

66-55-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mount Moriah Lodge
I, or we, Mount Moriah Lodge No. 116, A.F. & A.M., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.5 of the Zoning Regulations to permit a ratio of 4.75, rather than a ratio of 3 as required, AND from Section 303.2 (Setback) to permit a 0' front yard set back on Washington Avenue and a 0' side yard set back on Chesapeake Avenue instead with a special 8' pedestrian easement of 9.2 and 10' respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty

1) That an unnecessary, onerous and undue hardship would be caused to the property owners if the total floor area of its proposed building were limited by Sections 232.5 and 303.2. Because said proposed building must include non-rentable space for fraternal and chapter use, such a limitation on floor area would result in loss in the operation of said building. Owner would propose a floor area ratio that would be 4.75, which is less than the original Code requirement of 3.0; and would propose a special pedestrian easement on the "Chesapeake Avenue" side of the building which would adequately allow for any future widening of that street.

2) That conformity with the floor area ratio requirement of Section 232.5 and with the setback requirement of Section 303.2 would be a matter of great practical difficulty because of the size of owner's property and the surrounding improvements.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance 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.

Contract purchaser
Address: Mount Moriah Lodge No. 116, A.F. & A.M.
Mr. Maurice L. Litvack
Towson, Maryland 21204

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Address: Mount Moriah Lodge No. 116, A.F. & A.M.
Mr. Maurice L. Litvack
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day

of July, 1965, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of August, 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

CHRISTIE, NILES & ANDREWS - ARCHITECTS

PETER G. CHRISTIE, E. HAMILTON NILES, JR. — J. EDWARD ANDREWS
12 WEST PENNSYLVANIA AVE. — COURTNEY, 3118 MASSACHUSETTS AVE., N.W.
TOWSON, MARYLAND 21204 — WASHINGTON, D.C. 20037-4443

September 15, 1965

Mr. James E. Dyer, Chief
Petition & Permit Processing
Zoning Department
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Parking - Mt. Moriah Lodge
Washington & Chesapeake Avenues.
Towson. Petition No. 66-55-A

Dear Mr. Dyer:

This is to confirm the understanding reached in your office today concerning the amount of parking required by zoning for the proposed office building for Mt. Moriah Lodge. The enclosed revised prints of Page 1 of the technical submissions indicate a need for 151 parking spaces of which 20 spaces will be provided on the site and the balance, 131, will be leased.

It is further understood that when evidence is submitted indicating that a commitment can be obtained for a lease for the necessary parking spaces, the Final Order will be issued by your office.

Very truly yours,

Peter G. Christie
Peter G. Christie

vjm

Enclosures

CC: Mr. Duncan F. Cornell
Mr. George E. Garrellis
Mr. Harold K. Plantholt
Mr. Harry Luckabaugh



RE: PETITION FOR VARIANCES TO
Sections 232.5 and 303.2
of Zoning Regulations -
N/E Corner Washington and
Chesapeake Aves., 9th District
Mt. Moriah Lodge No. 116,
A. F. and A. M.,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-55-A

TEMPORARY ORDER

Pursuant to the advertisement, posting of property and public hearing on the above petition for variances to Sections 232.5 and 303.2 of the Baltimore County Zoning Regulations, and it appearing that by reason of the following findings facts strict compliance with the zoning Regulations would result in practical difficulty and unreasonable hardship and the requested variances would grant relief without substantial injury to the public health, safety and general welfare, a Temporary Order should be granted.

There will be a Final Order only after the petitioner has satisfied all parking requirements of said Regulations. The appeal time shall run from the date of the Final Order and not from the date of this Temporary Order.

It is this 24th day of September, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for a variance to permit a floor area ratio of 4.75 instead of the required 3.0; and to permit zero feet front yard setback on Washington Avenue and a zero feet side yard on Chesapeake Avenue instead of 9.2' and 10' respectively, should be and the same is granted from and after the date of this Order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

James E. Dyer
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 20, 1965
FROM: George E. Garrellis

SUBJECT: 66-55-A. Variances for office building - Chesapeake and Washington Avenues.
9th District

HEARING: August 31, 1965.

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

1. Unless the petitioner is legally bound to the lease of the additional required parking spaces for the subject building, and unless it is clearly shown that the additional parking spaces will meet all zoning requirements, then a variance for parking would also be necessary before the subject proposal could be executed.
2. If the request for variance (with a parking variance, if required) is granted, then we recommend that they be granted only for the building shown in the plans that accompany this petition - not for any different subsequent building that may be planned. We further recommend that the requested variances be conditioned upon continued leasing of the required parking, until and unless there is a more comprehensive parking solution for central Towson.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer - Chairman
Zoning Advisory Committee Date: August 20, 1965
FROM: Mr. Charles F. Garrellis, Sr.
Petitioner
SUBJECT: Property Owner: Moriah Lodge No. 116 A.F. & A.M.
Location: NE corner of Chesapeake and Washington Avenues
District: 9th District
Proposed zoning: Office use variances.

