

11/18/87



Maryland Department of Transportation
State Highway Administration

JAN 9 1987

William K. Heilmann
Secretary
Hal Kassoff
Administrator

January 5, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of 12-23-86
ITEM: #240.
Property Owner: Donald H. Gobeli
Location: E/S Loch Raven Blvd.
Route 542, 780 feet N. Joppa Road
Existing Zoning: B.R.
Proposed Zoning: Variance to
permit 216 parking spaces in lieu
of the required 265 spaces
Area: 3.069 acres
District: 9th Election District

Attention: Mr. James Dyer

Dear Mr. Jablon:

On review of the submittal of 11-24-86 requesting a variance to 216 parking spaces in lieu of the required 265 parking spaces, the State Highway Administration offers the following comments.

Field inspection revealed 48 parked vehicles on the day of inspection, however, additional parking could be accommodated on the adjacent site at the close of their business day.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

NORMAN E. GENUER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 30, 1987

Re: Zoning Advisory Meeting of DECEMBER 23, 1986
Item #240
Property Owner: DONALD H. GOBELI
Location: E/S LOCH RAVEN BLVD. 780'
N. JOPPA RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
LANDSCAPE MANUAL SEC. V. A. 3. IN COMMERCIAL, OFFICE & INDUSTRIAL ZONES INCREASES IN THE FLOOR AREA OF LESS THAN 50% SHALL REQUIRE THAT THE PORTION OF THE SITE IMPOSED COMPLY TO THE STANDARDS IN THIS MANUAL.

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



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

STEPHEN E. COLLIS
DIRECTOR

January 21, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 233, 234, 235, 237, 238, 239, (240) 241, 243, 244, 246, 249, 249, and 250.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

RECEIVED
FEB 3 1987
ADMIN. OFFICE

1/9
87-359

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 240, Zoning Advisory Committee Meeting of 12-23-86

Property Owner: Donald H. Gobeli

Location: E/S Loch Raven Blvd. District 9

Water Supply: mta Sewage Disposal: mta

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any 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 charbroiler 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.

WWQ 1 4/86

Zoning Item # 240 Zoning Advisory Committee Meeting of 12-23-86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others

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

WWQ 2 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 23, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Donald H. Gobeli
Location: E/S Loch Raven Blvd., 780 ft. N. Joppa Road
Item No.: 240 Zoning Agenda: Meeting of 12/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 240 Zoning Advisory Committee Meeting are as follows:

Property Owner:
Location:
District:

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.C., #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (C) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- D. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- J. Comments:
- K. These abbreviated 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 any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/27/86

Mr. Wayne Villard, Capital Restaurant, 8801 Loch Raven Blvd., Towson, Md. 21204
NGLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204
PHONE (301) 823-7800

361 Mr. Donald H. Gobeli, Caretaker of Towson, 8801 Loch Raven Blvd., Towson, Md. 21204

DATE March 5, 1987

TO: Mr. Carl Richards, Zoning Commissioner's Office, County Office Building, Towson, Md. 21204
SUBJECT: Come to view of Towson, Capital Restaurant - Gobeli/Whelan Co., Ltd. Partnership, 8801 Loch Raven Blvd.

Dear Carl:
As you will recall we previously filed a parking variance case on this property, Lot 840, Case 87-359-A. We then confirmed the proposed sign would be on the corner of the Baron's property, just above, and we are filing:
1. 3 Petitions for special exception for outdoor advertising sign;
2. 3 Petitions for variance for the sign due to Gobeli and Whelan Co., Ltd. Partnership;
3. 10 Revised Site Plans and 7 descriptions and 3,200 scale maps.
Please review these materials and let me see the case at your early convenience. Thank you. Best regards.
Sincerely, Whelan

11/13/87

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES

9th Election District - 4th Councilmanic District
Case No. 87-359-XA

LOCATION: East Side Loch Raven Boulevard, 780 feet North of the Centerline of Joppa Road
DATE AND TIME: Friday, May 8, 1987, at 1:30 p.m.
PUBLIC HEARING: Room 301, 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 an outdoor advertising sign in a B.R. Zone to serve an adjacent property

Petition for Zoning Variance to permit 216 parking spaces in lieu of the required 265 spaces

Petition for Zoning Variance to permit an outdoor advertising sign 5 feet from the front property line in lieu of the required 100 feet and 50 feet respectively and within 10 feet of right of way of an expressway or controlled access highway in lieu of the required 250 feet

Being the property of Shirlen Co. Ltd. Partnership, / et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

9th Election District
Case No. 87-359-A

LOCATION: East Side of Loch Raven Boulevard, 780 feet North of the Centerline of Joppa Road
DATE AND TIME: Wednesday, March 4, 1987, at 10:30 a.m.
PUBLIC HEARING: Room 301, 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 Zoning Variance to permit 216 parking spaces in lieu of the required 265 spaces

*1/28/87
also cancelled with
Jeffersonian & Towson Times
- No change*

Being the property of Donald H. Gobeli, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Loch Raven Blvd., 780' N of : OF BALTIMORE COUNTY
C/L of Joppa Rd., 9th District :
DONALD H. GOBELI, Petitioner : Case No. 87-359-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorneys for Petitioner.

RECEIVED
FEB 3 1987
ZONING OFFICE

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
E/S Loch Raven Blvd., 780' N of : OF BALTIMORE COUNTY
C/L of Joppa Rd., 9th District :
SHIRLEN CO. LTD. PARTNERSHIP, : Case No. 87-359-XA
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, and Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Donald H. Gobeli, Econo Lodge of Towson, 8801 Loch Raven Blvd., Towson, MD 21204, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 5/17/87
Posted for: Special Exception & Variance
Petitioner: Shirlen Co. Ltd. Partnership, et al
Location of property: E/S Loch Raven Blvd., 780' N of Joppa Rd.
Location of Sign: Property located on E/S Loch Raven Blvd., 780' N of Joppa Rd., 9th Election District - 4th Councilmanic District
Remarks: Advertisement for the above property of Shirlen Co. Ltd. Partnership, et al
Posted by: Arnold Jablon Date of return: 5/17/87
Number of Signs: 3

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 30, 1987

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
E/S Loch Raven Blvd., 780' N of the c/l of
Joppa Rd.
9th Election District - 4th Councilmanic District
Shirlen Co., Ltd. Partnership, et al - Petitioners
Case No. 87-359-XA

Dear Mr. Williams:

This is to advise you that \$143.28 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

DATE: 5/8/87 ACCOUNT: R-01-615-000

3 SIGNS & POSTS
RETURNED: 143.28
Econo Lodge, 8801 Loch Raven Blvd.,
Towson, MD 21204
ADVERTISING & POSTING COSTS RE CASE #87-359-XA

FOR: 8 091*****143245A 8002f

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 16 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 16, 1987.

THE JEFFERSONIAN,

Susan Shuler O'Connell
Publisher

38.61

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 15 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 15, 1987.

TOWSON TIMES,

Susan Shuler O'Connell
Publisher

59.67

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
E/S Loch Raven Blvd., 780' N of the c/l of
Joppa Rd.
9th Election District - 4th Councilmanic District
Shirlen Co., Ltd. Partnership, et al -
Petitioners
Case No. 87-359-XA

TIME: 1:30 p.m.
DATE: Friday, May 8, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

Attest:

Mr. Donald H. Gobeli
Econo Lodge Towson
8801 Loch Raven Boulevard
Towson, Maryland 21204

Mr. C. Wayne Clifford
Crystal's Restaurant
8801 Loch Raven Boulevard
Towson, Maryland 21204

Ms. Shirley Levine
Shirlen Co. Ltd. Partnership
8727 Loch Raven Boulevard
Towson, Maryland 21204

11/18/87

Newton A. Williams, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

January 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Loch Raven Blvd., 780' N of the
c/l of Joppa Rd.
9th Election District
Donald H. Gobeli - Petitioner
Case No. 87-359-A

TIME: 10:30 a.m.

DATE: Wednesday, March 4, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 33160

DATE: 3/24/87 ACCOUNT: R-01-615-000

AMOUNT: \$ 100.00
Nolan, Plunhoff & Williams, Chartered, 204 W.
Pennsylvania Ave., Towson, Md. 21204

Additional Fee for Special Exception re Item
No. 240 (Case #87-359-A) per WCR, Jr.

