

IN RE: PETITION FOR ZONING VARIANCE
Corner Washington Boulevard
and Commerce Drive
(3648 Washington Boulevard)
13th Election District
1st Councilmanic District
Matthew B. Kibler, et al
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-225-A

MEMORANDUM AND ORDER

The Petitioners herein request a zoning variance to permit 180 parking spaces in lieu of the required 273 spaces for a proposed addition to an existing two-story motel and restaurant, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Matthew Kibler and A. F. Hays, appeared and testified. J. Strong Smith, a registered professional engineer, also appeared on behalf of the Petition. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the requested variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in a practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons stated above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of January, 1988 that 180 parking spaces in lieu of the required 273 spaces for a proposed addition to an existing two-story motel and restaurant

In accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 1/10/88
By *John J. Haines*

PETITION FOR ZONING VARIANCE

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 409.2A to permit 140 spaces rather than the 273 required by the current regulations.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The Beltway Motel and Restaurant has been in operation for many years. A small restaurant addition is proposed. Owner is convinced that current regulations require an excessive number of parking spaces which he does not need and is in excess of industry standards. Construction of 273 spaces would create hardship and practical difficulty.

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: N/A (Type or Print Name) Signature N/A Address City and State Spokesman Address for Petitioner: J. Strong Smith, P.E. (Type or Print Name) Signature Address City and State Telephone No.: 825-8120	Legal Owner(s): Matthew P. Kibler (Type or Print Name) Signature Aaron Kibler (Type or Print Name) Signature Beltway Motel 3648 Washington Boulevard Address Baltimore, Maryland 21227 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted J. Strong Smith, P.E. Name 303 Allegheny Avenue Address Towson, Maryland 21204 City and State 825-8120 Phone No.	SWFC 24 134 3-4-8 BF BF W-13 1455 5-17, 704 040 0363
---	--	--

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of October, 1987, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of December, 1987, at 11:00 o'clock AM.

ESTIMATED LENGTH OF HEARING - 1/2 HR.
MOD. () OTHER ()
REVIEWED BY: *J. Robert Haines*
DATE 8-20-87
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
J. ROBERT HAINES
ZONING COMMISSIONER

J. Strong Smith, P.E.
303 Allegheny Avenue
Baltimore, Maryland 21204

RE: Petition for Zoning Variance
Cor. Washington Boulevard and Commerce Drive (3648 Washington Blvd.)
13th Election District; 1st Councilmanic District
Case No. 88-225-A

Dear Mr. Smith:

This is to advise you that \$44.42 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.

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

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
"SCILLANEUS CASH RECEIPT"
No. 45916
DATE 1/2/88 ACCOUNT R-01-615-000
AMOUNT \$44.42
RECEIVED BY *Matthew B. Kibler, et al*
FOR *Posting Advertising 12/17/87 hearing*
8 8034*****8825-A

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
BUSINESS
300 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
Request for Variance of Parking Requirements
Beltway Motel and Restaurant
3648 Washington Boulevard
Baltimore County, Maryland
Election District No. 13.

July 7, 1987

Beginning for the same at a point on the northern boundary of the site, said point being measured South 80° West 64 feet more or less from the centerline intersection of Washington Boulevard and Commerce Drive; thence binding on the outlines of the herein petitioner, the eleven following lines:

1. North 63° 59' 14" West 116.85'
 2. South 12° 30' 23" West 15.44'
 3. North 87° 55' 13" West 379.50'
 4. South 03° 04' 47" West 136.62'
 5. South 03° 12' 47" West 583.63'
 6. South 38° 13' 13" East 34.01'
 7. North 51° 53' 47" East 231.71'
 8. North 28° 46' 47" East 470.77'
 9. South 68° 13' 13" East 29.40'
 10. North 26° 00' 46" East 136.00'
 11. North 19° 24' 21" East 21.37' to the point of beginning.
- Containing 5.68 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-225-A

District 13th Date of Posting 11-16-87
Posted for: *Matthew B. Kibler, et al*
Petitioner: *Matthew B. Kibler, et al*
Location of property: *Cor. of Washington Blvd. and Commerce Drive (3648 Washington Blvd.)*
Location of Sign: *Both sides of Washington Blvd. on front of subject property*
Remarks: *See above*
Posted by: *J. D. Smith* Date of return: 11-20-87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov 19, 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 Nov 19, 1987

THE JEFFERSONIAN.

