U BEFORE THE

ZONING COMMISSIONER OF BALTIMORE COUNTY

....... Loyola Federal Savings and Loan Association, a body corporate,

respectfully requests the Zoning Commissioner of Baltimore County to grant it variances on the hereinafter described property as

(1) To permit a front yard of zero (0) feet from the front building line in lieu of the requirement of fifteen (15) feet pursuant to Section 235.1 of the Zoning Regulations, or in lieu of the requirement of 7.5 feet pursuant to Section 303.2 of said Zoning Regulations (said latter Section being based upon the average of the lots immediately adjoining the hereinafter described property).

(2) And for a variance in height to permit a total of seven (7) stories including one story solely for mechanical usage to service the remainder of the building, or, in the terms of feet, for a total height of 95 feet including 10 feet in height for mechanical usage to service the remainder of the building, in lieu of the requirement of Section 231 of the Regulations.

(3) That the property for which the above-mentioned variances are sought is described as follows:

Beginning for the same on the meth side of Pennsylvaid Avenue at a point two feet conterly from the interaction of Pennsylvania Avenue with Machington Avenue, and running there exactly from the said point of beginning and binding on the north exactly from the said point of beginning and binding on the north a total fronting on Pennsylvania Avenue of the feet, having of an even depth of 150 feet.

(4) That the Applicant desires to erect an office building on the above described property which is presently and for some time zoned B.M. (Sush ess Major).

(5) That under the above mentioned Sections of the Zoning 8/11/60

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

TOWSON 4 MARYLAND

PAID -- Selfaces Creeky Mile -- Office of Reco

2-1561 5572 . . . TIL-

COURT HOUSE

Cost of certified copies - Lorela Fed. Sav. & Loan Assim.

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECT. ON & RECEIPTS, COLRT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Posting property for posting property

No. 4269

DATE 2/15/61

TOTAL AMC UN COST \$10,00

5.00

\$15,00

15.00

MA II

Regulations for Baltimore County it would be economically unsound, impractical and not feasible to erect an office building upon the above described property for the reason that a large portion of the same would result in offices in interior space without benefit of outside light and air and would, therefore, be undesirable and that it is otherwise impossible to comply with said Regulations of set-back and height and at the same time to provide for adequate and modern off-street parking.

(6) That if the variances are granted as above set forth, the Applicant will be able to erect an office building consisting of six stories plus an additional story which would be used solely for mechanical equipment to serve the remainder of the building, or in terms of feet, that the entire structure would be a height of 95 feet, ten feet of which would constitute the story for mechanical usage and such a building would be feasible and economically sound.

(7) That the properties immediately adjoining the Applicant's property to the East have a front yard set-back of zero feet and the property next to the West of Applicant's property, which is improved with a fire resistant structure, has a front yard set-

(8) That the office building which the Applicant proposes to erect on the above property complies in all other respects with the Zoning Regulations of Baltimore County.

(9) That if the Applicant is compelled to strictly adhere to the above mentioned Sections of the Zoning Regulations dealing with height and front yard set-backs, the same would result in unnecessary, great and grave practical difficulties and undue hardship, if not in the total abandonment of the improval of the property with a modern, well designed office building with adequate off-street parking.

-2-

PETITION FOR VARIANCE to ZONING REGULATIONS REPORE THE ZONING CONGUSSION N/S Pennsylvania Avenue 260' East of Washington Avenue 9th District Loyola Federal Savings & Loan OF BALTIHORE Association, Petitioner Case No. 5054V ORDER FOR APPEAL

Mr. Commissio mr:

Please enter an Appeal in the above entitled matter to the Board of Zoning Appeals for Baltimore County.





(10) That the granting of the requested variances would not result in any substantial injury to the public health, safety or general welfare.

LOYOLA FEDERAL SAVINGS AND LOAN ASSOCIATION, a body APPLICANT

ATTORNEYS FOR APPLICANT

RS: PETITION FOR VARIANCES TO ZONING REDULATIONS - N.S. Pennsylvania Ave. 260' E. of Washington Ave., 9th Dist. Loyola Federal Savings & Loss Association, Petitioner

BEF CRE OF BALTIMORE COUNTY

#5054 V

..............