FOR: B B65*****100001a 324af

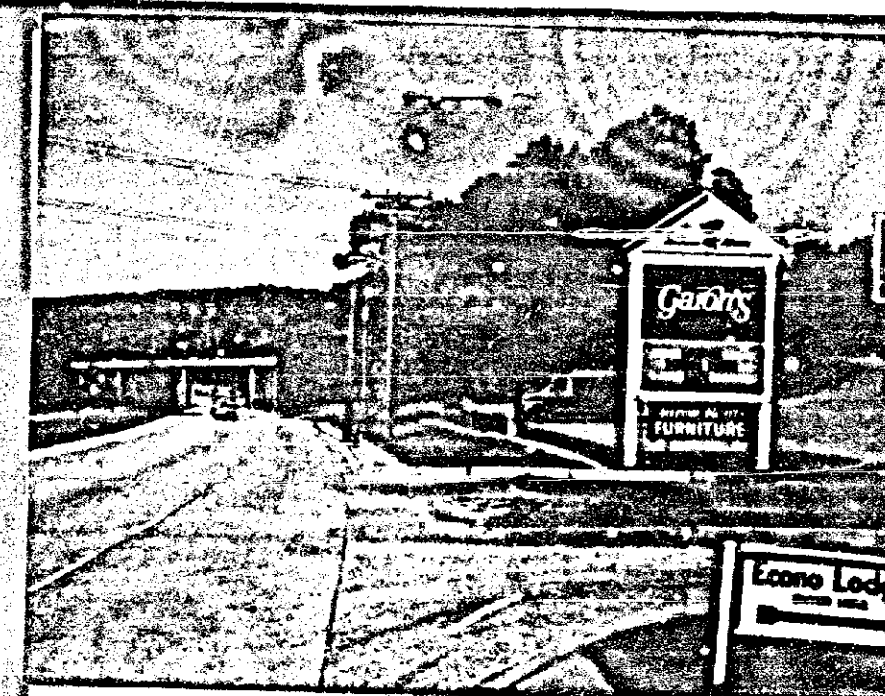
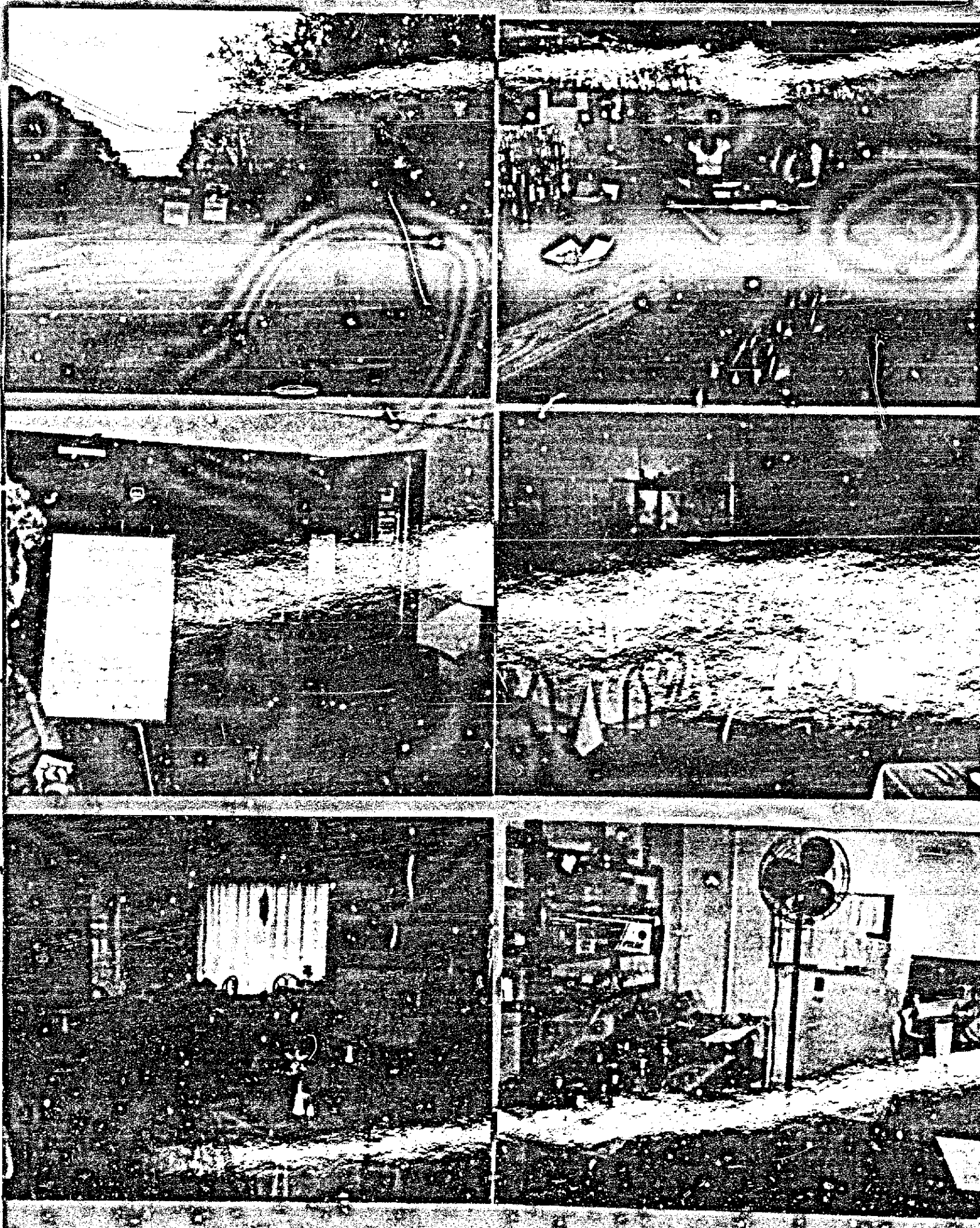
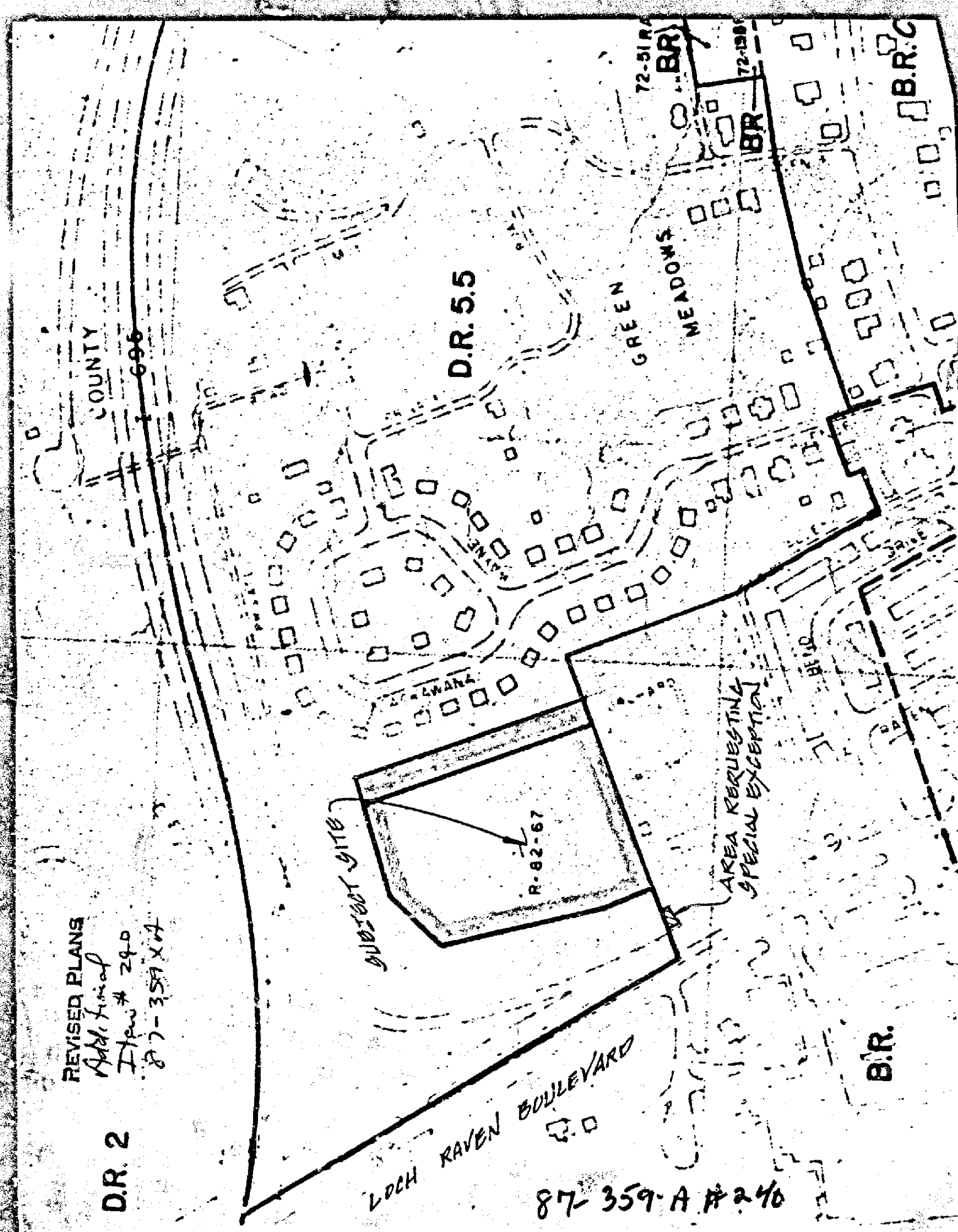
