

MEMORANDUM

DATE: July 10, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0274-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(4508-4514 Painters Mill Road)
2nd Election District
4th Council District
Howard Hospitality, Inc.**

Legal Owner
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2018-0274-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 4508-4514 Painters Mill Road. The Petitions were filed on behalf of the legal owner of the subject property.

The Special Exception petition seeks to use the described property for a hotel. The Petition for Variance seeks: (1) to allow a total of 3 wall-mounted enterprise signs with maximum sign areas/faces of 94 sq. ft., 94 sq. ft. and 46 sq. ft. in lieu of the permitted 1 wall-mounted enterprise sign with a maximum sign area/face of 150 sq. ft.; and (2) to allow a freestanding enterprise sign with a sign area/face of 30 sq. ft. in lieu of the maximum permitted sign area/face of 25 sq. ft. A two-sheet site plan was marked as Petitioner's Exhibit 1A-1B.

Appearing in support of the petitions were Chet and Vivek Patel, professional engineer Mickey Cornelius and landscape architect Robert Royer. David H. Karceski, Esq. and Adam Rosenblatt, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the requests.

ORDER RECEIVED FOR FILING

Date 6/7/18

By Sen

The subject property is approximately 4.09 acres +/- in size, although the special exception area for the hotel is 2.265 acres. Pet. Ex. 1A, notes 9 & 10. The property is split-zoned OR-2, DR-16 and RAE, and is improved with a single-family dwelling which is unoccupied. Petitioner proposes to raze the single-family dwelling and construct an extended-stay hotel on the site. A similar proposal was approved in 2008, although the hotel was never constructed given the economic downturn. The special exception approval lapsed, which necessitated this Petition.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Robert Royer, a landscape architect accepted as an expert, testified via proffer Petitioner satisfied all requirements for special exception relief set forth at BCZR § 502.1 and the case law interpreting that provision. He noted the site is immediately adjacent to the sprawling T. Rowe Price campus, and a hotel is a much-needed and appropriate use for this location. As such the petition for special exception will be granted.

In its ZAC comment the DOP requested a high-quality opaque fence be provided at the rear of the site. Petitioner indicated it was amenable to that request, and a conceptual landscape plan (Exhibit 7) contains a rendering of such a fence. In addition, Petitioner indicated it would provide a painted crosswalk at the southeast corner of the hotel, as also requested by the DOP.

ORDER RECEIVED FOR FILING

Date 6/7/18
By Sen

Finally, Petitioner verified proposed Sign #4 (the ground-mounted monument sign) will not be located within a Baltimore County easement and thus I believe the concern raised by the Bureau of DPR has been addressed.

VARIANCES

A variance request involves a two-step process, summarized as follows:

1. It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
2. If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has irregular dimensions and visibility into the site is obscured by mature street trees along Painters Mill Road. As such the property is unique. If the BCZR were strictly interpreted Petitioner would suffer a practical difficulty since it would be unable to provide adequate signage for the new hotel. Finally, I find that the variances can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 7th day of **June, 2018**, that the Petition for Special Exception to use the described property for a hotel, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance: (1) to allow a total of 3 wall-mounted enterprise signs with maximum sign areas/faces of 94 sq. ft., 94 sq. ft. and 46 sq. ft. in lieu of the permitted 1 wall-mounted enterprise sign with a maximum sign area/face of 150 sq. ft.; and (2) to allow a freestanding enterprise sign with a sign area/face of 30 sq. ft. in lieu of the

ORDER RECEIVED FOR FILING

Date

6/7/18

By

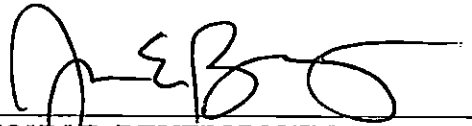
Sen

maximum permitted sign area/face of 25 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must submit for approval by Baltimore County landscape and lighting plans for the site.
3. No temporary signage shall be permitted at the site.
4. Petitioner shall utilize the special exception granted above within five (5) years of the date hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 6/7/18

4 By slr



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 4508 - 4514 Painters Mill Road, Owings Mills, MD 21117 which is presently zoned OR-2, DR 16, RAE

Deed References: 27020/156

10 Digit Tax Account # 220800270; 2200010195; and 250000591

Property Owner(s) Printed Name(s) Howard Hospitality, Inc.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
See Attachment No. 1

3. X a **Variance** from Section(s)
See Attachment No. 2

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500, Towson, MD
Mailing Address City State

21204 / (410) 494-6200 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Howard Hospitality, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7871 Belle Point Drive Greenbelt MD
Mailing Address City State

20770-3350 / 301.345.8700 / Vivek.Patel@baywoodhotels.com
Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500, Towson, MD
Mailing Address City State

21204 / (410) 494-6200 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2018-0274-YA Filing Date 4/11/18

Do Not Schedule Dates:

Reviewer JF

HOWARD HOSPITALITY, INC.

4508 – 4514 PAINTERS MILL ROAD

ATTACHMENT NO. 1

TO PETITION FOR SPECIAL EXCEPTION AND VARIANCE

1. Special Exception for a hotel, pursuant to Section 206.3.B.2.c of the B.C.Z.R.

HOWARD HOSPITALITY, INC.

4508 – 4514 PAINTERS MILL ROAD

ATTACHMENT NO. 2

TO PETITION FOR SPECIAL EXCEPTION AND VARIANCE

1. Variance to allow a total of 3 wall-mounted enterprise signs, with a maximum sign area/face of 150 square feet each, in lieu of the permitted 1 wall-mounted enterprise sign with a maximum sign area/face of 150 square feet, pursuant to B.C.Z.R. 450.4 Attachment 1.5(h)
2. Variance to allow a freestanding enterprise sign with a sign area/face of 30 square feet in lieu of the maximum permitted sign area/face of 25 square feet, pursuant to B.C.Z.R. 450.4 Attachment 1.5(k)

Amended 6/4/18



PETITION FOR ZONING HEARING(S)

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To the Office of Administrative Law of Baltimore County for the property located at:

Address 4508 - 4514 Painters Mill Road, Owings Mills, MD 21117 which is presently zoned OR-2, DR 16, RAE
Deed References: 27020/156 10 Digit Tax Account # 220800270; 2200010195; and 250000590
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2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
See Attachment No. 1
3. X a **Variance** from Section(s)
See Attachment No. 2

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
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I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Howard Hospitality, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7871 Belle Point Drive

Greenbelt

MD

Mailing Address

City

State

20770-3350 / 301 345 8700

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500, Towson, MD

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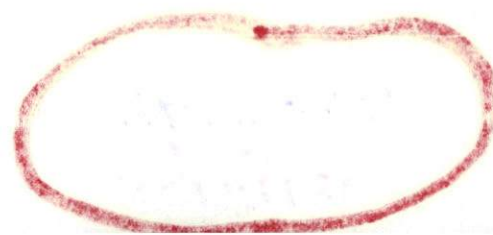
Email Address

CASE NUMBER 2018-0274-XA Filing Date 4/11/18

Do Not Schedule Dates: _____ Reviewer JF

ORDER RECEIVED FOR FILING
6/12/18
Sen

as filed



HOWARD HOSPITALITY, INC.

4508 – 4514 PAINTERS MILL ROAD

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HOWARD HOSPITALITY, INC.
4508 – 4514 PAINTERS MILL ROAD

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~~218~~ 94 and 94

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1. Variance to allow a total of 3 wall-mounted enterprise signs, with a maximum sign area/face of ~~150~~ square feet each, in lieu of the permitted 1 wall-mounted enterprise sign with a maximum sign area/face of 150 square feet, pursuant to B.C.Z.R. 450.4 Attachment 1.5(h) (Signs 1, 2, 3).
2. Variance to allow a freestanding enterprise sign with a sign area/face of 30 square feet in lieu of the maximum permitted sign area/face of 25 square feet, pursuant to B.C.Z.R. 450.4 Attachment 1.5(k) (Sign 4).



Zoning Description
For Special Exception
4408 - 4514 Painters Mill Road

BEGINNING at a point in the Northeast corner of Tax Map 67, Parcel 272, Deed Ref. 15039/375, located West of Painters Mill Road, thence the following courses and distances:

For a curve to the right having a radius of 4548.66', an arc length of 156.57' and being subtended by a chord of South 27° 35' 19" West 156.56 Feet, along the curve having a radius of 4548.33', an arc of length of 48.72' being subtended by a chord of South 29° 25' 06" West 48.72', along the curve having a radius of 4548.33', an arc of length of 43.18' being subtended by a chord of South 28° 36' 28" West 40.07' Feet, North 89° 18' 57" West 133.58 Feet, North 88° 37' 43" West 78.25 Feet, North 90° 00' 00" West 174.17 Feet, North 03° 02' 59" West 400.01 Feet, North 03° 02' 59" West 200.87 Feet South 89° 33' 59" East 547.32 Feet to the point of beginning.

Containing 2.265 acres of land more or less.




Robert L. Royer, RLA
Licensed Landscape Architect #1077

2018-0274-XA

12-12-12

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Attorney for Petitioner:

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Mailing Address

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dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0274-XG Filing Date 4/11/18

Do Not Schedule Dates: Reviewer JF

HOWARD HOSPITALITY, INC.

4508 – 4514 PAINTERS MILL ROAD

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4508 – 4514 PAINTERS MILL ROAD

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Containing 2.265 acres of land more or less.




Robert L. Royer, RLA
Licensed Landscape Architect #1077

2018-0274-XA

CERTIFICATE OF POSTING



2018-0274-XA

RE: Case No.: _____

Petitioner/Developer: _____

Howard Hospitality, Inc

June 4, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4508-4514 Painters Mill Road

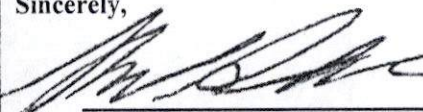
SIGN 1 Re-Certification

May 15, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 2, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

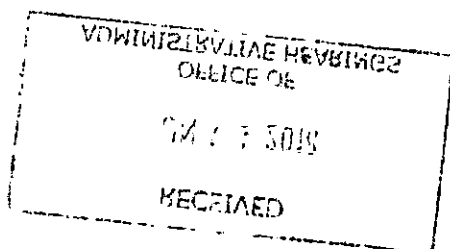
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2018-0274-XA

RE: Case No.: _____

Petitioner/Developer: _____

Howard Hospitality, Inc

June 4, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

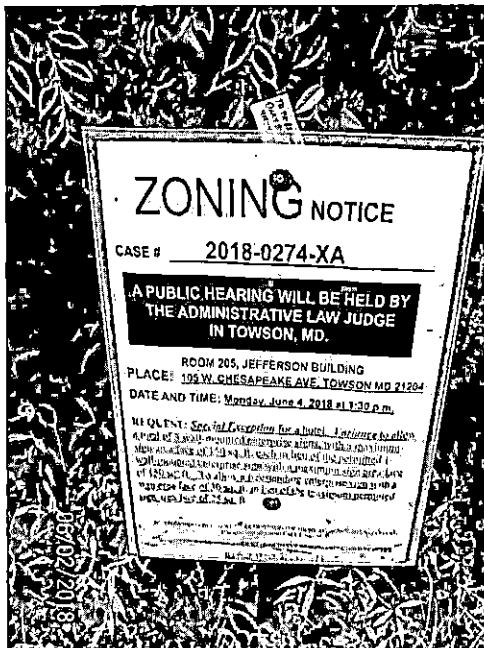
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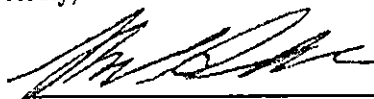
SIGN 2 Re-Certification

May 15, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 2, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Debra Wiley

JB 6-4-18
1:30 PM

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Saturday, June 02, 2018 8:14 PM
To: Administrative Hearings; Barbara A. Lukasevich; DKarceski@Venable.com
Subject: Re-Certifications for 2018-0274-XA
Attachments: Re-Cert Sign 1 2018-0274-XA.doc; Re-Cert Sign 2 2018-0274-XA.doc

Re-Certifications for 4508-4514 Painters Mill Road

CERTIFICATE OF POSTING

2018-0274-XA

RE: Case No.: _____

Petitioner/Developer: _____

Howard Hospitality, Inc

June 4, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

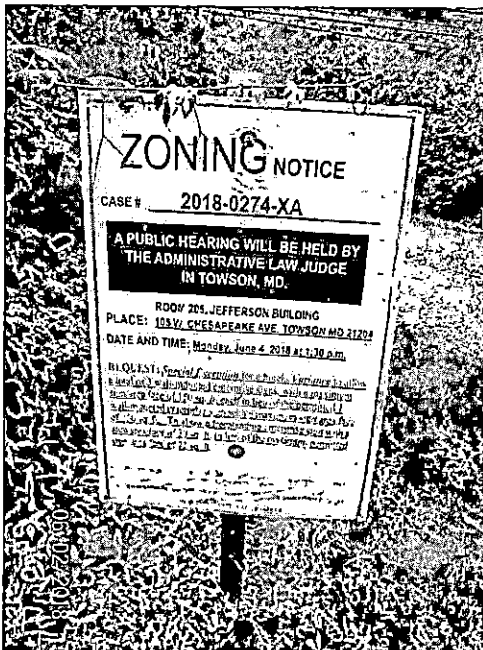
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

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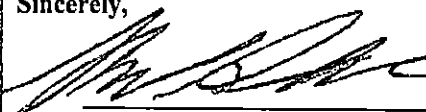
SIGN 1 Re-Certification

May 15, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 2, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0274-XA

RE: Case No.: _____

Petitioner/Developer: _____

Howard Hospitality, Inc

June 4, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

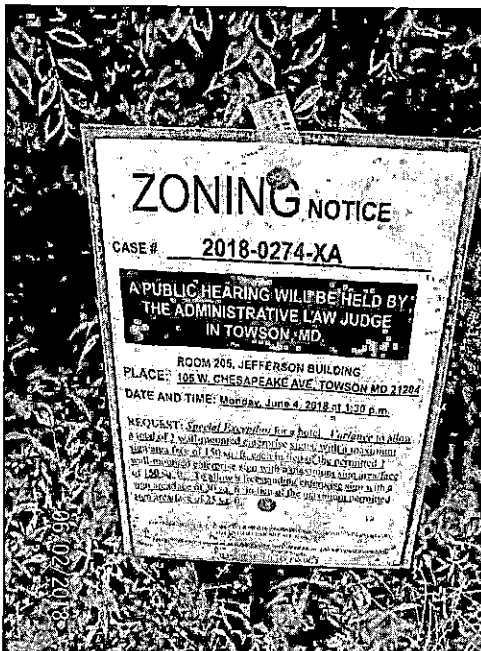
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4508-4514 Painters Mill Road

SIGN 2 Re-Certification

May 15, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 2, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5597716

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 08, 2018

NOTICE OF ZONING HEARING
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:
CASE NUMBER: 2018-0274-XA
4508-4514 Painters Mill Road
W/s Painters Mill Road, south of Lakeside Boulevard 2nd Election District - 4th Councilmanic District Legal Owners: Howard Hospitality, Inc.
Special Exception for a hotel. Variance to allow a total of 3 wall-mounted enterprise signs, with a maximum sign/area face of 150 sq. ft. each in lieu of the permitted 1 wall mounted enterprise sign with a maximum sign area/face of 150 sq. ft. To allow a freestanding enterprise sign with a sign area/face of 30 sq. ft. in lieu of the maximum permitted sign area/face of 25 sq. ft.
Hearing: Monday, June 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204
/s/Arnold Jablon Director of Permits, Approvals and Inspections for Baltimore County
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.
JEFFERSONIAN 5/8/2018 #5597716

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2018-0274-XA

RE: Case No.: _____

Petitioner/Developer: _____

Howard Hospitality, Inc

June 4, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

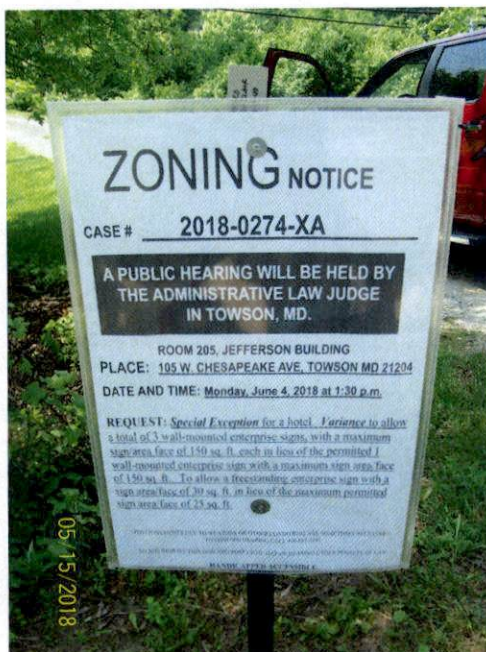
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4508-4514 Painters Mill Road

SIGN 1

May 15, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 15, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0274-XA

RE: Case No.: _____

Petitioner/Developer: _____

Howard Hospitality, Inc

June 4, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

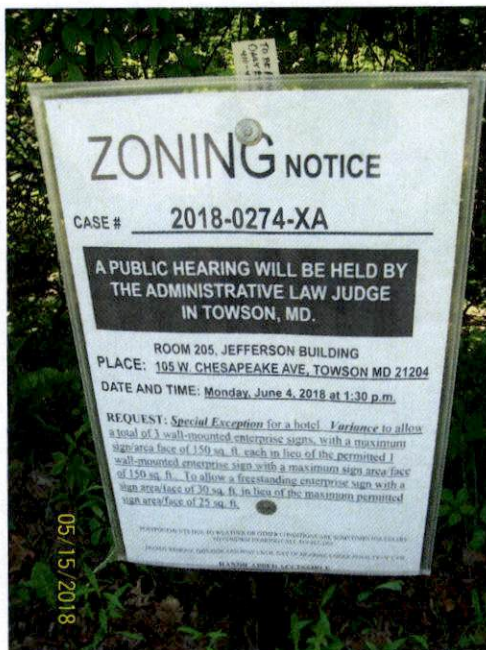
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4508-4514 Painters Mill Road

SIGN 2

May 15, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 15, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 2, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0274-XA

4508-4514 Painters Mill Road
W/s Painters Mill Road, south of Lakeside Boulevard
2nd Election District – 4th Councilmanic District
Legal Owners: Howard Hospitality, Inc.