Susan Stender Orest
Publisher

NOTED BY ZONING DEPARTMENT
JENNIFER HAINES
100 Election District
1st Councilmanic District
Case No. 88-225-A
LOCATION: Cor. Washington Boulevard and Commerce Drive (3648 Washington Blvd.)
DATE AND TIME: Tuesday, December 8, 1987 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Zoning Variance to permit 180 parking spaces in lieu of the required 273 spaces.
Being the property of Matthew B. Kibler, 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
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
11/23/87 (Nov. 19)

Mr. Matthew P. Kibler
3648 Washington Boulevard
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
Corner Washington Boulevard and Commerce Drive (3648 Washington Blvd.)
13th Election District; 1st Councilmanic District
Matthew P. Kibler, et al - Petitioners
Case No. 88-225-A

Dear Mr. Kibler:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:bjs
Enclosures

cc: J. Strong Smith
303 Allegheny Avenue, Towson, Md. 21204

People's Counsel
File

NOTICE OF HEARING

Petition for Zoning Variance

Case No. 88-225-A

13th Election District; 1st Councilmanic District

LOCATION: Cor. Washington Boulevard and Commerce Drive
(3648 Washington Boulevard)

DATE AND TIME: Tuesday, December 8, 1987 at 11:00 AM

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 Zoning Variance to permit 180 parking spaces in lieu of the required 273 spaces.

Being the property of *Matthew B. Kibler, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

JRH:bjs

CP5-008

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 406
Towson, Maryland 21204
494-3554

September 23, 1987



Dennis F. Rasmussen
County Executive

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 76 -ZAC- Meeting of September 1, 1987
Property Owner: Matthew P. Kibler, et ux
Location: Corner Washington Blvd. and Commerce Drive
Existing Zoning: B.R.
Proposed Zoning: Variance to permit 180 parking spaces in lieu of the required 273
Area: 5.68 acres
District: 13th Election District

Dear Zoning Commissioner:

The requested variance to parking can be expected to cause parking problems in the area.

Very truly yours,

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

RECEIVED
SEP 30 1987

ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinecke
Chief

September 1, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Matthew P. Kibler, et ux

Location: Corner Washington Blvd. and Commerce Drive

Item No.: 76

Zoning Agenda: Meeting of 9/1/87

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.

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

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

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

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

/s/

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

9/17/87
Date

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

Zoning Item # 76, Zoning Advisory Committee Meeting of 9-1-87

Property Owner: *Matthew Kibler*

Location: *Washington Blvd.*

Water Supply: *meteo*

Comments ARE AS FOLLOWS:

- () 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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management 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 emits into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chertroller 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 Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () 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 appertenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () 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 the State Department of the Environment.
- () Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of 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 Water and Sewer 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 Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Cherry

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

To the extent possible, all standards are based on "per 1000 square feet of gross floor area" (1000 GFA). Where this was not practical, such as for residential or hotel uses, other units of measure were chosen. An effort was made to choose units which would be available on site plans.

The revision makes clear that any fractional space resulting from the calculation of off-street parking requirements is to be rounded to the nearest whole number and that requirements for any uses not included in Section 409 are to be determined by the Zoning Commissioner. Because a number of uses have been added to the table, the discretionary power of the Zoning Commissioner to determine parking requirements has been eliminated to a large extent.

This part of the report discusses the parking standards for common types of land uses. Appendix B shows the comparison between the existing and the proposed minimum parking requirements by type of land use.

Residential uses. Generally, the current minimum parking requirement for residential uses varies by zone with less parking required in higher density zones. One of the principles behind the revision is to base the parking requirement on use, not by zone, because the demand for parking tends not to vary by zone.