1. Water located at S/E corner of Chesapeake and Washington Avenues.

HRG:js

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

Date: August 18, 1965

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 66-55-A Northeast corner of Washington and Chesapeake Avenues

Review of the subject plat dated June 1965 results in the following comments:

Section 409.2(b) requires that all off-street parking be within 500 feet of the building. In the area within 500 feet of the proposed office building, 448 off-street parking spaces exist. Of this number, 315 spaces are being used by existing commercial uses as customer parking, while the remaining 133 spaces are used for public and private parking.

The proposed office building intends to lease 147 parking spaces. The existing lots are filled to capacity and any additional use of these lots will only compound the problem.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

BJC:CRH:me



DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors
FOR WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD

July 8, 1965

Zoning Description

Mount Moriah Lodge No. 116 A.F. & A.M. Property

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at the northeast corner of Washington Avenue and Chesapeake Avenue and running thence and striking on the east side of Washington Avenue North 11 degrees 13 minutes East 106 feet, thence leaving said avenue and running the two following courses and distances viz: South 75 degrees 35 minutes East 150 feet and South 14 degrees 13 minutes East 106.26 feet to the north side of Chesapeake Avenue and thence running on the north side of Chesapeake Avenue North 74 degrees 45 minutes West 150.46 feet to the place of beginning.

Containing 0.35 of an Acre of land more or less.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Harry E. Silverwood, Jr., Requisite
900 Aurora Federal Building
Baltimore, Maryland 21201

SUBJECT: Variance for Floor Area Ratio
And Front and Side Yard Set Backs
for Mount Moriah Lodge No. 116
located on the NE/Cor Chesapeake
and Washington, 9th District
(Item 1 July 20, 1965)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING AND ZONING: The petitioner plan indicate that 147 parking spaces will be required. The plans provide for only 20 of these spaces on the property and indicate that 147 will be leased; however, there is no indication of where the leased spaces will be located. This information should be indicated either in the approved plans prior to the hearing.

HEALTH DEPARTMENT: This department will submit comments at a later date.

BUREAU OF TRAFFIC ENGINEERING: This bureau will submit comments at a later date.

BUREAU OF ENGINEERING:
Water - Existing 18" water in Chesapeake Avenue. Existing 18" water in Washington Ave.
Sewer - Right inch sanitary sewer exists in Chesapeake Avenue. Right inch Sanitary sewer exists in the alley north of site.
Adequacy of existing utilities to be determined by developer or his engineer.
Storm Drain - Existing 18" drain in Chesapeake Avenue.
Road - Roads as indicated on the plan are adequate.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

State Health Commission
Fire Bureau-Plans Review
Board of Education
Industrial Development Commission
Buildings Department

Very truly yours,

James E. Dyer
JAMES E. DYER, Chief
Petition and Permit Processing

cc: Albert Quibby-Office of Planning and Zoning
William Gwynn-Baltimore Department
Richard Moore-Bureau of Traffic Engineering
Carlyle Brown-Bureau of Engineering

July 27, 1965

Harry E. Silverman, Jr., Esq.
900 Aurora Federal Building
Baltimore, Md. 21201

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

28th day of July, 1965

JOHN G. ROSE
Zoning Commissioner

Owners Name: Mount Mariah Lodge No. 116

Reviewed by: [Signature]

PETITION FOR A VARIANCE
9th DISTRICT

ZONING: Petition for a Variance for Floor Area Ratio, Front and Side Yards.
LOCATION: Northeast corner of Washington and Chesapeake Avenues.
DATE & TIME: TUESDAY, AUGUST 31, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, 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 a Variance to the Zoning Regulations of Baltimore County to permit a floor area ratio of 1.75 instead of the required 1.5 to permit zero feet front yard set back on Washington Avenue and zero feet side yard on Chesapeake Avenue instead of 5.0 and 10 feet respectively.

The Zoning Regulations to be excepted are as follows:
Section 232.3 - Floor Area Ratio - No building (or group of buildings in the aggregate if there is more than one on the site) shall have a floor area ratio of more than 1.5.
Section 303.2 - In R-1, R-2, and R-3 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of lots immediately adjoining on each side provided such adjoining lots are improved with permanent commercial buildings constructed of fire-resisting materials situated within 100 feet of the front side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all lots within 120 feet on each side thereof which are improved as described above.

