PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE CO. STY-

or we.ln=staget. Religing Setp...legal owner...of the property situate in Baltimore County and which is described in the description and plot attached hereto and made a part hereof.

hereby petition for a Variance from Section 593.28. To permit hop parking spaces instead of the required 497; and a Variance from Section 409.2 to permit 7 care, with attendant parking, having an area of 220. Section 409.2 to permit 27 care, and to define the format 105 care, with attendant parking, having an area of 229. Section 400.2 to permit 105 care, with attendant parking, having an area of 229. Section 400.2 to permit 105 care, with attendant parking, having an area of 200 as feet permit 65 care, with attendant parking, having an area of 200 care feet, per appear, and tendant parking having an area of 200 care feet, per appear, and tendant parking having an area of 200 care feet, per appear, and tendant parking having of the Zemin Regulations of halimore County, to the Zeonine Law of Balimore County, for the following reasons undicate hardship or practical difficulty.

A study of the parking requirements for an office building the state of the zemine and the state of the zemine and the state of the zemine and zemine zemine and zemine and zemine zemi INVESTMENT York

A study of the parking requirements for an office building of this type amount in the square footage requirements and number of square type amount in the square footage requirements and number of square type amount in the square footage requirements and number of square type amount in the square footage requirements and product of the particular square for the square footage of the square foot

See attached description

Property is to be posted and advertised as prescribed by Zoming Regulations, i.e. we agree to pay expense of above Variance advertising, posting, etc., upon filing of this i.e. as a contract of the property of the posterior and restrictions of more County adopted pursuant to the Zoning Law For Hallimore County.

Investment Building Corporation Contract purchaser Quintern, Program Legal Owner Adverse Hell Kith will like Kroker Merchant Contract Contract

Settlemer's Attorney

Protestant's Attorney

Address 1918 Sucquellameter
ORDERED By The Zoning Commissioner of Baltimore (ounly, this 3rd day

of August.

196 5. 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, the gooded, and that the public hearing be had before the Zoung out Baltimore County that properly the gooded, and that the public hearing be had before the Zoung Commissioner of Baltimore County in Tools 106, County Office Building in Toxono. Baltimore day of September ______196 at 10:00 o'clock

Hth

Zoning Commissioner of Baltimore County.

BELTIMORE COUNTY OFFICE OF PLANETHO AND ZONISO COUNTY OFFICE BUILDING TORSON, MARYLAND 2120h

Frank Cicone, Esquire 121 W. Susquehanna Aven Tosson, Haryland 2120k

Parking Variance for Investment Building Corporation, Jocated HE/Cor of York Boad and McCurdy Arenue, 9th District (Item 1 August 3, 1965)

H

The Zoning Advisory Cosmittee has reviewed the subject petition and makes

STATE ROADS COURDSION: This bureau will submit comments at a later date.

OFFICE OF PLEASE. NO ZORIDS: This office questions the feasibility of the parking layout honever, the bureau of Truttle Ungineering is now studying this matter and will commuta ta later date.

The above comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are used source of plans or problems that may have a bearing on this case. The Director smiler the lengthy Director of the Office of Flanning and Zening will subski recommendations of the requested soning 10 days before the "Commissions" is bearing, populationes of the requested soning 10 days before the "Commissions" is bearing.

The following members had no comment to offer:

Bureau of Engineering Bureau of Traffic Engineering Fire Eureau--Plans Faviou
Health Department
Board of Education
Buildings Department
Industrial Development Cosmission

Very truly yours,

RE: PETITION FOR VARIANCES To Sections 409,2-A-5 and 459.2 of Zening Regulations - N/E Cor-fork Moad and McCurdy A 9th District Investment Bldg.Corp., Petitioner

ORDER OF DISMISSAL

It is this /CH/ day of September, 1965, by the Zoning Commissioner ORUERED that the aforagoing petition is hereby

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

August 18, 1965

Mr. George A. Reier

Jostein Risa FROM:

Investment Building (Brooks Building) - NcCurdy Avenue between York Road and Dulanay Valley Road. Bldg. No. 323-65

In reference to our comments of August 12, 1965, and as requested at the secting in your office on August 16, 1965, revised plans were submitted to this office today by Mr. Criffith, the developer a representative.

The revised plans, Drawings Nc. 2 and No. 3, dated August 17, 1955, indicate the layout of parking for the sub-basement and the basement A copy of a letter dated August 17, 1965 from the architect to the developer accompanied the plans. The latter states the number of parking spaces provided and the criteria used for two different schemes, providing 452 and 438 spaces respectively.

The plans have been reviewed. It appears that by removing a maximum of four cars in order to get any one car out, about 440 spaces can be provided. Although this criterion in not the wost desirable, it is acceptable to this office.

