

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Emily C. Grason, Mary G. Christmas, Anna C. Hill & Goucher College County and which is described in the description and plat attached hereto and made a part hereof hereby petition that the zoning of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from as _____ to as _____

Variances requested: 1. Section 216 of the Zoning Regulations of Baltimore County - To permit a height of 115 feet at a setback of 45 feet from the north right-of-way line of Joppa Road as proposed to be widened to 70 feet instead of permitted 30 feet. 2. Section 217.4 of the Zoning Regulations of Baltimore County - Requesting 16 foot rear yard instead of required 30 foot rear yard setback. (14 foot variance). 3. Section 217.7 of the Zoning Regulations of Baltimore County - To permit a gross density of 60.3 dwelling units per acre instead of 22 and a net density of 64.2 dwelling units per acre instead of 24.

See Attached Descriptions

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for elevator apartments, including offices for accessory business uses, as permitted under Sections 402A and 402.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Valley Arms Apartments, Inc.

By: John Heiser, President

Contract purchaser

Address: 201 N. Chesapeake Ave.

Towson 4, Md.

William E. Bolton, Jr.

M. Jacqueline McDermid

Attorneys

Address: 401 N. Chesapeake Ave.

Towson 4, Md.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 30th day of April, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 27th day of June, 1962, at 1:00 o'clock.

By: _____ Zoning Commissioner of Baltimore County.

(over)

OFFICE OF PLANNING & ZONING

DATE: JUN 15 1962

TO: Mr. John G. Rose, Zoning Commissioner

FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: #5580-XV

DATE: June 15, 1962

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FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: #5580-XV

RE: PETITION FOR SPECIAL EXCEPTION FOR ELEVATOR APARTMENTS, INCLUDING OFFICES FOR ACCESSORY BUSINESS USES, AS PERMITTED UNDER SECTIONS 402A AND 402.4 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, TO SECTION 216, 217.4 AND 217.7 OF THE ZONING REGULATIONS - M.S. Joppa Road 1000 East of Dulany Valley Road, 5th District - Emily C. Grason, Mary G. Christmas, Anna C. Hill and Goucher College, Petitioners

DATE: June 15, 1962

Pursuant to the advertisement, posting of property and public hearing on the above petition (1) for a special exception for Elevator Apartments, including offices for accessory business uses as permitted under Sections 402A and 402.4 of the Zoning Regulations; (2) for a variance to Section 216 of said Regulations to permit a height of 115 feet at a setback of 45 feet from the north right-of-way line of Joppa Road as proposed to be widened 70 feet instead of the permitted 30 feet; (3) for a variance to section 217.4 to permit a rear yard of 16 feet instead of the required 30 feet and (4) for a variance to section 217.7 to permit a gross density of 60.3 dwellings per acre instead of 22 and a net density of 64.2 dwelling units per acre instead of 24, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected the special exception and variances should be granted, subject, to approval of the site plan by the State Roads Commission, the Division of Land Development and the Office of Planning and Zoning, and, further, subject to compliance with requirements set forth in letter dated May 16, 1962, from Walter J. Addison, Chief of the Division of Traffic Engineering, which letter is filed as "Exhibit A" and made a part hereof.

It is this 27th day of June, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be granted; the first, for a special exception for elevator apartments; (2) for a variance to Section 216 of said Regulations to permit a height of 115 feet at a setback of 45 feet from the north

INTER-OFFICE CORRESPONDENCE DEPARTMENT OF PUBLIC SAFETY Baltimore County, Maryland Towson 4, Maryland

TO: Mr. James E. Dyer
FROM: Walter J. Addison
SUBJECT: Special Exception for Elevator Apartments - Grason Property

At the meeting of the Zoning Advisory Board on May 4, 1962 a petition for a special exception for elevator apartments, including offices for accessory businesses and variances for the Emily C. Grason property on the north side of Joppa Road approximately 1,000 feet from Dulany Valley Road was reviewed.

This office would like to comment on the subject petition to the extent that the special exception, if granted, should include the provisions that there would be no parking allowed on Joppa Road in front of the subject property and that the on-site parking facilities provided should be at least one per dwelling unit plus the requirements for businesses with the desired amount of spaces being more in the neighborhood of 1.5 spaces per dwelling unit.

In addition, it should be made clear that the parking spaces on-site will be provided to the tenants without any additional rental fee so that these spaces will be taken advantage of. If these spaces are provided and a separate rental is charged, it is quite likely that many people will seek parking spaces other than on the site thereby creating a problem for the neighboring properties and possibly causing a traffic congestion in the neighborhood.

Walter J. Addison, Chief
Division of Traffic Engineering

right-of-way line of Joppa Road as proposed to be widened 70 feet instead of the permitted 30 feet; (3) for a variance to section 217.4 to permit a rear yard of 16 feet instead of the required 30 feet rear yard setback and (4) for a variance to section 217.7 to permit a gross density of 60.3 dwellings units per acre instead of 22 and a net density of 64.2 dwelling units per acre instead of 24, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected the special exception and variances should be granted, subject, to approval of the site plan by the State Roads Commission, the Division of Land Development and the Office of Planning and Zoning, and, further, subject to compliance with requirements set forth in letter dated May 16, 1962, from Walter J. Addison, Chief of the Division of Traffic Engineering, which letter is filed as "Exhibit A" and made a part hereof.

Zoning Commissioner of Baltimore County

DAVID H. WILSON & ASSOCIATES / ARCHITECTS

COPY

September 17, 1963

Mr. John G. Rose, Zoning Commissioner of Balto. Co.
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Rose:

To complete your file we are submitting herewith two sets of prints showing the final design for the Hampton House Apartments to be constructed on Lots No. 203, 204 and 205 East Joppa Road, Towson, in accordance with the special exception and variances granted June 27, 1962 by your office under File No. 5580-XV.

As was explained during discussions at the hearing, the original drawings submitted with the petition were hastily prepared and required refinement and revision to make the project economically feasible and to improve aesthetics, traffic flow and parking conditions. Accordingly, we have made the necessary changes, staying within the limitations permitted by the variances. As you will note, we have made it possible to enter all parking areas from Joppa Road without the necessity of driving through the Towson Plaza Parking Lot which in busy shopping periods would be not only inconvenient but also hazardous.

Also, you will note that the parking areas are not now viable either from Joppa Road or the adjoining properties. The access to the Towson Plaza parking area has been maintained but is now on a reasonable gradient and should be substantially more satisfactory. Although we still propose to construct this access road, all of the legal questions have not yet been settled with Towson Plaza. Every effort has been made to preserve the existing trees particularly those along Joppa Road, to provide an attractive setting for the building.