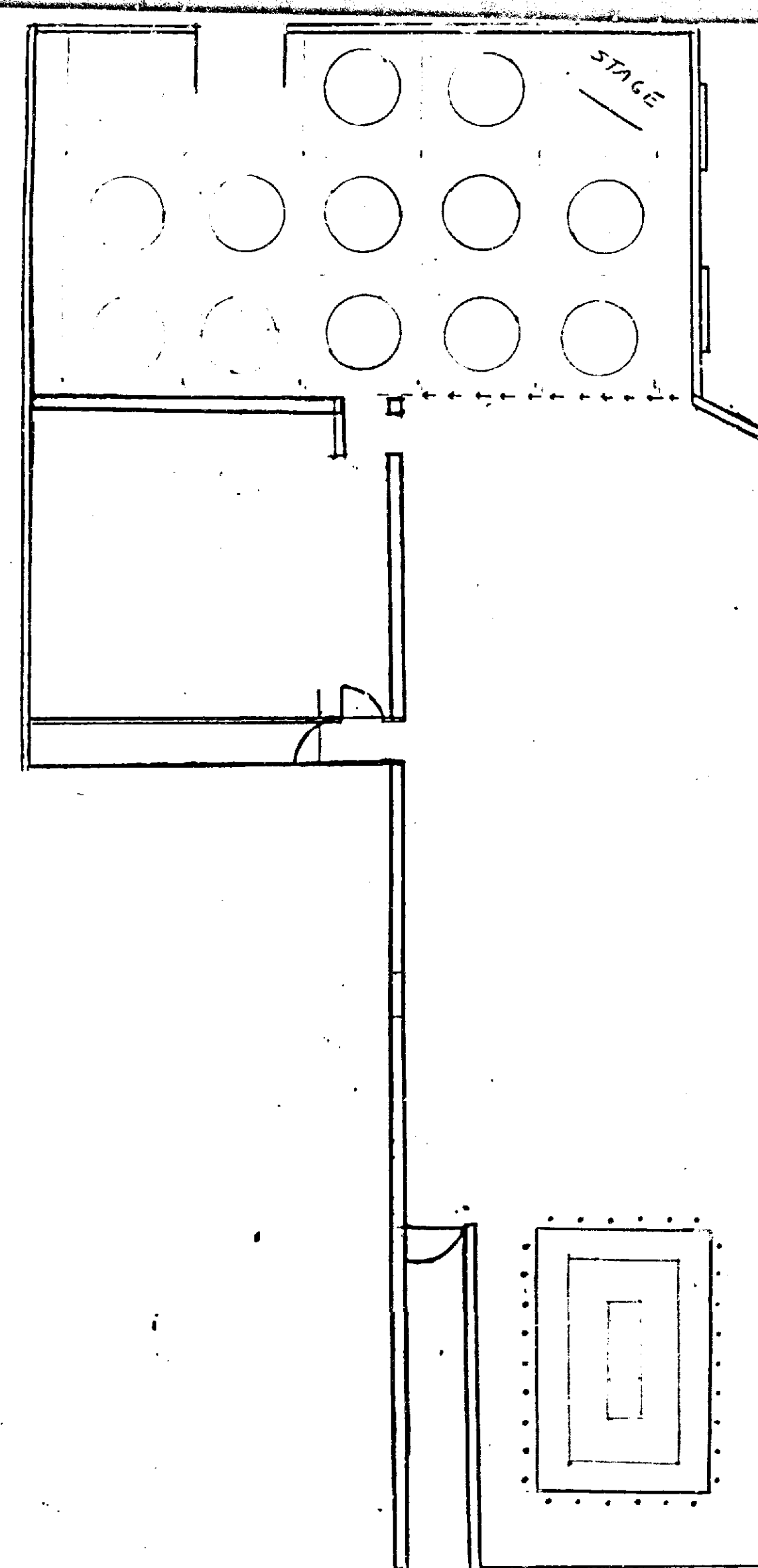
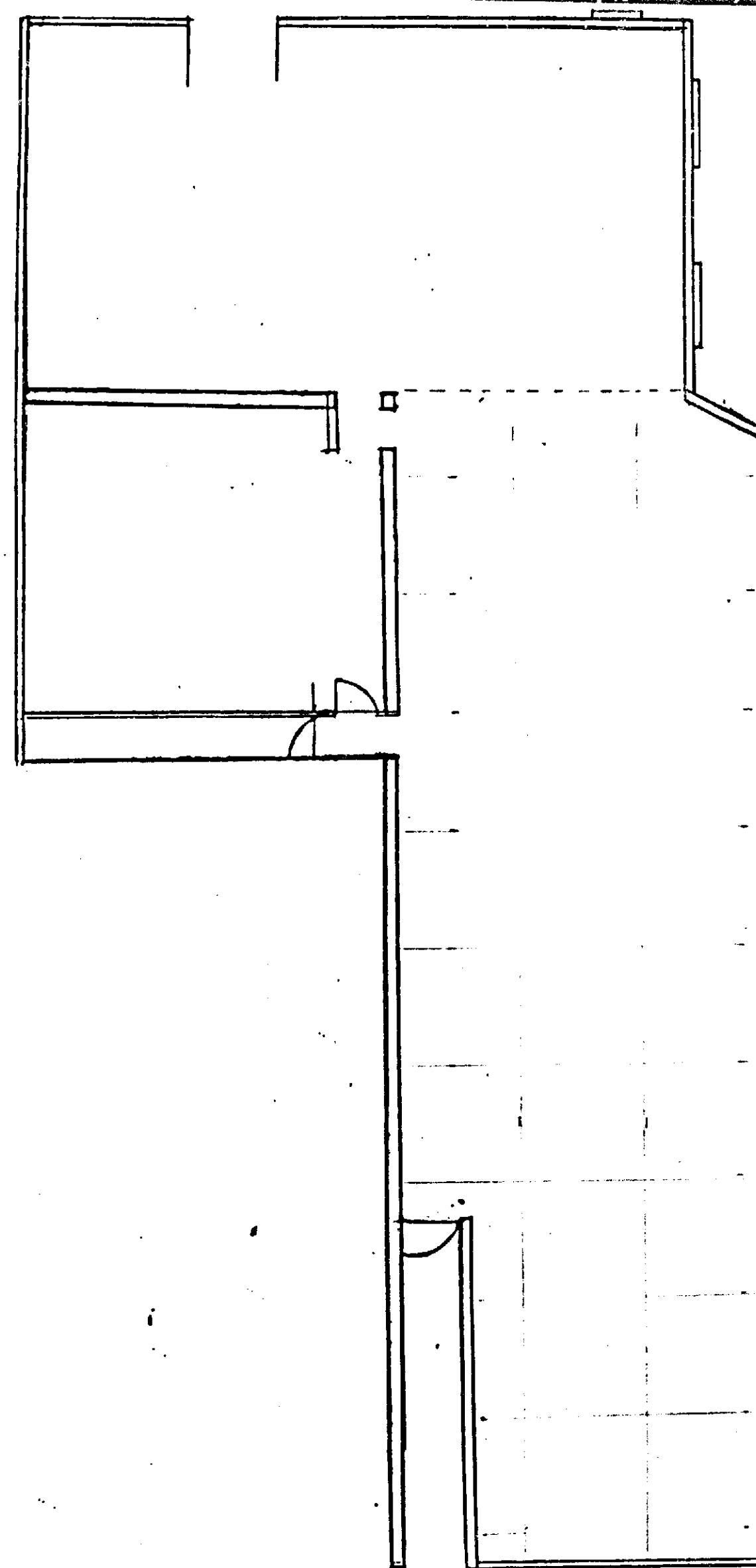
VALIDATION OR SIGNATURE OF CASHIER