Special Exception for a hotel. Variance to allow a total of 3 wall-mounted enterprise signs, with a maximum sign/area face of 150 sq. ft. each in lieu of the permitted 1 wall mounted enterprise sign with a maximum sign area/face of 150 sq. ft. To allow a freestanding enterprise sign with a sign area/face of 30 sq. ft. in lieu of the maximum permitted sign area/face of 25 sq. ft.

Hearing: Monday, June 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Howard Hospitality, Inc., Amit Patel, 7871 Belle Point Drive, Greenbelt 20770

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 15, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 15, 2018 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0274-XA

4508-4514 Painters Mill Road

W/s Painters Mill Road, south of Lakeside Boulevard

2nd Election District – 4th Councilmanic District

Legal Owners: Howard Hospitality, Inc.

Special Exception for a hotel. Variance to allow a total of 3 wall-mounted enterprise signs, with a maximum sign/area face of 150 sq. ft. each in lieu of the permitted 1 wall mounted enterprise sign with a maximum sign area/face of 150 sq. ft. To allow a freestanding enterprise sign with a sign area/face of 30 sq. ft. in lieu of the maximum permitted sign area/face of 25 sq. ft.

Hearing: Monday, June 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
4508-4514 Painters Mill Road; W/S Painters	*	OF ADMINSTRATIVE
Mill Road, 480' S of Lakeside Boulevard		
2 nd Election & 4 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Howard Hospitality, Inc.		
By Amit Patel	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2018-274-XA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

APR 17 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0274-XA

Property Address: 4508-4514 Painters Mill

Property Description: _____

Legal Owners (Petitioners): Howard Hospitality, Inc.

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukaszewich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Pennsylvania Ave., Ste. 500
Towson, MD 21204

Telephone Number: (410) 494-6200



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

May 31, 2018

Howard Hospitality, Inc.
Amit Patel, President
7871 Belle Point Drive
Greenbelt MD 20770-3350

RE: Case Number: 2018-0274 XA, Address: 4508-4514 Painters Mill Road

Dear Mr. Patel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 11, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

 MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 4/16/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0274-XA

*Special Exception, Variance
Howard Hospitality, Inc. Amit Patel
4508-4514 Painters Mill Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


for Wendy Wolcott, P.L.A.

Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

JB 6-4-18
1:30 PM

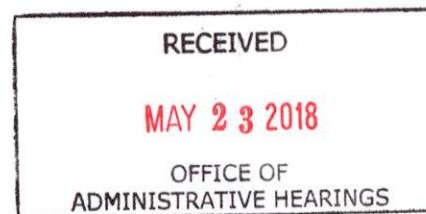
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 5/22/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-274



INFORMATION:

Property Address: 4508 – 4514 Painters Mill Road
Petitioner: Howard Hospitality, Inc.
Zoning: OR 2, DR 16, RAE
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for special exception to use the property for a hotel and the petition for variance as listed on the attachment submitted in support of the petition.

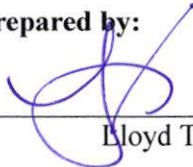
A site visit was conducted on April 16, 2018.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Any proposed fencing located along the rear of the subject parcel shall consist of a high quality, durable and opaque material.
- Provide a painted pedestrian crosswalk at and between the proposed curb depressions at the southeast corner of the hotel structure.
- To ensure the aesthetic qualities in the area of the existing corporate campus, the Department recommends no temporary signage of any type be allowed, either by use permit or through zoning petition.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0274-XA
Address 4508-4514 Painters Mill Road
(Howard Hospitality, Inc. Property)

Zoning Advisory Committee Meeting of **April 23, 2018.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
ncr

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 23, 2018
Item No. 2018-0274-XA

DATE: May 4, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Special Exception and Zoning Relief is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

The proposed sign #4 appears to be within an easement and should be moved or the easement should be relinquished if it is not required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 5/22/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-274

INFORMATION:

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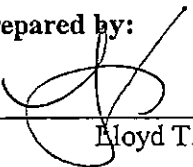
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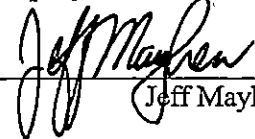
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Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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comment on the above-referenced zoning item.

Reviewer: Steve Ford

Case No.:

2018-0274-XA

Exhibit Sheet - Continued

Petitioner/Developer

EW
1-10-18

Protestants

SEN
6-7-18

No. 1 1	Site plan IA & IB } 2 sheet	
No. 1 2	Royce Royer CV	
No. 5 3	Aerial Exhibit	
No. 16 4	Marketing Materials Baywood	
No. 17 5	Map w/ photos	
No. 18 6	Cross-Section Exhibit	
No. 19 7	Conceptual Landscape Plan	
No. 20 8	8A+8B Elevations (larger scale)	
No. 21 9	9A-9C Photos of the Printers Mill	
No. 22 10	Cornelius CV	
No. 23		
No. 24		

Bob Royer, RLA
Project Manager

Key Relevance

Municipal Code Compliance

Hydraulics & Sanitary
Engineering

Road & Utility Design

Architectural, Mechanical
& Electrical drawing
interpretation and
coordination

Extensive knowledge of
stormwater management
requirements as required by
MD Department of the
Environment

Job Title: Project Engineer

Years with CNA, LLC: 1

Total Years of Experience: 33

Primary Office Location:
Forest Hill, Maryland

Education:

- BS Environmental Sciences
- Bachelor of Landscape
Architecture

Professional Registration:

- Maryland, RLA

Platform Literacy

- AutoCadd 2010 Civil 3D
- Microsoft Word, Excel,
PowerPoint, and Project
Management

Overview: Mr. Royer is a highly talented, professional and dedicated Project Engineer/Project Manager with experience in planning, designing and directing the construction of schools, parks, libraries, community centers, fire and police stations, commercial and residential developments.

Relevant Projects:

D. S. Thaler & Associates, Inc.: Projects completed with this company includes the design and reviewing of stormwater management and erosion and sediment control plans. Additionally, Mr. Royer processed the plans through the county and state agencies for review and approval. He prepared cost estimates for the design and construction of utilities, prepared proposals related to the Grate Inlet Skimmer Box as well as other stormwater management products. Mr. Royer also prepared preliminary sketches for residential and commercial developments, and prepared grading plans for permits.

Stormwater Consulting, Inc.: Project work included design and review of stormwater management and erosion and sediment control plans, and processing the plans through the county and state agencies for review and approval. Prepared cost estimates for the design and construction of stormwater facilities, prepared proposals for the design and construction of public and private commercial projects, retrofit existing stormwater management facilities to meet current N.R.C.S. requirements, acted as liaison between client and county agency reviewers and inspectors. Conducted inspection of existing stormwater facilities in the Baltimore-Washington corridor as well as Northern Virginia and the City of Philadelphia.

Site Resources, Inc.: Duties, responsibilities, and project work included supervising technicians, designers, and engineers to review and approve designs, calculations and cost estimates. Design and review of stormwater management, erosion and sediment control plans, water, sanitary sewer and storm drain plans and processing of the plans through the county and state agencies for review and approval.

Bob Royer, RLA
Project Manager

Prepared cost estimates for Environmental Agreements and Utility Agreements, prepared contract documents and specifications as the civil component of the bid documents for the construction of public and private commercial projects. Also, acted as Site Resources, Inc. civil representative, as a member of the project team for the design and construction of libraries, schools, police stations, and fire stations. Mr. Royer reviewed shop plans, construction methods and materials, field changes, and pay requests. He prepared proposals at the request of new and existing clients, prepared and submitted development plans for residential and commercial subdivisions, participated as an expert witness before hearing officer in zoning and development cases, and prepared stormwater management plans in accordance with the old (2001) regulations. Assisted engineer for the production of the preliminary concept stormwater management plan under the 2007 Maryland Stormwater Management Design Manual.

Morris Ritchie Associates, Inc.: Duties, responsibilities, and project work included the design and preparation of stormwater management plan details and computations, using TR-55, TR-20 and Excel prepared hydrology and hydraulics computations for volume and discharge rates, and sediment control plans for residential and commercial properties. My Royer designed and prepared civil plans which included road, water, sanitary sewer and storm drains, and processed the plans through county and state agencies for review and approval. Prepared and processed public works agreements.



today's hotelier

THE OFFICIAL PUBLICATION OF AAHOA

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Al Patel is president of Baywood Hotels, which opened its 100th property in downtown San Antonio, Texas, this fall.

Baywood Hotels: 100 Properties and Counting

0

TODAY'S HOTELIER FEATURES

Baywood Hotels just celebrated its 100th hotel opening, but that doesn't mean company leaders are ready to slow down anytime soon.

by ALICIA HOISINGTON

Al Patel's father purchased his first motel in 1975, and a family business was born. The 23-room property located in rural Maryland was more than just an introduction to the hotel industry for Patel. It became a way of life when the family moved into the motel when Patel was just 5 years old.

"The living room was the front desk," he said. "That's how I grew up, in several motels along the way."

The business transformed in 1991 from a mom-and-pop operation to that of an acquisition engine when Patel's father acquired 14 properties from various lenders during a recession.

"We transitioned from small mom-and-pop properties to larger hotel properties," Patel said. "We still own several of those today. For the most part, that was our start in the industry."

Then, in 2001, just a few months before 9/11 shook the world, Baywood Hotels was established and the need for a management infrastructure became evident.

"We were doing everything ourselves. We were overseeing everything," Patel said. "We needed management to assist us. Marriott and Hilton needed us to have it as far as becoming franchisees at the time. We put that into place to accommodate them, and it turned out to be the right thing to do."

That smart thinking and infrastructure has seen Baywood weather recessions and survive each one. And now today, the Greenbelt, Maryland-based hotel management company owns and operates more than \$1 billion in hotel assets and is on its way to celebrate its 100th hotel opening in the United States this year.

<https://www.todayshotelier.com/2017/09/30/baywood-hotels-100-properties-and-counting/>

LATEST NEWS

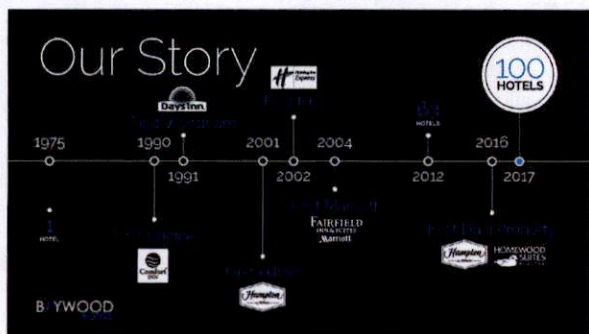
MAY, 2018

- MAY 16 AAHOA Welcomes NLRB Reconsideration of Joint-Employer Standard
- MAY 14 Hundreds of hoteliers visit Capitol Hill as AAHOA members meet with their congressional leaders
- MAY 11 AAHOA vice chairwoman delivers congressional testimony on American Travel Industry
- MAY 04 AAHOA and Polaris Launch New Human Trafficking Awareness Training

APRIL, 2018

- APR 30 AAHOA Names New Directors of Communications and Marketing
- APR 27 AAHOA Statement on AZ-8 Special Election Results
- APR 25 AAHOA Statement on Confirmation of John Ring to NLRB
- APR 23 AAHOA Applauds Reconsideration of National Park Entry Fees
- APR 20 2018 Board of Directors Elected at AAHOA Convention
- APR 20 Texas Hotelier Takes the Reins as Chairman of World's Largest Hotel Owners Association
- APR 19 Thousands of Hoteliers Converge on National Harbor for 2018 AAHOA Convention
- APR 19 AAHOA Statement on Conclusion of Florida Legislative Session

REPRESENTING AMERICA'S HOTEL OWNERS



100 AND COUNTING

Baywood recently welcomed the 126-room Hilton Garden Inn Downtown Riverwalk in San Antonio to its portfolio. The property's location is central to the Riverwalk area, The Alamo and the entertainment district. The hotel was completed in September with a scheduled to open in October.

"The downtown neighborhood where this project is located is undergoing a massive revitalization. We have been instrumental in this revitalization by developing three abandoned historic properties over the past seven or eight years and restoring them into fantastic branded hotels," Patel said.

The Hilton Garden Inn site was a one-story abandoned building, he said. The goal for the property is to further activate the neighborhood and help transform the area into a place where locals and tourists want to visit.

"We added 500 new people walking along Houston Street alone with our hotel developments on a given day," Patel said. "Today, Houston Street has become a lively and extremely walkable area."

The hotel itself is as impressive as the 100 hotels in Baywood's portfolio. The entirely custom 11-story hotel has a lobby bar and balcony overlooking East Houston Street. The hotel also enjoys a rooftop pool, which is a first for any hotel in Baywood's portfolio, Patel said.

"We as a company also have a lot of history and a great affinity for the city of San Antonio," he said. "I enjoyed living there for several years in the mid '90s. We also have offices in the city with over 30 associates, as well as over 18 hotels there."

Opening its 100th hotel is no small accomplishment for a company that started with one 23-room property in Laurel, Md., Patel said.

"This is a milestone for our company, being a family business grounded with humble beginnings," he said. "Our 100th hotel is huge for us because it is an opportunity to reflect on how far we have come, celebrate that achievement and look forward to our future."

And that future looks bright. Patel said the opening demonstrates what sets Baywood apart from its competitors – its expansive growth with a footprint from coast to coast and regional offices in Herndon, Va.; Miami; San Antonio; Pittsford, N.Y.; and Aurora, Colo.

"We have a local feel but with a national footprint," Patel said.

He said the Baywood team likes to operate in the top 25 to 50 Metropolitan Statistical Areas (MSAs) with opportunities to cluster. He sees the company moving into markets that it historically has not been in, including states such as the Carolinas, Georgia, Minnesota, Arizona, Utah and California.

"We will stay true to our core competencies, which are developing and operating great select-service and extended-stay hotels," Patel said. "We are also excited about opening our first design-forward hotels in the AC Hotel by Marriott in Miami and the Canopy by Hilton in Ithaca, New York."

Today's Hotelier is the trusted monthly magazine exclusively serving hoteliers, brought to you by AAHOA, the organization representing the voice of America's hotel owners.

"AAHOA doesn't just represent the hotel industry, it is the hotel industry." -Glenn Haussman

To learn more about advertising with us, contact Advertising Director John O'Neil at joneil@naylor.com.

Want to get published? Reach out to the managing editor of Today's Hotelier at todayshotelier@naylor.com to learn more.

FEATURES FROM THE MAGAZINE



APRIL 3, 2018

0

What to watch for



APRIL 3, 2018

0

What can hoteliers learn from other industries?



APRIL 2, 2018

0

Maximizing Your Experiential Travel Potential



MARCH 13, 2018

0

Next-level Housekeeping Via Technology



MARCH 1, 2018

0

Mentoring Matters



MARCH 1, 2018

0

Elevate Your Career

The company is not looking to do one-off deals, but rather the focus is on where it can expand its footprint – one that has taken the company all the way to India with Asia's first Hampton Inn. Patel said he expects to have about a dozen additional hotel openings within the next 12 to 14 months. The company doesn't have a target number in mind, as Patel said the team only grows as opportunities that make sense arise. As for continued global growth, Patel said company executives are conducting research and would like to see more reach but have no immediate plans. Focus is on further expansion in the United States.

"Opportunity met with perseverance is where we have always excelled," Patel said.