Due to the excessive slope of the north side of the property it was found to be unfeasible to locate the building as originally conceived. Fortunately all the necessary changes fall within the variances permitted.

Acknowledgment that this information has been received and has been included in the file would be appreciated.

Very truly yours,

DAVID H. WILSON & ASSOCIATES

David H. Wilson

David H. Wilson

John G. Rose
Baltimore Co. 111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 15, 1962

FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: #5580-XV. Special Exception for Elevator Apartments, including offices for accessory business uses, as permitted under Sections 402A and 402.4 of the Zoning Regulations of Baltimore County, to Section 216, 217.4 and 217.7 of the Zoning Regulations - M.S. Joppa Road 1000 East of Dulany Valley Road, 5th District - Emily C. Grason, Mary G. Christmas, Anna C. Hill and Goucher College, Petitioners

2th District

REAR: Wednesday, June 27, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject application for Special Exception for elevator apartments together with variances on the height, setback and density requirements of the Zoning Regulations. It has the following advisory comments to make with respect to pertinent planning factors:

A. The Special Exception

The Planning staff has evaluated the location of the subject property with respect to its relationship to centers of employment and shopping and its proximity to major transportation routes. The staff has concluded that the property is exceedingly well-related to the Towson commercial, governmental, and office complex and that the property is eminently suited for elevator apartment use. The staff particularly is pleased with the steps which the petitioner has taken to integrate the proposed high rise apartment structure with the circulation and access patterns of the Towson Plaza Shopping Center.

B. The Variances

The planning staff cannot comment on the facts which may be presented by the petitioner to justify the variances being sought. From a planning viewpoint, the staff believes that the location of the subject property as an integral part of the Towson commercial, governmental, and office complex justifies more intense development than is permitted in the S.M. zone as now in effect. Development of the property in the manner and at the densities indicated on the petitioner's plan is consistent with the goals of the comprehensive Zoning Map applicable to the Towson area and, in the opinion of the staff, would not result in any injury to the public health,

BEGINNING at a point located on the north side of Joppa Road said corner now or formerly property of Emily C. Grason; thence extending North Three degrees Twenty-six minutes East (N 3° 26' E), a distance of 314.33 feet to a point on the south side of a proposed 50' wide street; thence along the south side of the aforesaid proposed street South Eighty-eight degrees Twenty-one minutes East (S 88° 21' E), a distance of 426.25 feet to a point and corner of land now or formerly of Goucher College; thence South Five degrees Twenty-seven minutes West (S 5° 27' W), a distance of 338.17 feet to a point on the north side of Joppa Road; thence along the north side of Joppa Road North Seventy-three degrees Fifteen minutes West (N 73° 15' W), a distance of 49.00 feet to a point thence continuing North Seventy-seven degrees Forty-five minutes West (N 77° 45' W), a distance of 20 feet; thence continuing North Eighty-six degrees zero minutes West (N 86° 00' W), a distance of 29.00 feet to a point; thence North Eighty-eight degrees zero minutes West (N 88° 00' W), a distance of 315.00 feet to a point and place of BEGINNING. Point of Beginning is also 1,000 feet east of said property containing 3.10 acres.

The above property has been described from plotting from the deeds of Emily C. Grason, Anna G. Hill and The Goucher College. No field survey was made to verify existing deeds.

BL COMMERCIAL PROPERTY

EDGE OF SHIPPING YARD PARKING AREA

X 432.00

S 66° 21' E 424.25'

TO MIDDLE LEVEL

TO LOWEST LEVEL

TO UPPER LEVEL

ENTRANCE AT LOWER LEVEL

ELEVATORS

MAIL ROOM

X 415.00

COLLECTOR

WALK

PARKING

SITE PLAN
SCALE 1/4" = 1'-0"

1'-0" HIGH
SILVERWY SCREEN

PARKING DATA

BUILDING 14,000 S.
ONE PARKING SPACE / EACH 300 S.
48 PARKING SPACES REQ'D
TO PARKING TRACES SHOWN (SIZE 3'X10')
195 PARKING SPACES REQ'D IN BLDG.
205 PARKING SPACES PROVIDED UNDER BLDG.

PROPERTY ZONE RA
9TH ELECTION DISTRICT
PROPERTY 3.09 ACRES
SCALE 1/4" = 1'-0"

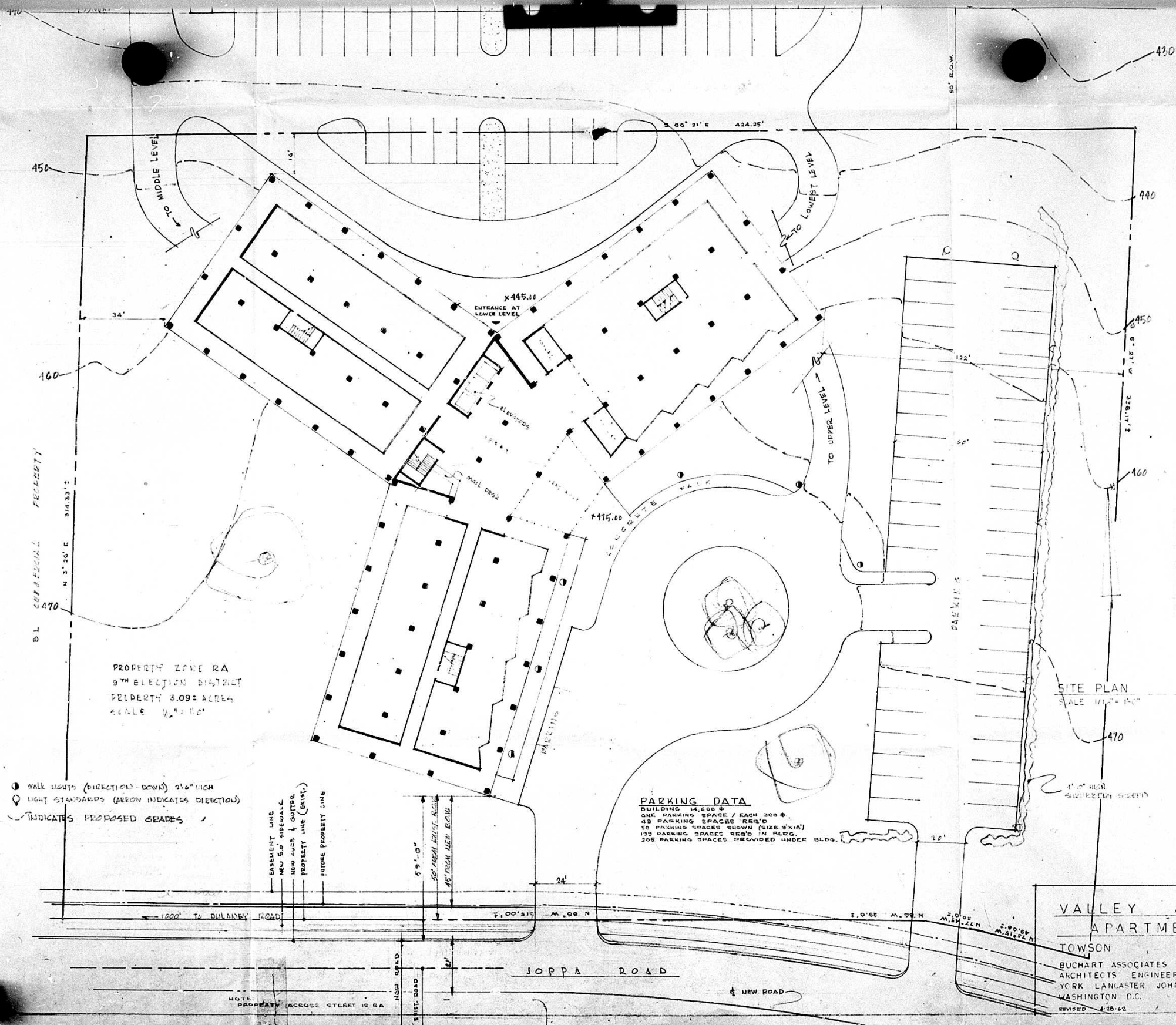
- WALK LIGHTS (DIRECTION-DOWN) 3/4" HIGH
- LIGHT STANDARDS (ARROW INDICATES DIRECTION)
- - - INDICATES PROPOSED GRADES