DESIGN
SIGN

ECONO
LODGE

CRYSTAL
RESTAURANT
AND
LOUNGE

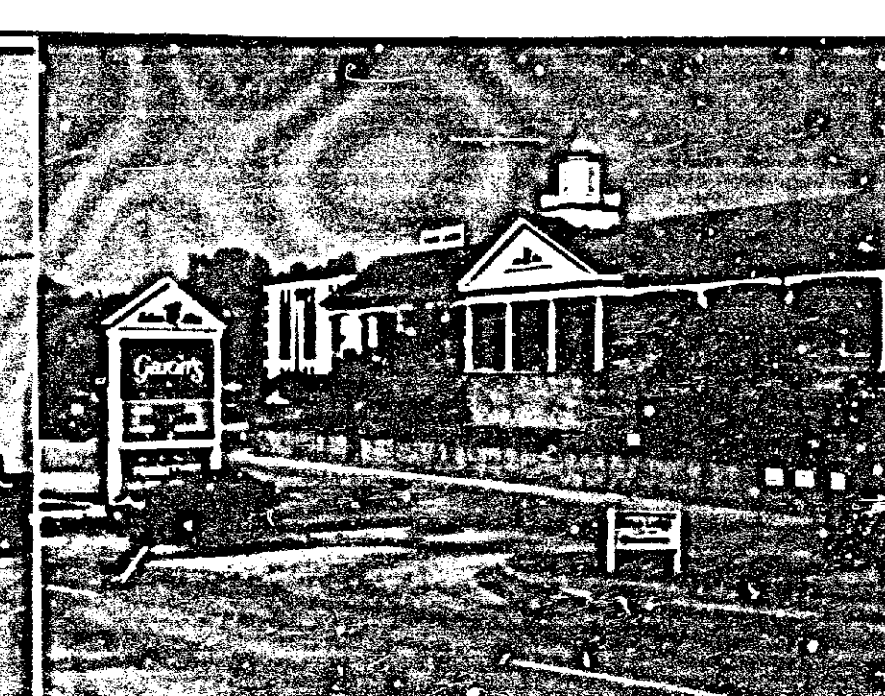
PETITIONER'S
EXHIBIT 4a



A. Looking N on Loch Raven
to Belting at joint
Site Entrance

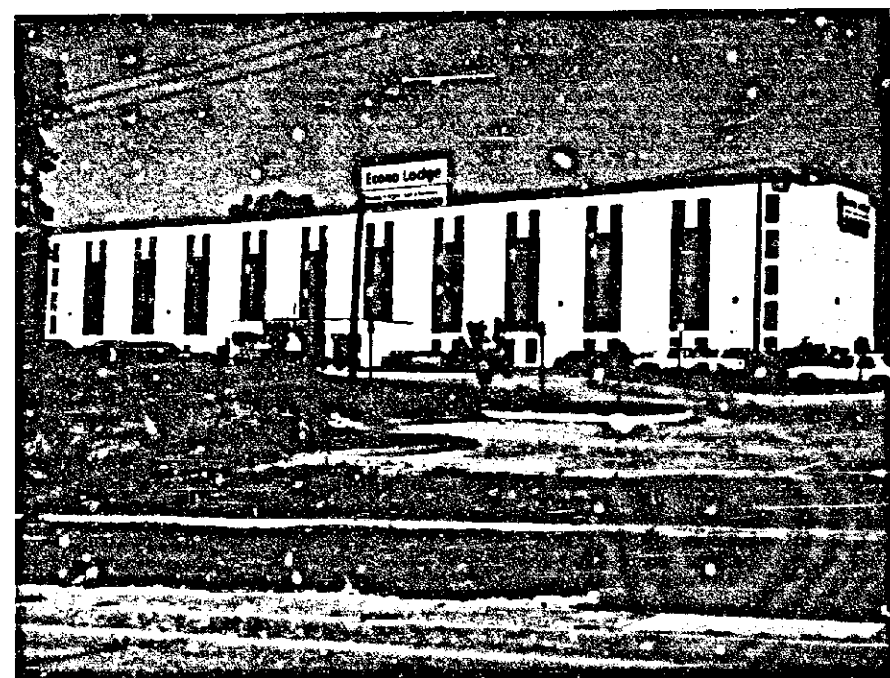


B. Looking SE from Loch Raven
to Furniture store

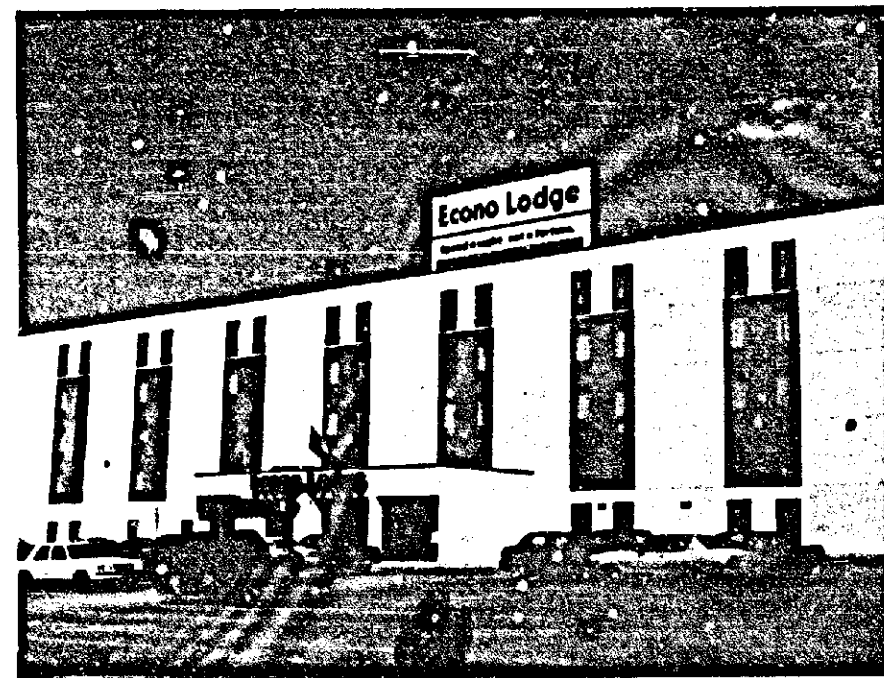


C. Comparison of Present Signs
Note Sign Obscured
By Roof.

PETITIONER'S
EXHIBIT 3



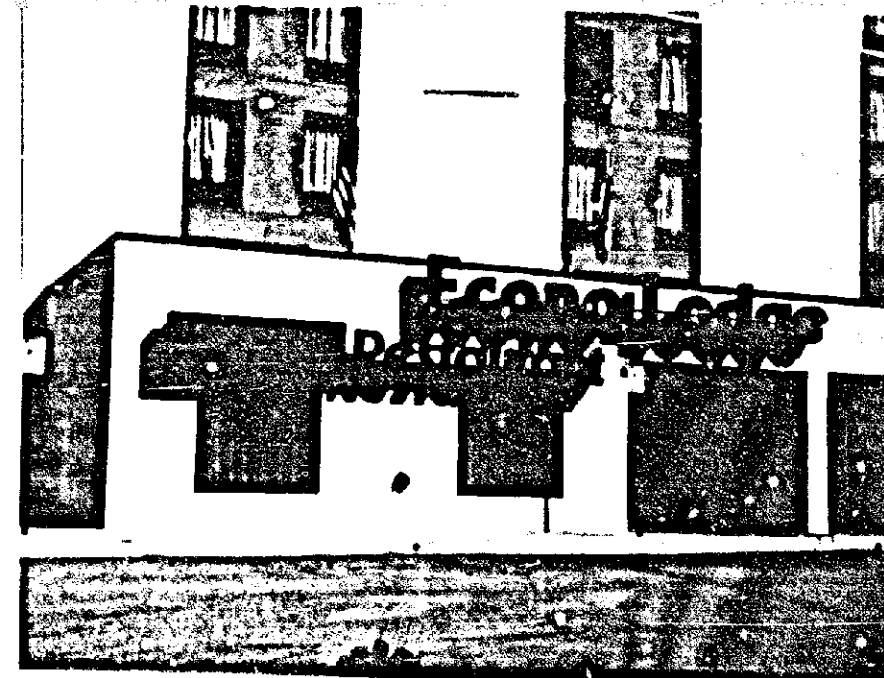
D. Proposed sign site on Frontage



E. Main Bldg. & Restaurant



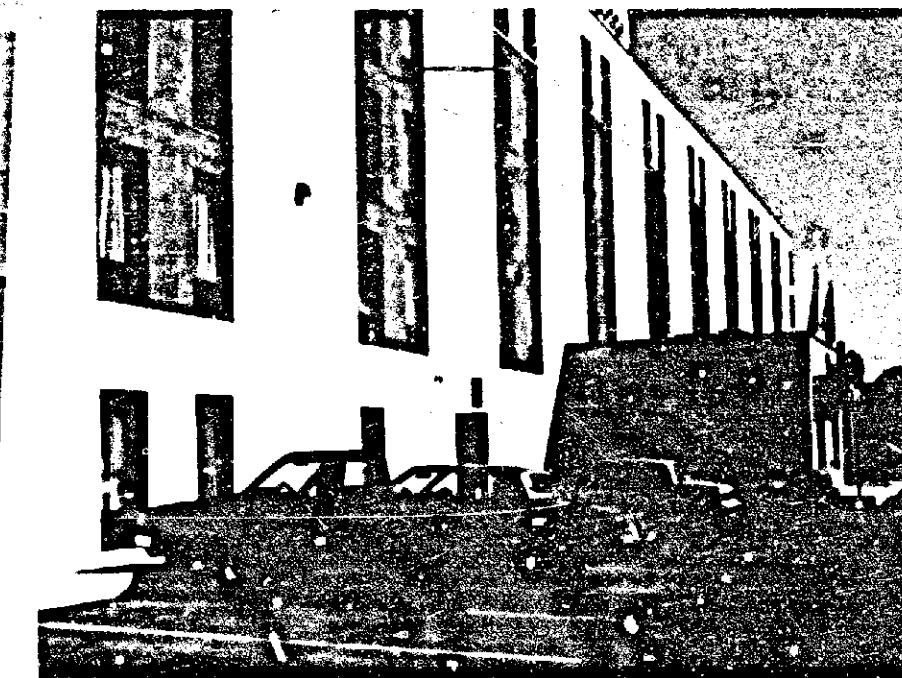
F. Sign on SE/S of Bldg.