When it comes to the brands Baywood works with, Patel said that the location and demands of the market call the shots.

"We are very fortunate to have great relationships with our brand partners and are able to collaborate with them to make sure we have the right flag at the right location," he said. "We select brands that have a proven track record and brands that are universally known as institutional in investment quality."

SUCCESS FROM THE START

Patel attributes much of Baywood's success to the foundation created by his father more than 40 years ago. Some of the key attributes that Patel said his father taught him are patience, hard work and humility.

"My father always said you need to wait about a thousand days after opening a hotel before you know how successful a hotel will be," Patel said in regard to his father's patience.

Hard work and humility have always come with the job for Patel, who started on the foundation that no job was too small. Jobs in the housekeeping department helped him appreciate what each hotel's associates do every day.

"It's about humbleness," Patel said. "One of our core pillars is to stay humble."

Perhaps the most important thing Patel learned from his father was courage. When his father came to the United States, he had \$7 in his pocket along with a master's degree in chemical sciences. Although Patel's father was employed as a senior chemist, he still decided to purchase that 23-room hotel in Laurel, Md., and move his family in to operate the property, balancing his job, a new business and his family.

"My father worked his full-time job, 40 hours a week, while working nights and weekends operating the hotel," Patel said. "Throughout my lifetime, my father never shied away from a risky endeavor. He trusted his business acumen and guts. Today, I try to have the same confidence in myself."

Although Patel said he didn't see himself working in the hotel industry for the rest of his life during those early days, as the family business began to bud, Patel started to embrace the business and grew to love the industry.

"I cannot imagine doing anything else now," he said. "The business is in my blood."

Those qualities his father taught him during his growing career are the same type of characteristics Patel now looks for in his employees, especially when it comes to honesty and integrity.

"I am a proponent of a collaborative management style. I think the best way to get the job done is to have input from anyone and everyone involved," Patel said. "For that to work, everyone has to be honest about their opinions and the conviction to voice them so that we are all on the same page."

Baywood's development of the distressed

Baywood Hotels has an expansive footprint that takes it across the United States all the way to Asia's first Hampton Inn in India. Much of that development has come the way of acquiring distressed assets and bringing them to life again. In 1991, Baywood acquired its first distressed asset in an Interchange off of I-95

north of Richmond, Va. Since then, the company has redeveloped and repositioned neglected and distressed hotels representing more than \$100 million in investments.

Recent redevelopment projects completed by Baywood include:

Towneplace Suites by Marriott, San Antonio Downtown-Riverwalk, Texas

Home2 Suites by Hilton, San Antonio Downtown-Riverwalk, Texas

Home2 Suites by Hilton Downtown Baltimore, Maryland

Holiday inn Express Riverwalk, Texas

Holiday Inn Express Baltimore – Stadiums, Maryland

Comfort Inn Downtown/Convention Center, Washington D.C.

■PHOTO COURTESY OF BAYWOOD HOTELS

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In the Heart of the City

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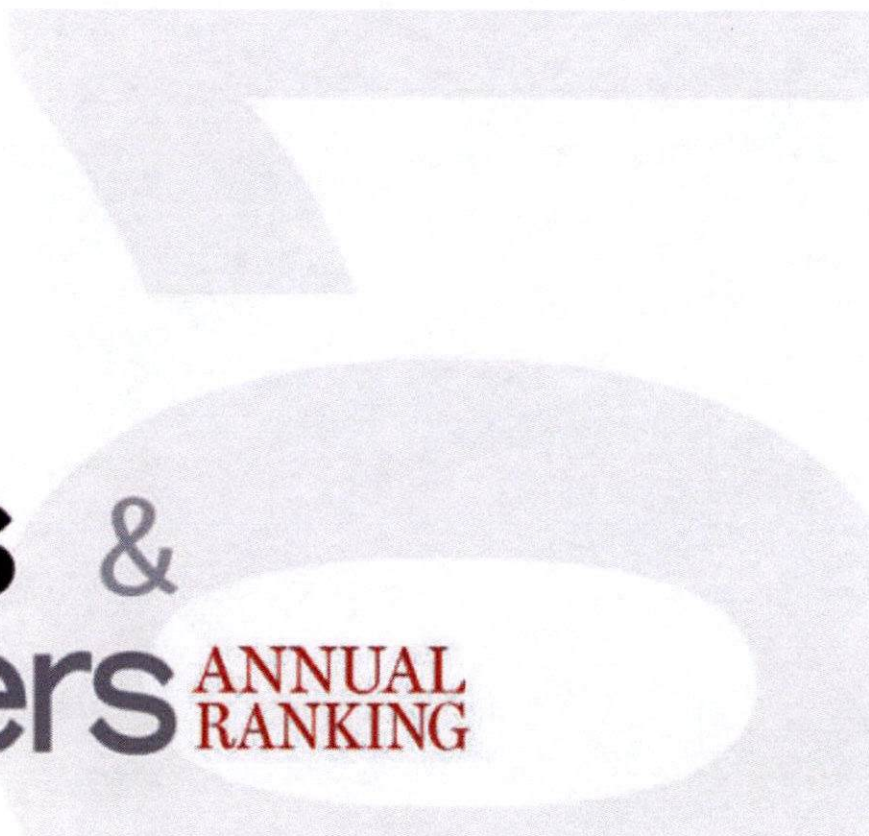
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Owners & Developers

ANNUAL
RANKING

OWNERS & DEVELOPERS

Ranked by number of rooms (as of 5/31/17)

n/a—not available or not applicable

Company	Location	2017 (as of 5/31)		2016		Leading Brand Affiliates
		Rooms	Hotels	Rooms	Hotels	
1. Hospitality Properties Trust	Newton MA	48,087	310	46,599	306	Marriott, IHG
2. Apple Hospitality REIT Inc.	Richmond VA	29,978	235	30,073	235	Hilton, Marriott
3. Chatham Lodging Trust	West Palm Beach FL	18,210	133	18,210	133	Marriott, Hilton
4. Hospitality Investors Trust	Fairfax VA	17,845	148	17,193	141	Hilton, Marriott, Hyatt
5. Proccaccianti Companies	Cranston RI	16,052	56	15,323	51	Marriott, Hilton, Hyatt, IHG
6. FelCor Lodging Trust	Irving TX	12,164	39	12,164	39	Hilton, Wyndham
7. MCR	New York NY	10,831	90	10,831	90	Hilton, Marriott
8. Hersha Hospitality Group	Philadelphia PA	9,744	68	10,601	70	Marriott, Hilton
9. Baywood Hotels Inc.	Greenbelt MD	9,535	97	9,535	97	Hilton, Marriott, IHG
10. Rockbridge	Columbus OH	9,422	45	9,091	44	n/a
11. John Q. Hammons Hotels & Resorts (JQH)	Springfield MO	8,444	35	8,444	35	Hilton, Marriott, IHG
12. Noble Investment Group	Atlanta GA	7,604	48	8,647	54	Marriott, Hyatt, Hilton
13. CSM Corporation	Minneapolis MN	6,916	34	6,635	32	Marriott, Hilton
14. White Lodging Services Corporation	Merrillville IN	6,894	23	6,472	21	Marriott, Hyatt, Hilton
15. JHM Hotels	Greenville SC	6,883	39	6,641	37	Marriott, Hilton, Hyatt
16. Stonebridge Companies	Denver CO	6,437	37	6,273	36	Marriott, Hilton
17. AWH Partners	New York NY	6,398	20	6,398	20	Hilton, Marriott, IHG
18. Chartres Lodging Group	San Francisco CA	6,367	10	6,137	9	Marriott, Hilton, Hyatt
19. Lowe	Los Angeles CA	6,228	23	6,263	22	Joie de Vivre, Thompson, Destination
20. Waramaug Hospitality	Boca Raton FL	5,955	41	5,955	41	Marriott, IHG, Hilton
21. Driftwood Hospitality Management	North Palm Beach FL	5,803	26	5,608	25	Hilton, Marriott, IHG
22. Concord Hospitality Enterprises	Raleigh NC	4,677	33	4,414	31	Marriott, Hilton, Hyatt
23. SREE Hotels	Charlotte NC	4,480	31	4,018	28	Marriott, Hilton
24. The Ramkota Companies Inc.	Sioux Falls SD	4,431	39	4,431	39	Best Western, IHG, Carlson
25. GF Management	Philadelphia PA	4,278	22	4,278	22	Hilton, Marriott, IHG
26. New Castle Hotels & Resorts	Shelton CT	4,215	24	4,215	24	Marriott, Hilton
27. The Buccini/Pollin Group Inc.	Washington DC	4,158	20	3,637	18	Hilton, Marriott, IHG
28. Stanford Hotels Corporation	San Francisco CA	4,048	13	4,045	13	Hilton, Marriott
29. Daly Seven Inc.	Danville VA	3,883	37	3,883	37	Hilton, IHG, Marriott
30. Meyer Jabara Hotels	West Palm Beach FL	3,762	23	3,251	18	Marriott, Hilton, Choice

30

Meyer Jabara Hotels
West Palm Beach, FL

Leading brand affiliates
Marriott, Hilton, Choice

Rooms (as of 5/31/17).....**3,762**

Hotels (as of 5/31/17).....**23**

see full profile on p. 52



Company	Location	2017 (as of 5/31)		2016		Leading Brand Affiliates
		Rooms	Hotels	Rooms	Hotels	
31. Dimension Development Company	Natchitoches LA	3,323	17	3,323	17	Hilton, Marriott
32. Kana Hotel Group	Knoxville TN	3,197	33	2,852	29	Hilton, Marriott, IHG
33. Midas Hospitality LLC	St. Louis MO	3,106	31	2,642	27	Marriott, Hilton, IHG
34. Hospitality Ventures Management Group	Atlanta GA	3,102	15	3,232	16	Hilton, Marriott, Hyatt
35. Woodbine Development Corporation	Dallas TX	2,958	11	2,243	7	Marriott, Hilton, Hyatt
36. First Hospitality Group Inc.	Rosemont IL	2,890	17	2,741	16	Marriott, Hilton, IHG
37. Waterton	Chicago IL	2,884	10	3,120	11	Marriott, Hilton, IHG
38. Peachtree Hotel Group	Atlanta GA	2,878	24	3,044	25	Hilton, Marriott, IHG
39. Moody National Companies	Houston TX	2,875	21	2,875	21	Hilton, Hyatt, Marriott
40. Widewaters Hotels	DeWitt NY	2,816	21	2,679	20	Hilton, Marriott, IHG
41. The Generation Companies LLC	Raleigh NC	2,651	23	2,651	23	Hilton, IHG, Choice
42. Marcus Hotels & Resorts	Milwaukee WI	2,603	8	2,603	8	Hilton, Marriott, IHG

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Midas Hospitality LLC St. Louis, MO

Leading brand affiliates
Marriott, Hilton, IHG

Rooms (as of 5/31/17) **3,106**

Hotels (as of 5/31/17) **31**

see full profile on p. 56



43. Dora Hotel Company	Fishers IN	2,560	15	2,560	15	Hilton, Marriott, IHG
44. CN Hotels	Greensboro NC	2,352	24	2,380	23	Hilton, Marriott, IHG
45. WCG Capital Group Inc.	Santa Monica CA	2,301	10	2,299	10	Marriott, Hilton
46. Waterford Hospitality Group LLC	Waterford CT	2,293	12	2,293	12	Marriott, Hilton, Hyatt
47. Innisfree Hotels	Gulf Breeze FL	2,270	16	1,923	13	Hilton, IHG, Best Western
48. Lafayette Hotels	Bangor ME	2,246	26	2,246	26	Fireside Inn & Suites, Best Western, IHG
49. SSN Hotels	Wilmington DE	2,243	21	2,022	19	Hilton, Marriott, IHG
50. Excel Group	Arlington VA	2,218	17	2,218	17	Hilton, Marriott, Hyatt
51. Hotel Equities	Atlanta GA	2,205	21	1,890	18	Marriott, Hilton, IHG
52. Davidson Hotels & Resorts	Atlanta GA	2,140	6	2,265	6	Marriott, Hilton, Hyatt
53. Insignia Hospitality Group Inc.	Midland TX	2,026	21	1,919	20	Marriott, IHG, Hilton
54. OTO Development	Spartanburg SC	1,996	11	1,350	8	Hilton, Hyatt, Marriott
55. Provenance Hotels	Portland OR	1,993	11	1,993	11	n/a

Company	Location	2017 (as of 5/31)		2016		Leading Brand Affiliates
		Rooms	Hotels	Rooms	Hotels	
56. Urgo Hotels & Resorts	Bethesda MD	1,945	14	1,443	11	Marriott, Hilton, IHG
57. Amerilodge Group	Bloomfield Hills MI	1,916	21	1,739	19	IHG, Marriott, Wyndham
58. HRC Hotels LLC	East Lansing MI	1,915	21	1,915	21	Hilton, Marriott, Choice
59. Wright Investments Inc.	Memphis TN	1,900	11	1,900	11	Hilton, Marriott, IHG
60. High Hotels Ltd	Lancaster PA	1,784	14	1,519	12	Marriott, Hilton
61. Kinseith Hospitality Companies	North Liberty IA	1,593	10	1,593	10	Hilton, Marriott, IHG
62. Rubicon Companies	Riverside CT	1,590	5	1,590	5	Marriott, Hilton
63. Vesta Hospitality LLC	Vancouver WA	1,549	12	1,650	12	Hilton, Marriott, IHG
64. McNeill Hotels	Germantown TN	1,535	14	1,315	12	Hilton, Marriott
65. Harmony Hospitality Inc.	Virginia Beach VA	1,524	11	1,300	9	Hilton, Wyndham, Choice
66. DelMonte Hotel Group	Rochester NY	1,485	14	1,485	14	Marriott, Hilton
67. Roedel Companies LLC	Wilton NH	1,463	11	1,363	10	Hilton, Marriott, IHG
68. The Hotel Group	Edmonds WA	1,437	4	1,728	5	Hilton, Marriott, IHG
True North Hotel Group Inc.	Overland Park KS	1,437	13	1,347	12	Marriott, Hilton
70. IMIC Hotels	Columbia SC	1,411	14	1,529	15	Hilton, Wyndham, Marriott
71. Pacific Hotel Management LLC	San Mateo CA	1,375	8	1,375	8	Marriott, IHG, Hilton
72. 3H Group Inc.	Chattanooga TN	1,371	13	1,220	12	Marriott, Hilton, IHG



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Innisfree Hotels Gulf Breeze, FL

Leading brand affiliates
Hilton, IHG, Best Western

Rooms (as of 5/31/17)..... 2,270

Hotels (as of 5/31/17)..... 16

see full profile on p. 73

73. Encore Enterprises	Dallas TX	1,323	11	1,004	8	Marriott, Hilton
74. Elite Hospitality	Ormond Beach FL	1,297	11	1,297	11	Marriott, Hilton, IHG
75. MPH Hotels Inc.	St. Petersburg FL	1,270	15	1,238	15	Choice, Marriott, IHG
76. Welcome Group Inc.	El Segundo CA	1,261	8	1,261	8	Hilton, Marriott, IHG
77. Maine Course Hospitality Group	Freeport ME	1,257	15	1,155	14	Marriott, Hilton
78. Legacy Ventures	Atlanta GA	1,171	5	1,168	5	Hilton, Marriott
79. Wedge Hotels Corporation	Houston TX	1,102	7	1,102	7	Hilton, Marriott

Based on surveys submitted to *Hotel Business*

Company	Location	2017 (as of 5/31)		2016		Leading Brand Affiliates
		Rooms	Hotels	Rooms	Hotels	
80. Riley Hotel Group	Medina OH	1,000	15	1,000	15	Hilton, Choice, IHG
Tranz Hotels Group	Watchung NJ	1,000	9	1,000	9	Marriott, Hilton, Choice
82. Crestpoint Companies	Mason OH	984	10	984	10	Marriott, Hilton, IHG
83. KAJ Hospitality	Sioux Falls SD	967	12	860	11	Hilton, IHG, Marriott
84. Noble House Hotels & Resorts	Kirkland WA	918	7	918	7	n/a
85. Kolter Hospitality	West Palm Beach FL	913	6	913	6	Hyatt, Hilton, Marriott
86. Swift Hospitality Group	Freeport IL	856	11	922	12	Carlson, Choice
87. The Grand Alps Resort Group Inc.	Addison TX	790	5	545	3	Hard Rock, Marriott, IHG
88. Sethi Management Inc.	Carlsbad CA	779	8	856	9	Hilton, IHG, Marriott
89. Prince Organization	Yorba Linda CA	749	9	985	11	IHG, Hilton, Marriott
90. American Hospitality Group Inc.	Wadsworth OH	727	8	727	8	IHG, Choice, Hilton
91. Valencia Group	Houston TX	692	4	619	4	n/a
92. Myer Hotels	Branson MO	672	6	672	6	Choice, Best Western, IHG
93. Briad Group	Livingston NJ	588	5	486	4	Marriott, Hilton
94. Renascent Hospitality	Columbus OH	549	4	416	3	Hilton, Marriott, Carlson
95. Chesterfield Hotels Inc.	Chesterfield MO	532	5	532	5	Hilton
96. Dunn Hospitality Group	Evansville IN	528	5	334	3	IHG, Hilton
97. JVD Hotels	Southaven MS	470	6	342	5	Marriott, IHG, Choice
98. Desai Hotel Group	Jackson MS	422	5	422	5	Hilton, IHG, Marriott
99. Key Performance Hospitality	Sanford FL	297	2	297	2	Hilton, IHG
100. LHR Hospitality Management	St Paul MN	251	3	185	2	IHG
101. Kns	College Park GA	250	2	250	2	Best Western, Wyndham
102. Presidian Hotels & Resorts	San Antonio TX	202	1	358	2	Hilton, Marriott, IHG