All that parcel of land in the Ninth District of Baltimore County beginning for the same at the northeast corner of Washington Avenue and Chesapeake Avenue and running thence and bounding on the east side of Washington Avenue North 14 degrees 13 minutes East 100 feet, thence leaving said avenue and running the two following courses and distances: viz. South 75 degrees 37 minutes East 150 feet and South 14 degrees 13 minutes West 102.36 feet to the north side of Chesapeake Avenue and thence bounding on the north side of Chesapeake Avenue North 74 degrees 45 minutes West 136.02 feet to the place of beginning.

Containing 0.35 of an Acre of land more or less.
Being the property of Mount Mariah Lodge No. 116, A.F. & A.M., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1965 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
John G. Rose
Zoning Commissioner
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 12, 1965

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 August, 1965, the first publication

appearing on the 18th day of August

1965.

THE TIMES.

Manager:
John R. Martin

Cost of Advertisement \$ 30.00

Purchase Order #3077
Regulation No. 78070

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

INVOICE No. 32024
DATE 8/2/65

TO: Messrs. Silverman, Thomas & Boyd
900 Aurora Federal Building
Baltimore, Md. 21201

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
DEPOSIT TO ACCOUNT NO. 01-622		\$25.00
Petition for Variance for Mt. Mariah #116, A.F. & A.M. of Md.		25.00
		25.00

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.

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

INVOICE No. 32072
DATE 8/2/65

TO: Messrs. Silverman, Thomas & Boyd
900 Aurora Federal Building
Baltimore, Md. 21201

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
DEPOSIT TO ACCOUNT NO. 01-622		\$62.50
Advertising and posting of property for Mt. Mariah #116 A.F. & A.M.		62.50
		62.50

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 A VARIANCE
9th DISTRICT

ZONING: Petition for a Variance for Floor Area Ratio, Front and Side Yards.
LOCATION: Northeast corner of Washington and Chesapeake Avenues.
DATE & TIME: TUESDAY, AUGUST 31, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
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Being the property of Mount Mariah Lodge No. 116, A.F. & A.M., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1965 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
John G. Rose
Zoning Commissioner
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. 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 19th day of August, 1965, the first publication

appearing on the 18th day of August

1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement \$...

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 8/2/65

Posted for: [Signature] 30.00

Petitioner: [Signature]

Location of property: [Signature]

Location of Signs: [Signature]

Remarks: [Signature]

Posted by: [Signature] Date of return: 8/2/65

Signature: [Signature]

Posting lot on [Signature] for [Signature]

PENNSYLVANIA AVENUE

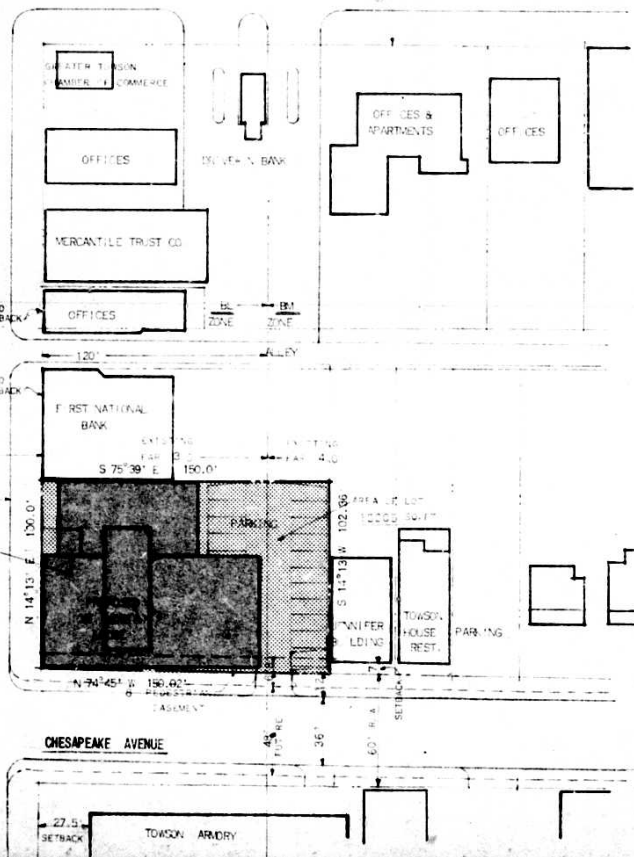
BALTIMORE COUNTY COURTHOUSE

WASHINGTON AVENUE

80' F.A.
52'
REQUESTED F.A.R. 4.75

CHESAPEAKE AVENUE

POST OFFICE



LOCATION PLAN

1" = 50' 0"