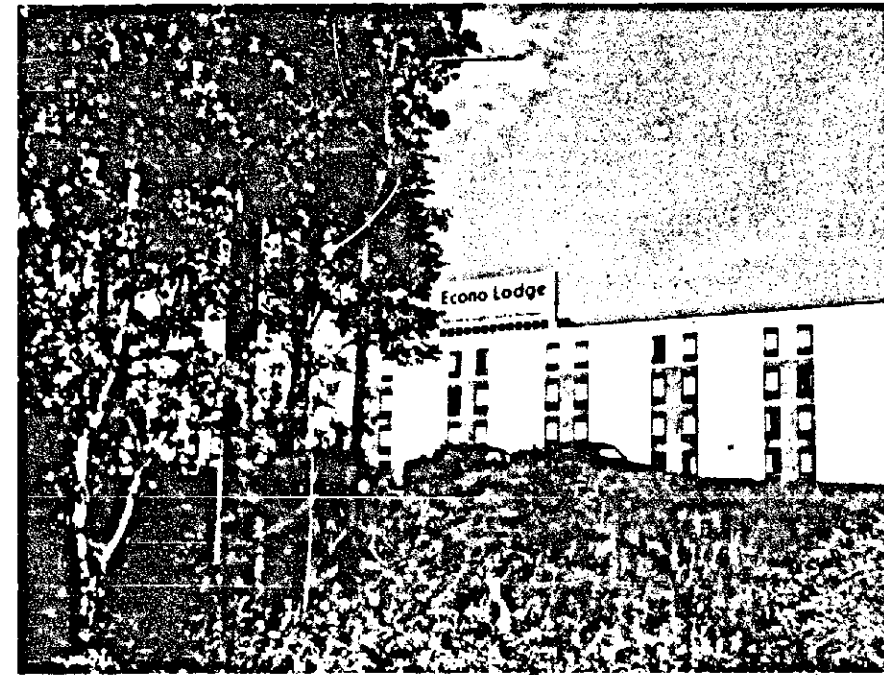
G. Present Restaurant - front



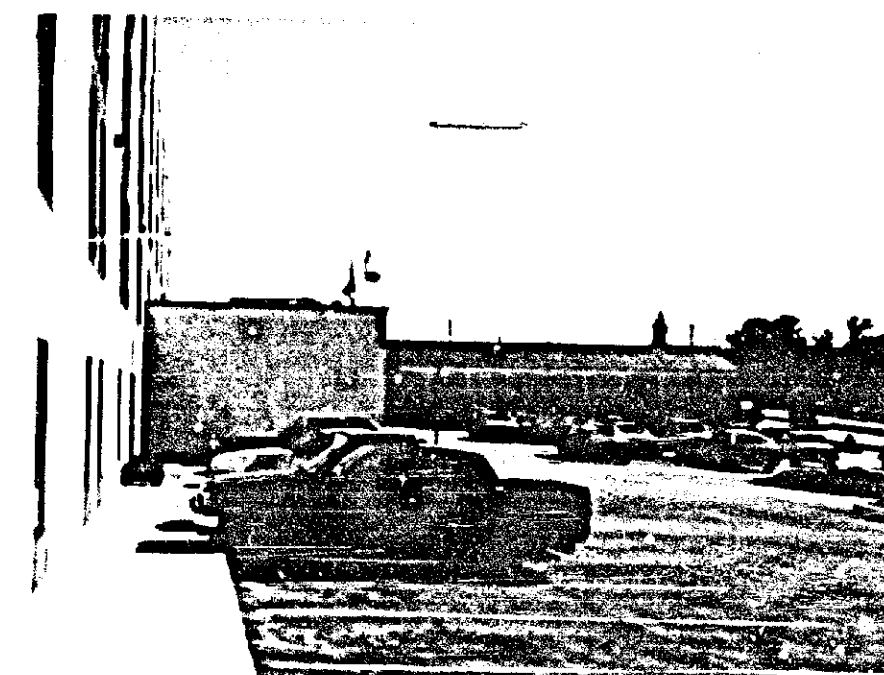
H. NE/S of Restaurant



I. Site of proposed Restaurant Expansion



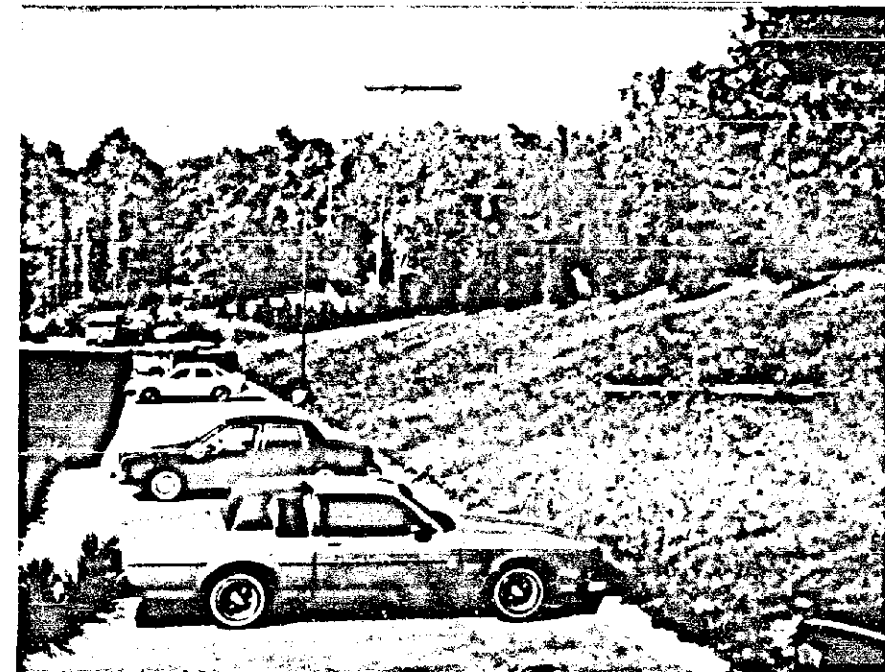
J. Site Obscured by trees along NW/S.