ENT LINE
10' SIDEWALK
WALK & OUTLET
ENT LINE (EXIST.)
PROPERTY LINE

10'
MIN. ROW
NEW ROW

PARKING

BL COMMERCIAL PROPERTY



GROUND FLOOR

[illegible]

macadam

TAU 8 MERIDIAN

N-03°43'00"-W 314.33

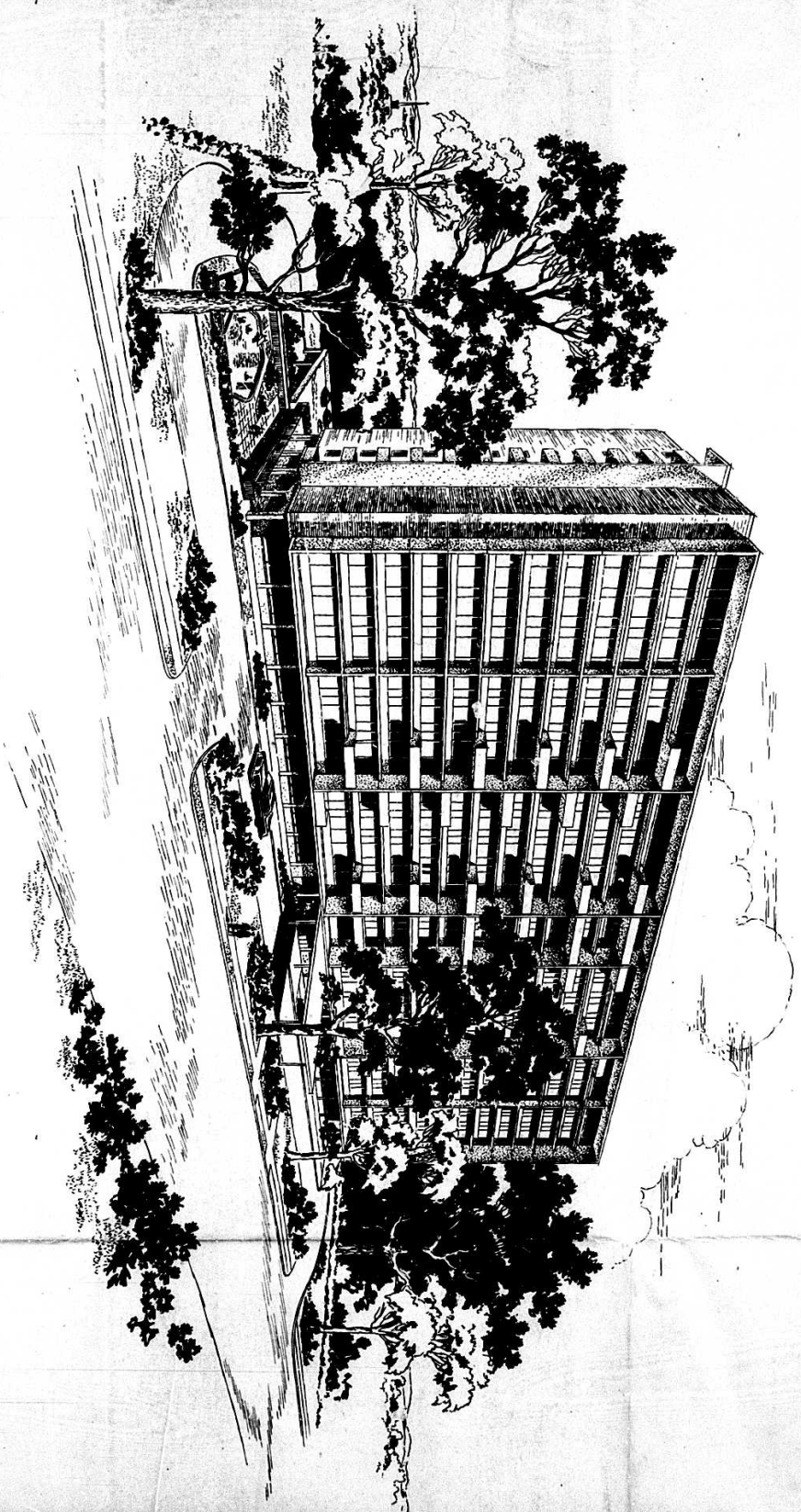
#202

*204

N-84°31'20"E 403.04

EPSON CHA

DECK PARKING (SHOWN) 122 CARS
COVERED PARKING (BELOW) 124 CARS



H A M P T O N H O U

O U S E



ADMIRAL DEVELOPMENT CORP.
MAIO P., DOCCOLA, PRES
DAVID H. WILSON & ASSOC
ARCHITECTS, BALTO., MD

5580

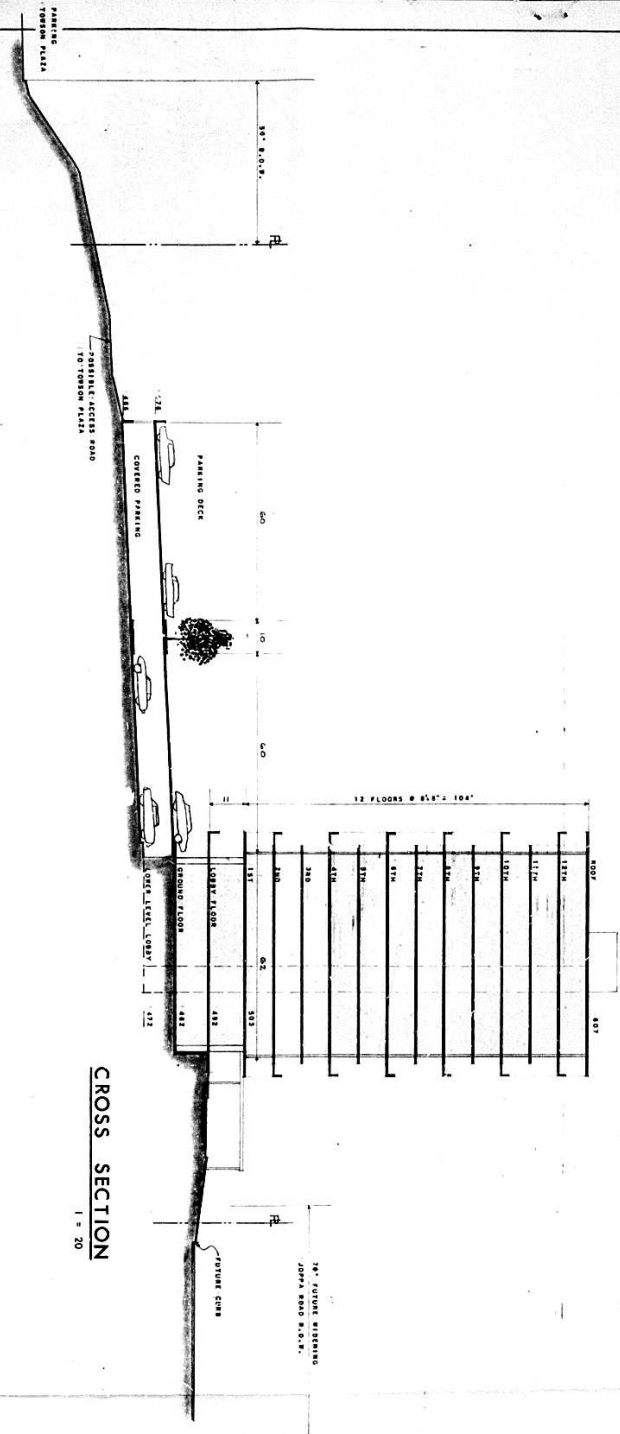
Long Beach

PLANS APPROVED

OFFICE OF PLANNING & ZONING

