

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. I or we, Investment Building Corp., legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

2. hereby petition for a Variance from Section 409.24 to permit 409 parking spaces instead of the required 457; and a Variance from Section 409.2 to permit 27 cars and 27 trucks with attendant parking, having an area of 233 sq. feet per space, and to permit 153 cars, with attendant parking, having an area of 250 sq. feet per space, and to permit 153 cars, with attendant parking, having an area of 250 sq. feet per space, and to permit 55 cars, and 11 attendant parking, having an area of 304 sq. feet per space, and permit 290 sq. feet respectively.

3. The above petition is made in accordance with the Zoning Law of Baltimore County, and the Zoning Regulations of Baltimore County, and the following reasons indicate hardship or practical difficulty.

4. The proposed use is for an office building of this

See attached description

Investment Building Corporation
 By Marklin
 Es. C. M. Wharton, President Legal Owner
 Contract purchaser
 Address 1218 Washington Ave
Brooklyn, Maryland
 Protestant's Attorney
 Address 1218 Washington Ave

Zoning Commissioner of Baltimore County.

SUBJECT: Parking Variance for Investment
Building Corporation, located
NE/Cor of York Road and
McCurdy Avenue, 9th District
(Item 1 August 3, 1965)

cc: John Duerr-State Roads Commission
Albert Quisby-Office of Planning and Zoning

ORDER OF DISMISSAL


Planning Commissioner of
Baltimore County

[illegible]

Frank L. Ciccone
Attorney for Petitioner

INTER-OFFICE CORRESPONDENCE

We have been informed by the Zoning Office that the subject petition has been withdrawn.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

☐ Road
☐ Back
☐ Inside
☐ Outside
☐ Other

AUG 19 '65 PM
 OFFICE OF PLANNING & ZONING

☐ Area
☐ Root
☐ Node
☐ Exit
☐ Check

AUG 14 00 PM
 OFFICE OF PLANNING & ZONING
 By



Mr. George A. Reiser
Joachim Riss
Brooks Building - McCurdy Avenue between York Road and
Dulaney Valley Road
Bldg. No. 353-48 - District 9

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

Entrance locations appear satisfactory. However,
the proposed 25 foot wide entrance serving the exterior
parking lot as well as one ramp for the interior parking
area - representing three parallel movements, should be
expected to cause conflicts. It is recommended to move
the entrances slightly westward by curving the ramp,
allowing a separate entrance to the exterior parking lot.

There is a discrepancy in the gross area of the
east parking lot shown on the submitted sheet for parking
computations, as the area indicated in the plan (Drawing No. 1)
is only about 15,000 square feet.

Review of the proposed parking layout has been
based on the desirable criterion that a maximum of three
cars should have to be moved in order to get any one car out.
Based on this criterion the parking spaces provided will be
reduced from 409 - as indicated on the submitted plan - to
only 357, while the minimum number required is 437.

However, by adjusting the number and spacing of
the proposed columns in the substructure - without affecting
the center columns of the superstructure - and by adding a
basement level under the adjacent exterior parking lot, we
have found that more than 440 spaces can be provided based
on the mentioned criterion. Furthermore, such parking
arrangement will meet the requirements outlined in the
Baltimore County Zoning Regulation Section 409.2 and 409.3 b (2).

Mr. George A. Reiser
August 12, 1965
Page 2

Two sets of prints showing the revised layout and
parking arrangement are attached for your information. The
proposed revisions were discussed in this office on August 11,
1965, with Mr. Edward A. Griffith and Mr. William Bruce Alexander
who represent the developer.

A study concerning traffic volumes and turning movements
is presently being prepared by this office and will include
Dulaney Valley Road, Joppa Road, York Road and McCurdy Avenue.
The result of this study will affect the future channelization
and turning radius at Dulaney Valley Road and McCurdy Avenue.
Furthermore, a traffic study being prepared by a consultant
concerning major intersections in the Towson area may influence
the final decision. However, it appears at this time that a
radius of about 150 feet for the southbound right turn lanes
from Dulaney Valley Road to McCurdy Avenue should be acceptable
to this office.

Joachim Riss
Assistant Traffic Engineering

JR:ach
Attachment - 2 sets of prints

cc: Mr. Hauswald, Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gayrellis

SUBJECT: #66-61-A. "Variance to permit 409 parking spaces instead of the required
437 spaces; and to permit 27 cars with attendant parking, having an area of
233 square feet 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 256 square feet per space; and to permit
53 cars, with attendant parking, having an area of 306 square feet per space,
instead of the required 250 square feet respectively. Northeast corner of
York Road and McCurdy Avenue. Being 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, offer no comment.