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High Hotels Ltd
Lancaster, PA

Leading brand affiliates
Marriott, Hilton

Rooms (as of 5/31/17)..... 1,784
Hotels (as of 5/31/17)..... 14

see full profile on p. 62



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PETITIONER'S EXHIBIT

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PETITIONER'S EXHIBIT

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PETITIONER'S EXHIBIT



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PETITIONER'S EXHIBIT



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PETITIONER'S EXHIBIT

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PETITIONER'S EXHIBIT

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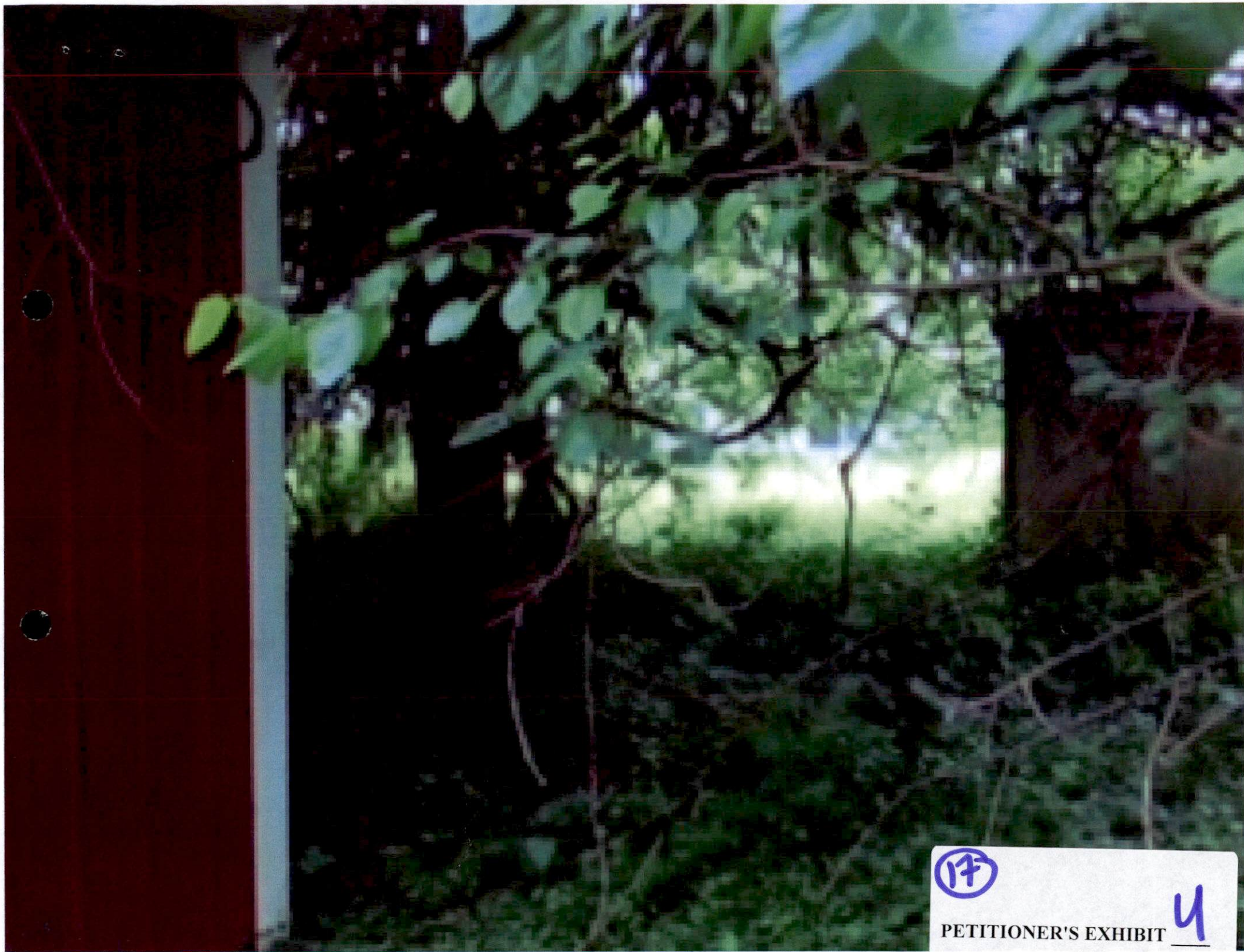
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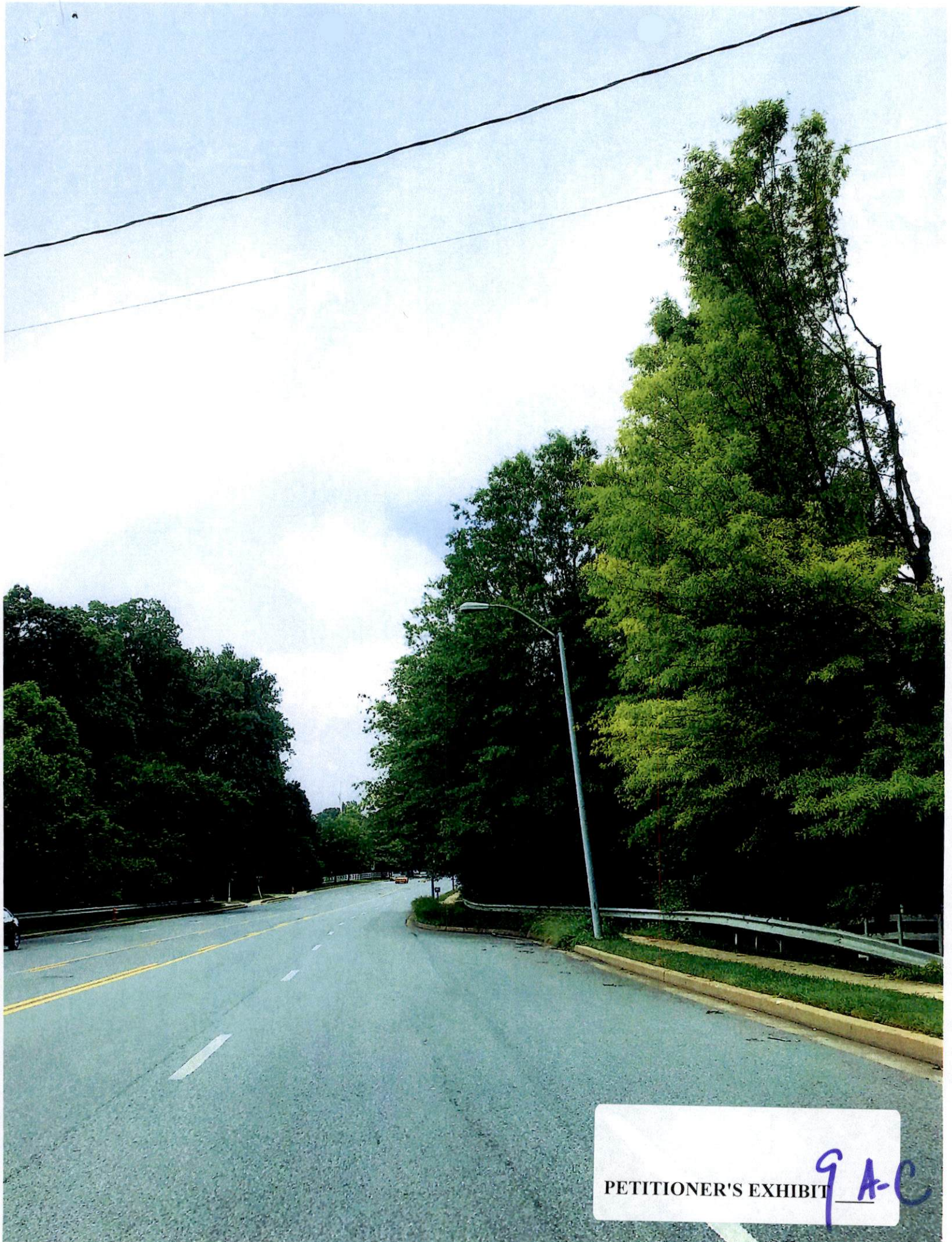
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PETITIONER'S EXHIBIT

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PETITIONER'S EXHIBIT 9 A-C







MICKEY A. CORNELIUS, P.E., PTOE
Senior Vice President



Merging Innovation and Excellence®

"A Leader in Sustainable Transportation Solutions"

Mickey Cornelius, proudly one of the first certified Professional Traffic Operations Engineers (PTOE) in the nation, is Senior Vice President of the firm, responsible for managing various aspects of the firm's traffic engineering and transportation planning studies. He is experienced in many aspects of traffic engineering and transportation planning, including traffic analysis, traffic forecasting and associated modeling, geometric design, traffic signals and signal systems evaluation/design, parking and circulation, traffic calming, and transportation systems management.

As a registered Professional Engineer, Mr. Cornelius has over 35 years' experience in the highway transportation and traffic engineering profession. His experience in both the public and private sectors has provided him with a broad range of expertise in his field. Mr. Cornelius has conducted over 2,000 traffic engineering studies and has served as a transportation planner for the development of Master Plans for both private firms and public agencies. His educational and professional background has qualified him as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland, as well as in Pennsylvania, New Jersey and New York.

Job History

1987 - Present

Traffic Engineering Consultant, The Traffic Group, Inc.

1984 - 1987

Traffic Engineering Consultant

1982 - 1984

Civil Engineer, Highway Construction

Educational Background

- **B.S. in Civil Engineering with emphasis in Transportation**
Pennsylvania State University
- **Traffic Engineering Courses**
 - Northwestern University Traffic Institute
 - Polytechnic Institute of New York

Affiliations

- Certified Professional Traffic Operations Engineer (PTOE)
- Registered Professional Engineer (P.E.) - DE, MD, ND, PA, VA
- Institute of Transportation Engineers (I.T.E.)
- National Society of Professional Engineers (N.S.P.E.)
- County Engineers Association of Maryland (CEAM)

Examples of places where Mr. Cornelius has testified as an expert witness

MARYLAND

- City of Annapolis - City Council
- Anne Arundel County - Board of Appeals; Zoning Hearing Examiner
- City of Baltimore - City Council; Planning Commission
- Baltimore County - County Review Group, Zoning Commissioner, Board of Appeals; Circuit Court; District Court
- Town of Bel Air - Planning Board; Town Commissioners; Zoning Hearing Examiner
- Carroll County - Board of Appeals; County Commissioners; Planning Board
- City of Bowie - Planning Advisory Board; Mayor and City Council
- Cecil County - Technical Advisory Committee
- Charles County - Board of Appeals
- Dorchester County - Board of Appeals
- Frederick County - Planning Board; County Commissioners; Board of Appeals
- Harford County - Zoning Hearing Examiner
- Howard County - Planning Board; Zoning Board; Board of Appeals; Hearing Examiner
- Town of Indian Head - Planning Commission
- Montgomery County - Planning Board; Zoning Hearing Examiner; Board of Appeals
- Town of North East - Planning Commission
- Prince George's County - Planning Board; County Council; Hearing Examiner
- Washington County - Board of Appeals

10

MICKEY A. CORNELIUS, P.E., PTOE
Senior Vice President

- City of Westminster - Mayor and Common Council
- Wicomico County - Board of Zoning Appeals

NEW JERSEY

- State Court of Administrative Law
- Cumberland County - Manchester Township
Zoning Hearing Board
- City of Millville - Planning Commission

PENNSYLVANIA

- York County - Manchester Township Zoning Hearing Board
- Shrewsbury Borough - Planning Commission

NEW YORK

- Town of East Hampton - Planning Commission

CASE NAME

CASE NUMBER

DATE _____

4508 PAINTERS MILL

Existentialism

2018-0274-XA

6/4/18

E - MAIL

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
5/4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
4/18	DEPS (if not received, date e-mail sent _____)	NO COMMENT
	FIRE DEPARTMENT	
5/23/18	PLANNING (if not received, date e-mail sent _____)	no objection w/ conditions
4/16/18	STATE HIGHWAY ADMINISTRATION	no objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. 2012-0142-SPH)	
NEWSPAPER ADVERTISEMENT	Date: 5/8/18	
SIGN POSTING (1 st)	Date: 5/15/18	by SSG Black
SIGN POSTING (2 nd)	Date: 4/2/18	by SSG Black
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 02 Account Number - 2200010195								
Owner Information										
Owner Name:		HOWARD HOSPITALITY INC				Use:		COMMERCIAL		
Mailing Address:		7871 BELLE POINT DR GREENBELT MD 20770-3350				Principal Residence:		NO		
						Deed Reference:		/27020/ 00156		
Location & Structure Information										
Premises Address:		4508 PAINTERS MILL RD OWINGS MILLS MD 21117-4905				Legal Description:		1.688 AC 4508 PAINTERS MILL RD NWS #4508 & 4514 PAINTERS MILL RD.		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0067	0014	0468		9227				2016	Plat Ref: 79/227	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1993		9098				1.6900 AC		06		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
		DAY CARE CENTER								
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2017		07/01/2018		
Land:		676,000		507,000						
Improvements		595,600		636,600						
Total:		1,271,600		1,143,600		1,143,600		1,143,600		
Preferential Land:		0						0		
Transfer Information										
Seller: SUMMIT CAPITAL LLC				Date: 05/21/2008		Price: \$2,300,000				
Type: ARMS LENGTH MULTIPLE				Deed1: /27020/ 00156		Deed2:				
Seller: SUMMIT INVESTMENT COMPANY				Date: 10/02/1998		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /13187/ 00634		Deed2:				
Seller: MILES STANLEY C				Date: 08/27/1991		Price: \$330,000				
Type: ARMS LENGTH IMPROVED				Deed1: /08896/ 00841		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application**Date:**

IN RE: PETITION FOR SPECIAL HEARING

NE side of Painters Mill Road, 1,000' SW
Of Lakeside Boulevard
(Painters Mill Road)
2nd Election District
4th Council District

Howard Hospitality, Inc.
Petitioner

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0142-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Special Hearing filed by the legal owner of the property, Howard Hospitality, Inc. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for an extension of the period for utilization of the Special Exception granted in Case No. 08-234-SPHXA to five (5) years from the date of the final Order. *See* B.C.Z.R. § 502.3. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Robert Capalongo with CNA, the consultant who prepared the site plan for the Petitioner, and Christopher Mudd, Esquire with Venable, LLP, counsel for Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

The ZAC comments were received and made a part of the file. A comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated January 13, 2012 indicating that development of the property must comply with the Forest Conservation Law (Sections 33-6-101 through 33-6-122) of the Baltimore County Code (B.C.C.). Petitioner

indicated DEPS may accept a fee-in-lieu, though that issue is for another day. There were no other adverse ZAC comments received from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 3.66 acres and is zoned OR-2. In a thorough 12-page Opinion dated February 15, 2008, Zoning Commissioner Wiseman granted special exception relief to Petitioner, for the construction and operation of a Marriott Hotel. Mr. Wiseman's opinion addressed all facets of the special exception case and the requirements under B.C.Z.R. § 502. There were at the time several neighbors that opposed the relief, and counsel indicated they noted an appeal of the Zoning Commissioner's Order to the County Board of Appeals. Case No. 08-234-SPHXA, Petitioner's Exhibit 3. However, the neighbors withdrew their appeal as concerned the special exception relief, and that aspect of the Zoning Commissioner's Order was therefore affirmed.

Petitioner explained that shortly after the appeal was dismissed, its engineer determined the hotel site was not located within the Metropolitan District, where water and sewer service is provided. *See* Exhibit 4. That necessitated a lengthy and tedious approval process, which culminated in a City of Baltimore Ordinance (10-387, Petitioner's Exhibit 5) extending the Metropolitan District to include the 3.66 acre subject parcel. This Ordinance took effect on November 22, 2010, and under the B.C.Z.R. the time for utilization of the special exception is extended "to a date 18 months after such (water and sewer) facilities become adequate and available." B.C.Z.R. § 502.3. That would extend the special exception utilization period to May 21, 2012, and thus the special exception granted in Case No. 08-234-SPHXA has not yet expired.