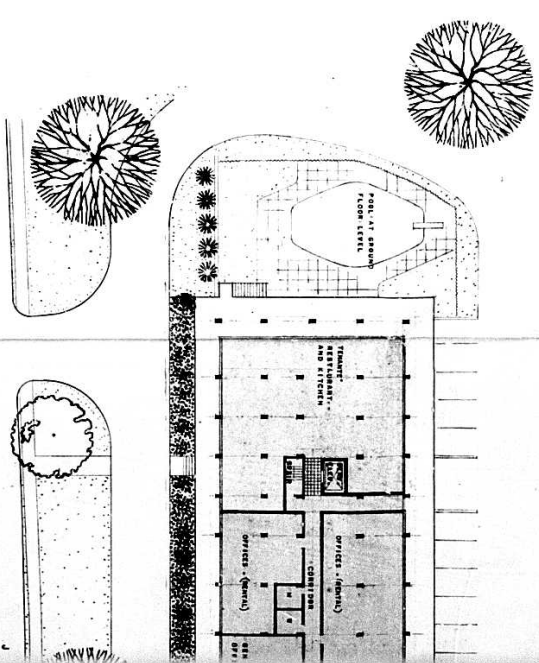
BY *David H. Wilson*

DATE *Sept. 3, 1963*



CROSS SECTION

1" = 20'



[illegible]

FOR
ADMIRAL DEVELOPMENT CORP
APARTMENTS
HAMPTON HOUSE

ADMIRAL DEVELOPMENT CORP
MARIO P. DOCCOLO, PRES.

LOBBY FLOOR PLAN
CROSS SECTION

LOBBY FLOOR PLAN
1 of 20

1 - 20

 SISA OFFICE OF ESTABLISHED AND REPUTABLE ADVERTISING - NATIONAL AND INTERNATIONAL	ITIAL ONE & ASSOC DRAWN BY JH CHECKED BY DHR APPROVED BY MGR
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STRUCTURAL ENGINEERING
MICHAEL K. JOHNS
1221 CONNECTICUT AVE., N.W.
WASHINGTON, D. C. NO. 8-2110

