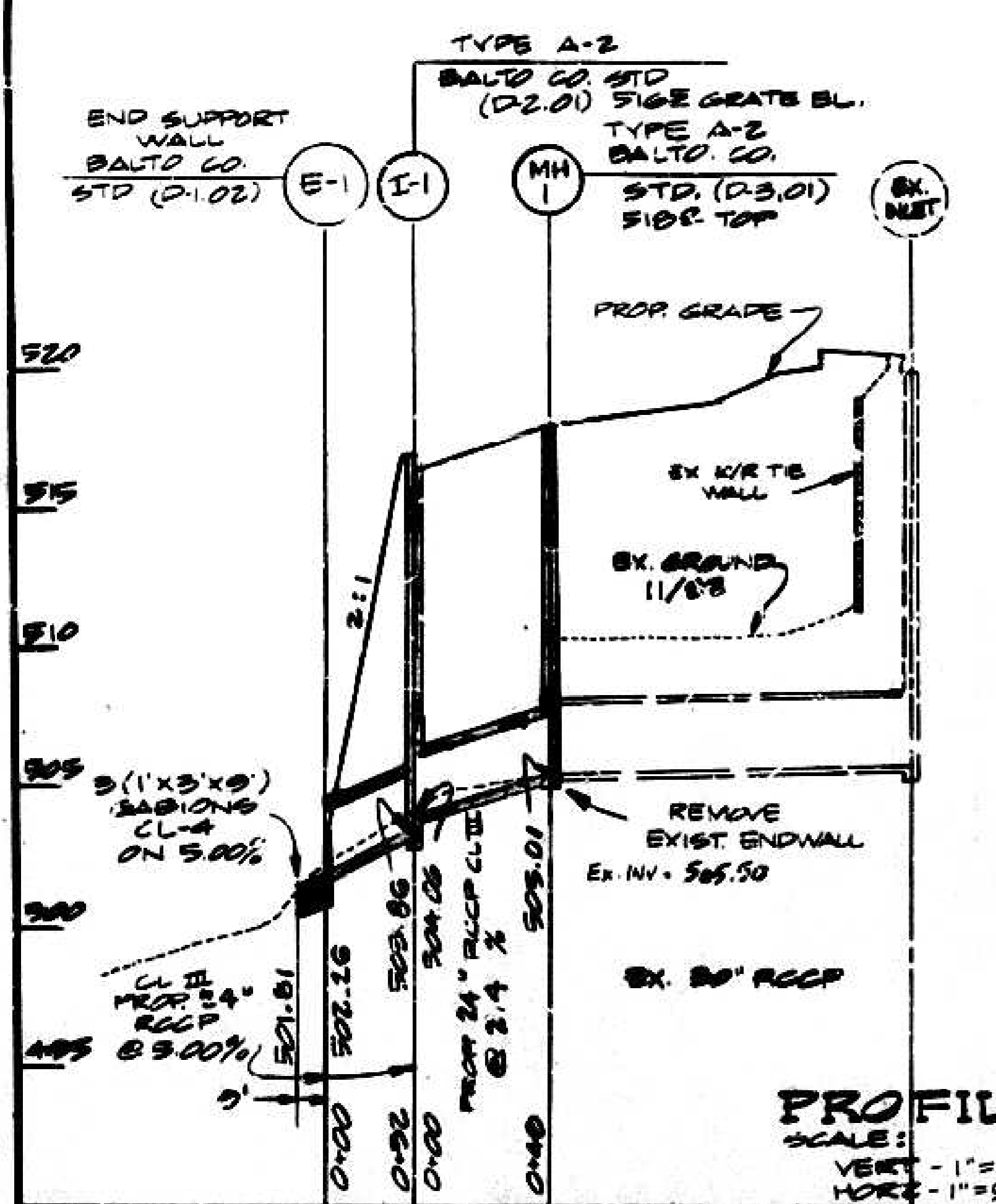
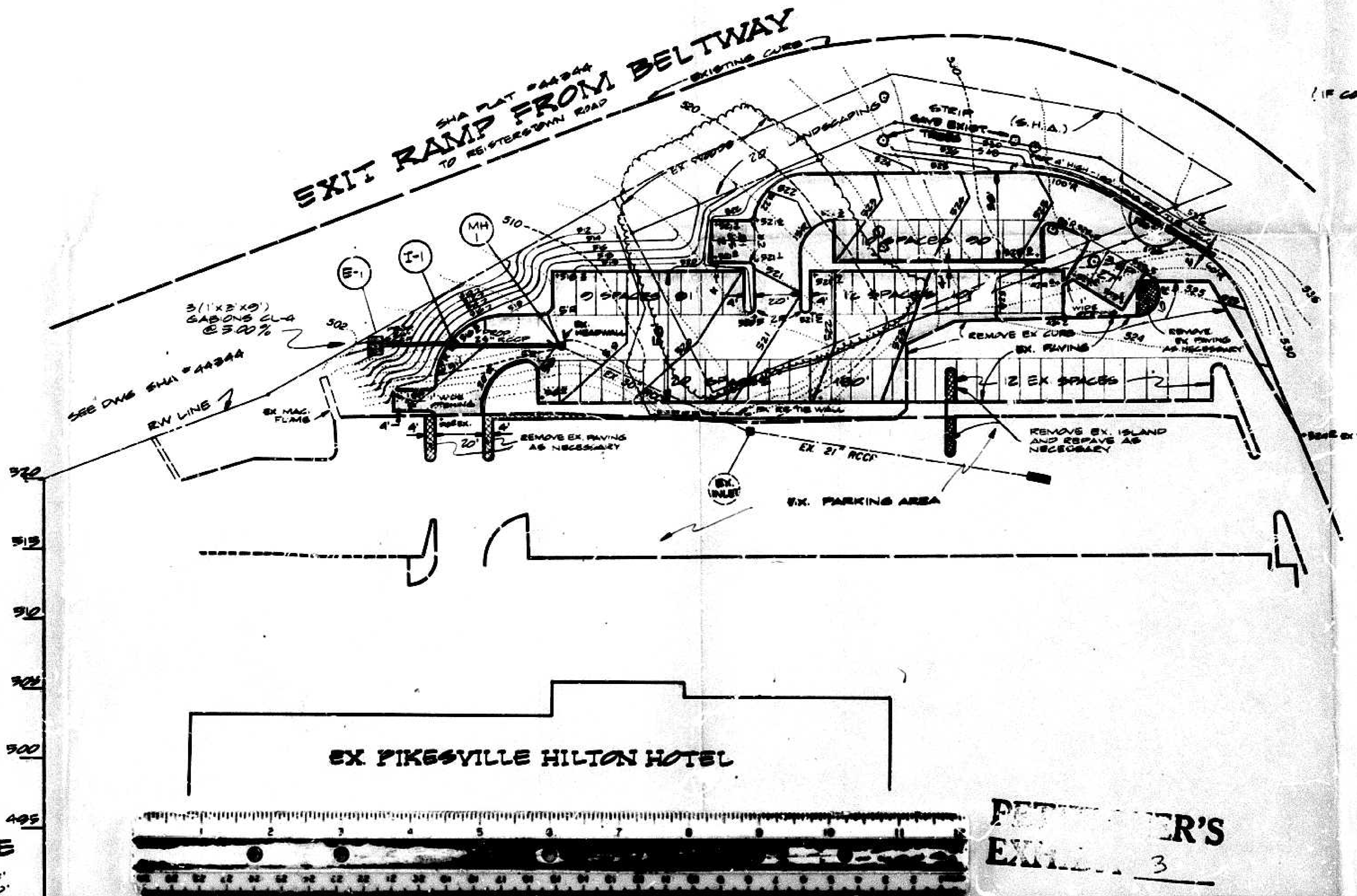
| PARKING DATA | |
|--------------|----|
| SPACES SHOWN | 57 |
| SPACES LOST | 7 |
| TOTAL GAIN | 50 |



