

David W. Dallas, Jr.

Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

8715 OLD HARFORD ROAD
BALTIMORE, MD. 21234
AREA CODE 301-665-7422

ZONING DESCRIPTION

SPECIAL EXCEPTION FOR OFFICE BUILDING IN R-A ZONE

BEGINNING for the same at the point formed by the intersection of the westernmost 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 1892 No. 525 folio 201, etc., was conveyed to William P. Cole and wife, thence leaving 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 easternmost side of a 30 foot wide alley, thence binding on said alley with the use thereof in common with others entitled thereto south 14 degrees 20 minutes west 105.00 feet to the northernmost side of said Chesapeake Avenue, thence leaving said alley and binding on the northernmost side of said Chesapeake Avenue south 76 degrees 00 minutes east 179.73 feet to the place of beginning.

CONTAINING 0.43 acres of land more or less.

June 9, 1965

J. Elmer Vetsch, Jr., Esq.
101 Jefferson Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

22nd day of June, 1965.

Ownes Name: Edith M. Cole

Reviewed by: James S. Rose

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
823-3000

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 31992

DATE 7/21/65

TO: Maryland Planning & Eng. Co.
Jefferson Building
Towson, Md. 21204

By Order of
John G. Rose
Zoning Dept. of Baltimore Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DOLLARS
1	Advertising and posting of property for Edith M. Cole 666-28-2A	71.00
		71.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 2, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 31940
DATE 7/4/65

TO: Edward C. Crowley, Jr., Esq.
102 Jefferson Building
Towson, Md. 21204

By Order of
John G. Rose
Zoning Dept. of Baltimore Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DOLLARS
1	Petition for Variance & Special Exception for Edith M. Cole 666-28-2A	50.00
		50.00

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.

**PETITION FOR
SPECIAL EXCEPTION
AND A VARIANCE**

300 DISTRICT
ZONING: Petition for Special Exception for Office and Office Building. Petition for Variance for Front, Side and Rear Yard and Off-Street Parking.

LOCATION: Northeast corner of Chesapeake Avenue and Baltimore Avenue.
DATE & TIME: WEDNESDAY, JULY 28, 1965 at 10:30 A.M.
PUBLIC HEARING: Room 109, County Office Building, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Office and Office Building. Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard of 25 feet instead of the required 30 feet; to permit a side yard of 7.5 feet instead of the required 10 feet; to permit a rear yard of 25 feet instead of the required 30 feet; to permit 36 parking spaces instead of the required 35 spaces.

The Zoning Regulation to be excepted as follows:
Section 217.2 - Front Yard - 30 feet.
Section 217.3 - Side Yard - 25 feet.
Section 217.4 - Rear Yard - 30 feet.

Section 409.2 (b) 3-1 for each 300 square feet of total ground floor area and 1/2 for each 300 square feet of total area of upper floors.

All that parcel of land in the North District of Baltimore County

Beginning for the same at the point formed by the intersection of the westernmost 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 1892 No. 525 folio 201, etc., was conveyed to William P. Cole and wife, thence leaving 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 easternmost side of a 30 foot wide alley, thence binding on said alley with the use thereof in common with others entitled thereto south 14 degrees 20 minutes West 105.00 feet to the northernmost side of said Chesapeake Avenue, thence leaving said alley and binding on the northernmost side of said Chesapeake Avenue south 76 degrees 00 minutes East 179.73 feet to the place of beginning.

Containing 0.43 acres of land more or less.

Bound the property of Edith M. Cole as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 28, 1965 at 10:30 A.M.
Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
John G. Rose
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. 7/4/65

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of successive weeks before the 19th day of July, the first publication appearing on the 19th day of July, 1965.

THE TIMES.

Manager.

Cost of Advertisement, \$ 31.00

Excess over 10% Regulation 1, 1965

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

District: 2nd
Date of Posting: July 10, 1965
Posted for: Special Exception - Office & Variance
Petitioner: Edith M. Cole
Location of property: Northeast corner of Chesapeake Ave. & Baltimore Ave.
Location of Signs: Northeast corner of Chesapeake Ave. & Baltimore Ave.
Remarks: 2 Signs
Date of return: July 15, 1965

CERTIFICATE OF PUBLICATION

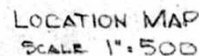
TOWSON, MD. July 8, 1965

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 22nd day of July, 1965, the first publication appearing on the 19th day of July, 1965.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$...