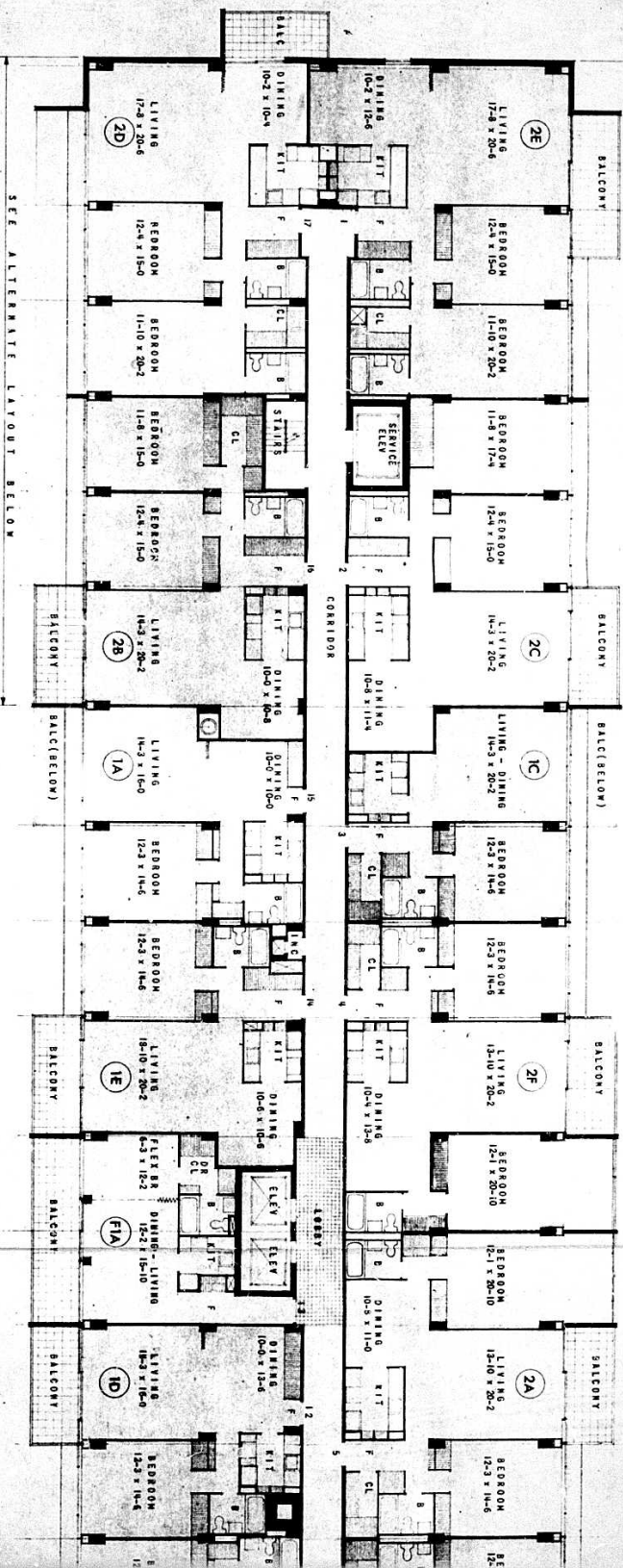
MECHANICAL-ELECTRICAL ENGINEERING
SHEFFERMAN & BIGEONSON
1330 NEW HAMPSHIRE AVE.
WASHINGTON, D. C. 387-1590

ARCHITECT
DAVID H. WILSON
AND ASSOCIATES
403 WASHINGTON AVE
TOMSON 4 MD 328-7110

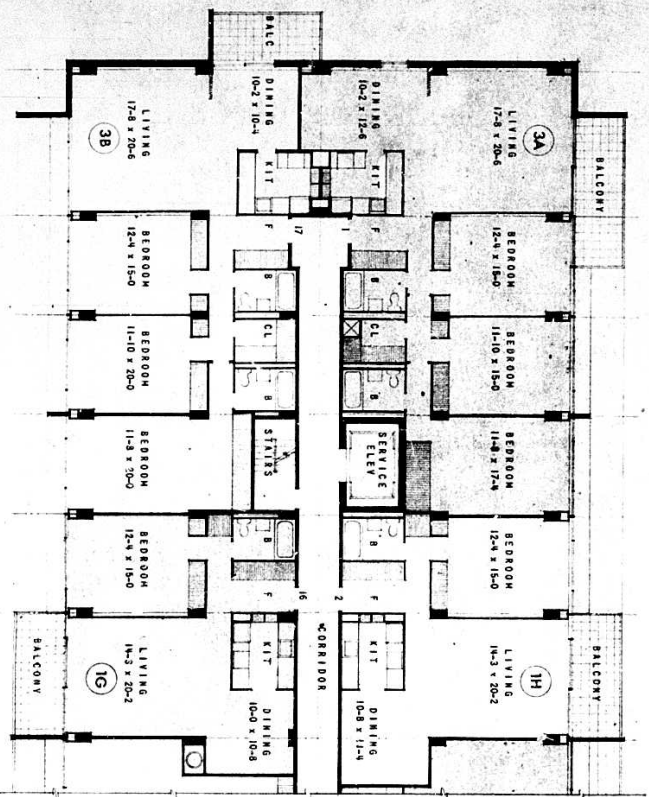
JOB NO.	6311
SCALE	
DATE	JULY 25, 1963
LAST REV.	

2

SEE ALTERNATE LAYOUT BELOW



SEE ALTERNATE LAYOUT BELOW



NOTE:
BALCONIES DO NOT RECEIVE
SUNLIGHT AT ALL SEASONS.
SEE ELEVATIONS, SHEET 1

ALTERNATE LAYOUT FOR
APTS. 2B, 2C, 2D, 2E (see above)



TYPICAL FLOOR PLAN
1/8" = 1'-0"

FORM NO. 104-6	150C	 DEPARTMENT OF DEFENSE OFFICE OF THE SECRETARY 1215 N. GUYARD ST. WASH.
DATE		
PROJECT		
ORDER BY		
BY		
CHECKED BY		
DATE		
APPROVED BY		
WFO		

STRUCTURAL ENGINEERING
MICHAEL K. JONES
1511 CONNECTICUT AVE., N.E.
WASHINGTON, D.C. 20004
TEL. 682-7110

ARCHITECTURAL ENGINEERING
SHEFFER, HARRIS & NELSON
1200 NEW YORK AVE., N.E.
WASHINGTON, D.C. 20004
302-72590

ARCHITECT

DAVID H. WILSON
AND ASSOCIATES
403 WASHINGTON AVE
TOWSON MD 828-7110

HAMPTON HOUSE
APARTMENTS

FOR

ADMIRAL DEVELOPMENT CORP.
MARINO P. DOCCOLO, PRES.

3

JOB NO. 6311

SCALE 1/4" = 1'-0"

