BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



#66-2C XA

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TO John G. Rose, Zoning Commissioner Date July 16, 1965 of Minist & Ministration & Mini

FROM. George E. Gavrelia

SUBERT Petition 466-28-X. Special Exception for Offices and Office Buildings and Variance to commit a front yard of 25 feet instead of the property of Edith N. Cole.

9th District

HEARING: Wednesday, July 28th, 1965 (10:30 A.M.)

The planning staff o. the Office of Planning and Zoning has reviewed the subject petition and has the following comments:

- The notion of utilizing the subject property for office use is a casonable and rational one. The property's location within and relationships to Towson's office and government cosplex are such that there can be no quarrel with the basic request of special exception for offices within the context of the R.A. Zonos.
- At issue here is not the notion or concept of office use on the subject property. More specifically the issue simply is to what extent should office use be permitted here? The property is zone R.A., This zone has a sories of controls height, bulk, setback, parking, etc. which exceptify in this petition is controlled. Zoning Regulations. The partment is this petition is to request office use within that apartment zone context.
- 3. Variances can be granted on proof of practical difficulty or unreasonable hardship. We question the propriety of granting variances here. We do not see that there are unique physical conditions such as irregularity, norrowness, or shallowness of lot siz or shaper or exceptional topographical or other conditions peculiar to and inherent in this particular lot, he dome the precise of the property with the area provisions of the Zonian entries. A similar, but even smaller property within the same block was able to develop acceptable plans for office use smeeting ill of the constraints of the R.A. Zone.
- 4. Do the reasons for this variance the allegations of practical difficulty or unreasonable hardship relate to physical constraints or do they relate more specifically to economic gain?



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James E. Dyer

FROMGeorge H. Pryor

SUBJECT Property Owner: Edith Cole and Valley Garth Levelopment, Inc.

Location: NW/C Chesapeake Avenue and Baltimore Avenue 9th District - Proposed Zoning Special Exception for office building, variances requested for front yard setback, side yard setback and rear yard setback and parking - Present Zoning R.A.

Review of the subject plat results in the following

- The subject site is part of the larger area already approved for County Government expansion.
- 2. In view of the fact that this applicant is petitioning for front yard, side yard, rear yard and parking variances it occurs to this Office that the applicant is attempting to grossly overbuild his property.
- Access via the 20' alley at the rear, as shown on the applicant's plat, is not acceptable. Access should be provided from a public road.

BALTIMORE COUNTY, MARYLAND

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INTER-OFFICE CORRESPONDENCE

TO ... John G. Rose, Zoning Commissioner Date. July 16, 1965

PROM George E. Gavrelis

SURJECT Petition #66-28-X

If setback variances are justified in part, do the variances requested represent the minimum departures from the Acgulations necessary to afford adequate relief?

The request for a parking variance is especially troublesome.
 A deficit in available on-street and even off street parking exists.

June 30, 1965 #66-28XA

THE COUNTY OFFICE OF PLAINING AND ZONING TOWSON, MARYLAND 21204

J. Klaer Weisheit, Jr., Ksq. 101 Jafferson Building Towson, Naryland 2120h

SUBJECT: Special Exception for Offices and Office building, Front, 545 & Rest Yard Vortance and Parking Vortance for Edith H. Cole, located Mi/Cor Chesapeake and Baltimore Avenue 9th District (Item 1 June 22, 1965)

ane Zoning Advisory Committee has reviewed the subject petition and makes the

BERRAU OF THAFFIC EMPIREMENTS. This bureau will review the proposed development plan and submit comments at a later date.

SERBALOW MODERNEY.