Under the B.C.Z.R., Petitioner is entitled to request an extension of the utilization period, provided it does so before the expiration of the period. Petitioner has done so here, and it would appear as if a "reasonableness" standard would apply to such a request, especially since that term is used in § 502.3. Here, much has transpired since the special exception was granted. The Petitioner spent nearly two (2) years obtaining approval for the extension of the water and sewer

facilities. At or about that time, the United States economy and credit markets were cratering, and commercial/residential construction activity ground to a halt. In these circumstances, an extension seems justified, and a five year period seems reasonable for a project of this magnitude, which will rely so heavily (according to Petitioner's experts) on the success of the adjoining corporations and business parks in the Owings Mills area.

The "final order" granting the special exception here was the Board of Appeals Order dated December 14, 2008, which counsel indicated was not appealed to the Circuit Court. The B.C.Z.R. provides that "the maximum time for utilization of the special exception" cannot be extended for a "period of more than five years from the date of the final order granting same." B.C.Z.R. § 502.3. That date is December 3, 2013, and the special exception utilization period shall be extended to that date.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 19 day of January, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) for an extension of the period for utilization of the special exception granted in Case No. 08-234-SPHXA to five (5) years from the date of the final Order granting same (i.e., December 3, 2013), be and is hereby GRANTED.

The relief granted herein shall be conditioned upon the following:

1. The Petitioner may apply for its building permit and may be granted same upon receipt of this Order, however the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.

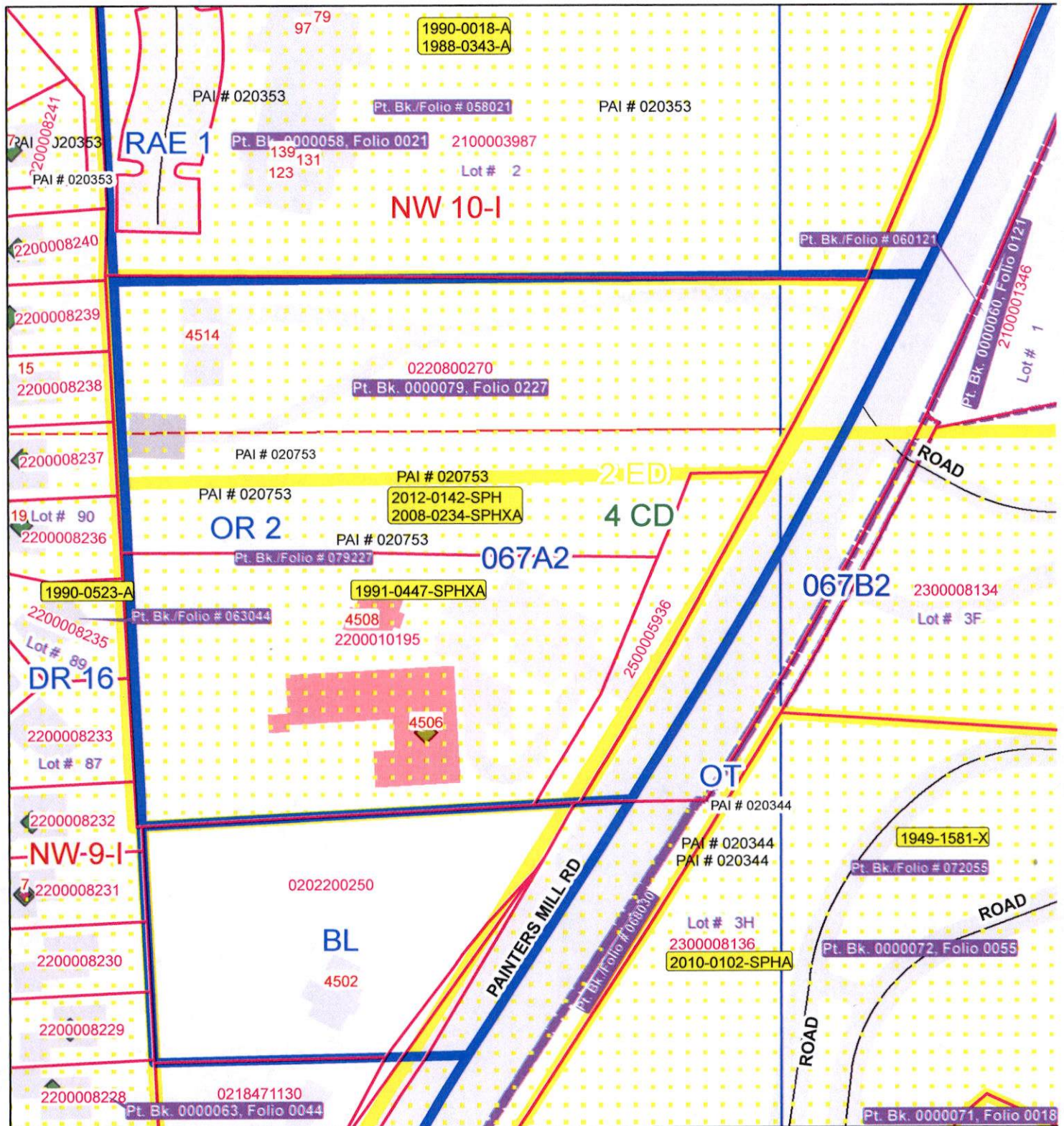
2. The Petitioner must comply with the ZAC comment received from the Department of Environmental Protection and Sustainability (DEPS) dated January 13, 2012, indicating that development of the property must comply with the Forest Conservation Law (Sections 33-6-101 through 33-6-122) of the Baltimore County Code (B.C.C.).

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

4506 - 4514 Painters Mill Road



Publication Date: 4/11/2018

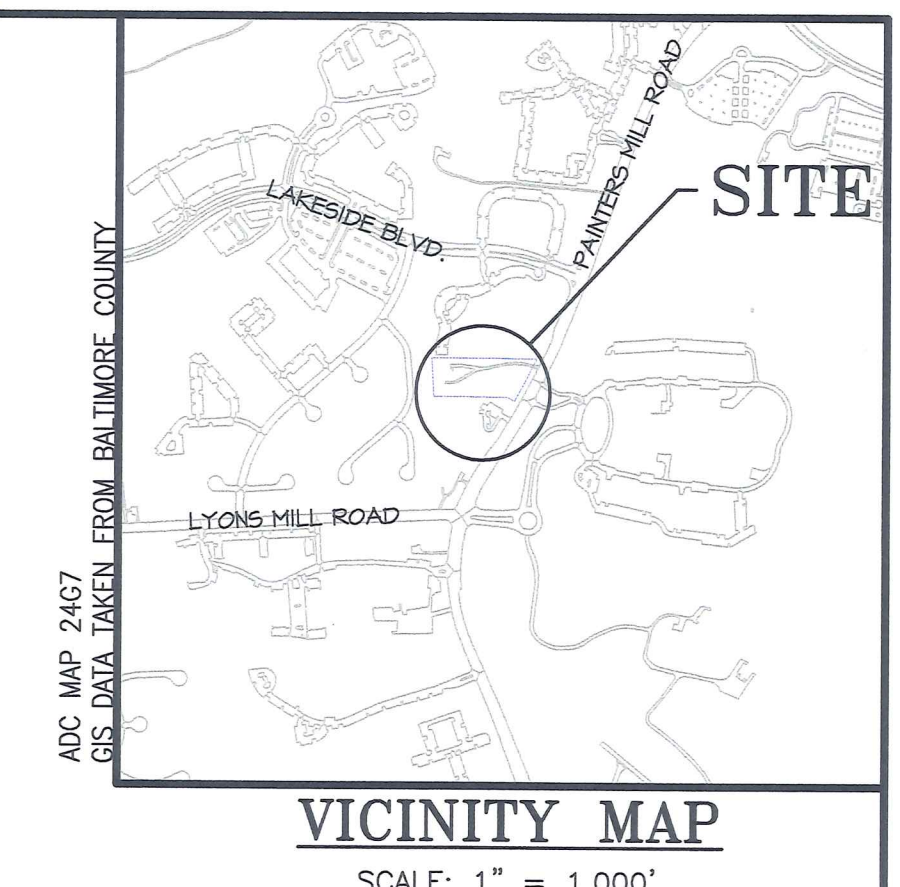
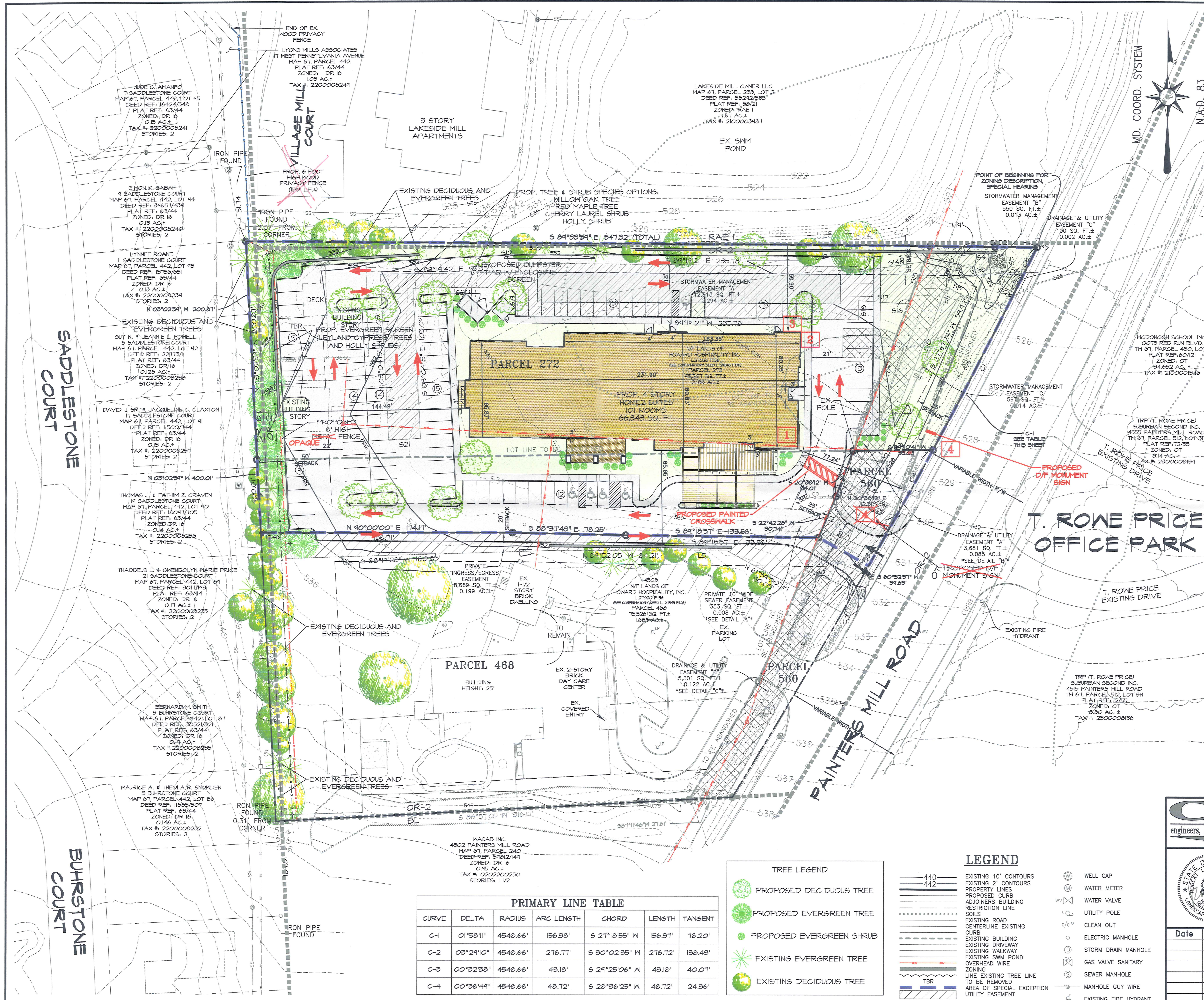


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



- ### SITE DATA AND GENERAL NOTES
- OWNER AND DEVELOPER: HOWARD HOSPITALITY INCORPORATED
7871 BELLE POINT DRIVE GREENBELT, MD 20770
ATTN: CHIEF PATEL
 - PROJECT ADDRESS: 4508-4514 PAINTERS MILL ROAD
OWINGS MILLS, MD 21117
 - COUNCILMANIC DISTRICT: 4TH
 - ELECTION DISTRICT: 2ND
 - TAX MAP INFO: TM 67 PARCEL 272 DEED REF: 27020/158 ACC: #2200008234
TM 67 PARCEL 468 DEED REF: 27020/158 ACC: #2200010185
TM 67 PARCEL 560 DEED REF: 28345/126 ACC: #2500005336
 - ZONING: OR-2: 165,889 SF
DR 16: 2,196 SF
RAE-1: 548 SF
ZONING MAP NUMBER: 087A2
 - EXISTING USES: VACANT AND VACANT
 - PROPOSED USES: HOTEL AND VACANT
 - TOTAL SITE AREA: 178,185 SF = 4.09 AC.±
 - AREA OF SPECIAL EXCEPTION FOR THE HOTEL USE: 2,285 ACRES.
 - PARKING REQUIRED: HOTEL/MOTEL: 1 SPACE/ROOM OR SUITE
1 * 101 (ROOMS) = 101
NUMBER OF REQUIRED SPACES: 101
 - PARKING PROPOSED: 101 SPACES PLUS 5 HC SPACES = 106 SPACES
 - BULK REGULATIONS FOR HOTEL USE (D.R. 10.5):
ACC. SETBACKS: FRONT: 25' SIDE: 20' REAR: 50'
MINIMUM PROPOSED: 77.24' 59.90' (NORTH); 65.65' (SOUTH)
 - ACD. BUILDING HEIGHT: 25' PROPOSED: 50' (MAX)
EXISTING DAYCARE: PROPOSED HOTEL: 50' (MAX)
 - THE IMPROVEMENTS AND PROPERTY LINES AS SHOWN HEREON ARE BASED ON A FIELD-RUN TOPOGRAPHIC SURVEY COMPLETED BY CNA, LLC, ON MAY 7, 2008 AND ADJUSTED ON DECEMBER 10, 2012.
 - THERE IS NO 100 YEAR FLOODPLAIN INDICATED, PER FEMA FLOODPLAIN MAP # 240100220D, EFFECTIVE AUGUST 2, 2011.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS SITE.
 - THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
 - CRG PLAN APPROVED DECEMBER 5, 1991, FOR PARCEL 468, DAYCARE PARCEL. CRG #91301 AND PLANNING CRG #1 - 477.
 - PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - THE SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.

- ### PREVIOUS ZONING CASES:
- NO PREVIOUS ZONING CASES FOUND FOR PARCEL 272, THE HOTEL PARCEL.
 - DAYCARE USE, PARCEL 468: ZONING CASE NO. 91-447-SPHXA, DATE OF ORDER-JULY 19, 1991, THAT PURSUANT TO A PETITION FOR SPECIAL EXCEPTION/SPECIAL HEARING, THE FOLLOWING WERE GRANTED:
A. PERMISSION FOR A FREESTANDING CLASS B GROUP CHILD CARE CENTER IN AN RAE-1 ZONE AND TO PERMIT A SINGLE FAMILY DWELLING, AS A NON-CONFORMING USE, MAY REMAIN IN A RAE-1 ZONE.
B. PETITION FOR ZONING VARIANCE; A VARIANCE FROM SECTION 200.3.C.1 OF THE B.C.Z.R. TO PERMIT A BUILDING SETBACK AND A PROPERTY LINE OF 0 FT. AND 20 FT. IN LIEU OF THE REQUIRED 45 FT. FOR NEW PROPOSED BUILDING, AND 10 FT. IN LIEU OF THE REQUIRED 45 FT. FOR EX. DWELLING TO LOT LINES.
C. VARIANCE FROM SECTION 102.2 OF THE BCZR TO PERMIT A BUILDING SEPARATION OF 10 FT. IN LIEU OF THE REQUIRED 90 FT.
 - ZONING CASE NO. 08-234-SPHXA: ZONING COMMISSIONER ISSUED ORDER ON FEBRUARY 15, 2008 GRANTING
(A) A SPECIAL EXCEPTION TO PERMIT A HOTEL USE;
(B) A VARIANCE TO PERMIT A BUILDING HEIGHT OF 50 FEET IN LIEU OF THE PERMITTED 50 FEET AND TO ALLOW THREE WALL-MOUNTED ENTERPRISE SIGNS, A MAXIMUM OF 150 SQUARE FEET EACH, IN LIEU OF THE ONE PERMITTED 150 SQUARE FOOT SIGN; AND
(C) A SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION GRANTED IN CASE NO. 91-447-SPHXA, SUBJECT TO CERTAIN RESTRICTIONS. THE ZONING RELIEF WAS APPEALED TO THE BOARD OF APPEALS. ON DECEMBER 4, 2008, THE BOARD ISSUED AN ORDER
(A) DISMISSING THE APPEALS OF THE PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION, WITH PREJUDICE.
(B) DISMISSING AS MOOT THE PETITION FOR VARIANCE TO PERMIT A BUILDING HEIGHT OF 50 FEET IN LIEU OF THE PERMITTED 50 FEET; AND
(C) GRANTING A REVISED VARIANCE TO PERMIT TWO WALL-MOUNTED ENTERPRISE SIGNS, A MAXIMUM OF 75 SQUARE FEET EACH, IN LIEU OF THE ONE PERMITTED 150 SQUARE FOOT SIGN.
 - ZONING CASE NO. 08-234-SPHXA: ZONING COMMISSIONER ISSUED ORDER ON JANUARY 18, 2012. GRANTING AN EXTENSION OF THE PERIOD FOR UTILIZATION OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 01-234-SPHXA TO FIVE YEARS FROM DATE OF THE FINAL ORDER.