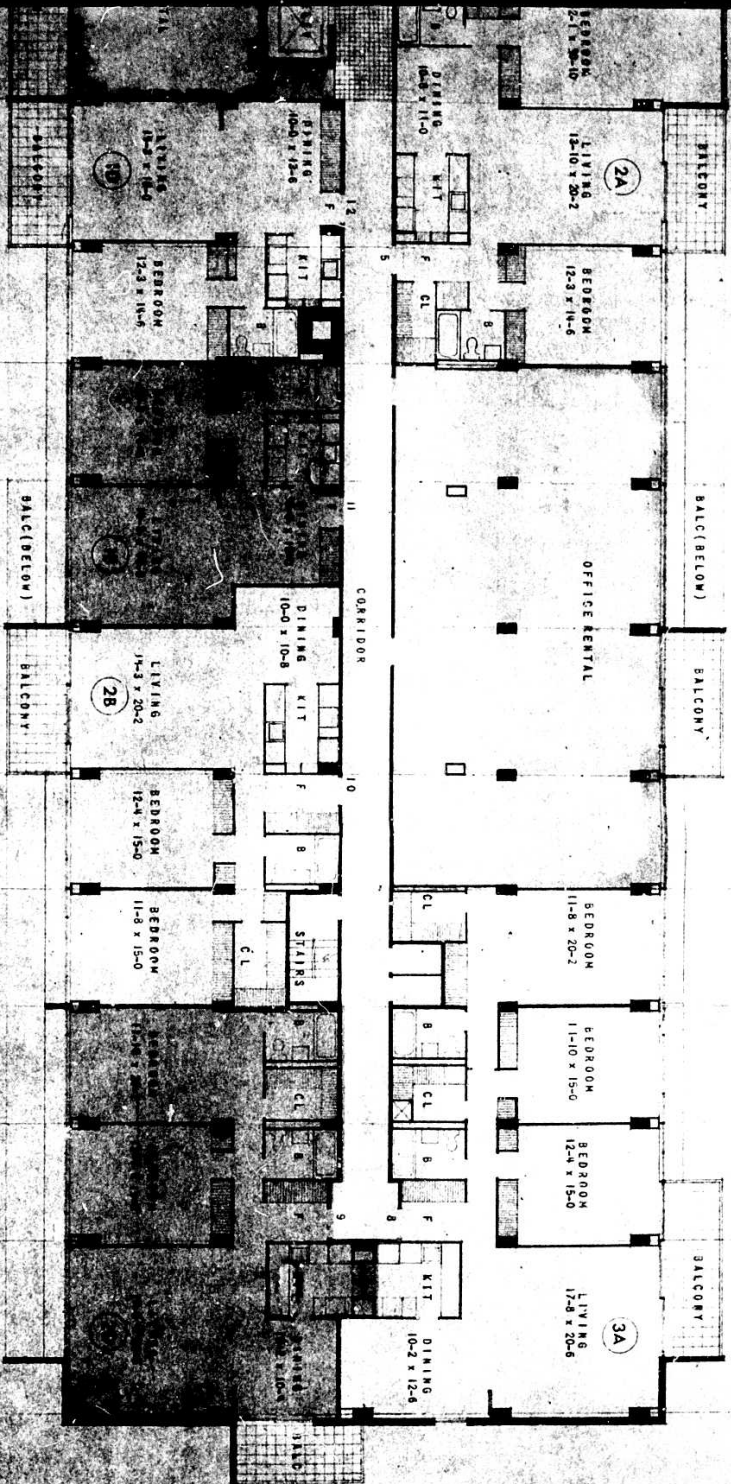
DATE JULY 21, 1983

LAST REV.

TYPICAL FLOOR PLAN:
ALTERNATE LAYOUTS

TYPICAL FLOOR PLAN;
ALTERNATE LAYOUTS

HAMPTON HOUSE
APARTMENTS
FOR
ADMIRAL DEVELOPMENT CORP.
MARIO P. DOCCOLO, PRES.



NOTE:
 ALL DIMENSIONS ARE APPROXIMATE
 SEE ARCHITECT'S SHEET NO. 5

PENTHOUSE PLAN

ARCHITECT
 DAVID M. WILSON
 AND ASSOCIATES
 403 WASHINGTON AVE.
 TOWSON, MD 21204-7110

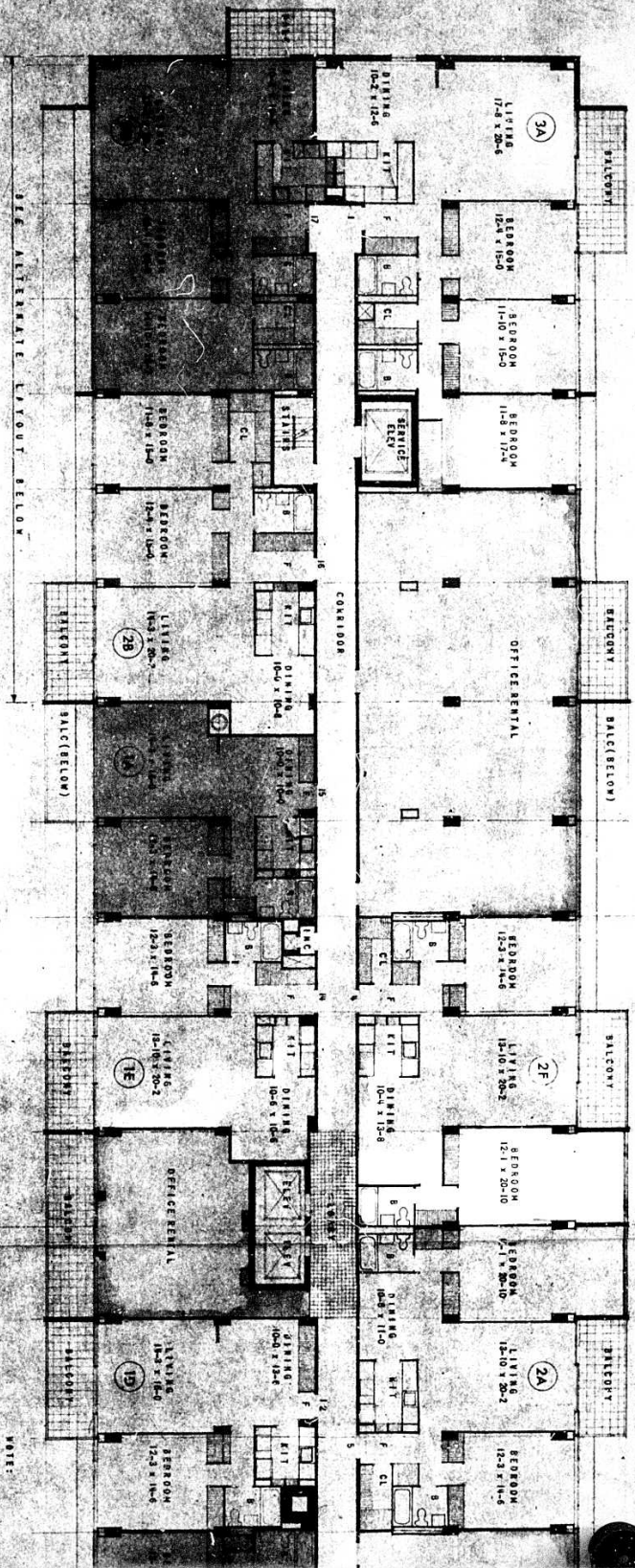
STRUCTURAL ENGINEERING
 MICHAEL E. JONES
 1100 WASHINGTON AVE., S.E.
 WASHINGTON, D.C. 20003-4310