The proposed standard of 2 spaces per single-family dwelling is commonly accepted as a reasonable standard, related to the average number of vehicles owned by a household in suburban areas.

The parking demand for multi-family dwellings varies widely according to the age of the residents and the type of household. Older residents will require less parking than a younger family or than several young singles. The trend is to tie the parking requirement to the number of bedrooms per apartment which has been found to be a reasonably accurate reflection of parking demand. The proposed standard of 1.25 spaces for efficiencies, 1.5 for one- and two-bedroom units and 2 for units with more than two bedrooms is based on standards in other suburban jurisdictions and on consultations with the Traffic Engineer.

The County's experience and research show that lower parking requirements can be justified in R.A.E.2 zones and C.T. districts. Residents of multi-family developments in those areas tend to be elderly, own fewer cars, walk to adjacent retail establishments, and use public transit. Staff recommends that the current standard of 1 space per dwelling unit in R.A.E.2 zones and C.T. districts be modified, however, to 1 for efficiency units, 1.25 for one- and two-bedroom units and 1.5 for units with more than 2 bedrooms. This ties the standard to the size of the apartment and provides a standard which is lower than the recommended county-wide requirement.

Hotel, motel. In addition to overnight rooms, modern lodging facilities often offer restaurants, entertainment, and conference facilities. Currently, the County requires 1 space per guest room. Additional parking is required for restaurants, commercial and other ancillary uses at the rate specified in the Zoning Regulations for these uses. Many developers have applied for variances from this requirement because more parking is required than actually necessary.

Based on field studies conducted by Traffic Engineering, discussions with representatives of major hotel chains, and a survey of local hotel managers, it is recommended that the standard be reduced to 1 space per guest room and to additional requirement for ancillary uses.

EXHIBIT 3

Group-house (or town-house) apartment building, garden apartment building, and other apartment buildings (i.e., multiple family rental or condominium dwellings)

In a C.T. district or R.A.E.2 zone: 1.25 per apt. with no separate bedroom, 1.25 per apt. with one or two separate bedrooms, 1.5 per apt. with three or more separate bedrooms

Elsewhere: 1.25 per apt. with no separate bedroom, 1.5 per apt. with one or two separate bedrooms, 2 per apt. with three or more separate bedrooms

Hotel, Motel

1 per guest room or suite; no spaces required for ancillary uses

Housing for the Elderly

1 per 2.5 dwelling units in a town center, and 1 per 2 dwelling units elsewhere

Mobile Home

2 per unit

One-family detached or semi-detached house, one-family group house (or townhouse), patio house, side-and-back attached house, two-family house