PRIMARY LINE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
C-1	01°58'11"	4548.66'	156.38'	S 27°18'55" W 156.37'	78.20'
C-2	03°29'10"	4548.66'	276.77'	S 30°02'35" W 276.72'	138.43'
C-3	00°32'38"	4548.66'	43.18'	S 29°25'06" W 43.18'	40.07'
C-4	00°36'44"	4548.66'	48.72'	S 28°36'25" W 48.72'	24.36'

- ### TREE LEGEND
- PROPOSED DECIDUOUS TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED EVERGREEN SHRUB
 - EXISTING EVERGREEN TREE
 - EXISTING DECIDUOUS TREE

- ### LEGEND
- EXISTING 10' CONTOURS
 - EXISTING 2' CONTOURS
 - PROPERTY LINES
 - PROPOSED CURB
 - ADJOINERS BUILDING
 - RESTRICTION LINE
 - SOILS
 - EXISTING ROAD
 - CENTERLINE EXISTING
 - EXISTING BUILDING
 - EXISTING DRIVEWAY
 - EXISTING WALKWAY
 - EXISTING SWM POND
 - OVERHEAD WIRE
 - ZONING
 - LINE EXISTING TREE LINE
 - TO BE REMOVED
 - AREA OF SPECIAL EXCEPTION
 - UTILITY EASEMENT
 - WELL CAP
 - WATER METER
 - WATER VALVE
 - UTILITY POLE
 - CLEAN OUT
 - ELECTRIC MANHOLE
 - STORM DRAIN MANHOLE
 - GAS VALVE SANITARY
 - SEWER MANHOLE
 - MANHOLE GUY WIRE
 - EXISTING FIRE HYDRANT

Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
1530 Robin Circle
Forest Hill, Maryland 21050
Phone (410) 879-7200 • Fax (410) 838-1811
E-mail: cna@mail@cna-engineers.com

**SITE PLAN TO ACCOMPANY
SPECIAL EXCEPTION**
FOR
HOME2 SUITES OWINGS MILLS
4508-4514 PAINTERS MILL ROAD,
4TH COUNCILMANIC DISTRICT
2ND ELECTION DISTRICT
OWINGS MILLS, MD
BALTIMORE COUNTY, MARYLAND

Date	Revisions	Date:	Scale:
		04/10/18	1"=30'
		Drawn By: SPM	Job No: 07119
		Design By: SPM	Sheet: 1 OF 2
		Review By: RLR	

PETITIONER'S EXHIBIT

I: CNA Design/Design/07000/07119-Baywood_Hotels_Owings_Mills_Preliminary/Graphic/07119-SITE_PLAN.dwg



HOME2 SUITES

OWINGS MILLS, MARYLAND

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#217064
09-13-18



BUILDING SIGN

SCALE: NTS



HOME2 SUITES

OWINGS MILLS, MARYLAND

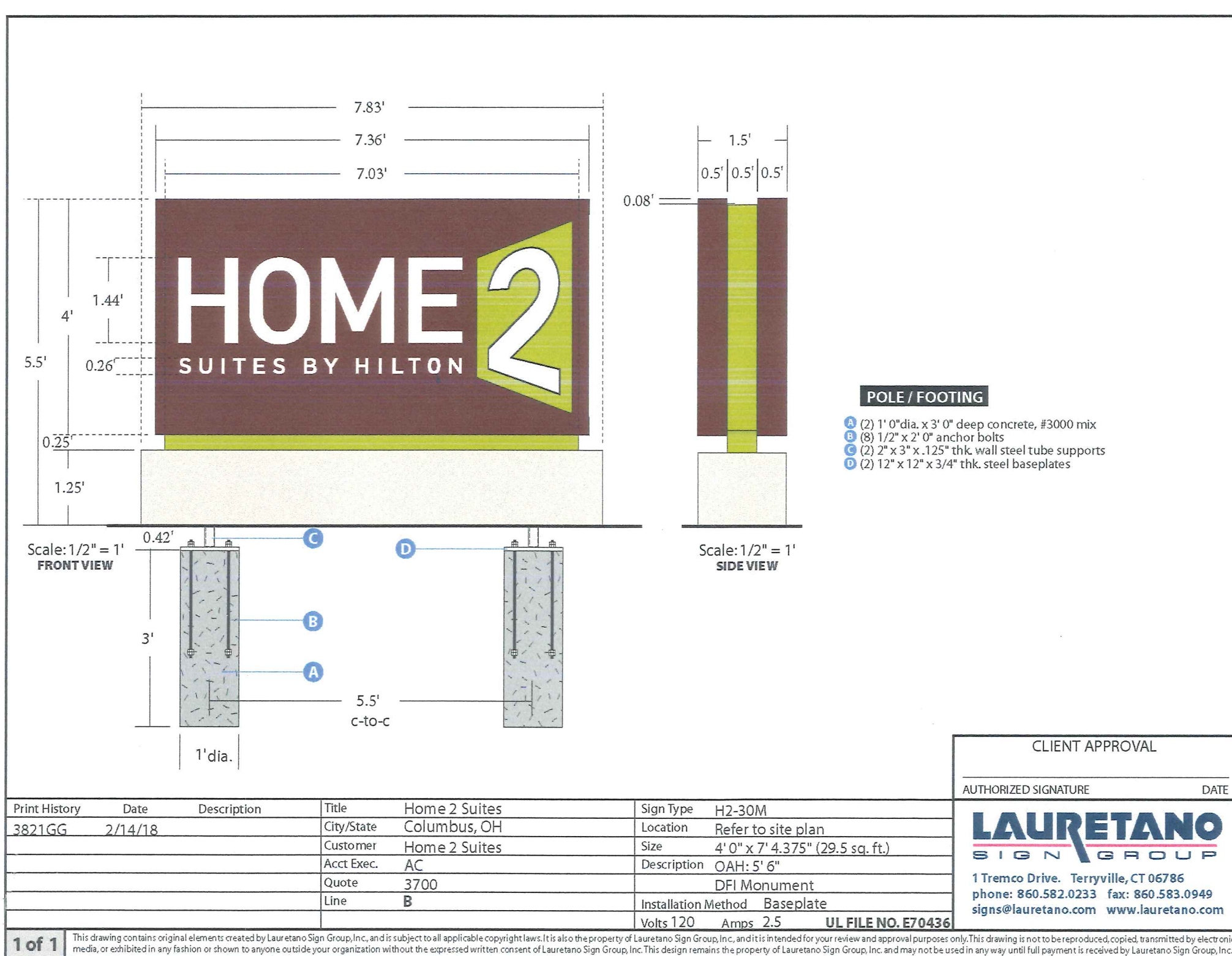
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#21706
03-13-18



BUILDING SIGN

SCALE: NTS



SIGN TABLE		
SIGN	HEIGHT X WIDTH	AREA (S.F)
1	3.33' X 13.67'	45.52
2	6.65' X 14'	93.1
3	6.65' X 14'	93.1
4	4' X 7.36'	29.44

POLE / FOOTING

- (A) 1' 0" dia. x 3' 0" deep concrete, #3000 mix
 (B) 1/2" x 2' 0" anchor bolts
 (C) 2" x 3" x .125" thk. wall steel tube supports
 (D) 12" x 12" x 3/4" thk. steel baseplates

CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO**LAURETANO**

SIGN GROUP

1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949

signs@lauretano.com www.lauretano.com

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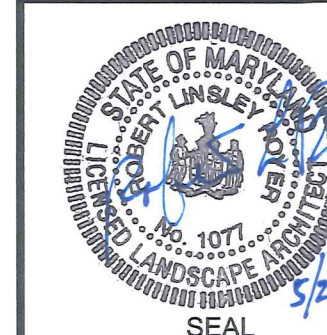
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SCALE: NTS

PETITIONER'S EXHIBIT 13



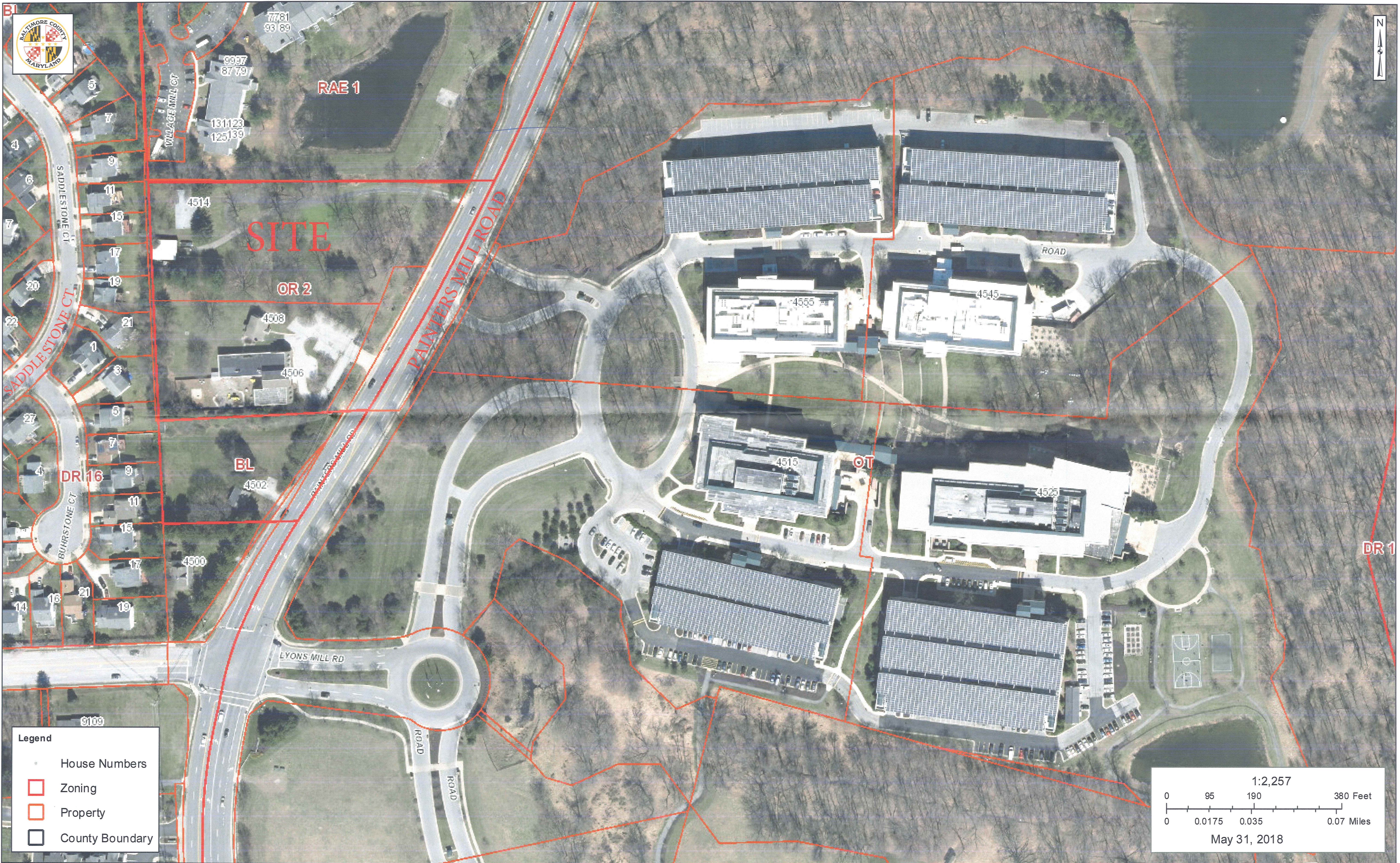
Civil Engineers • Land Surveyors • Landscape Architects
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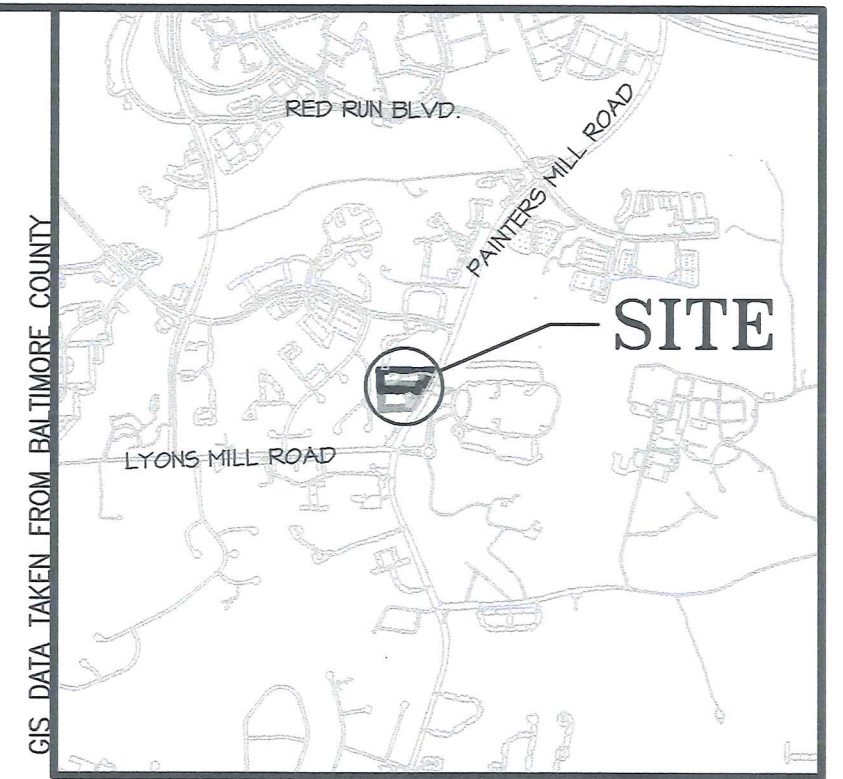


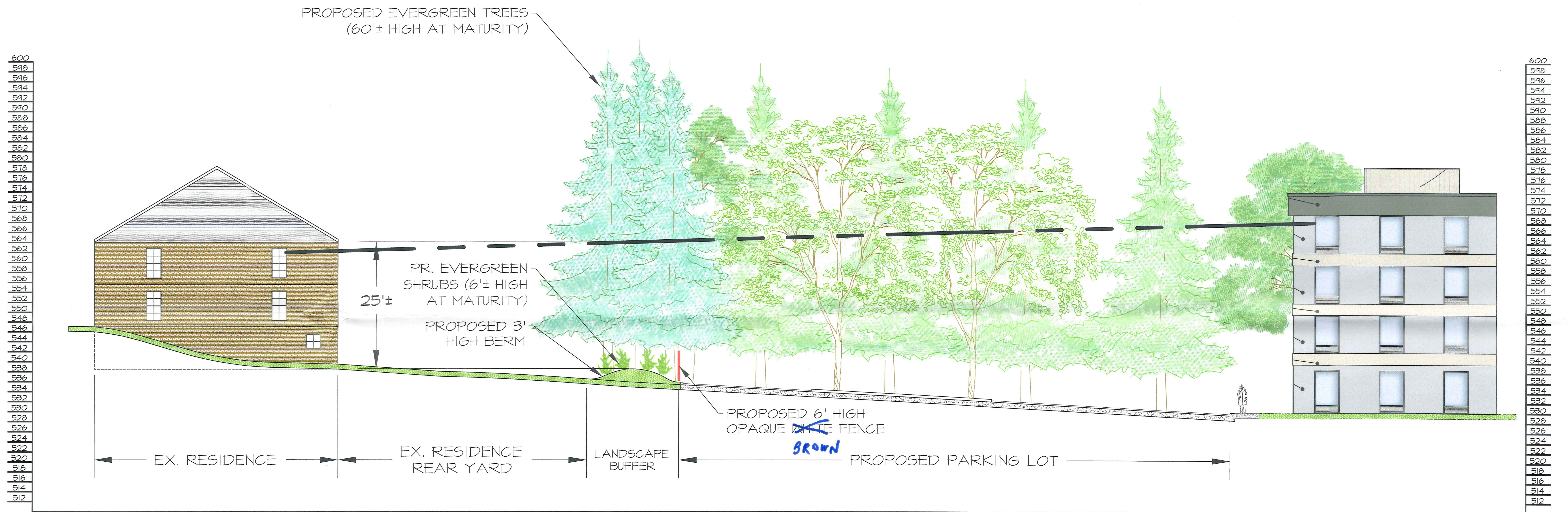
**SIGNS TO ACCOMPANY
SPECIAL EXCEPTION
FOR
HOME2 SUITES OWINGS MILLS**
4508-4514 PAINTERS MILL ROAD,
OWINGS MILLS, MD