9TH ELECTION DISTRICT
17TH PRECINCT

CNA
CNA
CNA

OFFICE BUILDING FOR
MOUNT MORIAH LODGE
SITE PLAN & SPATIAL ANALYSIS

JOB AND
FILE NO. 621
DATE 26 JUNE 1965
SCALE 35' 10" 00
REV. 7/8/65
7/11/65
9/15/65

SPATIAL AND PARKING ANALYSIS

LOCATION	USE	AREA		MAXIMUM RENTAL DOLLARS	PARKING RATE	SPACES REQUIRED	
		FOOTED	MAXIMUM AREA			PROPOSED BUILDING	GROSS FLOOR FLOORS
GROUND FLOOR	RETAIL	4260	3860	75%	1.200 SQ. FT.	21.3	21.3
	OFFICES	2147	900		1.300 SQ. FT.	7.16	7.16
FIRST FLOOR	OFFICES	6407	4720	75.66%	1.500 SQ. FT.	12.81	12.81
SECOND FLOOR	OFFICES	7350	5980	81.36%	1.500 SQ. FT.	14.70	14.70
THIRD FLOOR	OFFICES	7350	5980	81.36%	1.500 SQ. FT.	14.70	14.70
FOURTH FLOOR	OFFICES	7350	5980	81.36%	1.500 SQ. FT.	14.70	14.70
FIFTH FLOOR	OFFICES	7350	5980	81.36%	1.500 SQ. FT.	14.70	14.70
SIXTH FLOOR	OFFICES	7350	5980	81.36%	1.500 SQ. FT.	14.70	14.70
SEVENTH FLOOR	OFFICES	7350	5980	81.36%	1.500 SQ. FT.	14.70	14.70
EIGHTH FLOOR	LODGE	6950	5500	80.71%	1.6 SEATS (125 MAX.)	20.83	—
PENTHOUSE	MECH.	1716	—	—	1.500 SQ. FT.	—	—
BASEMENT	MECH.	6300	—	—	1.500 SQ. FT.	—	—

TOTALS 71480 SQ. FT. 50860 SQ. FT. 150.20 129.47

MAX. AVE. RENT DOLLARS PER SQ. FT. 71.15

Avg. MAX. AVE. RENT DOLLARS PER SQ. FT. 79.83

LESS SPACES PROVIDED -20 -20

130.30 109.47

SPACES TO BE LEASED 131

FLOOR AREA RATIO

LOT AREA - 15205 SQ. FT.
REQUESTED F.A.R. - 4.75
MAXIMUM BUILDING AREA - 72224 SQ. FT.

FRONT YARD SETBACK

ZERO SETBACK REQUESTED INSTEAD OF 9.3' (SEC. 303.2)
THE AVERAGE DEPTH OF FIRE RESISTIVE BUILDINGS WITHIN 100' ON WASHINGTON AVE. HAS BEEN DETERMINED BY THE SUM OF THE WIDTHS OF THE ARMY, FIRST NATIONAL BANK, AND THE DUNCAN BUILDING FRONTS TIMES THEIR RESPECTIVE SETBACKS AND DIVIDED BY THE SUM OF THEIR TOTAL FRONTAGE.

SIDE YARD SETBACK

ZERO SETBACK REQUESTED INSTEAD OF 10' (SEC. 232.2B)

SEP 17 1965

☐ Amd
☐ Recd
☐ Rm
☐ Rm
☐ Rm

ZONING DEPARTMENT



THIS PARKING LEASE AGREEMENT, made this 1st day of March, 1971, between BALTIMORE COUNTY REVENUE AUTHORITY, a body corporate and public (hereinafter jointly referred to as the "Revenue Authority"), and CHESAPEAKE LIMITED PARTNERSHIP, a partnership formed under the Uniform Limited Partnership Act of the State of Maryland (hereinafter jointly referred to as "Lessee"), witnesses:

The Revenue Authority hereby leases to Lessee and Lessee hereby rents from the Revenue Authority 100 parking spaces on the Revenue Authority's Susquehanna parking lot, as same may be constituted from time to time, the entrance to which is presently located on the north side of Susquehanna Avenue between Washington Avenue on the west and York Road on the east in Towson, Baltimore County, Maryland, to be used only for parking of motor vehicles, for the term, upon the rentals, and subject to the terms and conditions hereinafter set forth as follows:

Section 1 - Location and Number of Spaces: (a) The Revenue Authority shall have the right from time to time to designate in writing the location of the spaces available to, and to be used by, Lessee, under this Parking Lease Agreement.