LOCATION MAP SCALE: 1"=500'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CURB (RETIE)
- PROF CURB
- PROF REVERSE CUTTER
- PROF RR TIE WALL
- SPOT ELEVATIONS
- EXISTING TREES



(IF CONF. CURB & OUTER)

QUANTITIES:

- 2000 SY MACADAM
- 1350 LF CURB (OPTIONAL RETIE, BITUMINOUS OR CONCRETE)
- 100 LF - 4' HIGH RR TIE WALL (TO BE DESIGNED BY OTHERS)
- 80 LF - 24" RCC PIPE CURB
- 1 EACH - MANHOLE 15' DEEP
- 1 EACH - TYPE A-2 INLET 15' DEEP
- 1 EACH - 24" END SUPPORT WALL
- 1 EACH - REMOVAL EXISTING HEADWALL
- 3 CY - CL 4 GABIONS
- 1450 CY - CUT
- 400 CY - FILL
- 300 LF - EX CURB TO BE REMOVED
- 50 SY - MACADAM TO BE REMOVED

PERMITTER'S EXHIBIT 3

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21284
(301) 825-8120



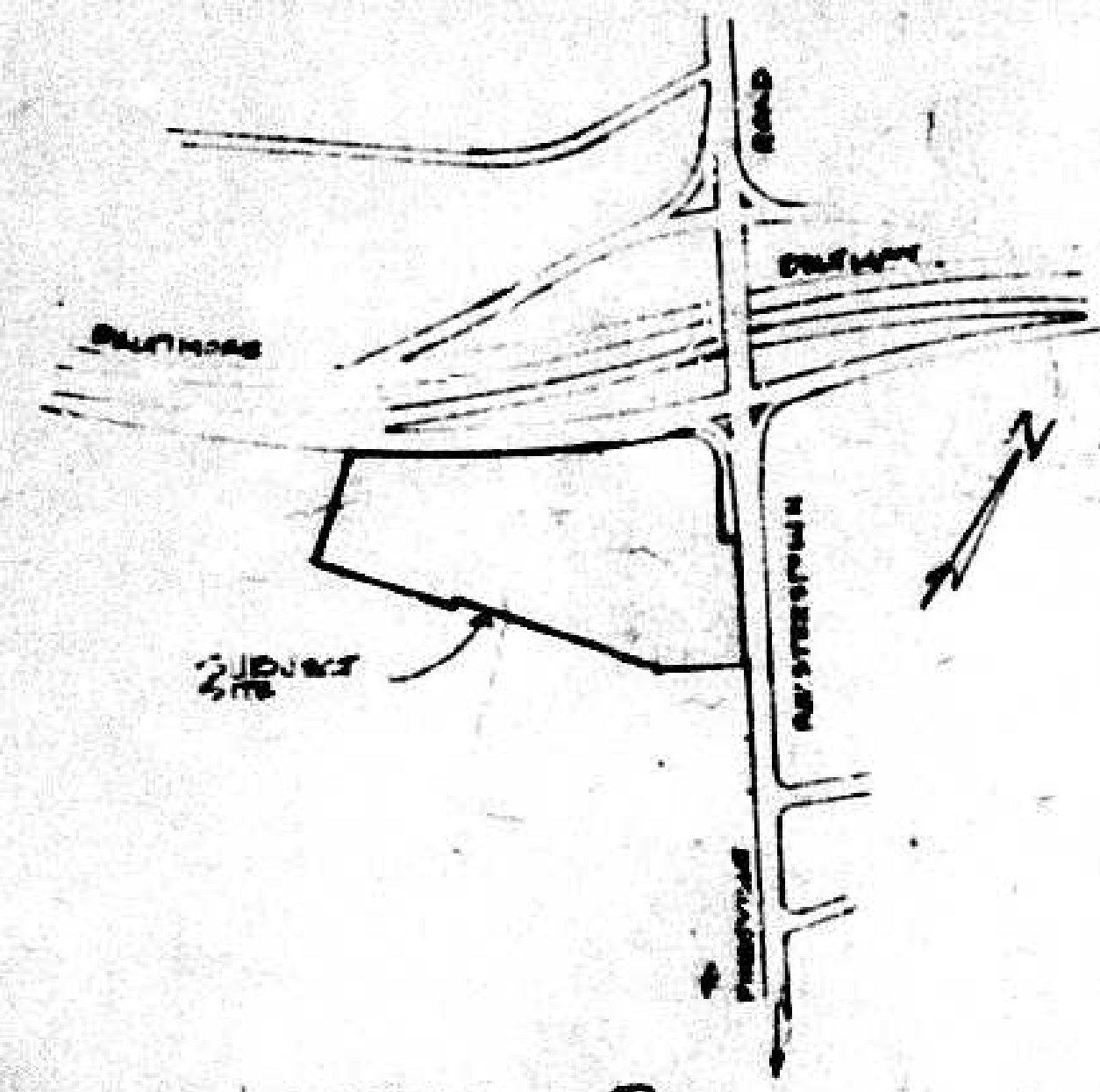
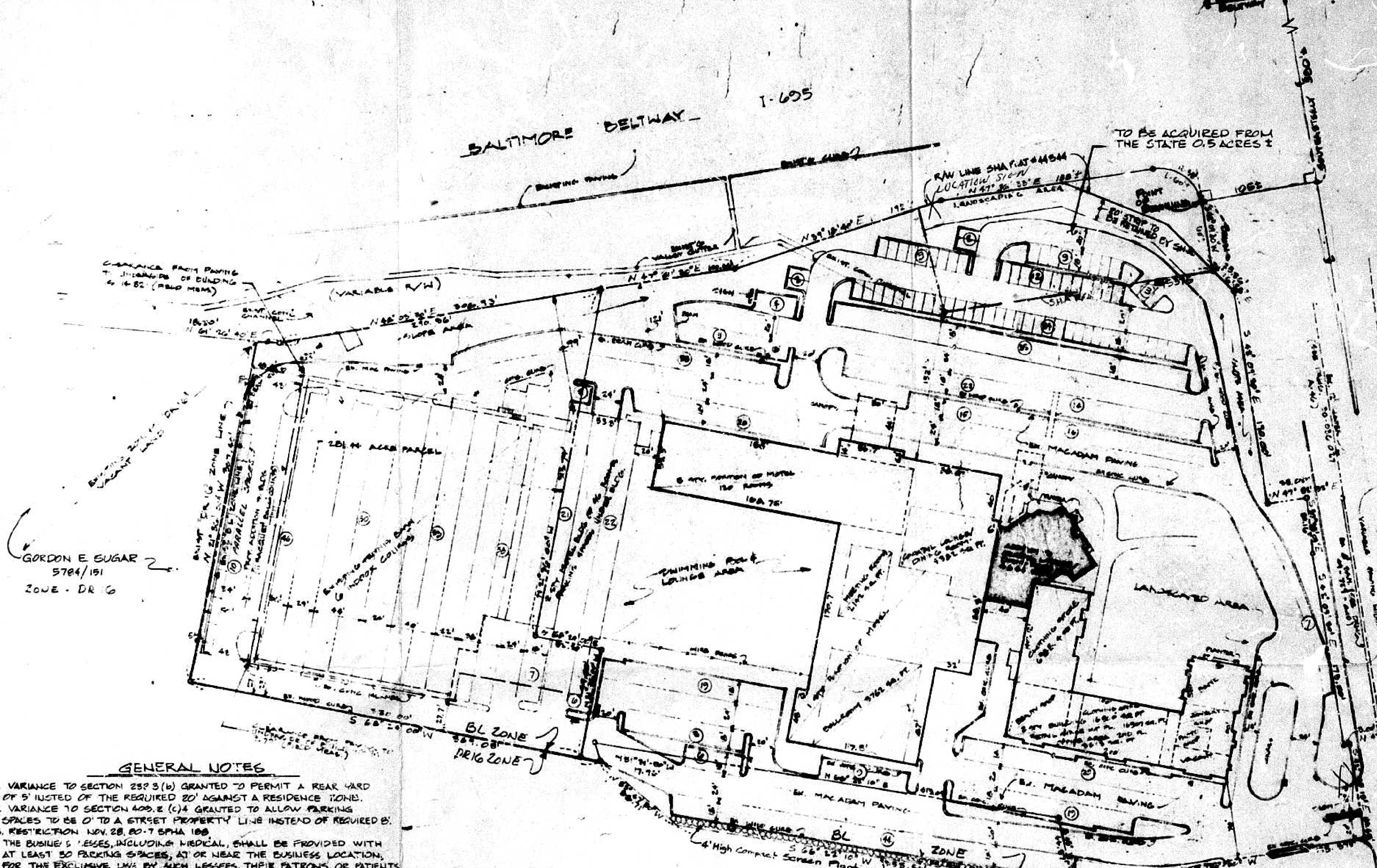
GENERAL PARTNER!
HILTON
AMERICA'S BUSINESS ADDRESS
PIKEVILLE HOTEL LTD. PARTNERSHIP