2 per dwelling unit

Tourist Home, Rooming or Boarding House

1 per guest room

2. Commercial and service uses

Type of Use

Minimum Number of Required Off-Street Parking Spaces

Automotive Service Station

See Section 405

Bank

3.3 per 1000 square feet of gross floor area

Car Wash

See Section 419

Furniture or Carpet Store

2.5 per 1000 square feet of gross floor area

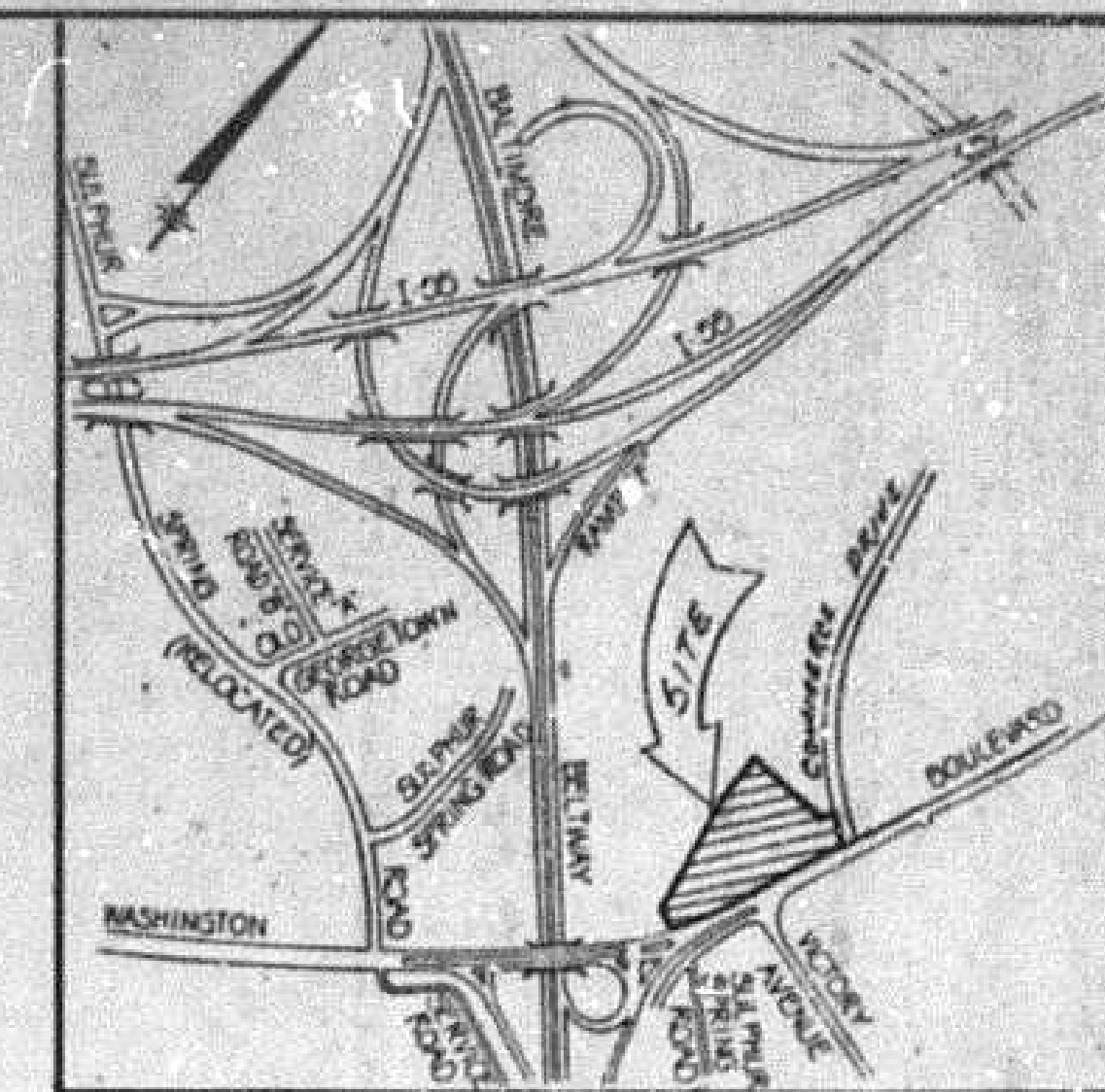
Medical Office or Clinic

4.5 per 1000 square feet of gross floor area

GEORGE EICHELMAN
7087/0150

DONALD J. GITTINGS
5502/0916

MLR-1M
BR



VICINITY MAP
SCALE 1"=1000'

LEROY M. MERRITT
5490/0383

PROPERTY REFERENCES
5126/171-BELTWAY MOTEL & RESTAURANT 3.72 AC.
5665/153-MATTHEW KIBLER 2.25 AC.
7100/845-MATTHEW KIBLER 0.1261 AC.
SUB-TOTAL 6.0961 AC.