Attack - detailing N water in Chesapaske Aranna. Relating S water in Seltinore Avenue. Relating S water in Selting N maker in the alley adjecent to the west properlyline of the side. Adoquey of calcular withings to be determined by the developer or his entires. More Train - A storm drain system exists at Chesapeske Aranna and Booley Aranna. Some are being prepared at this time which would make Callinors Aranna as 15 feat curb and gutter road on a 70 feet right of way and close Chesapeske Aranna adjacent to the shulpest of the shulpe

OFFICE OF PLANNING AND ZONING: See attached comments

The following members had no comment to make:

Board of Education

ec: Richard Moore-Bureau of Traffic Ingineering Carlyle From-Bureau of Engineering Albert Quimby-Office of Planning and Zoning

The following consents are not intended to indicate the appropriatenes of the Zoning action requested, but to essaw that all parties are made such as plans or problems that any nave a bearing on this case. The Eirceter and/or the Deputy Director of the Office of Planning and Zoning will submit recommendation the appropriateness of the requested Consel D days before the Zoning Commission

Very truly yourg.

JAMES E. DIST Thief Pormit and Petition Processing

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERS Baltimore County, Maryland Towson, Maryland, 21204

Date July 2, 1965

Mr. James E. Dyer FROM: Bugene J. Clifford

SUBJECT: Ites 1 - 7AC - June 22, 1965 Special Exception for Office Building Chesapeake and Baltimore Avenues

Review of the plat dated May 22, 1965 resul s in the following comment.

The Towsen area is presently suffering from a parking shortage and a variance in parking could compound the problem.

PETITION FOR ZONING RE-CLASSIFICATION

County and which is described in the description and plat attached hereto and made a part hereof. #9 hereby petition (1) sharethereoning status of the herein described-property betreechestified pursuant

Variances: 27.7. Pront yard - To permit a front yard of 25 instead of the required 30. 217.3 Side fact. To permit 10 side yard on the 1.76 CO M - required 30. 217.4 Side fact the 5.76 CO M - 1.714 V - required 27. 271.4 Sec. 27. Side fact the 5.76 CO M - 1.714 V - required 30. 160 2(b)(5) Parking To permit 30 spaces instead of the required 30.

Soll, Contract purchase; April 100 Local Owner

101 Jefferson Bullding

Towson, Maryhand 21204

Address, 509 GRee, Misri Drive

Towson, Maryhand 21209

249/115

...., 196_5, that the subject matter of this petition be advertised, as

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

County, to use the herein described property, for offices and office buildings.

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 Baltimere County adopted pursuant to the Zoning Law for Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this22nd

County, on the 22 55 5th day of Avly.

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 106, County Office Building in Towson, Baltimore

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

to the Zening I we of Bankhere County from an

County.

By: Har Four John L. Bell, Cont President Address 101 Jeff

VALLEY GARTH DEVELOPMENT, INC.

Elmer Weisheit, Jr.

Address 101 Jefferson Building Towson, Maryland 21204

AND/OR SPECIAL EXCEPTION AND VARIANCE

legal owner... of the property situate in Baltimore

some topace NE -161

Protestant's Attorney

..... 196_5 ... at .10: 30o'clock 16-24 For

Zoping Commissioner of Baltimore County.

J. Clifford

C.C:CRM:nr

Baltimore County, Margland OFFICE OF LAW

66-28 XA

July 21, 196

Memorandum

Pursuant to the authority vested in me, I bereby determine that there is a public need and necessity for the acquisition of the property owned by the Maryland Planning & Development Compan located on the northwest corner of Baltimore and Chesapeake Avenues for public purposes (i.e., office buildings and court room space) and hereby authorize Baltimore County to acquire the same by conde



Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it appearing that byweekeerxxxxx the peritioner having met all requirements of Section 502.1 of the Baltimore County Coming Regulations a Special Exception for Offices and Office Building should be granted

The petitioner also requested veriances to Sections 217.2; 217.3; and 469.2e (5) to the Bettinger County Loning Regulations.

Iffice strict compliance with aud depositions would recut in practical would grant relief without bushoutfully upon the petitioner and said veriances would grant relief without bushoutfully in the subtic health, safety and general welfare of the community involved, as to the variances a required by the petitioner are herby granted subject of the variances as required by the petitioner are herby granted subject to approved of the site plan by the Bureau of Public Services and the Office of Planning and Joning.