A hearing on the above petition for variances to the Zoning Regulations of Baltimore County was held by the Zoning Commissioner on August 17, 1960, (1) to permit a zero (0) feet front setback in lieu of the 7.5 feet as required under Section 235.1 of the Zening Regulations, and, (2) to permit a total of 7 stories, or a total of 95 feet, in lieu of the requirements of Section 231, of the Zoning Regulations.

The petitioner has gone to great expense and detail in planning this structure. The requests are reasonable. As to No. 1. the zero front setback will be in line with the adjoining group of stores to the east; No. 2, the building is well designed and is one of the first in the Towson area to provide umple off-street parking.

It is apparent that the granting of the requested variances will not result in any substantial injury to the public health, safety and the general welfare, and to the contrary would serve to alleviate the very serious lack of off-street parking which now exists.

It is clear that the denial of this petition would work a hardship upon the petitioner because of the lack of suitable land in the area which would allow the petitioner to provide the necessary off-street parking in an economically feasible fashion.



5/61

Vs.

DONALD RUSCHMAN

BALTIMORE CORNER

ORDER OF APPEAL

Mr. Clerk:

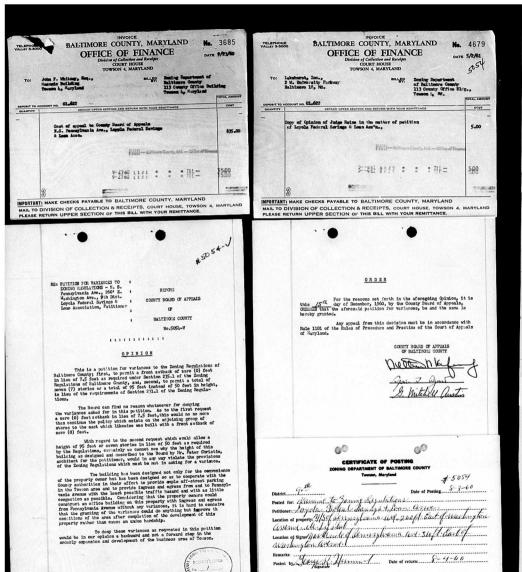
Please enter an Appeal to the Circuit Court of Baltimore County on the following case:

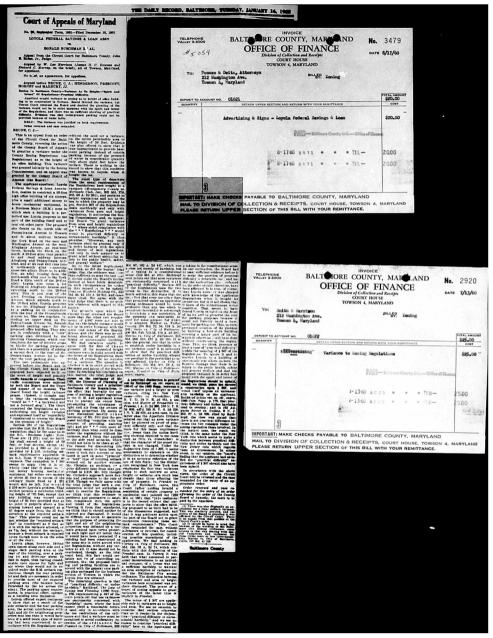
County Board of Appeals, Case No. 505k-V Petition of N. S. Fennsylvania Avenue, 260' E. Nasilreton

I HERRIT GESTIFY that on this 16th day of January, 1961, a copy of the aforegoing Order of Appeal was mailed to the County Board of Appeals, County Office Building, 111 West Chesapeake Avenue, Touson li, Maryland, and W. Los Harrison, Attorney for Potitioners, 212 Washington Avenue, Towson &, Maryland.

It is this 15th day of September, 1960, by the Zoning Commissioner of Baltimore County, CRDERED that the variances requested in the within petition should be and the same are hereby granted, which permits a front setback of zero (0) feet instead of the required 7.5 feet and a total of 7 stories, or a total of 95 feet in height, in lieu of the requirements of Section 2:1 of the Zoning Regulations of Baltimore County.







DONALD BUSCHMAN E 'AL