SAVING & EXCEPTING AS FOLLOWS:
2517/014 GEORGE F. EICHELMAN 0.0117 AC.
3268/530 MD. STATE ROADS COMM. 0.8997 AC.
TOTAL 5.6847 AC. (BY DEEDS)

SITE DATA

AREA OF SITE - 5.68 ACRES
ZONING - BR AND O.T.
PUBLIC WATER & SEWER AVAILABLE

PARKING DATA

RESTAURANT - 7600 SQ. FT. @ 1 SPACE / 500 SQ. FT. 146 SPACES
MEETING ROOM - 1000 SQ. FT. @ 1 SPACE / 500 SQ. FT. 20 SPACES
MOTEL - 107 ROOMS @ 1 SPACE / ROOM 107 SPACES
TOTAL PARKING REQUIRED 273 SPACES
TOTAL PARKING SHOWN 180 SPACES
VARIANCE REQUESTED 93 SPACES

PARKING SPACES - 8.5'x18.0' TYPICAL, 24" FT. HOLES
INCLUDED ARE 6 SPACES FOR THE HANDICAPPED (12.0'x18.0')
2 SPACES TOGETHER (21.0'x18.0')

THIS PLAT IS BASED ON DEEDS AND DOES NOT
CONSTITUTE A BOUNDARY SURVEY



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



SUMMARY OF PETITION REQUEST:
A VARIANCE TO PERMIT 180 PARKING
SPACES IN LIEU OF 273 SPACES AS
REQUIRED BY SECTION 409.202 OF THE
BALTIMORE COUNTY ZONING REGULATIONS

OWNER AND PETITIONER:
MATTHEW KIBLER
3638 WASHINGTON BOULEVARD
BALTIMORE, MARYLAND 21227
(301)-242-2363

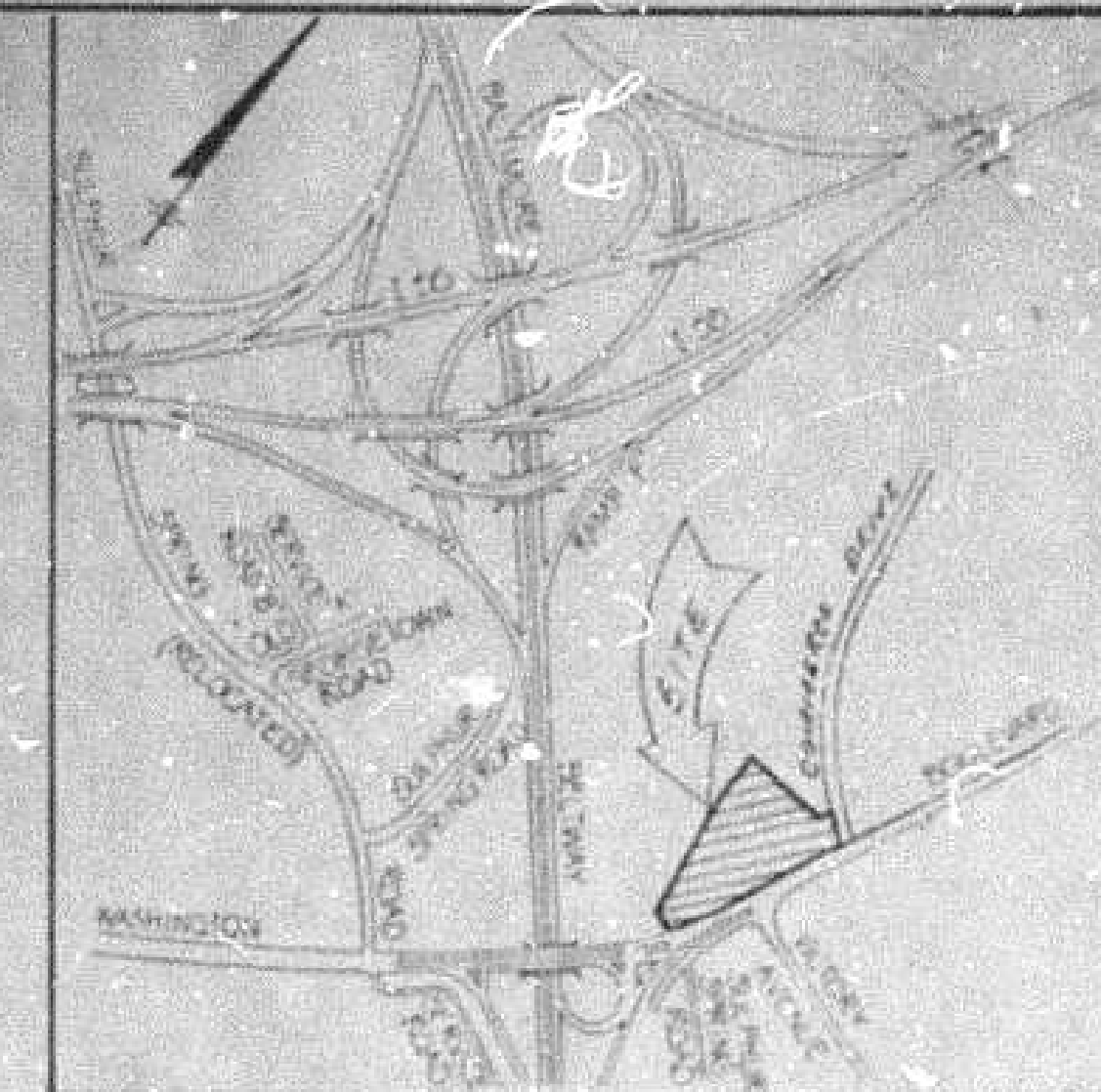
BELTWAY MOTEL AND RESTAURANT
3648 WASHINGTON BOULEVARD
BALTIMORE COUNTY, MD. ELECT. DIST. 13
SCALE 1"=30' JULY 6, 1987