(b) Lessee, at its election, upon thirty (30) days written notice to the Revenue Authority may reduce the number of spaces leased hereunder to the extent and only to the extent of the number of spaces which Lessee may at the time of such notice be then leasing (and paying rent for) under written lease agreement from the Revenue Authority in the multi-level parking structure located near the north side of Chesapeake Avenue in the core area between Washington Avenue on the west and York Road on the east in Towson, Maryland, which the Revenue Authority is planning to construct.

Section 2 - Term: The term of this Agreement shall be one (1) year commencing on the 1st day of March, 1971. In addition, Lessee shall have the option to extend this Lease for one (1) additional, consecutive, one-year term by giving the Revenue Authority written notice of the exercise of such option not less than sixty (60) days before the end of the original one-year term hereof.

Section 3 - Rent: Lessee covenants and agrees to pay the Revenue Authority the sum of Twenty dollars (\$20.00) per month per parking space during the original one-year term of this Agreement. During the one-year renewal term of this Agreement, if any, Lessee covenants and agrees to pay the Revenue Authority no less than the sum of Twenty Dollars (\$20.00) per month per parking space, subject however to the right of the Revenue Authority from time to time during such renewal term to increase the rent being charged Lessee per space per month provided the increased rent does not exceed such rates as the Authority may have in effect at the time of such increase for public monthly parking at this facility.

Section 4 - Rules and Regulations: The Revenue Authority shall have the right from time to time to make reasonable rules and regulations regarding the use of the spaces available to Lessee hereunder and others, including but not limited to, the flow of traffic to and from such spaces, arrival and direction of parking, and the like. In addition, Lessee agrees to comply with the rules and regulations (and reasonable additions and amendments thereto) with respect to the available spaces which are set forth at the end of this Agreement and are expressly made a part hereof.

Default by Lessee

Section 5 - Default by Lessee: Lessee shall be considered in default of this Agreement upon the failure to pay the rent or any sum required by the terms of this Agreement, and/or the failure to perform or abide by any term, covenant or condition of this Agreement.

The Revenue Authority shall be entitled to recover as damages from Lessee all amounts of rent due hereunder at the time when the same shall become due and payable, together with all reasonable, legal and other expenses incurred, reduced by such amounts as the Revenue Authority may receive from other tenants who may lease the spaces referred to herein, in whole or in part, during the term of this Lease. In the latter connection, the Revenue Authority will cooperate with the Lessee in having such spaces available to other tenants.

Non-Liability and Protection of Owner

Section 6 - Non-Liability and Protection of Revenue Authority: The Revenue Authority shall not be liable or responsible for any damage to or theft of or from Lessee's motor vehicles while on the parking lot, whether parked or otherwise, nor shall the Revenue Authority be responsible for any personal injury to Lessee sustained while on the lot.

Subordination

Section 7 - Subordination: This Agreement is subject and subordinate to all ground or underlying leases which may now or hereafter be created, and to any mortgages or deeds of trust which may now or hereafter affect the parking structure or real property of which the structure forms a part, and to all renewals, modifications, consolidations, replacements and extensions thereof. This clause shall be self-operative, and no further instrument of subordination shall be required. However, in confirmation of such subordination, Lessee shall execute promptly any certificate that the Revenue Authority may request. In addition, Lessee hereby constitutes and appoints the Revenue Authority the Lessee's attorney in fact to execute any such certificate or certificates for and on behalf of Lessee.

Notwithstanding the provisions of this Agreement to the contrary, Lessee agrees to make such reasonable changes in the terms of this Agreement as a mortgagee or other lender may require the Revenue Authority, provided such changes do not materially affect Lessee's rights and obligations under this Agreement.

Meaning of Word "Lessee"

Section 8 - Meaning of Word "Lessee": As used in this Agreement, the word "Lessee" shall include the Lessee named herein and the employees, agents, invitees, and visitors of such Lessee.

Right to Sublet

Section 9 - Right to Sublet: Lessee shall have the right to sublet in whole or in part the parking spaces leased hereunder.

Exculpatory Clause

Section 10 - Exculpatory Clause: It is understood and agreed that Lessee is a limited partnership and that in the event of any default hereunder, whether in the making of any payments required hereby or in the observance or performance of any covenants or agreements herein contained, recourse by the Revenue Authority shall be against the limited partnership, as such, to the extent of its assets; and the general and limited partners, whether now or hereafter admitted to the partnership, of Lessee or any successor partnership in which any of the same or their successors or assigns shall be general or limited partners, shall have no personal or individual liability for such default or payment and shall not be subjected to any action, suit, claim or demand with respect to the same, except insofar as they or some of them may be necessary

FOYSTON, MUELLER,
THOMAS & McLEAN
SUITE 600
100 W. PENNA. AVE.
TOWSON, MD. 21204
823-1600

Captions

parties in any action, suit, claim or demand commenced by the Revenue Authority against the limited partnership to the extent of its assets. Also, notwithstanding the foregoing, any action, suit, claim or demand commenced by the Revenue Authority hereunder may be made or served upon any general partner of Lessee, and if so made or served, shall be valid as against Lessee.