Date		Revisions		Date:	04/10/18	Scale:	AS SHOWN
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				Design By:	SPM	Sheet:	
				Review By:			2 of 2

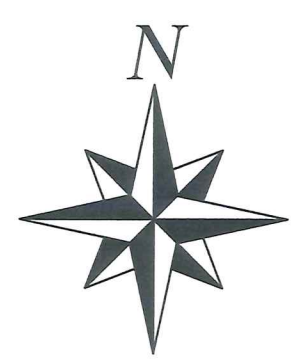
Aerial Plan







SECTION A-A
SCALE: 1" = 10'

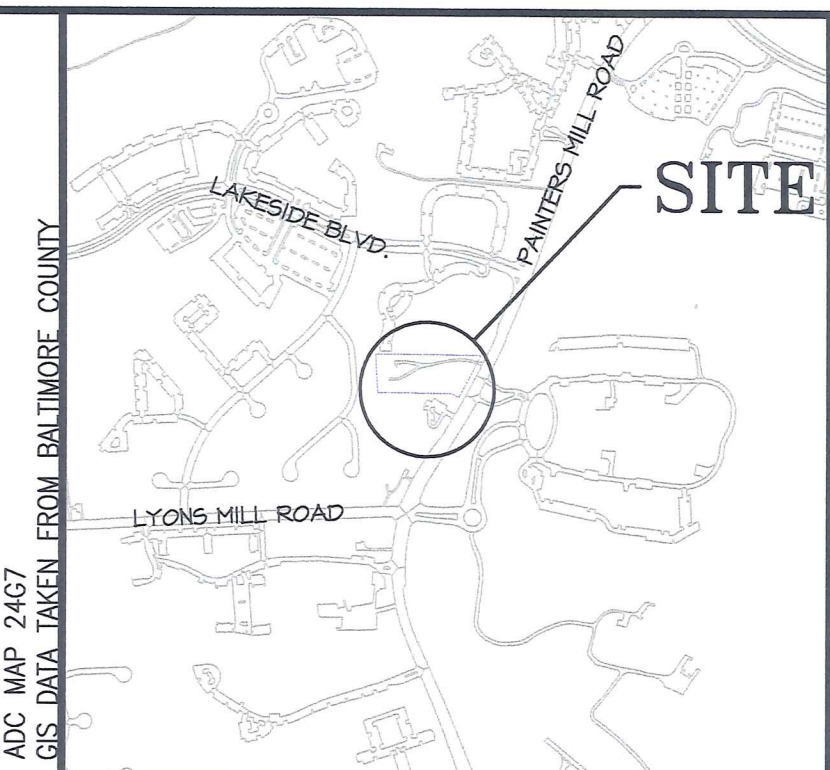
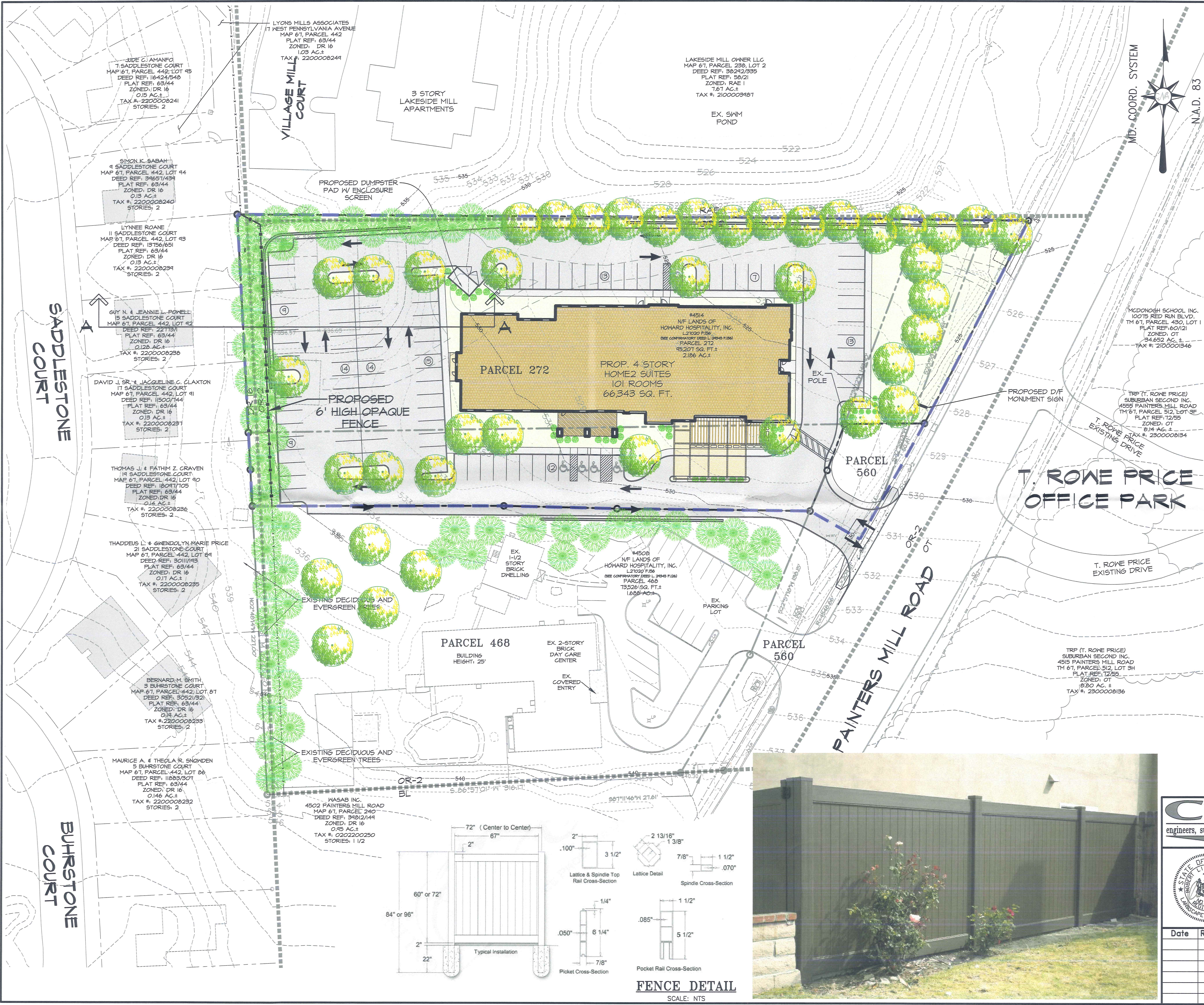


HOME2 SUITES - OWINGS MILLS

ELEVATION

CNA
engineers, surveyors & landscape architects

Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
1630 Robin Circle
Forest Hill, Maryland 21050
Phone (443) 652-6160 • Fax (410) 838-1811
E-mail: broyer@cna-engineers.com



SITE DATA AND GENERAL NOTES

- OWNER AND DEVELOPER: HOWARD HOSPITALITY INCORPORATED
1871 BELLE POINT DRIVE GREENBELT, MD 20770
ATTN: CHET PATEL
- PROJECT ADDRESS: 4508-4514 PAINTERS MILL ROAD
OWINGS MILL, MD 21117
- COUNCILMANIC DISTRICT: 4TH
- ELECTION DISTRICT: 2ND
- TAX MAP INFO: TM 67 PARCEL 272 DEED REF. 27020/156 ACC. #0220000270 TM 67 PARCEL 468 DEED REF. 27020/156 ACC. #2200010185 TM 67 PARCEL 560 DEED REF. 23045/128 ACC. #2500005536
- ZONING: OR-2: 165,889 SF
RAE-1: 648 SF
ZONING MAP NUMBER: 067A2
- EXISTING USES: VACANT AND VACANT
- PROPOSED USES: HOTEL AND VACANT
- TOTAL SITE AREA: 178,185 SF = 4.09 AC.±
- AREA OF SPECIAL EXCEPTION FOR THE HOTEL USE: 2.285 ACRES.
- PARKING REQUIRED: HOTEL/MOTEL: 1 SPACE/ROOM OR SUITE
1 * 101 (ROOMS) = 101
NUMBER OF REQUIRED SPACES: 101
- PARKING PROPOSED: 101 SPACES PLUS 5 HC SPACES = 106 SPACES
- BULK REGULATIONS FOR HOTEL USE (D.R. 10.5):
ACC. SETBACKS: FRONT: 25' SIDE: 77.24' REAR: 59.50' (NORTH); 85.85' (SOUTH)
ACD. BUILDING HEIGHT: EXISTING DAYCARE: 25' PROPOSED HOTEL: 50' (MAX) 50'
- THE IMPROVEMENTS AND PROPERTY LINES AS SHOWN HEREON ARE BASED ON A FIELD-RUN TOPOGRAPHIC SURVEY COMPLETED BY CNA, LLC. ON MAY 7, 2008 AND UPDATED ON DECEMBER 10, 2012.
- THERE IS NO 100 YEAR FLOODPLAIN INDICATED, PER FEMA FLOODPLAIN MAP # 24001002200, EFFECTIVE AUGUST 2, 2011.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
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- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
- CRG PLAN APPROVED DECEMBER 5, 1991, FOR PARCEL 468, DAYCARE PARCEL.
CRG #91301 AND PLANNING CRG #1 - 477.
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B. PETITION FOR ZONING VARIANCE: A VARIANCE FROM SECTION 200.3.C.1 OF THE B.C.Z.R. TO PERMIT A BUILDING SETBACK AND A PROPERTY LINE OF 0 FT. AND 20 FT. IN LIEU OF THE REQUIRED 45 FT. FOR NEW PROPOSED BUILDING, AND 10 FT. IN LIEU OF THE REQUIRED 45 FT. FOR EX. DWELLING TO LOT LINES.
C. VARIANCE FROM SECTION 102.2 OF THE BCZR TO PERMIT A BUILDING SEPARATION OF 10 FT. IN LIEU OF THE REQUIRED 90 FT.
- ZONING CASE NO. 08-234-SPHXA: ZONING COMMISSIONER ISSUED ORDER ON FEBRUARY 15, 2008 GRANTING
(A) A SPECIAL EXCEPTION TO PERMIT A HOTEL USE;
(B) A VARIANCE TO PERMIT A BUILDING HEIGHT OF 59 FEET IN LIEU OF THE PERMITTED 50 FEET AND TO ALLOW THREE WALL-MOUNTED ENTERPRISE SIGNS, A MAXIMUM OF 150 SQUARE FEET EACH, IN LIEU OF THE ONE PERMITTED 150 SQUARE FOOT SIGN; AND
(C) A SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION GRANTED IN CASE NO. 91-447-SPHXA, SUBJECT TO CERTAIN RESTRICTIONS.
THE ZONING RELIEF WAS APPEALED TO THE BOARD OF APPEALS. ON DECEMBER 4, 2008, THE BOARD ISSUED AN ORDER
(A) DISMISSING THE APPEALS OF THE PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION, WITH PREJUDICE;
(B) DISMISSING AS MOOT THE PETITION FOR VARIANCE TO PERMIT A BUILDING HEIGHT OF 59 FEET IN LIEU OF THE PERMITTED 50 FEET; AND
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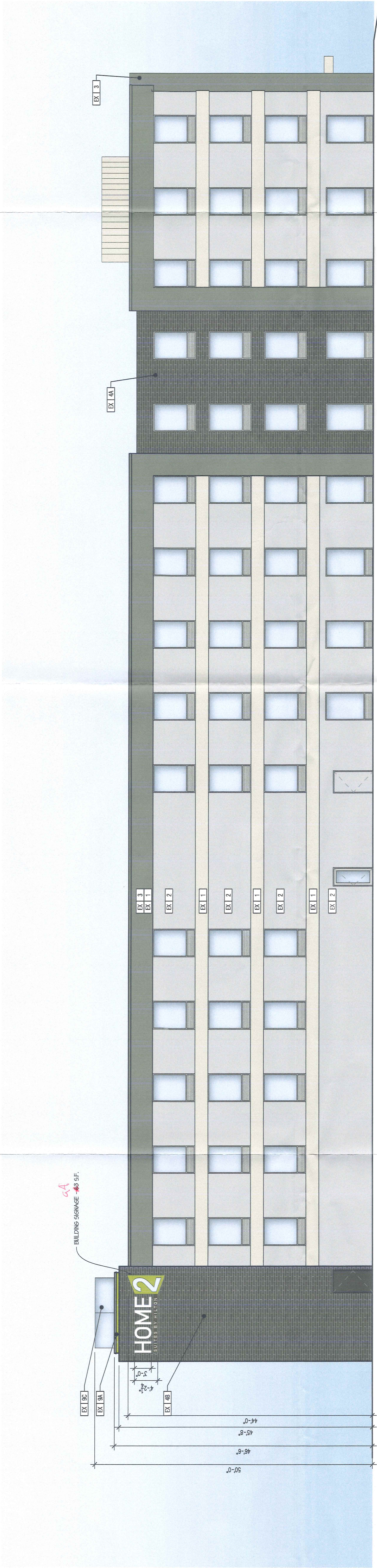
**SITE LANDSCAPE PLAN TO
ACCOMPANY SPECIAL EXCEPTION
FOR
HOME2 SUITES OWINGS MILLS**
4508-4514 PAINTERS MILL ROAD,
OWINGS MILLS, MD
4TH COUNCILMANIC DISTRICT
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Date	Revisions	Date	Scale:
		06/04/18	1"=30'
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		Design By: SPM	Sheet: 1 OF 1
		Review By: RLR	

PETITIONER'S EXHIBIT 7

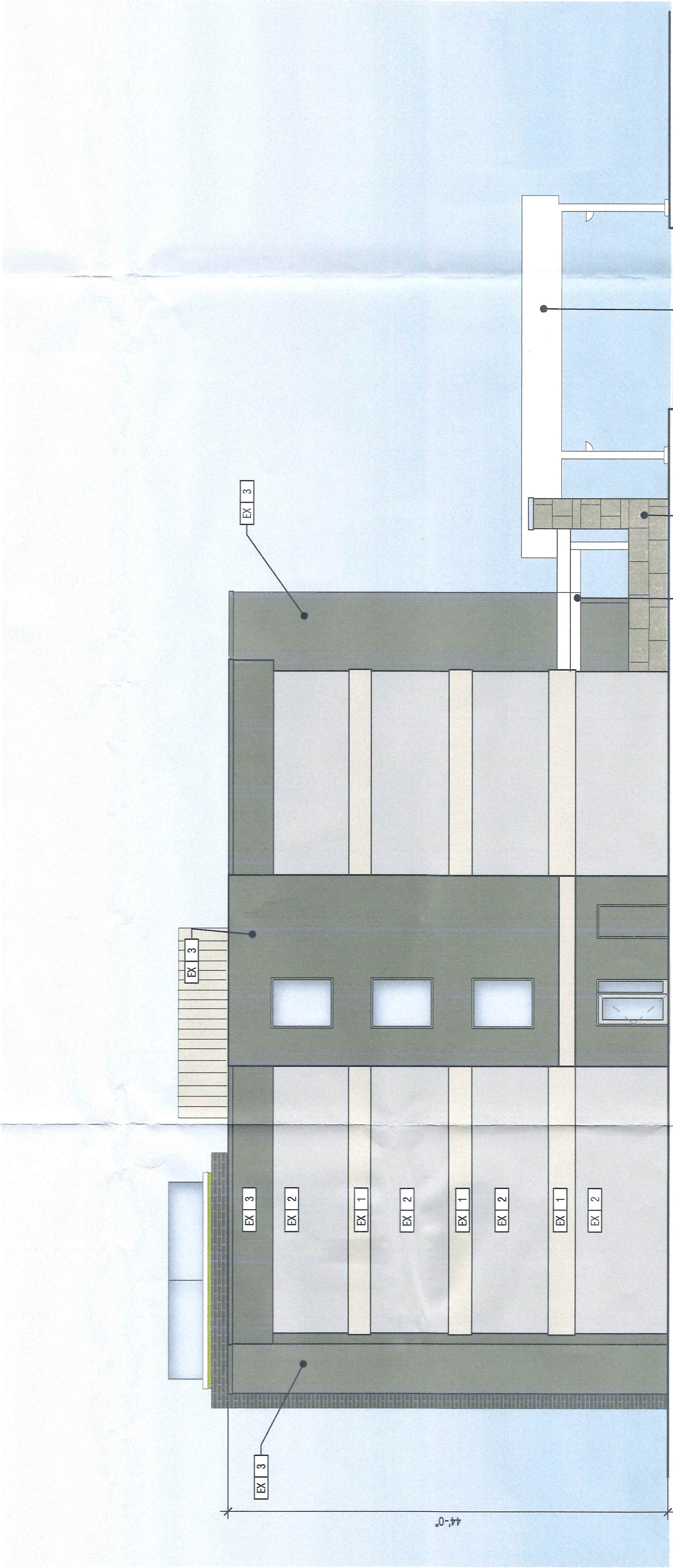


FENCE DETAIL
SCALE: NTS



REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH	
EX 1.1	ACCENT BAND: MATERIAL: SMOOTH EPS COLOR: COSSAKER VEIL PAINT NO: SHERWIN WILLIAMS 5H 965
EX 1.2	CORE: MATERIAL: TEXTURE EPS COLOR: LANT GRAY PAINT NO: SHERWIN WILLIAMS 5H 624
EX 1.3	ROOF: MATERIAL: TEXTURED EPS COLOR: SANNILET GRAY PAINT NO: SHERWIN WILLIAMS 5H 706
EX 1.4A	LINK: MATERIAL: BRICK COLOR: MONTGOMERY BLACK INTERSTATE BRICK
EX 1.4B	KEEP: MATERIAL: BRICK COLOR: MONTGOMERY BLACK INTERSTATE BRICK
EX 1.5	ACCENT BAND: MATERIAL: SMOOTH EPS COLOR: COSSAKER VEIL PAINT NO: SHERWIN WILLIAMS 5H 965
EX 1.7	SUPPORT: MATERIAL: LARGE FORMAT TILE COLOR: ECRUE BAY ROSETTE PERLE FINISH
EX 1.9A	BEACON BEAM: MATERIAL: TEXTURED EPS COLOR: LANT GRAY PAINT NO: SHERWIN WILLIAMS 5H 624
EX 1.9B	GLASS BEACON CORNER: MATERIAL: TRANSLUCENT WHITE GLASS
EX 1.10	CANOPY: MATERIAL: STEEL CANOPY COLOR: WHITE DOVE PAINT NO: 5H 601