Mechanical, Electrical, & Plumbing
 SHEPHERD & GIBBS
 1100 WASHINGTON AVE., S.E.
 WASHINGTON, D.C. 20003-4310

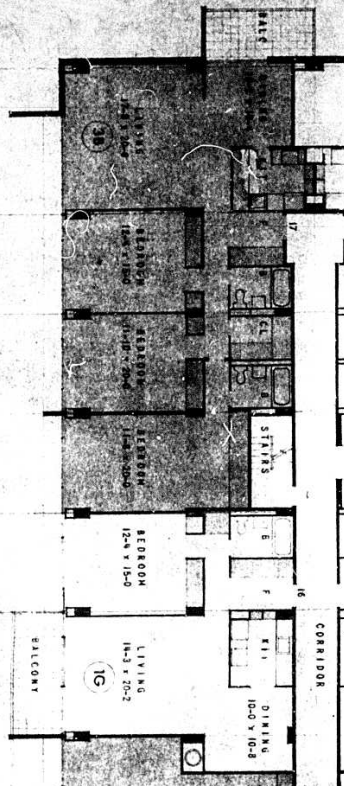
HAMPTON HOUSE
 APARTMENTS

ADMINISTRATIVE DEVELOPMENT CORP.
 MARIO P. DOCCOLO, PRES.

PENTHOUSE PLAN
 ALTERNATE LAYOUTS

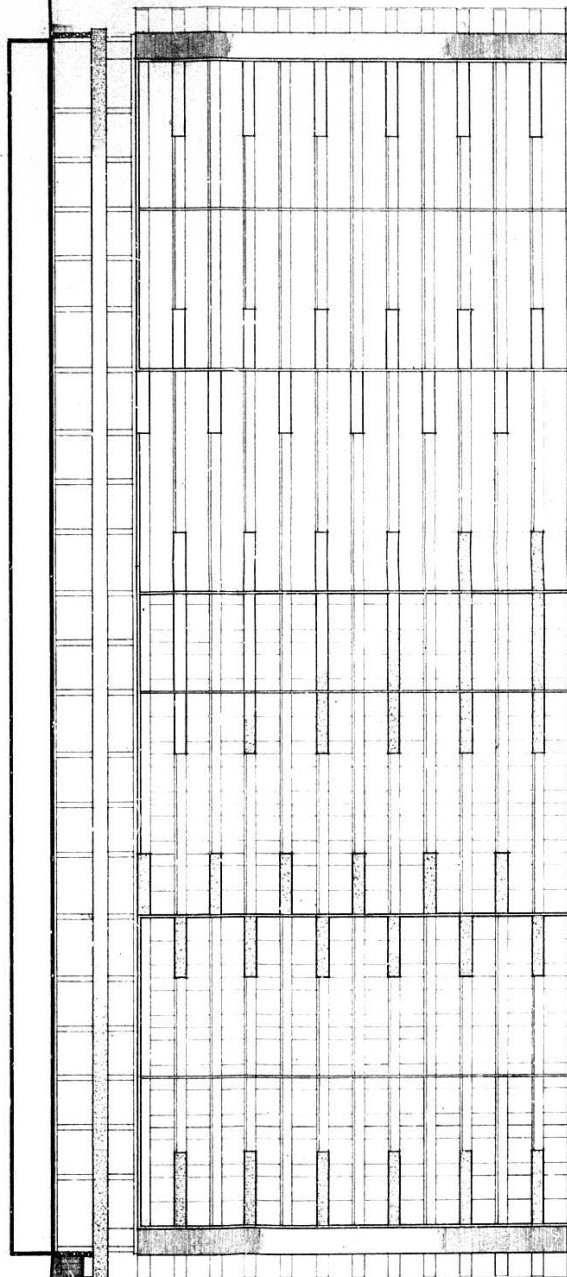


NOTE:
 1. ALL ROOMS ARE TO BE FURNISHED.
 2. ALL ROOMS ARE TO BE FURNISHED.
 3. ALL ROOMS ARE TO BE FURNISHED.

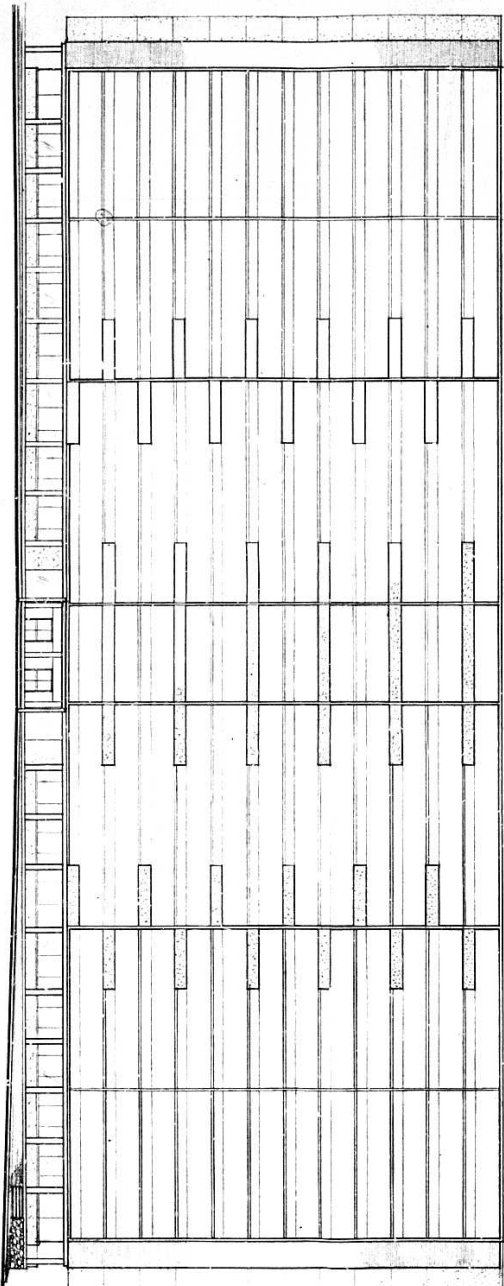


ALTERNATE LAYOUT FOR
 APTS. 2B, 2C, 2D, 2E (see above)