Section 11 - Captions: All section headings and captions contained in this Agreement are intended for convenience of reference only, and are not to be deemed or taken as a summary of the provisions to which they pertain, or as a construction thereof.

IN WITNESS WHEREOF, the Revenue Authority and Lessee have respectively signed and sealed this Agreement as of the day and year first-above written.

WITNESSES:

BALTIMORE COUNTY REVENUE AUTHORITY

Walter C. Ruffert

By *Charles E. Hunt*

CHESAPEAKE LIMITED PARTNERSHIP

Robert A. Craig

By *Robert S. Hunter*
General Partner

RULES AND REGULATIONS

1. Lessee shall not do, or permit anything to be done, in or on the parking lot, or bring or keep anything therein, which will obstruct or interfere with the rights of other Lessees, or in any way injure or annoy them, or interfere with the good order of said parking structure, or conflict with the laws relating to fire or other regulations of the Fire Department or Police Department, or with any insurance policy upon said structure, or any part thereof, or conflict with any of the rules or ordinances of the Board of Health.
2. Lessee shall not keep or deposit trash or other debris or articles on or in the parking structure.
3. Lessee shall operate motor vehicles on the lot carefully and cautiously; shall not block driveways, or other motor vehicles with Lessee's motor vehicles; shall not make unnecessary noise or engage in unnecessary horn blowing; and shall not leave the engine running of parked motor vehicles.

AW

Location and Number of Spaces

Term

Rent

Rules and Regulations

FOYSTON, MUELLER,
THOMAS & McLEAN
SUITE 600
100 W. PENNA. AVE.
TOWSON, MD. 21204
823-1600

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FOYSTON, MUELLER,
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SUITE 600
100 W. PENNA. AVE.
TOWSON, MD. 21204
823-1600

ORDER RECEIVED FOR FILING

DATE 12/19/69

BY

Je. Stevens
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES : BEFORE THE
NE/corner of Washington Avenue :
and Chesapeake Avenue - 9th : DEPUTY ZONING
District :
Mt. Moriah Lodge No. 116, A.F. : COMMISSIONER
and A.M. - Petitioner :
NO. 66-55-A :
: OF
: BALTIMORE COUNTY

::: :::: :::: :::: :::: ::::

FINAL ORDER

WHEREAS, pursuant to the advertisement, posting of the property and public hearing on Petition for Variances to sections of the Baltimore County Zoning Regulations, including Section 203.2, it appeared that strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship and that the Variances requested would grant relief without substantial injury to the public health, safety and general welfare, and the following Temporary Order was passed:

"It is this 2nd day of September, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for a variance . . . to permit Zero feet front yard setback on Washington Avenue and a Zero feet side yard on Chesapeake Avenue instead of 9.3' and 10' respectively, should be and the same is granted from and after the date of this Order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning."

WHEREAS, it was also provided in such Temporary Order that there would be a Final Order after the Petitioner had satisfied all parking requirements of said Regulations; and

WHEREAS, the parking requirements of the Baltimore County Zoning Regulations have now been satisfied by way of an agreement dated October 23, 1969, between the Baltimore County Revenue Authority and the Chesapeake Limited Partnership, as tenant of Mt. Moriah Lodge No. 116, A.F. and A.M., providing for the lease by the Partnership of two hundred and

seventy-two (72) parking spaces for use after January 1, 1971, in connection with the building to be constructed on the site; and

WHEREAS, the revised plans for the construction of a twelve story office building with approximately one hundred and twenty-five thousand (125,000) square feet of floor space by Chesapeake Limited Partnership to be known as "The Equitable Building" have been approved by the Bureau of Public Services and the Office of Planning and Zoning,

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19 day of December, 1969, that the Variances to permit zero feet front yard setback on Washington Avenue and zero feet side yard setback on Chesapeake Avenue instead of 9.3 feet and 10 feet respectively, should be and the same is GRANTED, from and after the date of this Order.