The adjustments of the overall dimensions as indicated in the mentioned letter from the architect, should apparently apply to the substructure only (basement and sub-basement).

The basement level of the exterior parking lot should prefurably have an entrance (In only) for the southbound traffic on Dalamsy Valley Road. Putthermore, this level shall be 'connected to the interior parking area for proper impress and egress. However, egress from the exterior basement level should be listed to McCurdy Avenue only.

115 19 65 PM --

LEGAL DESCRIPTION

Property owned by Investment Building Corporation (formerly Brooks Construction Company), Towson, Maryland;

Mr. George A. Reier August 18, 1965 Page 2

It appears that the ravised plans, together with it appears that the revised plans, together with the proposed additional exterior parking level, meet the resistants for off-street parking as previously mentioned in our comments of August 12, 1961.

Jostein Risa Assistant Traffic Engineer

JR:ach

cc: Mr. James G. Hoswell, Office of Planning and Zoning Mr. James Dyer,

FRANK E. CICONE Altered At Law 121 W. SUSQUEHANNA AVENUE OWSON, MARYLAND 2120

eco 10'65 4 0 4-10 0 1 2 1 5 0

September 10. IQNING DEPARTMENT

John G. Hose, Esq. Zoning Commissioner Baltimore County, haryland County Office Bullding Towson 4, Maryland

Investment Building Fetition #66-61A for variance to soning regulation for Bal-timo: County - NE/Cor. of York Boad and Mc Curdy Ave.

This will confirm the fact that the above Petition is withdrawn.

Please dismiss the Petition without prejudice.

Frank & Cleans

FEC/fee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date August 20, 1965

FROM George E. Gayrelle

f66-61-A. "Variance to permit 409 paiking spaces instead of the required 437 spaces; and to permit 27 cars with attendant parking, having an area of 233 square leef per space; and to permit 166 cars, with attendant parking, having an area of 236.1 square feet per space; and to permit 153 cars, with attendant parking, having an area of 255 square feet per space; and to permit 63 cars, with attendant parking, having an area of 305 square feet per space; and to permit 63 cars, with attendant parking, having an area of 305 square feet per space; instead of the required 250 square feet respectively. Northead corner of York Road and McCurdy, "vanue, Baing the property of investment Building Corporation".

9th District

HEARING: Wednesday, September 8, 1965 (10:00 A.M.)

We have been informed by the Zoning Office that the subject petition has been withdrawn. We will, therefore, citer no comment.





Nr. George A. Reier

Jostein Rica

Brooks Building - McCurdy Avenue between York Read and Dulaney Valley Read Blog. No. 383-65 - District 9

The plans dated June 18, 1963, and resubmitted so July 14, 1965 for parking layout, have been reviewed.

the proposed 35 foot wide entrance serving the exterior parking lot us well as one rump for the interior parking lot us well as one rump for the interior parking are representing these parallel novements, should be same ruth of the commentation of the interior parking the surface of the commentation of the commentation of the commentation of the commentation of the surface sightly westward by carrying the range, allowing a separate entrance to the exterior parking lot.

There is a ofsertopancy in the gross area of the east parking lot shown on the subsitted about for parking computations, as the area indicated in the plan (praying No. 1) is only about 10,000 square feet.

Baviar of the proposed parking layout has been based in the desirable ofterion that a maximum of three care should have 10 be moved in order to get any see our out. As a more than the critarion the parking spaces provided will be readed that 0.0 as indicated on the submitted plan = to only 337, while the minimum number required is 437.

However, by adjusting the number and spacing of the proposed columns in the substructure . without affecting the corner columns at the superstructure and by adding a brewsent lavel under the adjacent extrafter parking let, we have found that more than 440 spaces can be provided bared on the mentioned criteries. Parthermore, such parking arrangement will meet the requirements outlined in the Baltimore County Zoning Regulation Section 409.2 and 409.2 b [3].

CERTIFICATE OF PUBLICATION

Cost of Advertisement 5.

THIS IS 10 CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

soccessive weeks before the

. 19 the first publication

THE JEFFERSONIAN,

Two sets of prints showing the revised layout and parking arrangement are attached for your information. The proposed revisions were discussed in this effice on August 11, 1905, with Nr. Edward A. Griffith and Nr. William Bruce Alemand who represent the developer.

A study concerning traffic volumes and turning movement is presently being prepared by this office and will isolade Delaney Valley Road, Joppa Road, Yerk Road and Hocurdy Jeruse. The result of this study will affect the future channelination and turning radius at Delaney Valley Road and McGurdy Avenues. Fut therance, a traffic study being prepared by a consultant concerning major intersections in the Towness area may infisence the final decision. However, it appears at this time that a radius of about 150 feet for the southboard right turn lesses from Dulaney Valley Road to McCurdy Avenue about be acceptable to this office.