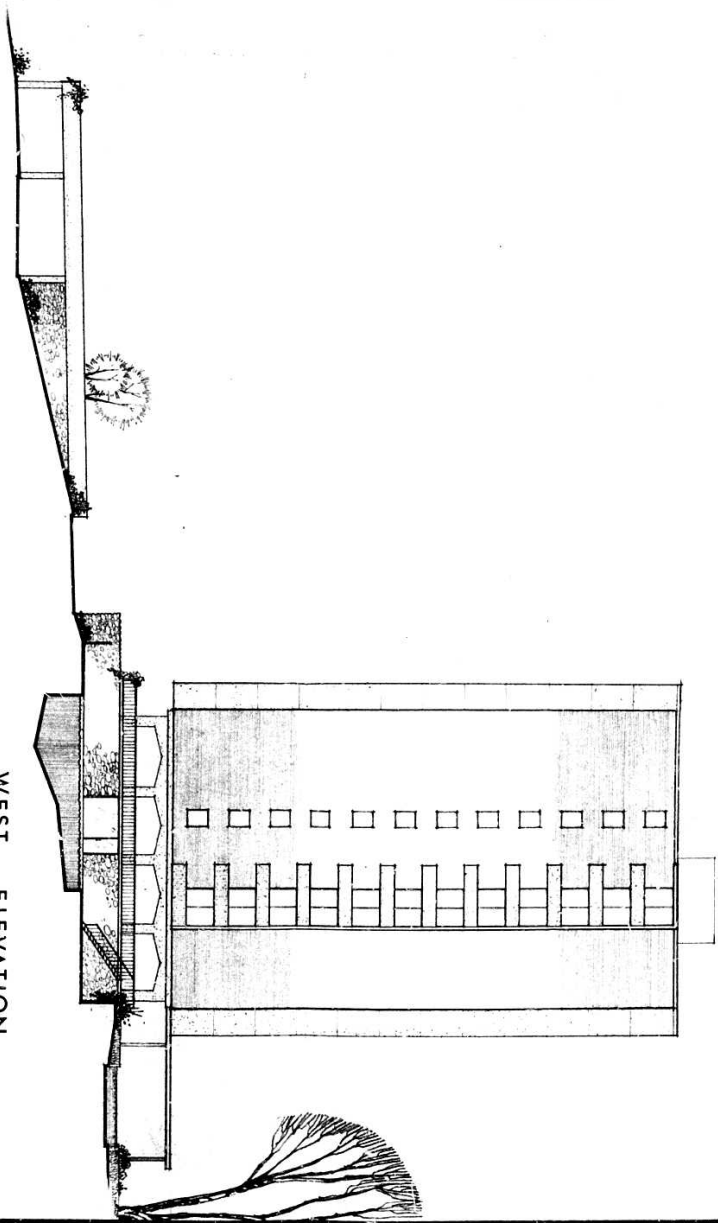
NORTH ELEVATION



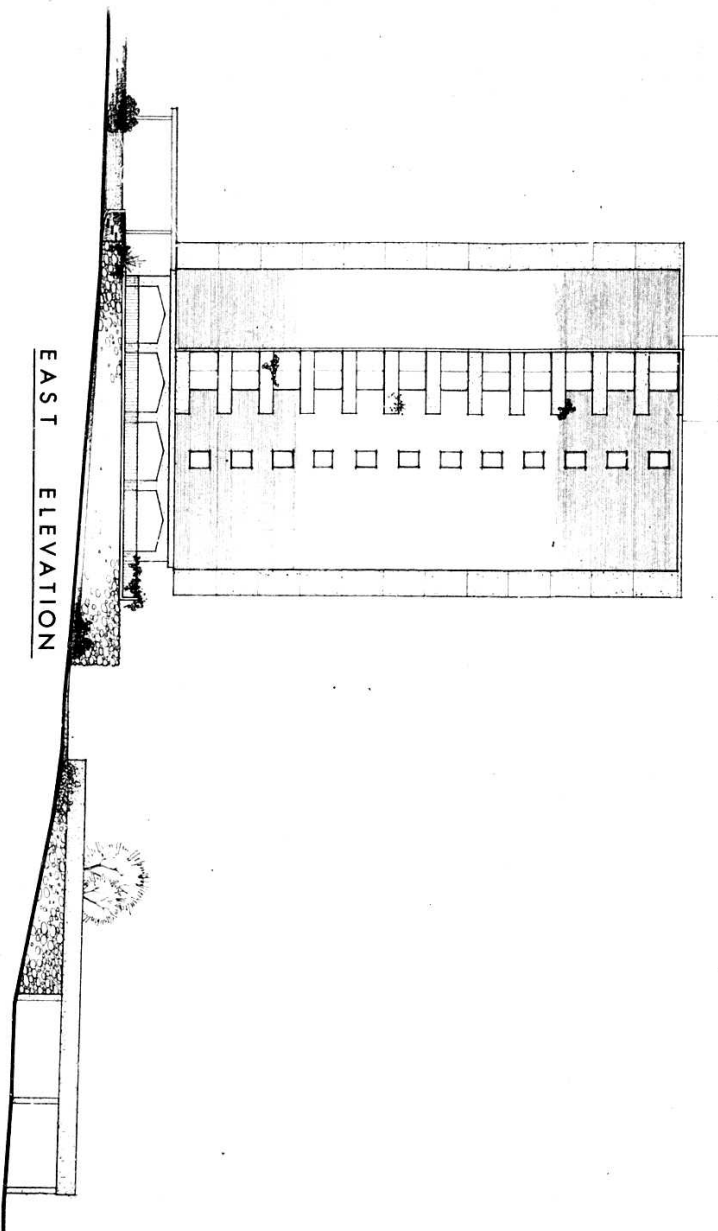
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



DATE 1/18/87	SCALE 1/4" = 1'-0"	JOB NO. 8311
CHECKED BY JAE	DATE JAN 21, 1987	LAST REV. 5

STRUCTURAL ENGINEERING
MICHAEL K. JOHNS
1221 CONNECTICUT AVE., N.W.
WASHINGTON, D.C. 20004
N.E. 8 - 3119
MECHANICAL/ELECTRICAL ENGINEERING
JOSEPH P. BRIDGES
1221 CONNECTICUT AVE., N.W.
WASHINGTON, D.C. 20004
N.E. 8 - 3119

ARCHITECT
DAVID H. WILSON
AND ASSOCIATES
403 WASHINGTON AVE
TOWSON, MD 21204

HAMPTON HOUSE
APARTMENTS
FOR
ADMIRAL DEVELOPMENT CORP
MARIO P. DOCCOLO, PRES

ELEVATIONS