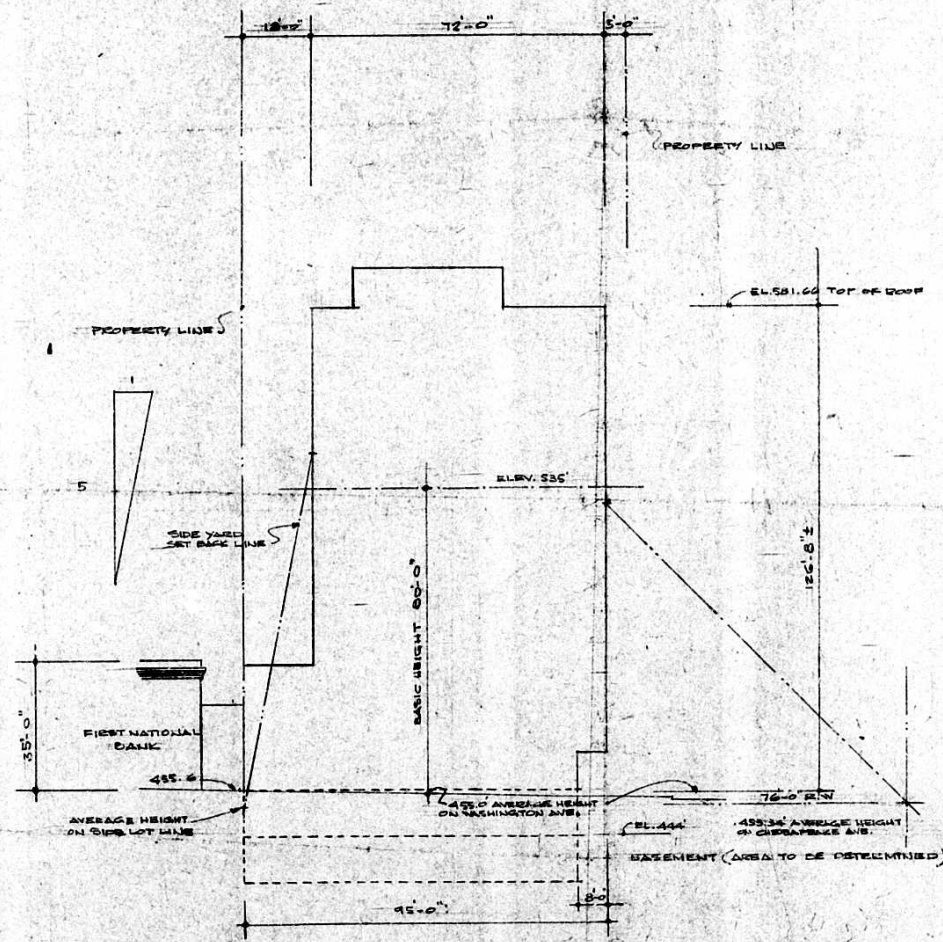
Edward R. Handley
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 12/19/69

BY

Je. Stevens
ADMINISTRATIVE ASSISTANT



WEST ELEVATION (WASHINGTON AVE.)

SCALE 1/4" = 1'-0"

AMENITY AREAS	
1. NON-VEHICULAR OPEN OR PARTIALLY COVERED GROUND AREAS	2,115 sq. ft.
2. ACCESSIBLE DOOR AREAS	11,780 sq. ft.
TOTAL OPEN SPACE	13,895 sq. ft.
TOTAL OPEN SPACE	13,895 sq. ft.
ADJUSTED GROSS FLOOR AREA	124,847 sq. ft.

TOTAL ADJUSTED GROSS FLOOR AREAS

BASEMENT	8,524 sq. ft.
FIRST	8,315 sq. ft.
SECOND & THIRD	23,244 sq. ft.
FOURTH THROUGH TWELFTH	84,717 sq. ft.
TOTAL ADJUSTED GROSS FLOOR AREA	124,847 sq. ft.

GROSS SITE AREA 124,847 sq. ft.
23,430 sq. ft. = 5.3 A.C.

MAX. HGT. PERMITTED 135'-4"
HGT. OF THE BLDG. 126'-8"

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY *[Signature]*

DATE *12/30/69*

DATE *12/30/69*

DATE *12/30/69*

DATE *12/30/69*

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DATE *12/30/69*

DATE *12/30/69*

DATE *12/30/69*

SCHEME "L.R."

PRELIMINARY DWGS.

OFFICE BUILDING

TOWSON MARYLAND

FERDINAND P. KELLY & ASSOCIATES ARCHITECTS

2508 NORTH CALVERT STREET

BALTIMORE 18 MARYLAND

TELEPHONE TUXEDO 1-2018

STRUCTURAL ENGINEER MECHANICAL ENGINEER

LANDSCAPE ARCHITECTS NILES & DAVIDSON INC.