Assistant Traffic Engineering

My. Haussmid. Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoring Commissioner Date August 20, 1965

FROM George E. Gayrelis

SUBJECT. 46-6-1-A., "Variouse to parmit 400 paking spaces instead of the required 43 spaces; and to pomit 127 cers with attraction paking, having an area of 23 spaces feet per space; and to permit 16-but mr. with attendant paking, having an area of 230.1 square feet per space; but to permit 16-but mr. with attendant paking, having an area of 250 square feet per space; but of the spaces of 250 square feet per space, and of the spaces of 250 square feet per space, instead of the required 250 square feet respectively. Northests comed of York Road and McCurdy Avenue. Being the property of Investment Building Corporation".

9th District

HEARING: Wednesday, September 8, 1965 (1u: 00 A.M.)

We have been informed by the Zoning Office that the subject petition has been withdrawn. We will, therefore, offer no comment.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receip COURT HOUSE TOWSON, MARYLAND 2120

BY. Zoning Dept. of Balto. Co.

DATE 9/23/65

\$98.50 9-2369 2:03 * 33426 ftf-

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

BALTMORE COUNTY, MARQLAND OFFICE OF FINANCE

DATE 8/11/65

No.32039

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

BILLED Joning Dept. of Balto, Co.

QUANTITY | \$25.00 Petition for Variances for Inv 25.00 #66-61-A

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

Frank Cicone, Esq. 121 W. Susquehanna Towson, Md. 21204

BALTIMORE COLINTY OFFICE OF PLANNING AND ZONING

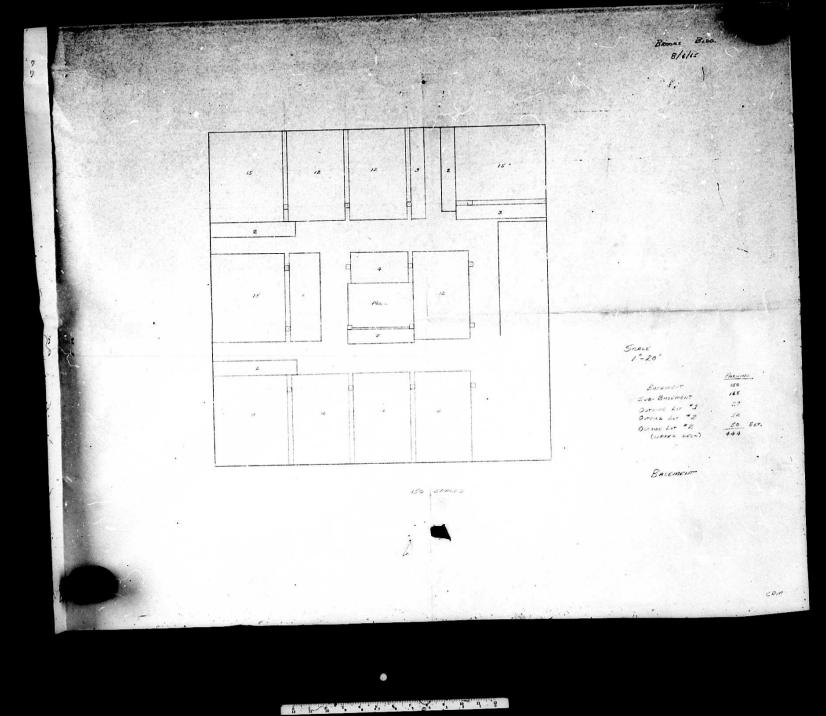
County Office Building 111 W Chesopeoke Aver te Towson 4, Maryland

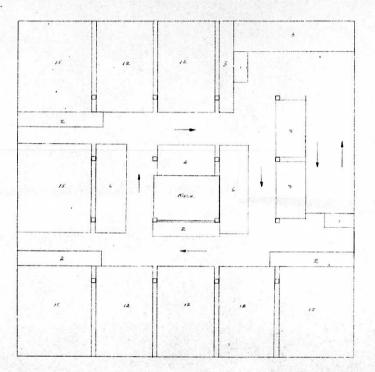
Your petition has been received and accepted for filing this

CERTIFICATE OF POSTING ING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.	Date of	Posting
Posted for		
The state of the s		
Petitioner		
Location of property		
Location of Signs	barran cara aya awaran wasi	
and the second		
Remarks		

Date of return.





ScALE 1-20'

165 SPACES

SUB- BASEMENT