

PETITION FOR VARIANCES TO ZONING REGULATIONS
IN THE MATTER OF
LOYOLA FEDERAL SAVINGS
AND LOAN ASSOCIATION,
a body corporate

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 follows:

(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 north side of Pennsylvania Avenue at a point 200 feet easterly from the intersection of said Pennsylvania Avenue with Washington Avenue, and running thence easterly from the said point of beginning and ending on the north side of Pennsylvania Avenue for a distance of 140 feet, having a total frontage on Pennsylvania Avenue of 140 feet, and being of an even depth of 100 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. (Business Major).

(5) That under the above mentioned Sections of the Zoning

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-back of 15 feet.

(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 improvement of the property with a modern, well designed office building with adequate off-street parking.

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(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
corporate
by Charles J. Fleury
Charles J. Fleury
APPLICANT

James D. C. Jones
James D. C. Jones
212 Washington Avenue
Towson 4, Maryland
ATTORNEYS FOR APPLICANT

RE: PETITION FOR VARIANCES TO
ZONING REGULATIONS - N.Y.
Pennsylvania Ave, 260' E.
of Washington Ave., 9th District,
Loyola Federal Savings & Loan
Association, Petitioner
RESPONSE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

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 Zoning 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 ample 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.



PETITION FOR VARIANCE
to ZONING REGULATIONS
N/S Pennsylvania Avenue
260' East of Washington Avenue
9th District
Loyola Federal Savings & Loan
Association, Petitioner
* * * * *
* * * * *

ORDER FOR APPEAL

Mr. Commissioner:

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



John J. Whitney
Attorney



DONALD HUGHMAN
and
HAROLD PUG, JR.
Protestants
vs.
COUNTY BOARD OF
ZONING APPEALS OF
BALTIMORE COUNTY
BALTIMORE COUNTY
APPEAL FROM COUNTY
BOARD OF ZONING APPEALS
DEPARTMENT

ORDER OF APPEAL

Mr. Clerk:

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

County Board of Appeals, Case No. 5054-V
Petition of N. S. Pennsylvania Avenue,
260' E. Washington Avenue, 9th District,
Loyola Federal Savings and Loan Association,
Petitioner.

William H. Buchanan
208 West Pennsylvania Avenue
Towson 4, Maryland
VA 330 5-0050
Attorney for Protestants

I HEREBY CERTIFY that on this 16th day of January, 1961, a copy of the foregoing Order of Appeal was mailed to the County Board of Appeals, County Office Building, 111 West Chesapeake Avenue, Towson 4, Maryland, and N. Lee Harrison, Attorney for Petitioner, 212 Washington Avenue, Towson 4, Maryland.

William H. Buchanan

It is this 15th day of September, 1960, by the Zoning Commissioner of Baltimore County, ORDERED 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 231 of the Zoning Regulations of Baltimore County.

William H. Buchanan
Zoning Commissioner of
Baltimore County

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4269
DATE 2/15/61

To: William H. Buchanan, Esq.,
208 West Pennsylvania Ave.,
Towson 4, Md.

From: Zoning Department of
Baltimore County
111 County Office Bldg.,
Towson 4, Md.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Cost of certified copies - To Mr. Buchanan, Esq.	\$10.00
1	Posting property - for posting property	5.00
1		\$15.00

2-1561 3572 * * * TEL-15.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE WALLEY 3-3000	INVOICE BALTIMORE COUNTY, MARYLAND	No. 46719
	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND	DATE 5/2/54 5054
TO: Lohsburn, Inc., 2 W. University Parkway Baltimore 12, Md.	BILLED BY Zoning Department of Baltimore County 113 County Office Bldg., Towson 1, Md.	
REPORT TO ACCOUNT NO. 01.0223	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
QUANTITY		500
Copy of Opinion of Judge Haine in the matter of petition of Loyola Federal Savings & Loan Ass'n.,		
	PAID—Baltimore County, Md.—Office of Finance	
	5-601 0007 : : 711-	500

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

ORDERS

For the reasons set forth in the foregoing Opinion, it is this 15th day of December, 1960, by the County Board of Appeals, ORDERED that the aforesaid petition for variances be and the same is hereby granted.

Any appeal from this decision must be in accordance with Rule 1101 of the Rules of Procedure and Practice of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Spec. 7. Agave
E. Mitchell Austin

[illegible]

CERTIFICATE OF POSTING
TOWNSHIP DEPARTMENT OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

5054

District: 9th Date of Posting: 8-3-60

Posted for: Assistant to Zoning Department

Petitioner: Raymond S. Schuchman

Location of property: 4158 N. J. Highway 1487 2nd fl. East of the bridge

District: 9th Date of Posting: 5-3-60
 # 5054
 Posted for: Assignment to Training Regulations
 Petitioner: Argelia S. Williams, 1000 1st St. N.E., Wash. D.C.
 Location of property: 1185 1st St. N.E., Wash. D.C.
 Location of Signer: 1185 1st St. N.E., Wash. D.C.
 Location of Signer: 1185 1st St. N.E., Wash. D.C.

Remarks: See page 27

Posted by: J. H. S. J. Signature Date of return: 8-1-60

TELEPHONE VAULT 3-8000 #5054	INVOICE BALTORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND	No. 3479 DATE 8/17/60
TO: Pomas & Deitz, Attorneys 212 Washington Ave. Towson 14, Maryland	BILLED BY: Sonling	
DEPOSIT TO ACCOUNT NO. 01621	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$20.00
QUANTITY		COST
—	Advertising & Signs — Loyola Federal Savings & Loan PPD — Address County, Md. — Office of Finance	\$20.00
5-1760 9471 • • • 711-		20.00
5-1760 9471 • • • 711-		20.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

REPORT TO AGENCY NO. 0122 QUANTITY 1		SEARCH OFFICE SECTION AND REVISION WITH YOUR IDENTIFICATION NO. 125 COST 000	
REPORT TO AGENCY NO. 0122 QUANTITY 1		SEARCH OFFICE SECTION AND REVISION WITH YOUR IDENTIFICATION NO. 125 COST 000	

[illegible][illegible]

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTIONS, COURTHOUSE, TOWNSHIP 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS RECEIPT WITH YOUR REMITTANCE.

**MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.**

[illegible]

with this disposition of the
land, it is feared it was
not what the Government
intended to do. It is not
in accordance to an order
received of a Commissioner
and should hardly be deemed
a new exception or variance in
the public use of the land.
The distinction between
various and such of the
uses have not been made an
exception. The power of a
court appears to grant
uses of the land from a
series of 1897 are appli-
cable to various as to land
uses. We see no reason to
say that various character
of the land is different
from the public use of the
land. It is not in accordance
to a contract "various" dis-
tinction in the application