J. Looking SE from Restaurant Area to Furniture Store



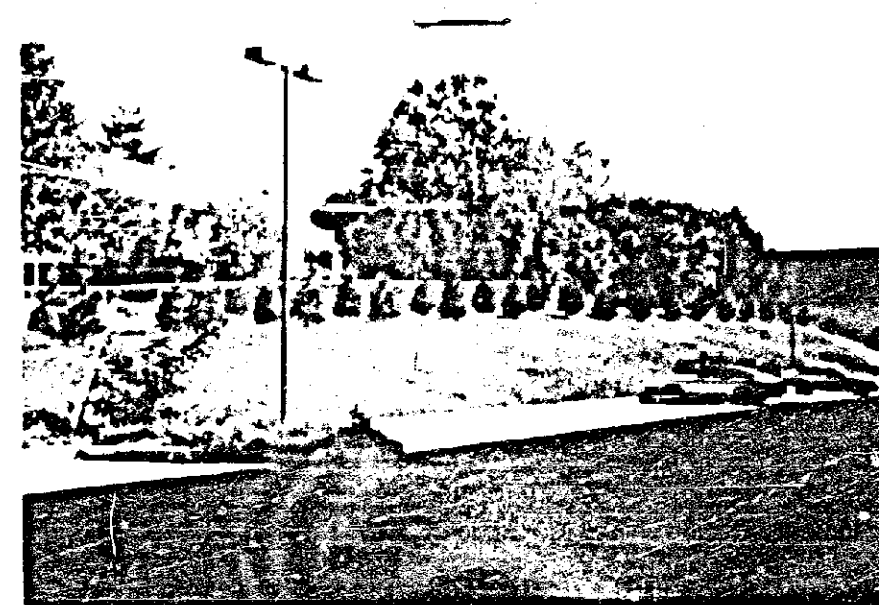
K. NE/C of site - Rear & Landscaping



L. Looking NW along rear lot line of motel



M. Looking SE along rear lot line of motel



N. Screening along rear of motel site



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

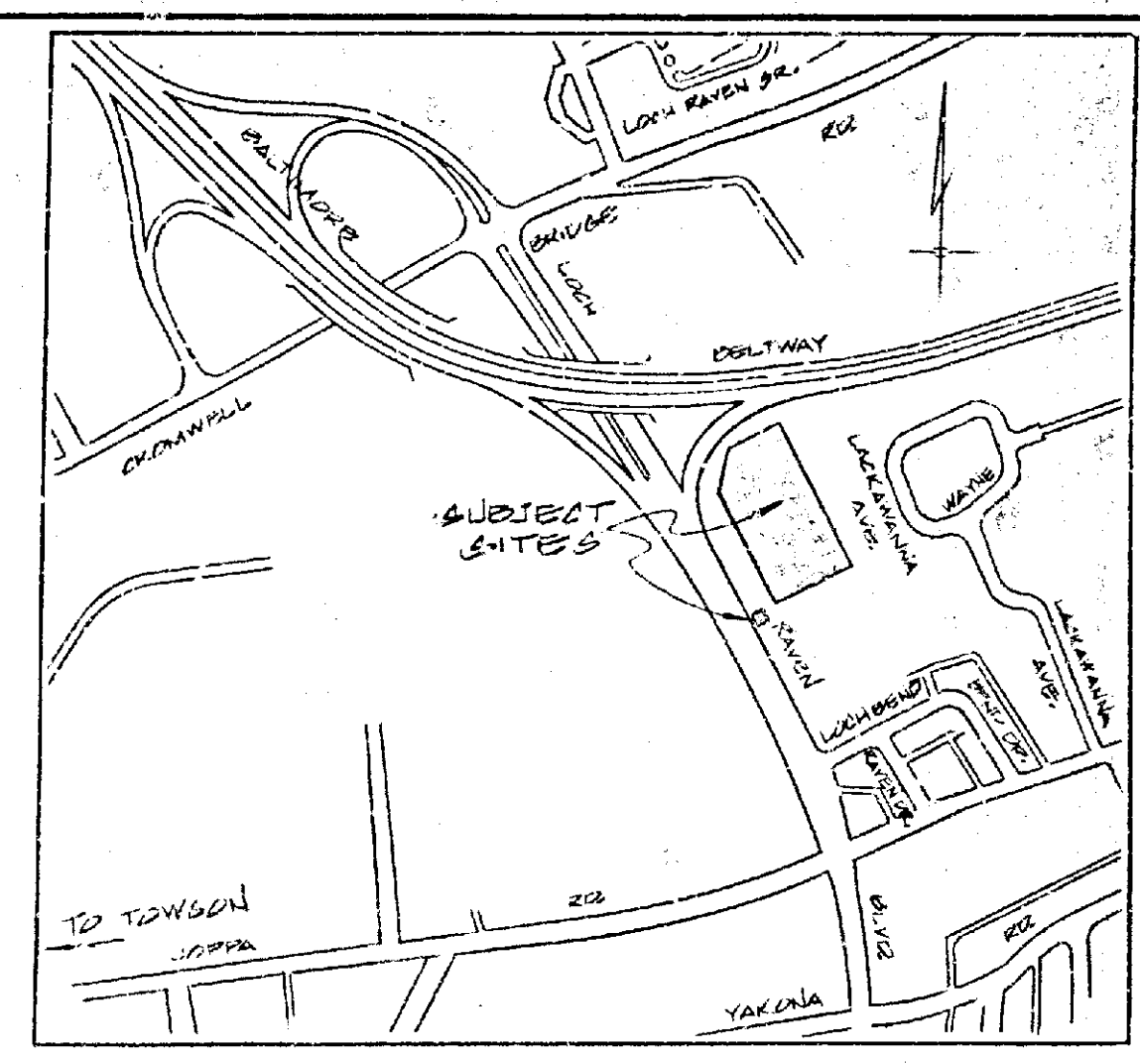
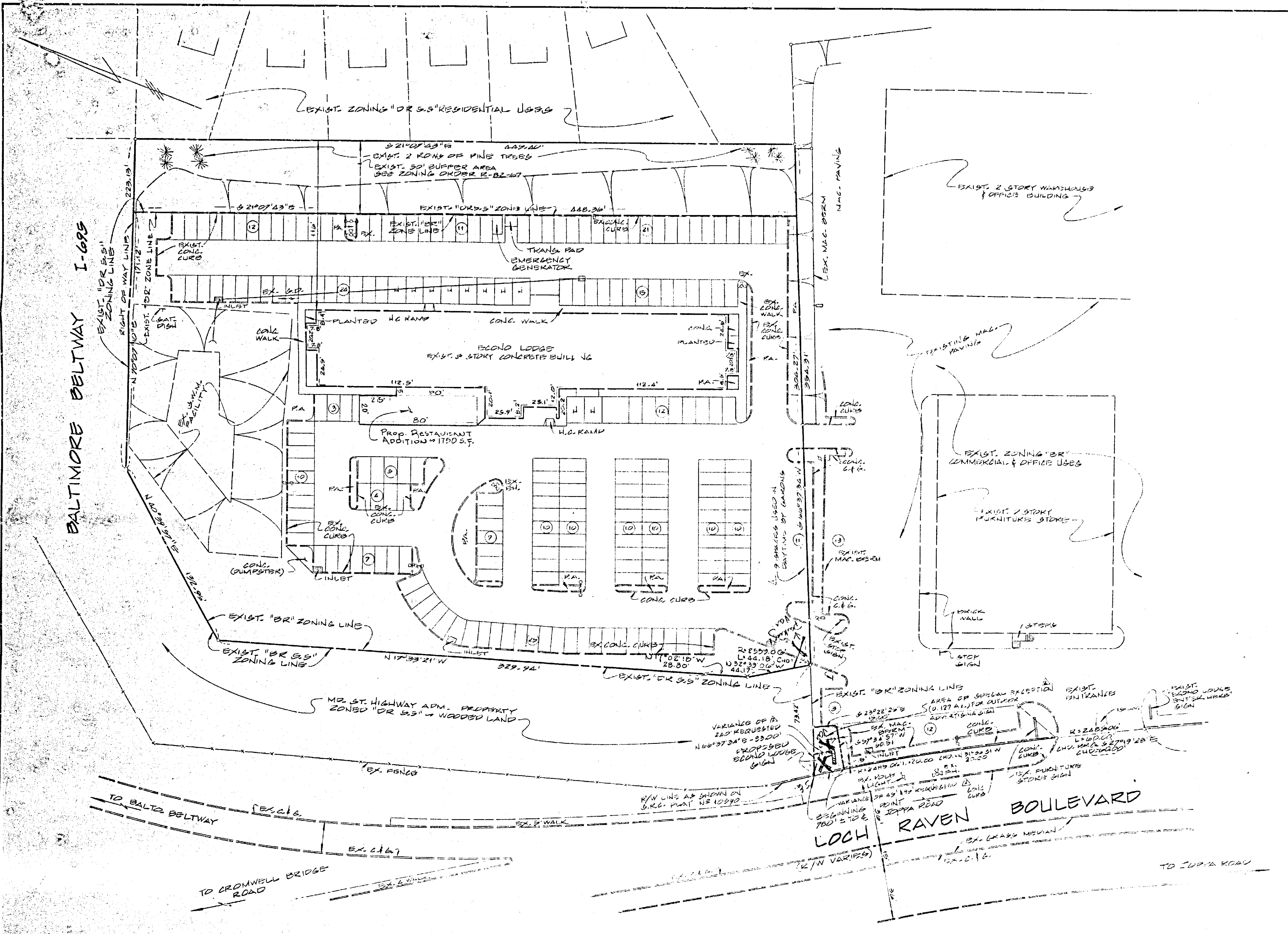
DATE
OF
PHOTOGRAPHY
JANUARY
1986

OAKLEIGH
BAYNESVILLE

N.E.
10-C

Det #6

11-19-37

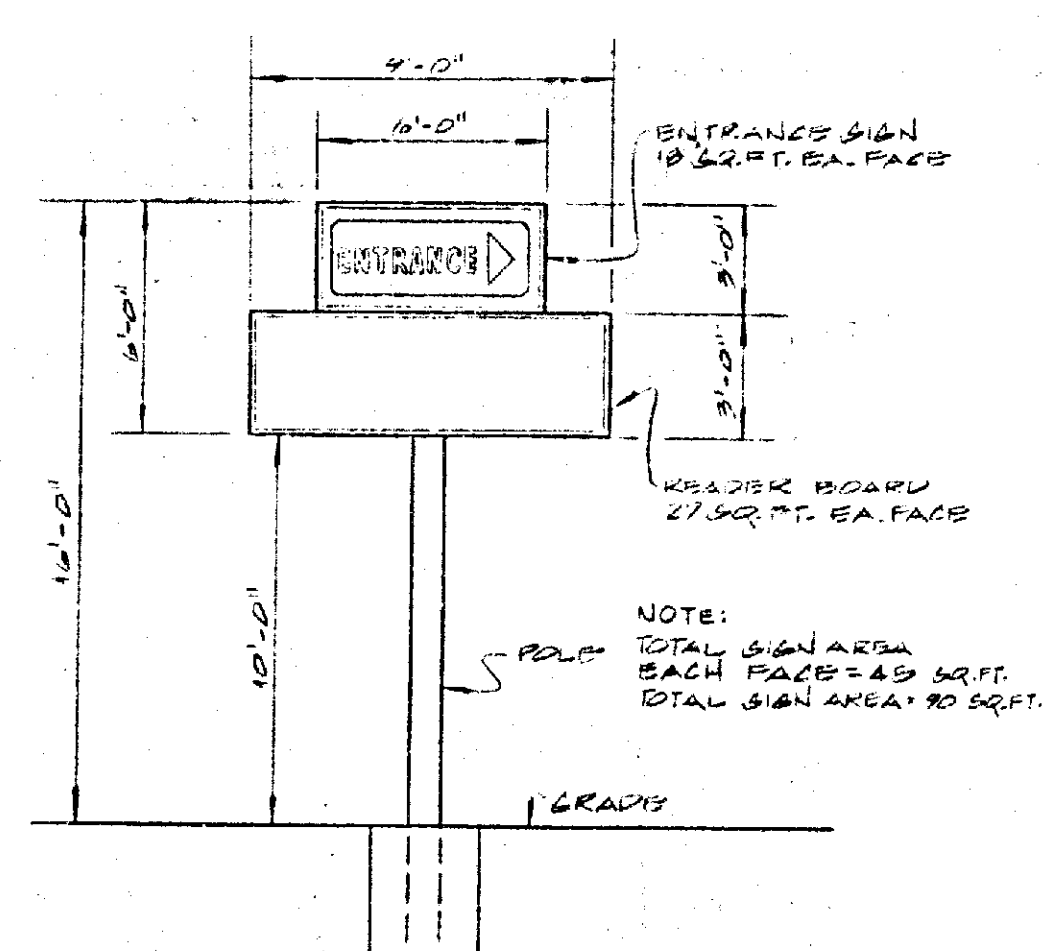


- GENERAL NOTES**
1. AREA OF SITE EQUALS 3.982 ACRES (170,032 S.F.)
 2. EXISTING ZONING OF SITE "OR S.S." (S.S. ZONING CASE NO. 82-67)
 3. EXISTING USE OF SITE: 5 STORY HOTEL
 4. SITE IS LOCATED IN THE "HERRING RUN EAST" DRAINAGE AREA
 5. ALLOWABLE P.A.R. EQUALS 312,000 S.F. (2 X 15,000)
 6. PROPOSED P.A.R. EQUALS 2,520,000 S.F. (2 X 1,260,000)
 7. AREA OF SITE REQUESTING PARKING VARIANCE = 3,009 AC. 5