- Spriik Farenium marafaxxxxxxxxxxxxxxxxxx	xxxxxxxxx mention be granted
IT IS ORDERED by the Zoning Commissioner of Baltina August	ore County this 26th
day of August 1965 Hookshochereincheen	THE SHE SHARE SHARE "THE SPERGES SHARE
The approximates of the leading being as a supercontained as a sup	^{**}
Former, officers a Special Exception for a Officer & Office B	uilding should be and the same is
granted, from and after the date of this order. The varia are also granted, as requested in the herein pet	nces requested by the petitione

annual of partimore County
Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of
Company of the Compan
the state of the s
he above reclassification should NCT PS HAD, and or the Special Exception should NOT RE
IT IS ORDERED by the Zoning Concaissioner of Baltimore County, this
be and the same is hereby DENIED

Zoning Commissioner of Baltimore Counts

MICROFILMED

REGISTERED PROFESSIONAL ENGINEER

BALTIMORE, MD. 21234 AREA CODE 301-665-7422 # 9

20NING DESCRIPTION

SPECIAL EXCEPTION FOR OFFICE BUILDING IN R-A ZONE

5F134 NE-10 A

*LL-28XA

JECTICING for the same at the point formed by the intersection of the westernmost 'XA' side of Baltimore Avenue with the northernmost side of Chesapeake Avenue, thence binding on the westernmost side of said Baltimore Avenue north 14 degrees 00 minutes east 105.00 feet to the end of the fourth line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber NPC Yo. 525 Folio 404 stc. was conveyed to William P. Cole and wife, thence learing the westernmost side of said avenue and running reversely with and binding on said line north 76 degrees 00 minutes west 179.10 feet to the easternoost side of a 20 foot wide alley, thence binding on said alley with the use thereof in common with others entitled therete south LA degrees 20 minutes west 105.00 feet to the northernnost side of said Chesapeake Avenue, the ce leaving said alley and binding on the northernmost side of said Chesapcake Avenue south 76 degrous 00 minutes east 179.75 feet to the place of beginning. GO TABLES 0.43 acres of land more or less.

June 9 1065

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake As Towson 4, Maryland

etition has been received and accepted for filing this

JOHN G. ROSE Zoning Commission

Owners Name: Edith N. Cols

BALLMORE COUNTY, MARWAND OFFICE OF FINANCE No.31992

MTE 7/21/65

	COURT HOUSE TOWSON, MARYLAND 21204	
and Planning &	None Con	

PUNTITY	OFFER SECTION AND RETURN WITH YOUR REMITTANCE	\$71.00
	Advertising and posting of property for Botth No Colo MG-28-EA	71,00
-/:	PAGE-Transcript Company	
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IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON : MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR RESILTANCE. BALTHORE COUNTY, MARLAND OFFICE OF FINANCE

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

PETITION FOR SPECIAL EXCEPTION AND A VARIANCE 9th DISTRICT

ZONING: Petition for Special Exception for Offices and Of-fice Duildings. Petition for Variance for Front, Side and Rear Van. and Off-Street Parking. Parking. LOCATION: Northwest corner of Chesapeake Avenue and

of Chesapeske Avenue and Ikaltimore Avenue.

DATE & TIME: WaDNENDAY, ULLY 28, 1865, on 10:35 A.M.

1014, County Office Building, 111 W. Champaoka Avenue, Townon, Maryland.

The Zoning Commissioner of Battimore County, by authorized the County of the Coun

Section 217.3 - Side Yards -25 feet.

1 317.4 - Rear Yard Section 317.1 - Rear fact 30 feet. Section 109.2 (b) 5-1 for each 300 square feet of to-tal ground floor area and to-for each 500 square feet of total area of upper floors. All that parcel of land in the

0.13 acres

Public Hearing: Room 108. County Office Building, 111 W. Chesapenke Avenue, Tow-son, Maryland.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD.

THIS IS TO CERTIFY. That the annexed adverti published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of

.19 , the first publication appearing on the ath day of July

Manage

66-28 XA

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

District	9 24		_	July 10 1965
Posted fo		extin offices	E Vanance	July 10 1103
Petitioner:			,	
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TOWSON, MD. July 0 19 65 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., offer-business ses one time successive weeks before the 28th 19 65.

CERTIFICATE OF PUBLICATION

L. Leanh The

Cost of Advertisement, \$....