REVISIONS
1-16-01 - PARKING DATA
DRAWN: J.E.M.
DESIGN: G.R.B.
CHECK: J.E.M.
PN 00078

SITE PLAN
FOR
PARKING LOT EXPANSION
BALTIMORE HILTON HOTEL
AT PIKEVILLE
BALTO COUNTY, MD
SCALE: 1"=30'
ELECTION DISTRICT 3
JANUARY 29, 1999

BALTIMORE BELTWAY
I-695

TO BE ACQUIRED FROM THE STATE 0.5 ACRES ±



DENSITY TABULATION

ZONED - BL WITH SPECIAL EXCEPTION
AREA - 10.0 ACRES ±
USE - MOTEL, RETAIL SHOPPING AREA, OFFICES, AND TENNIS CLUB

PARKING DATA

| Category | Item | Spaces |
|----------------------------|---|--------|
| A - HOTEL | 1 - TOTAL ROOMS - 166 @ (1/1 ROOM) | 166 |
| | 2 - RESTAURANT; COCKTAIL LOUNGE & BALLROOM AREAS 10,142 SF (1/50 SF) | 203 |
| | 3 - MEETING & BANQUET ROOMS AREAS 4816 SF @ (1/50 SF) | 97 |
| B - OFFICE & RETAIL STORES | 1 - BANK AREA - 2063 @ (1/500 SF) | 7 |
| | 2 - BEAUTY SHOP - 1428 @ (1/500 SF) | 5 |
| | 3 - REMAINING RETAIL AREA - 12,813 @ (1/200 SF) | 64 |
| | 4 - 2ND FLOOR DOCTORS OFFICES 3707 @ (1/500 SF) | 13 |
| | 5 - PROFESSIONAL & GENERAL OFFICE AREA 2ND FLOOR - 13,383 SF @ (1/500 SF) | 27 |
| C - RACQUET CLUB | 6 TENNIS COURTS @ (3/COURT) | 10 |

TOTAL SPACES REQUIRED - 328
VARIANCE TO SECTION 409.2 (b) 3.4.5.8% GRANTED TO PERMIT A VARIANCE OF 34 SPACES

NOTE - 11 RACQUET BALL COURTS NOT BUILT
33 SPACES NOT USED
SEE ITEM #108 (178-177) CASE NO 80-7 SPHA

D - THIS PETITION PROPOSED ADDITION TO CENTRAL LOUNGE/DINING AREA 4644 SF @ (1/50 SF) = 93

| | |
|-------------------------|-----|
| TOTAL SPACES REQUIRED | 601 |
| TOTAL EXISTING SPACES | 507 |
| SPACES NEEDED | 94 |
| ADDITIONAL PROP. SPACES | 60 |
| VARIANCE REQUEST | 34 |

GENERAL NOTES

- VARIANCE TO SECTION 252.3(b) GRANTED TO PERMIT A REAR YARD OF 5' INSTEAD OF THE REQUIRED 20' AGAINST A RESIDENCE ZONE.
- VARIANCE TO SECTION 409.2 (c) GRANTED TO ALLOW PARKING SPACES TO BE 0' TO A STREET PROPERTY LINE INSTEAD OF REQUIRED BY 5. RESTRICTION NOV. 28, 20-7 SPHA 188.
- THE BUSINESS LESSEES, INCLUDING MEDICAL, SHALL BE PROVIDED WITH AT LEAST 50 PARKING SPACES, AT OR NEAR THE BUSINESS LOCATION, FOR THE EXCLUSIVE USE BY SUCH LESSEES, THEIR PATRONS, OR PATIENTS. SAID PARKING SPACES TO BE POLICED DAILY TO INSURE THE LESSEES OF EXCLUSIVE USE BETWEEN THE HOURS OF 8:00AM AND 6:00PM AND CLEARLY INDICATED TO ALL THOSE PERSONS USING THE PETITIONER'S PREMISES THAT SAID SPACES ARE FOR THE USE OF THE LESSEES.
- 11 RACQUET BALL COURTS NOT BUILT. 33 PARKING SPACES NOT REQUIRED. - SEE ITEM #108 (178-177) CASE NO 80-7 SPHA.
- THIS PETITION IS FOR A PROPOSED ADDITION TO THE EXISTING COCKTAIL LOUNGE AND DINING AREA. SAID ADDITION IS FOR EXPANDING THE PRESENT FACILITIES AND THEIR PRESENT USES; COCKTAIL LOUNGE AND DINING AND DANCING TO LIVE MUSIC, AND IS INTENDED MAINLY FOR THE USE OF THE HOTEL PATRONS.

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
305 ALLEGHENY AVE. TOWSON, MD. 21284

Charles Clark 10.1.82
ASSOCIATE ARCHITECT DATE

ADDITION TO BALTIMORE HILTON INN
BALTIMORE, MARYLAND
DAN G. DUCKHAM ARCHITECT, P.A.
3877 MONTGOMERY BLVD. TERRACE FORT LAUDERDALE, FL 33308 304/984-5130
SCALE: 1" = 50'
DATE: DEC. 3-1982