PN5523

GEORGE EICHELMAN
7087/0150

DONALD J. GITTINGS
5302/0916

MLR-1M
BR



VICINITY MAP
SCALE 1"=1000'

LEROY M. HERRITT
5490/0383

PROPERTY REFERENCES

5166/171 BELTWAY HOTEL & RESTAURANT 3.72 AC.
5665/149 MATTHEW KIBLER 2.25 AC.
700/395 MATTHEW KIBLER 0.126 AC.
SUB-TOTAL 6.096 AC.

SAVING & EXCEPTING AS FOLLOWS:

2517/069 GEORGE F. EICHELMAN 0.0117 AC.
3268/530 MD. STATE ROADS COMM. 0.5777 AC.
TOTAL 5.6847 AC. (BY DEEDS)

SITE DATA

AREA OF SITE - 568 ACRES
ZONING - BR AND O.T.
PUBLIC WATER & SEWER AVAILABLE

PARKING DATA

RESTAURANT - 7300 SQ. FT. @ 1 SPACE / 500 SQ. FT. 146 SPACES
MEETING ROOM - 1000 SQ. FT. @ 1 SPACE / 500 SQ. FT. 20 SPACES
MOTEL - 107 ROOMS @ 1 SPACE / ROOM 107 SPACES
TOTAL PARKING REQUIRED 273 SPACES
TOTAL PARKING SHOWN 180 SPACES
VARIANCE REQUESTED 93 SPACES

PARKING SPACES - 8.5' X 18.0' TYPICAL, 24' FT. HOLES

INCLUDED ARE 6 SPACES FOR THE HANDICAPPED (12.5' X 18.0')
2 SPACES TOGETHER (21.0' X 18.0')

THIS PLAT IS BASED ON DEEDS AND DOES NOT
CONSTITUTE A BOUNDARY SURVEY



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8125



SUMMARY OF PETITION REQUEST:

A VARIANCE TO PERMIT 180 PARKING
SPACES IN LIEU OF 273 SPACES AS
REQUIRED BY SECTION 409.2 OF THE
BALTIMORE COUNTY ZONING REGULATIONS

OWNER AND PETITIONER:

MATTHEW KIBLER
3638 WASHINGTON BOULEVARD
BALTIMORE, MARYLAND 21227
(301) 242-2363

PLAT TO ACCOMPANY ZONING PETITION
REQUEST FOR
VARIANCE OF PARKING REQUIREMENTS

BELTWAY MOTEL AND RESTAURANT
3638 WASHINGTON BOULEVARD
BALTIMORE COUNTY, MD. ELECT. DIST. 13

SCALE 1"=30'

JULY 6, 1987

PN5523