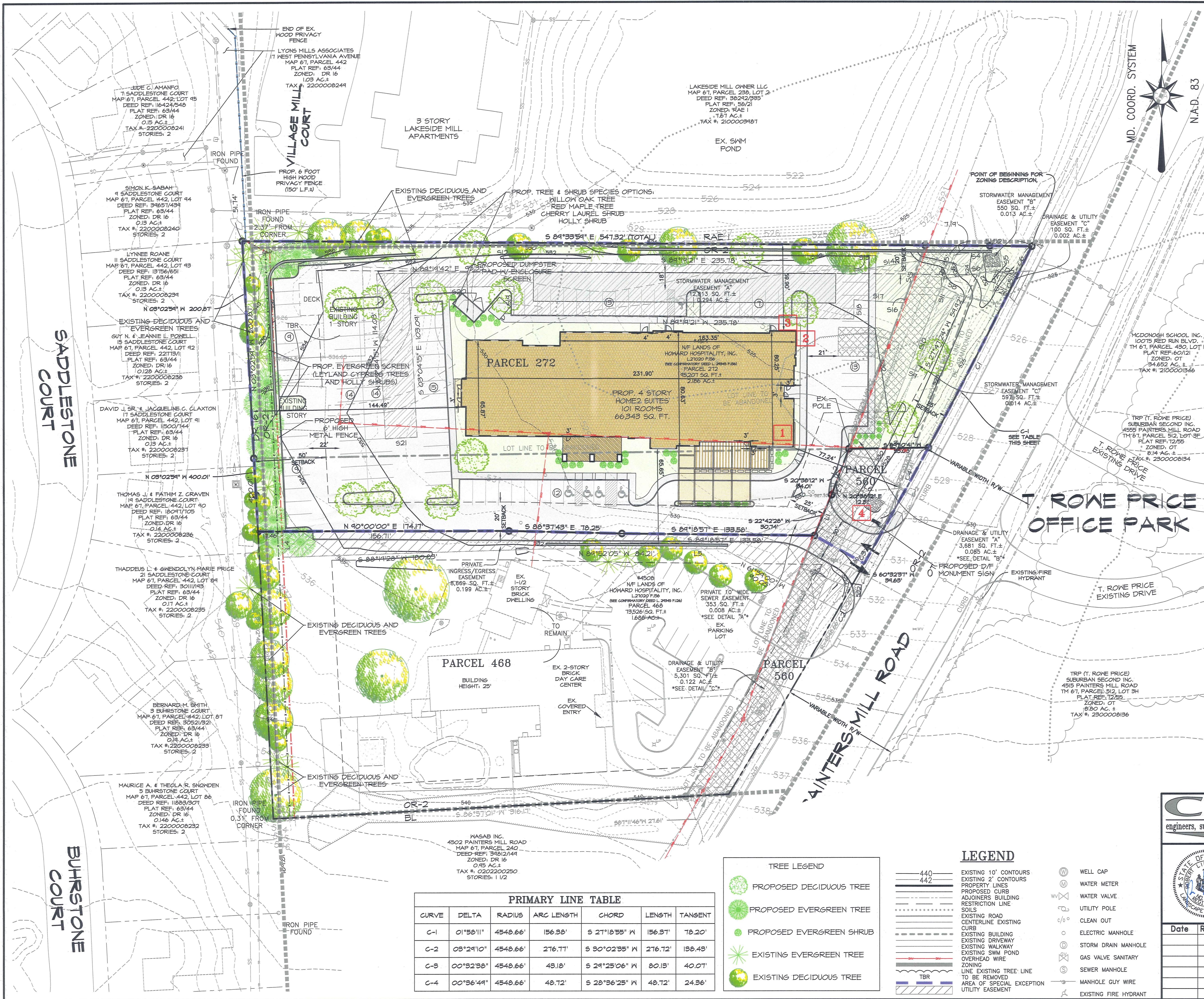


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

HOME2 SUITES

OWINGS MILLS, MARYLAND

#21T064
03-13-18



SITE DATA AND GENERAL NOTES

- 1. OWNER AND DEVELOPER: HOWARD HOSPITALITY INCORPORATED, 1871 BELLE POINT DRIVE GREENBELT, MD 20770, ATIN CHET PATEL
- 2. PROJECT ADDRESS: 4508-4514 PAINTERS MILL ROAD, OWINGS MILL, MD 21117
- 3. COUNCILMANIC DISTRICT: 4TH
- 4. ELECTION DISTRICT: 2ND
- 5. TAX MAP INFO: TM 67 PARCEL 272, DEED REF: 27020/156, ACC. #220000270; TM 67 PARCEL 468, DEED REF: 27020/156, ACC. #220000195; TM 67 PARCEL 560, DEED REF: 29345/126, ACC. #2500005936
- 6. ZONING: OR-2: 165,889 SF, DR 18: 2,198 SF, RAE-1: 648 SF, ZONING MAP NUMBER: 067A2
- 7. EXISTING USES: VACANT AND VACANT
- 8. PROPOSED USES: HOTEL AND VACANT
- 9. TOTAL SITE AREA: 178,185 SF = 4.09 AC.±
- 10. AREA OF SPECIAL EXCEPTION FOR THE HOTEL USE: 2.885 ACRES
- 11. PARKING REQUIRED: HOTEL/OTEL: 1 SPACE/ROOM OR SUITE, 1 * 101 (ROOMS) = 101, NUMBER OF REQUIRED SPACES: 101
- 12. PARKING PROPOSED: 101 SPACES PLUS 5 HC SPACES = 106 SPACES
- 13. BULK REGULATIONS FOR HOTEL USE (D.R. 10.5): ACC. SETBACKS: FRONT: 25', SIDE: 20', REAR: 50'; ACD. BUILDING HEIGHT: EXISTING DAYCARE: 25', PROPOSED HOTEL: 50' (MAX); PROPOSED: MINIMUM: 25', SIDE: 20', REAR: 50', 55.85' (NORTH); 65.65' (SOUTH)
- 14. THE IMPROVEMENTS AND PROPERTY LINES AS SHOWN HEREON ARE BASED ON A FIELD-RUN TOPOGRAPHIC SURVEY COMPLETED BY CNA, LLC, ON MAY 7, 2008 AND UPDATED ON DECEMBER 10, 2012.
- 15. THERE IS NO 100 YEAR FLOODPLAIN INDICATED, PER FEMA FLOODPLAIN MAP # 24001002200, EFFECTIVE AUGUST 2, 2011.
- 16. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 17. THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS SITE.
- 18. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
- 19. CRG PLAN APPROVED DECEMBER 5, 1991, FOR PARCEL 468, DAYCARE PARCEL, CRG #91301 AND PLANNING CRG # - 477.
- 20. PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER.
- 21. THE SITE IS NOT LOCATED WITHIN ANY FAULTED BASIC SERVICES AREAS.

PREVIOUS ZONING CASES:

- 1. NO PREVIOUS ZONING CASES FOUND FOR PARCEL 272, THE HOTEL PARCEL.
- 2. DAYCARE USE, PARCEL 468: ZONING CASE NO. 91-447-SPHXA, DATE OF ORDER-JULY 19, 1991, THAT PURSUANT TO A PETITION FOR SPECIAL EXCEPTION/SPECIAL HEARING, THE FOLLOWING WERE GRANTED:
 - A. PERMISSION FOR A FREESTANDING CLASS B GROUP CHILD CARE CENTER IN AN RAE-1 ZONE AND TO PERMIT A SINGLE FAMILY DWELLING, AS A NON-CONFORMING USE, MAY REMAIN IN A RAE-1 ZONE.
 - B. PETITION FOR ZONING VARIANCE: A VARIANCE FROM SECTION 200.3.C.1 OF THE B.C.Z.R. TO PERMIT A BUILDING SETBACK AND A PROPERTY LINE OF 0 FT. AND 20 FT. IN LIEU OF THE REQUIRED 45 FT. FOR NEW PROPOSED BUILDING, AND 10 FT. IN LIEU OF THE REQUIRED 45 FT. FOR EX. DWELLING TO LOT LINES.
 - C. VARIANCE FROM SECTION 102.2 OF THE BCZR TO PERMIT A BUILDING SEPARATION OF 10 FT. IN LIEU OF THE REQUIRED 90 FT.
- 3. ZONING CASE NO. 08-234-SPHXA: ZONING COMMISSIONER ISSUED ORDER ON FEBRUARY 15, 2008 GRANTING:
 - (A) A SPECIAL EXCEPTION TO PERMIT A HOTEL USE.
 - (B) A VARIANCE TO PERMIT A BUILDING HEIGHT OF 59 FEET IN LIEU OF THE PERMITTED 50 FEET AND TO ALLOW THREE WALL-MOUNTED ENTERPRISE SIGNS, A MAXIMUM OF 150 SQUARE FEET EACH, IN LIEU OF THE ONE PERMITTED 150 SQUARE FOOT SIGN; AND
 - (C) A SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION GRANTED IN CASE NO. 91-447-SPHXA, SUBJECT TO CERTAIN RESTRICTIONS. THE ZONING RELIEF WAS APPEALED TO THE BOARD OF APPEALS. ON DECEMBER 4, 2008, THE BOARD ISSUED AN ORDER:
 - (A) DISMISSING THE APPEALS OF THE PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION, WITH PREJUDICE.
 - (B) DISMISSING AS MOOT THE PETITION FOR VARIANCE TO PERMIT A BUILDING HEIGHT OF 59 FEET IN LIEU OF THE PERMITTED 50 FEET; AND
 - (C) GRANTING A REVISED VARIANCE TO PERMIT TWO WALL-MOUNTED ENTERPRISE SIGNS, A MAXIMUM OF 75 SQUARE FEET EACH, IN LIEU OF THE ONE PERMITTED 150 SQUARE FOOT SIGN.
- 4. ZONING CASE NO. 08-234-SPHXA: ZONING COMMISSIONER ISSUED ORDER ON JANUARY 18, 2012 GRANTING AN EXTENSION OF THE PERIOD FOR UTILIZATION OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 01-234-SPHXA TO FIVE YEARS FROM DATE OF THE FINAL ORDER.

PRIMARY LINE TABLE						
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	LENGTH	TANGENT
C-1	01°58'11"	4549.66'	156.98'	5 27'18"35" W	156.37'	78.20'
C-2	08°24'10"	4549.66'	276.71'	5 30°02'35" W	276.72'	138.43'
C-3	00°32'38"	4549.66'	43.18'	5 29°25'06" W	80.15'	40.07'
C-4	00°36'49"	4549.66'	48.72'	5 28°36'25" W	48.72'	24.36'

LEGEND

440
442

EXISTING 10' CONTOURS
EXISTING 2' CONTOURS
PROPERTY LINES
PROPOSED CURB
ADJOINERS BUILDING
RESTRICTION LINE
SOILS
EXISTING ROAD
CENTERLINE EXISTING
CURB
EXISTING BUILDING
EXISTING DRIVEWAY
EXISTING WALKWAY
EXISTING SWM POND
OVERHEAD WIRE
ZONING
LINE EXISTING TREE LINE
TO BE REMOVED
AREA OF SPECIAL EXCEPTION
UTILITY EASEMENT

TREE LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE

WELL CAP
WATER VALVE
WATER METER
UTILITY POLE
CLEAN OUT
ELECTRIC MANHOLE
STORM DRAIN MANHOLE
GAS VALVE SANITARY
SEWER MANHOLE
MANHOLE GUY WIRE
EXISTING FIRE HYDRANT

CNA
engineers, surveyors & landscape architects

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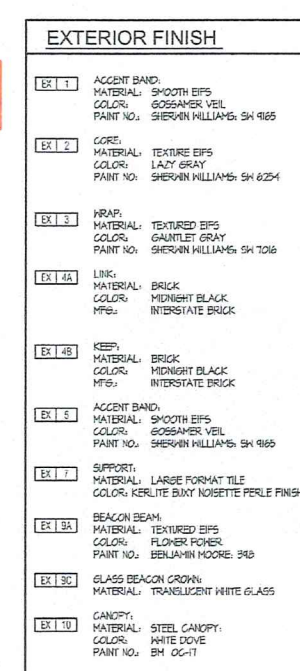
**SITE PLAN TO ACCOMPANY
SPECIAL EXCEPTION**
FOR
HOME2 SUITES OWINGS MILLS
4508-4514 PAINTERS MILL ROAD,
OWINGS MILLS, MD
BALTIMORE COUNTY, MARYLAND

Date	Revisions	Date	Scale:
		04/10/18	1"=30'
		Drawn By:	Job No:
		SPW	07119
		Design By:	Sheet:
		SPW	
		Review By:	1 OF 2
		RLR	



HOME2 SUITES

OWINGS MILLS, MARYLAND



REAR ELEVATION



HOME2 SUITES

OWINGS MILLS, MARYLAND

[illegible]

BUILDING SIGN

SCALE: NTS

BUILDING SIGN

SCALE: NTS



- (2) 1' 0" dia. x 3' 0" deep concrete, #3000 mix
 (8) 1/2" x 2' 0" anchor bolts
 (2) 2" x 3" x .125" thk. wall steel tube support
 (2) 12" x 12" x 3/4" thk. steel baseplates

SIGN TABLE		
SIGN	HEIGHT X WIDTH	AREA (S.F)
1	3.33' X 13.67'	45.52
2	6.65' X 14'	93.1
3	6.65' X 14'	93.1
4	4' X 7.36'	29.44

Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-30M
3871GG	7/14/18		City/State	Columbus, OH	Location	Refer to site plan
			Customer	Home 2 Suites	Size	4' 0" x 7' 4.375" (29.5 sq. ft.)
			AC Exec.	AC	Description	4H x 5' 6"
			Quote	3700		DFI Monument
			Line	B	Installation Method	Baseplate



1 Tremco Drive, Terryville, CT 06786
 phone: 860.582.0231 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

CLIENT APPROVAL	
AUTHORIZED SIGNATURE	DATE
	
1 Tremco Drive. Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

D/F MONUMENT SIGN - 29.44 SF 4

SCALE: NTS



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**SIGNS TO ACCOMPANY
SPECIAL EXCEPTION
FOR
HOME2 SUITES OWINGS MILLS**
4508-4514 PAINTERS MILL ROAD,
OWINGS MILLS, MD
4TH COUNCILMANIC DISTRICT
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

4TH COUNCILMANIC DISTRICT
2ND ELECTION DISTRICT

OWINGS MILLS, MD
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				SPM		2 of 2	
				Review By:			