725
82

514°20' W 105.00

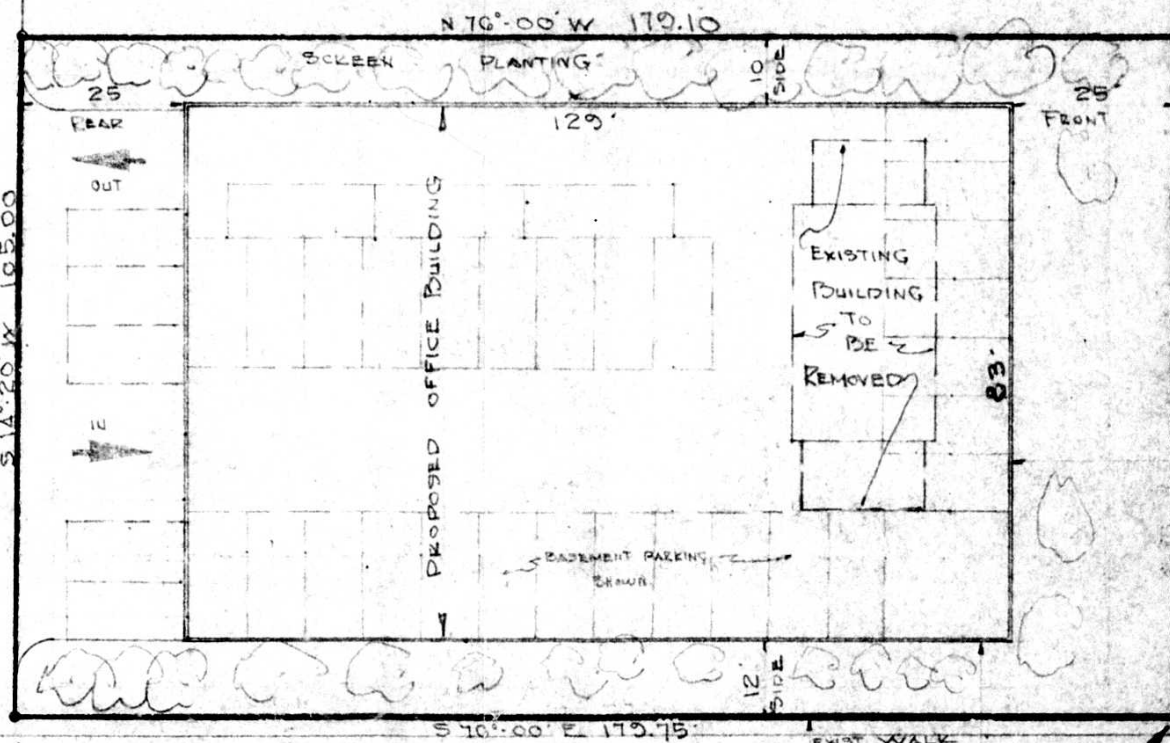
BEING :
ALL OF WPC 525-404
PART OF WPC 543-402

ZONING DATA:

1. GROSS ACREAGE OF TRACT 18,830 SF. = 0.43 ACRES ±
2. EXISTING ZONING. R.A.
3. PROPOSED ZONING R.A. WITH S.E. FOR OFFICE BUILDING
4. FLOOR AREA PROPOSED BUILDING 10,707 SF, EACH FLOOR
5. NUMBER STORIES PROPOSED: BASEMENT PARKING, 1ST & 2ND FLOOR OFFICES
6. OFF-STREET PARKING
NO SPACES REQUIRED 1ST FLOOR 10,707/300 = 35.69 SPACES
2ND FLOOR 10,707/500 = 21.42 SPACES
TOTAL 21414 SF = 58 SPACES
NO SPACES PROVIDED 36 SPACES
ALL UTILITIES AVAILABLE AT SITE.

LIST OF REQUESTED VARIANCES:

1. FRONT YARD 25' INSTEAD OF 30' REQUIRED
2. SIDE YARD (NORTH 10' SOUTH 12') INSTEAD OF 25' REQUIRED
3. REAR YARD 25' INSTEAD OF 30' REQUIRED
4. OFF-STREET PARKING 36 PARKING SPACES INSTEAD OF 58 SPACES REQUIRED



S 70° 00' E 173.75

CHESAPEAKE AVENUE

4th w

66-28

EXIST CURS D GOTTG 3

BALTIMORE AVENUE

307

NO 1

2. B.

39 PAVING
CZ 1

#66-28 XA
MAP 19
SEC. 3-C



ZONING PLAT

PROPERTY OF

EDITH M. COLE ~~of MARYLAND PLANNING & DEVELOPMENT~~

C/O. J. ELMER WEISHEIT, JR
ATTORNEY

JEFFERSON BUILDING, TOWSON, MD.

9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 20' MAY 22, 1965

DAVID W. DALLAS, JR.
CIVIL ENGINEER

8713 OLD HARFORD RD. BALTO., 14, MD.
MO 5-7027