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 33426	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 9/23/65	
COURT HOUSE		TOWSON, MARYLAND 21204			
TO: Investment Building Corp., 1010 Rockville Pike Rockville, Md.		BILLED BY: Zoning Dept. of Balto. Co.			
REPORT TO ACCOUNT NO. 01-622		QUANTITY		TOTAL AMOUNT	
Advertising and posting of property		#66-61-A		98.50	
				98.50	
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.					

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 32039	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 8/11/65	
COURT HOUSE		TOWSON, MARYLAND 21204			
TO: Frank E. Ciccone, Esq., 121 W. Susquehanna Ave., Towson, Md. 21204		BILLED BY: Zoning Dept. of Balto. Co.			
REPORT TO ACCOUNT NO. 01-622		QUANTITY		TOTAL AMOUNT	
Petition for Variance for Investment Building Corp.		#66-61-A		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.					

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 10, 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 seven consecutive weeks before the 10th day of August,
1965, the first publication
appearing on the 13th day of August, 1965.

THE JEFFERSONIAN,

End of Advertisement \$ 1.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 8/11/65

Posted for: [Signature]

Petitioner: [Signature]

Location of property: [Signature]

Location of Sign: [Signature]

Remarks: [Signature]

Posted by: [Signature] Date of return: [Signature]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

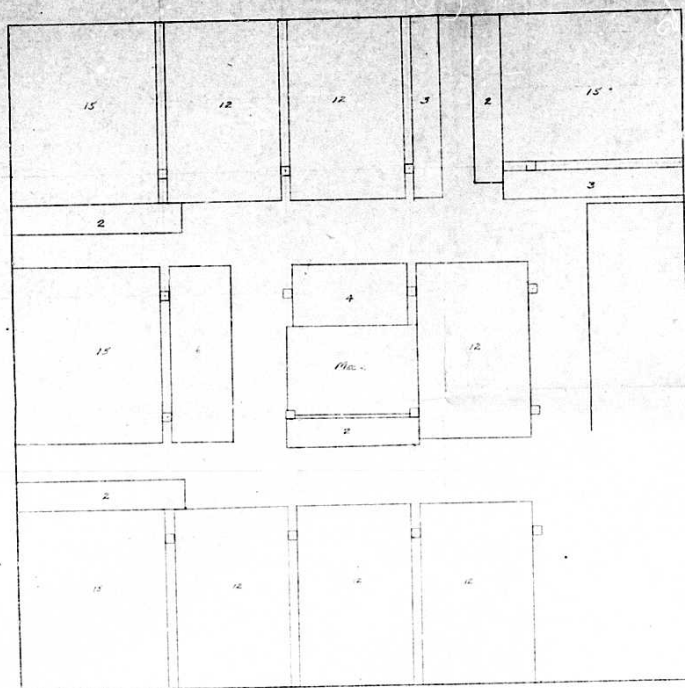
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
7th day of August 1965

Owens Name: Investment Building Corp.
Reviewed by: [Signature]

Brooks Bldg.

8/6/15



SCALE
1"=20'

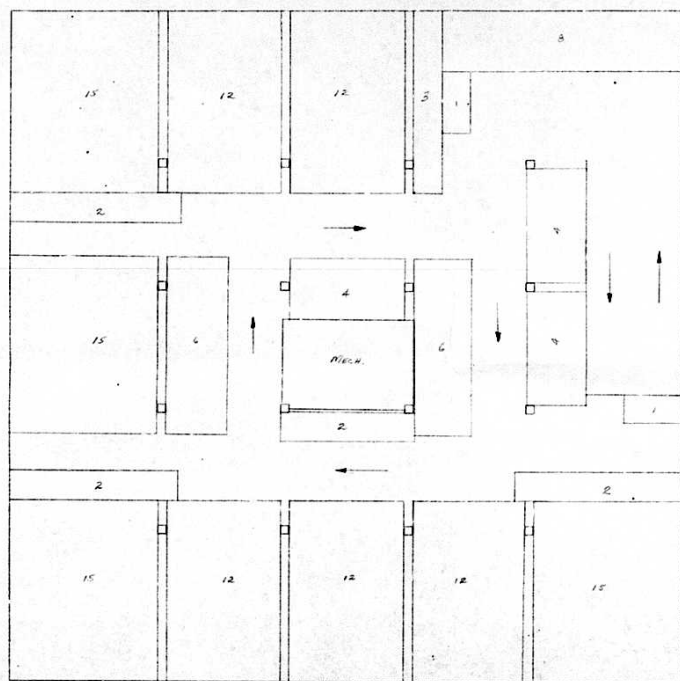
	PERCENT
Basement	150
Sub-Basement	165
Outside Lot #1	27
Outside Lot #2	52
Outside Lot #2	50
(Water Lot)	44.4
	EST.

Basement

150 SPACES

CDM

8 ROOMS
8/6/45



SCALE
1"=20'

165 SPACES

SUB-BASEMENT