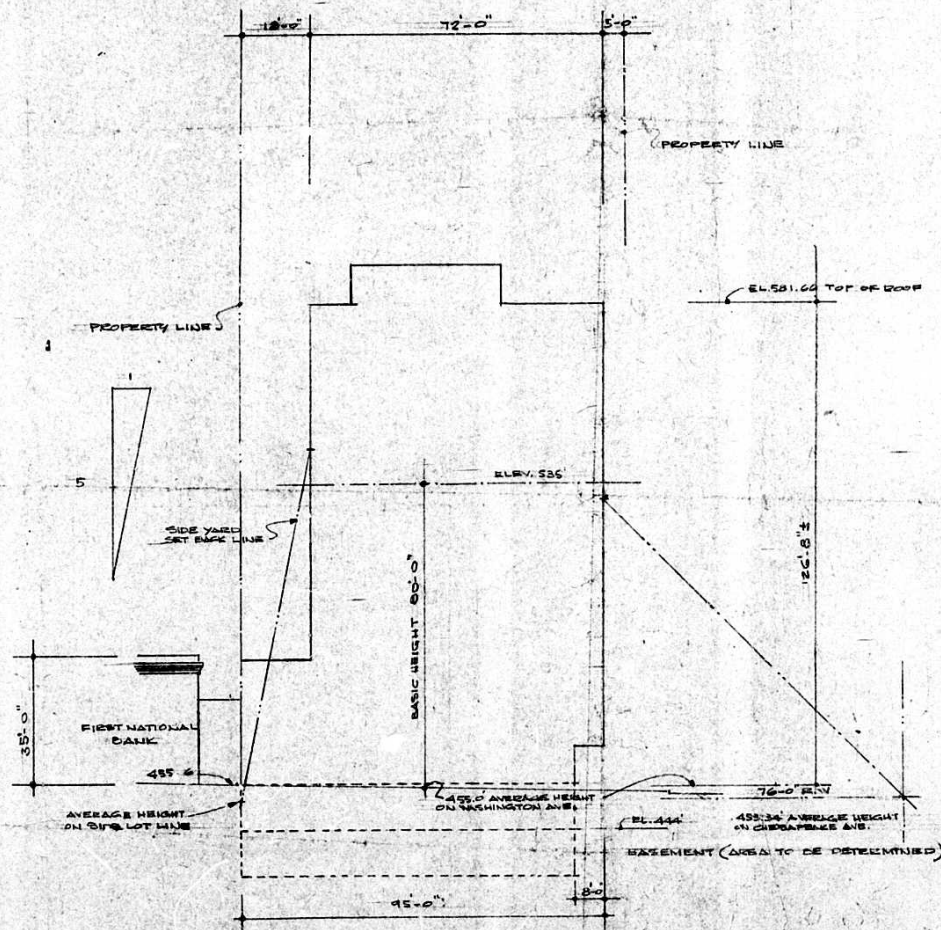
DATE JUNE 12, 1969

REV. JUNE 27, 1969

DATE AS SHOWN

DRAWING 11Z OF 21Z

DATE



WEST ELEVATION (WASHINGTON AVE.)
SCALE: 1/8" = 1'-0"

AMENITY AREAS	
1. NON-VEHICULAR OPEN OR PARTIALLY COVERED GROUND AREAS	2,117 sq. ft.
2. ACCESSIBLE ROOF AREAS	11,780 sq. ft.
TOTAL OPEN SPACE	13,897 sq. ft.
TOTAL ADJUSTED GROSS FLOOR AREA	124,847 sq. ft. * .111 RATIO

TOTAL ADJUSTED GROSS FLOOR AREAS

BASEMENT	5,584 sq. ft.
FIRST	9,516 sq. ft.
SECOND THROUGH	23,294 sq. ft.
FOURTH THROUGH TWELFTH	64,717 sq. ft.
TOTAL ADJUSTED GROSS FLOOR AREA	124,847 sq. ft.

GROSS SITE AREA 23,433 sq. ft. * 5.3 P.A.E.

MAX. HGT. PERMITTED	130'-4"
HGT. OF THE BLDG.	126'-6"

PLANS APPROVED OFFICE OF PLANNING & ZONING

BY *[Signature]*

DATE *12/30/69*

DATE *12/17/69*

DATE *12/17/69*

DATE *12/17/69*

DATE *12/17/69*

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SCHEME "A"

PRELIMINARY DWGS.
OFFICE BUILDING
TOWSON MARYLAND

FERDINAND P. KELLY
& ASSOCIATES ARCHITECTS
2508 NORTH CALVERT STREET
BALTIMORE 18 MARYLAND
TELEPHONE TUXEDO 4-2618
STRUCTURAL ENGINEER MECHANICAL ENGINEER
LANDSCAPE CONSULTANTS NILES & DAVIDSON INC.

DATE 12, 1969
REV. JUNE 27, 1969
AS SHOWN
DRAWING
11Z OF 22