- SIGN VARIANCES REQUESTED**
1. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.3 (b) OF THE BCCR TO ALLOW (1) AN OUTDOOR ADVERTISING SIGN TO BE WITHIN 10' OF THE RIGHT OF WAY IN EXPRESSWAY OR OTHER CONTROLLED ACCESS-TYPE HIGHWAY (BALTIMORE BELTWAY) INSTEAD OF THE REQUIRED 250' (A VARIANCE OF 240') AND (2) TO ALLOW SAID OUTDOOR ADVERTISING SIGN TO BE WITHIN 5' OF THE RIGHT OF WAY OF A DUAL HIGHWAY (LOCH RAVEN BOULEVARD) INSTEAD OF THE REQUIRED 100' (A VARIANCE OF 95')
 2. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 413.3 (c) AND 238.1 OF THE BCCR TO ALLOW AN OUTDOOR ADVERTISING SIGN TO BE WITHIN 5' OF THE RIGHT OF WAY LINE OF A DUAL HIGHWAY (LOCH RAVEN BOULEVARD) INSTEAD OF WITHIN THE BUILDING SETBACK LINE OF 30' (A VARIANCE OF 25')

- OFF-STREET PARKING DATA FOR ECONO LODGE**
1. TOTAL NUMBER OF ROOMS = 187 REQUIRING 1 SPACE/ROOM = 187 SPACES
 2. EXISTING MEETING ROOMS = 625 S.Q.F.T. REQUIRING 12.5 SPACES (1/500)
 3. EXISTING RESTAURANT & LOUNGE = 1500 S.Q.F.T. REQUIRING 30 SPACES (1/500)
 4. PROPOSED RESTAURANT EXPANSION = 1750 S.Q.F.T. REQUIRING 35 SPACES (1/500)
 5. TOTAL SPACES REQUIRED = 232.5 = 233
 6. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 409.2 & 410 (b) OF THE BCCR TO ALLOW A TOTAL OF 210 PARKING SPACES INSTEAD OF THE REQUIRED 233, A VARIANCE OF 23 SPACES
 7. 15 MIN. SPACES LEAD TO PARKING, SEE APPROVED PLAN DATED 7/24/79, AS REVISED 10/31/79, (GARDENS USE THESE SPACES PRIMARILY IN THE DAYTIME)

- LEGEND**
- FI FIRE HYDRANTS
 - PL PARKING LOT LIGHTS
 - PA PLANTED AREAS
 - EC EXIST. CONC. CURB



PETITIONER'S REVISED PLANS
EXHIBIT 1 No. Plat
Item # 240
87-359 A

PLAT TO ACCOMPANY
PETITION
FOR
SPECIAL EXCEPTION
PARKING & SIGN VARIANCES
ECONO LODGE

LOCH RAVEN BOULEVARD
ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.
SCALE: 1"=30' DATE: NOVEMBER 24, 1986

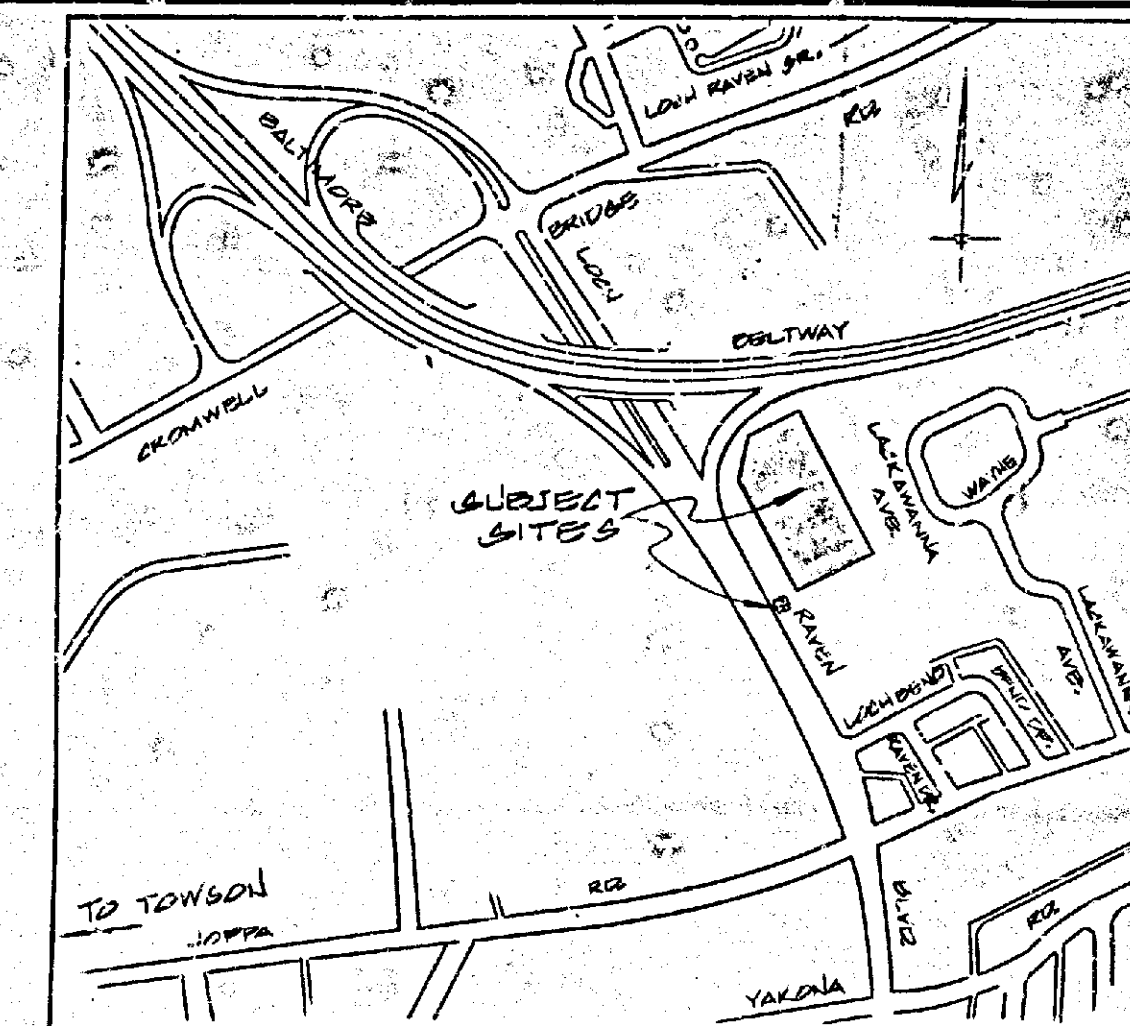
OWNER
MR. DONALD E. COBEL
218 EAST CALDWELL LANE
BALTIMORE, MARYLAND 21212

3 Signs

87-359-XA

KIDDE CONSULTANTS, INC.			
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS			
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500			
NO	REVISION	DATE	CHK BY:
1	ADDED AREA FOR ADVERTISING SIGN & VARIANCE NOTES	2-17-87	CHK BY: KLS
2	ADDED NOTE TO REVEY NOTES & 17, ADDED NO. 2 TOP		DESIGNED BY:

COUNCILMANIC DISTRICT NO. 4
CENSUS TRACT NO. 916



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

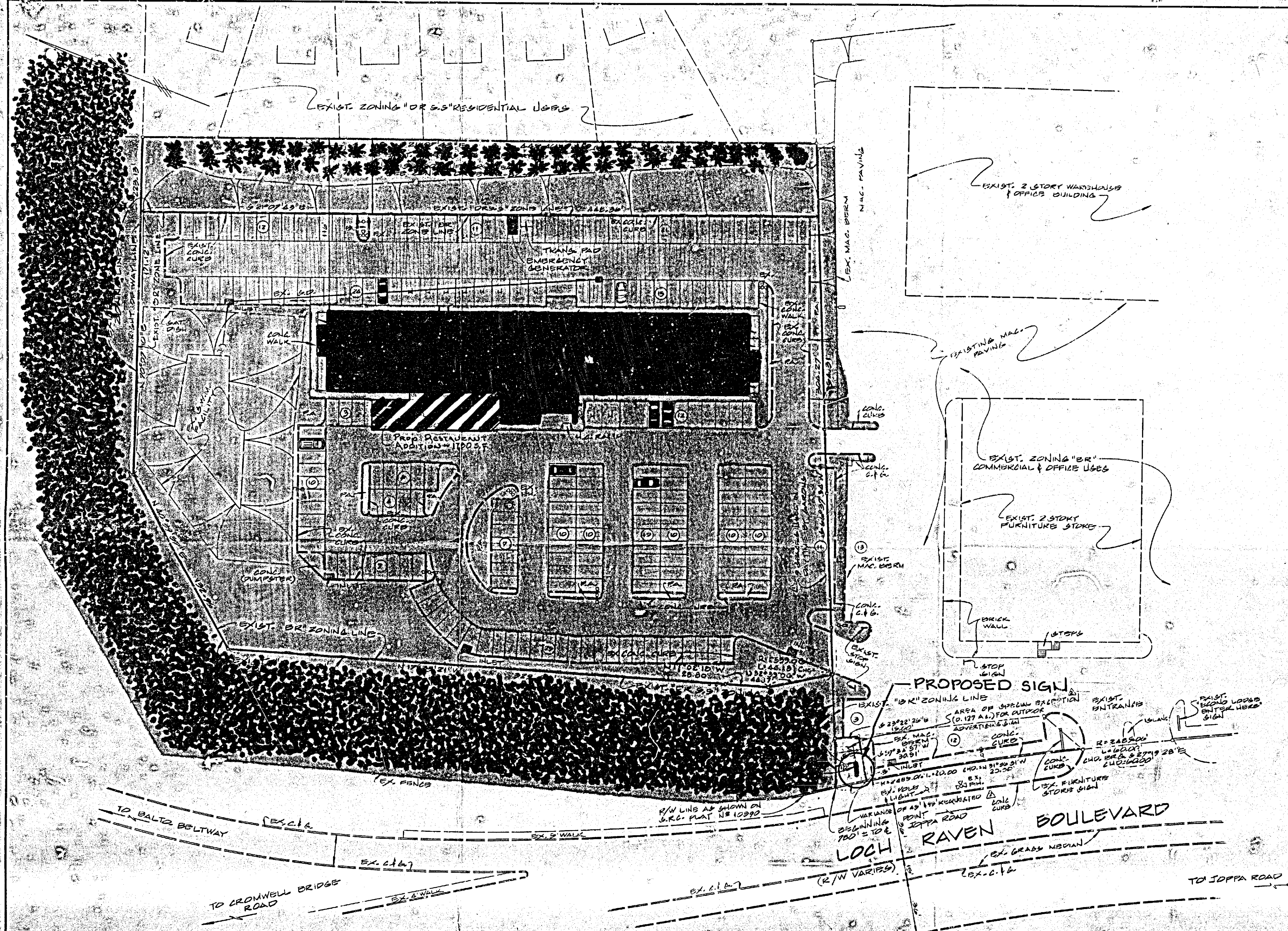
1. AREA OF SITE EQUALS 3.982 ACRES (154,032 SQ. FT.)
2. EXISTING ZONING OF SITE "BR" & "DUE-2" (SEE ZONING CASE NO. 02-67)
3. EXISTING USE OF SITE: 5 STORY MOTEL
4. SITE IS LOCATED IN THE "HERRING RUN EAST" DRAINAGE AREA
5. ALLOWABLE F.A.R. EQUALS 312,000 SQ. FT. (2X 156,000)
6. PROPOSED F.A.R. EQUALS 2,352 (89,847 SQ. FT. + 139,032)
7. AREA OF SITE REQUESTING PARKING VARIANCE = 3,009 AC. ±

SIGN VARIANCES REQUESTED

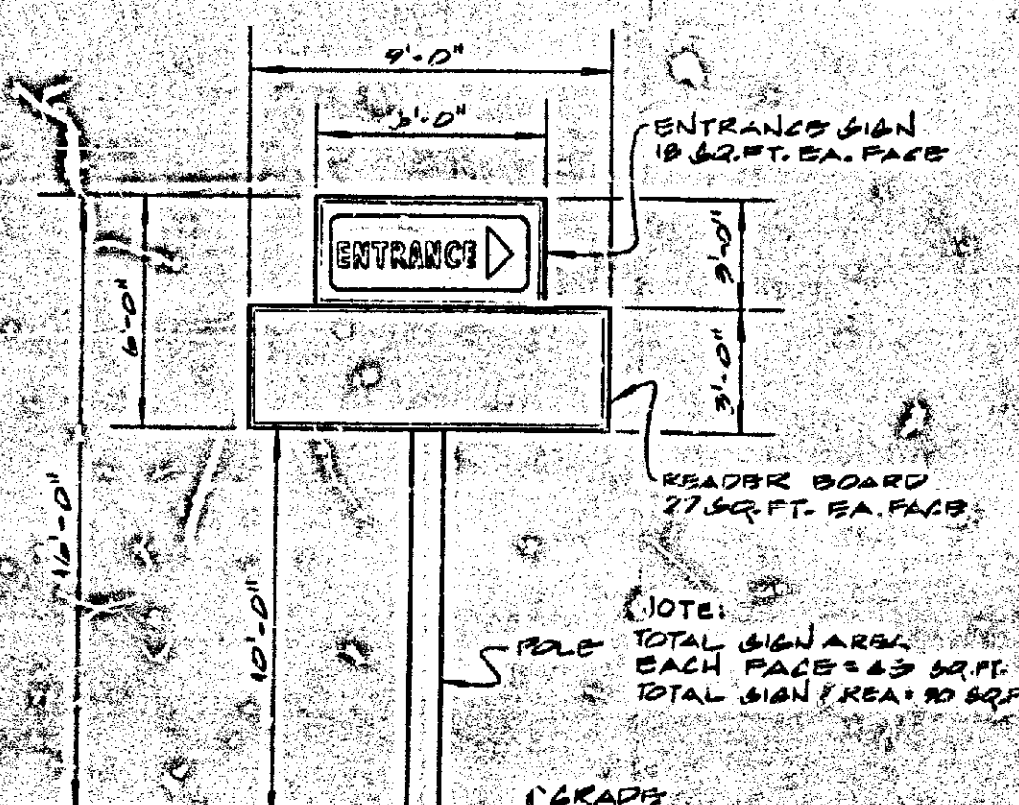
1. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.3 (C) OF THE B.C.Z. TO ALLOW (1) AN OUTDOOR ADVERTISING SIGN TO BE WITHIN 10' OF THE RIGHT OF WAY AL BROADWAY OR OTHER CONTROLLED ACCESS-TYPE HIGHWAY (BALTIMORE BELTWAY) INSTEAD OF THE REQUIRED 250' (A VARIANCE OF 240') AND (2) TO ALLOW SAID OUTDOOR ADVERTISING SIGN TO BE WITHIN 5' OF THE RIGHT OF WAY OF A DUAL HIGHWAY (LOCH RAVEN BOULEVARD) INSTEAD OF THE REQUIRED 100' (A VARIANCE OF 95')
2. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 413.3 (C) AND 238.1 OF THE B.C.Z. TO ALLOW AN OUTDOOR ADVERTISING SIGN TO BE WITHIN 5' OF THE RIGHT OF WAY LINE OF A DUAL HIGHWAY (LOCH RAVEN BOULEVARD) INSTEAD OF WITHIN THIS BUILDING SETBACK LINE OF 50' (A VARIANCE OF 45')

OFF-STREET PARKING DATA FOR ECONO LODGE

1. TOTAL NUMBER OF ROOMS = 187 REQUIRING 1 SPACE/ROOM = 187 SPACES
2. EXISTING MEETING ROOMS = 625 SQ. FT. REQUIRING 12.5 SPACES (1/500)
3. EXISTING RESTAURANT & LOUNGE = 1500 SQ. FT. REQUIRING 30 SPACES (1/500)
4. PROPOSED RESTAURANT EXPANSION = 1550 SQ. FT. REQUIRING 31 SPACES (1/500)
5. TOTAL SPACES REQUIRED = 264.5 = 265
6. TOTAL SPACES EXISTING & PROPOSED = 216 INCLUDING 10 HANDICAPPED SPACES
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 409.2 a & b (3) OF THE B.C.Z. TO ALLOW A TOTAL OF 216 PARKING SPACES INSTEAD OF THE REQUIRED 265, A VARIANCE OF 49 SPACES
8. NINE SPACES LEASED TO GARAGE, SEE APPROVED PLAN DATED 7/28/73, AS REVISED 10/31/77, (GARAGE USES THESE SPACES PRIMARILY IN THE DAYTIME)



LEGEND
 ○ FIRE HYDRANTS
 ○ PARKING LOT LIGHTS
 PA. PLANTED AREAS
 == EXIST. CONC. CURB



ELEVATION OF PROPOSED SIGN
SCALE: 1/4"=1'-0"

PLAT TO ACCOMPANY
 PETITION
 FOR
 SPECIAL EXCEPTION
 PARKING & SIGN VARIANCES
 ECONO LODGE

LOCH RAVEN BOULEVARD
 ELECTION DISTRICT 9 BALTIMORE COUNTY, MD
 SCALE: 1"=30' DATE: NOVEMBER 24, 1986

OWNER
 MR. DONALD S. SOBELL
 318 EAST COLLIERING LANE
 BALTIMORE, MARYLAND 21216

PETITIONER'S
 EXHIBIT

KIDDE CONSULTANTS, INC.
 LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
 1020 CROWNELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

DATE	2-19-87	DRAWN BY: RS
REVISION	2-19-87	CHECKED BY: RLS
		DESIGNED BY:
		CHECKED BY: