

RE: PETITION FOR VARIANCE TO
Sec. 409.2-b (3,5 and 6)
of Zoning Regulations -
NE/Cor. York Road and McCurdy
Ave., 9th District -
Investment Building Co.,
Petitioner - No. 66-179-A

ORDER OF DISMISSAL

It is this 14th day of February, 1966, by the
Zoning Commissioner of Baltimore County, ORDERED that the foregoing
petition is hereby Dismissed.

John G. Rose
Zoning Commissioner of
Baltimore County

Date: 2-28-1966

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Investment Building Co., 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 409.2-b (3, 5, & 6) To permit 511 parking
spaces instead of the required 746.

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

If the petitioner is to comply with the parking requirements herein, located in
the vicinity of Towson, it would result in hardship and practical difficulty and
for further reasons to be shown at the hearing.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising plus, etc., upon filing of this
petition and further agree to be and to be bound by the zoning regulation and restrictions of
Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser _____ Address _____
Petitioner's Attorney _____ Address _____
Protestant's Attorney _____ Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day
of January, 1966, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that proper notice 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 15th day of February, 1966, at 10:00 o'clock
A.M.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
No. 42913
DATE Jan. 6, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
TO: Investment Building Co.
Frank E. Glone, Esq.
1st National Bank Building
Towson, Maryland 21204

REPORT TO ACCOUNT NO.	QUANTITY	AMOUNT
Advertising and posting of property for Investment Building Co. 66-179-A	1	95.85

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
No. 35742
DATE 1/24/66

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
TO: Frank E. Glone, Esq.
1st National Bank Building
Towson, Md. 21204

REPORT TO ACCOUNT NO.	QUANTITY	AMOUNT
Petition for Variance for Investment Building Company 66-179-A	1	25.00
	1-1966 7123	25.00
	1-1966 7123	5.00

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.

LEGAL DESCRIPTION

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

Beginning for the same at the corner formed by the intersection of
the easternmost side of York Road with the northernmost side of McCurdy Avenue
and running thence and binding on the easternmost side of York Road, as the
courses are referred to the true meridian, north 31 degrees 13 minutes 10 seconds
west 220.91 feet to the beginning of the second line of a parcel of land
which by deed dated November 9, 1956, and recorded among the Land Records of
Baltimore County in Liber 11.8, 3957, folio 51, was conveyed by the Towson
Methodist Church to L. Scott Brooks and wife, thence leaving said York Road
and running with and binding on the second and third lines of said parcel of
land, the two following courses and distances, viz: north 55 degrees 51 minutes
10 seconds east 211.27 feet and south 31 degrees 18 minutes 50 seconds east
75.27 feet to intersect the second line of the parcel of land fourthly described in
Deed dated April 17, 1962 and recorded among the aforesaid Land Records in Liber
11.8, No. 3978, folio 327, which was conveyed by Sheer Inn Restaurant, Inc. to
Brooks Construction Company, thence running with and binding on a part of said
second line and on a part of the third line of said fourthly described parcel of
land, the two following courses and distances, viz: north 55 degrees 55 minutes
10 seconds east 15.00 feet and south 31 degrees 18 minutes 50 seconds east
71.00 feet to the beginning of the third line of the parcel of land fourthly
described in said Deed from Sheer Inn Restaurant, Inc. to Brooks Construction
Company, thence running with and binding on said third line, north 78 degrees
39 minutes east 127.52 feet to a point on the west side of Dulany Valley Road,
thence binding on the west side of Dulany Valley Road and running with and
binding on the last line of the aforesaid fourthly described parcel of land in
said last mentioned Deed, south 66 degrees 41 minutes 10 seconds west 117.00
feet to a corner formed by the intersection of the west side of said Dulany
Valley Road with the northernmost side of McCurdy Avenue, and thence binding on
the northernmost side of McCurdy Avenue, south 66 degrees 41 minutes 10 seconds
west 292.30 feet, to the place of beginning. Containing 6,885 square feet or
1.53547 acres of land.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 21, 1966
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 1 successive weeks before the 21st
day of January, 1966, the last publication
appearing on the 21st day of January,
1966.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 4, 1966
Mr. George E. Gervelly, Director
FROM: Office of Planning and Zoning.....

SUBJECT: Petition 66-179-A, NE/Cor. of York Road and McCurdy Avenue. Petition
for Variance for Off-Street Parking, Investment Building Company-Petitioner.

RE: 66-179-A

RE: 66-179-A RE: 66-179-A RE: 66-179-A

We understand that the subject petition has been withdrawn because of
technical error. We will, therefore, offer no comment.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. Newburg Avenue CATONVILLE, MD.

January 31, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive weeks before
the 31st day of January, 1966, that is to say
the same was inserted in the issues of
January 27, 1966.

THE BALTIMORE COUNTIAN

By Paul L. Morgan
Editor and Manager

Frank E. Glone, Esquire
121 W. Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
4th day of January, 1965.

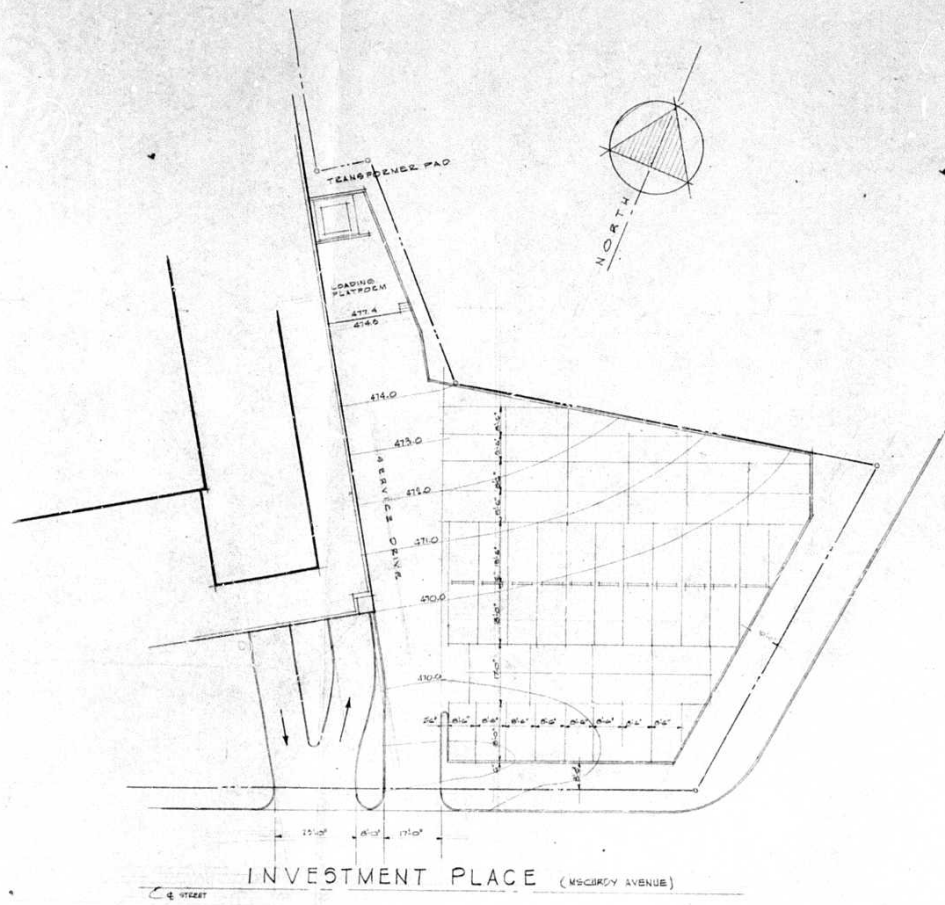
John G. Rose
Zoning Commissioner

Petitioner: Investment Building Co.
Petitioner's Attorney: Frank E. Glone Reviewed by James S. Ryan
Chairman of
Advisory Committee

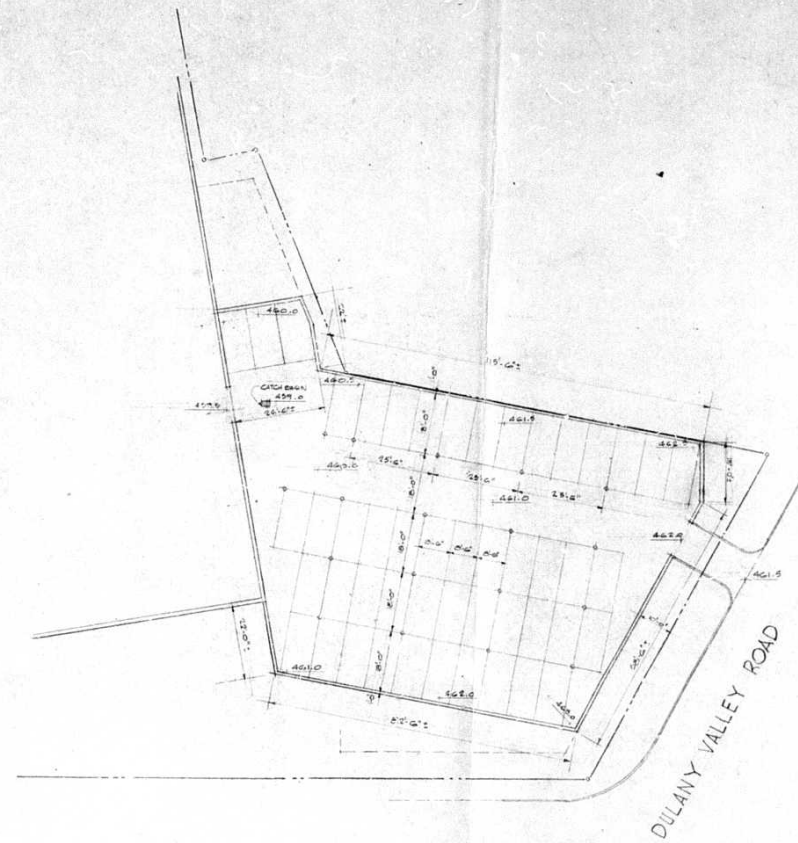
#66-179-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9A Date of Posting: 1-27-66
Posted for: Hearing Held Feb. 16-66 AT 10:00 A.M.
Petitioner: Investment Building Co.
Location of property: NE/Cor. of York Road and McCurdy Ave., Towson, Md.
Location of Sign: On the NE/Cor. of York Road and McCurdy Ave., Towson, Md.
Remarks: See front of building signs.
Posted by: Robert L. Buller Date of return: 2-3-66



PARKING - UPPER LEVEL
SCALE 1" = 20'-0"
55 CARS



PARKING - LOWER LEVEL
SCALE 1" = 20'-0"
49 CARS

DESCRIPTION	
NO.	DATE
REVISIONS	
ARCHITECTS • JAMES COSGROVE ASSOCIATES • AIA	
SUITE 400 1010 ROCKVILLE PIKE ROCKVILLE, MARYLAND TELEPHONE: 422-8811	
ADDITIONAL PARKING LAYOUT	
THE INVESTMENT BLDG. BUILDING	
SCALE 1" = 20'-0"	
DATE NOV 3 1965	
JOB NO	
DWG. NO	



ZONING INFORMATION:

B-1, ZONE
 TOTAL BUILDING AREA = 258,848 sq. ft.
 FLOOR AREA RATIO
 TOTAL TENANT SPACE (OFFICE USE) = 192,016 sq. ft.
 TOTAL FILLING SPACE = 76,832 sq. ft.

TOTAL FLOOR AREA = 258,848 sq. ft.

TOTAL FLOOR AREA = 258,848 sq. ft.
 TOTAL LOT AREA = 54,440 (ALLOWABLE)

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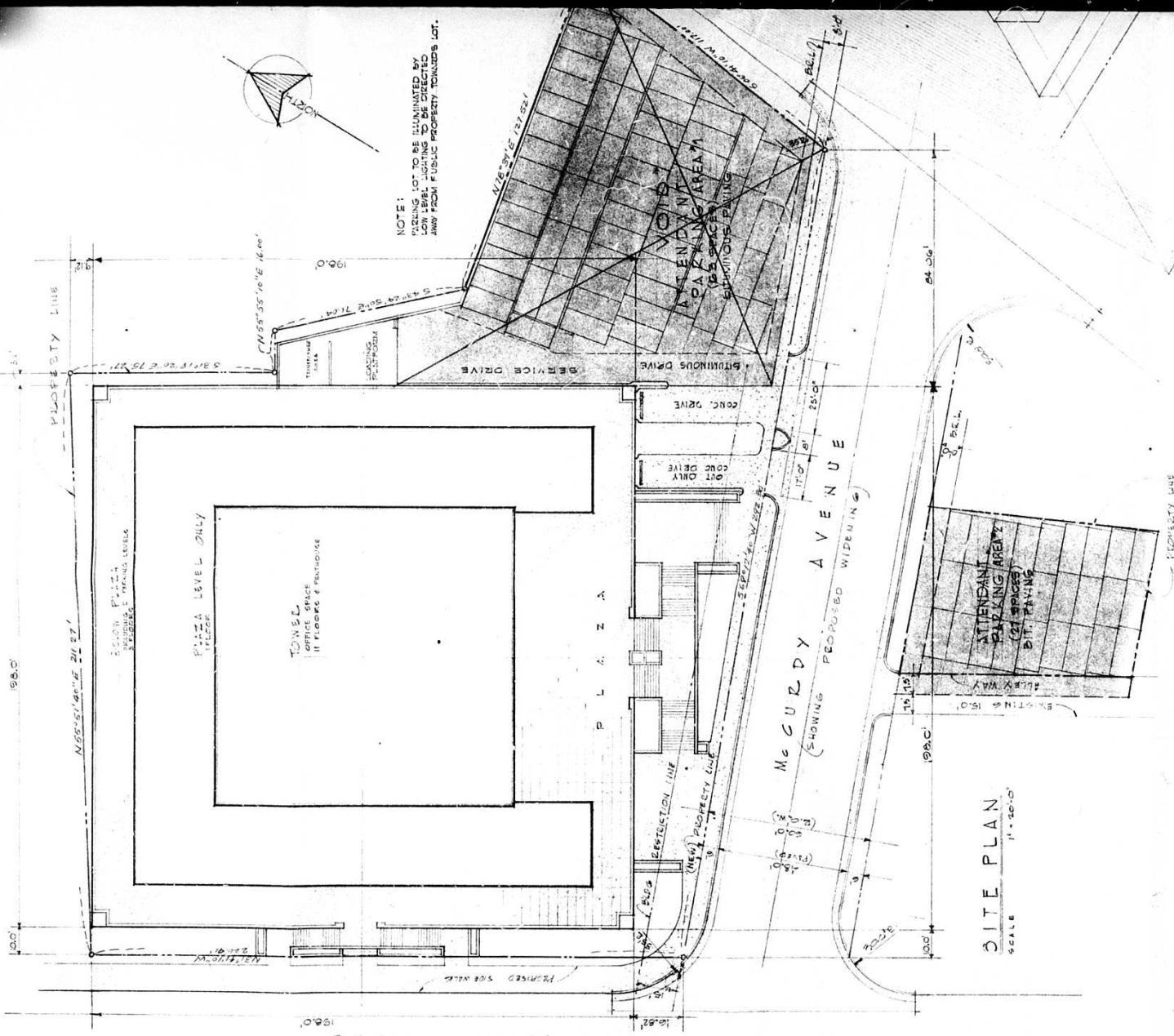
54,440 sq. ft.

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54,440 sq. ft.

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54,440 sq. ft.



NOTE:
PARKING LOT TO BE ILLUMINATED BY
LOW LEVEL LIGHTING TO BE DIRECTED
AWAY FROM PUBLIC PROPERTY ADJACENT LOT.

SITE PLAN
SCALE 1"=20'-0"

PROVIDED:

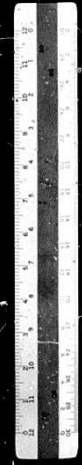
SPACE	NO. OF PARKING SPACES
4th FLOOR LEVEL	170
DISCOUNT LEVEL	100
4th FLOOR PARKING	100
TOTAL	370

PARKING SPACES DIMENSIONS: 10' x 18'

PARKING DATA

FIRST FLOOR
Real Estate - 10,000 sq. ft.
40,000 ± 200 = 255 spaces required.
Auto. etc. - 11,000 sq. ft.
11,000 ± 100 = 17 spaces required.
SECOND FLOOR
Offices 101,000 sq. ft.
121,000 ± 100 = 217 spaces required.
SIXTH FLOOR
Restrooms - 11,000 sq. ft.
11,000 ± 100 = 222 spaces required.
Total Space Required - 260
Total Space Provided - 370

* ATTENDANT PARKING AREA IS SUPERSEDED BY 100' DASH FLOOR AREA GUEST PARKING NON-RESIDENT



2

DATE 6-18-65
DWG NO. 1811-01

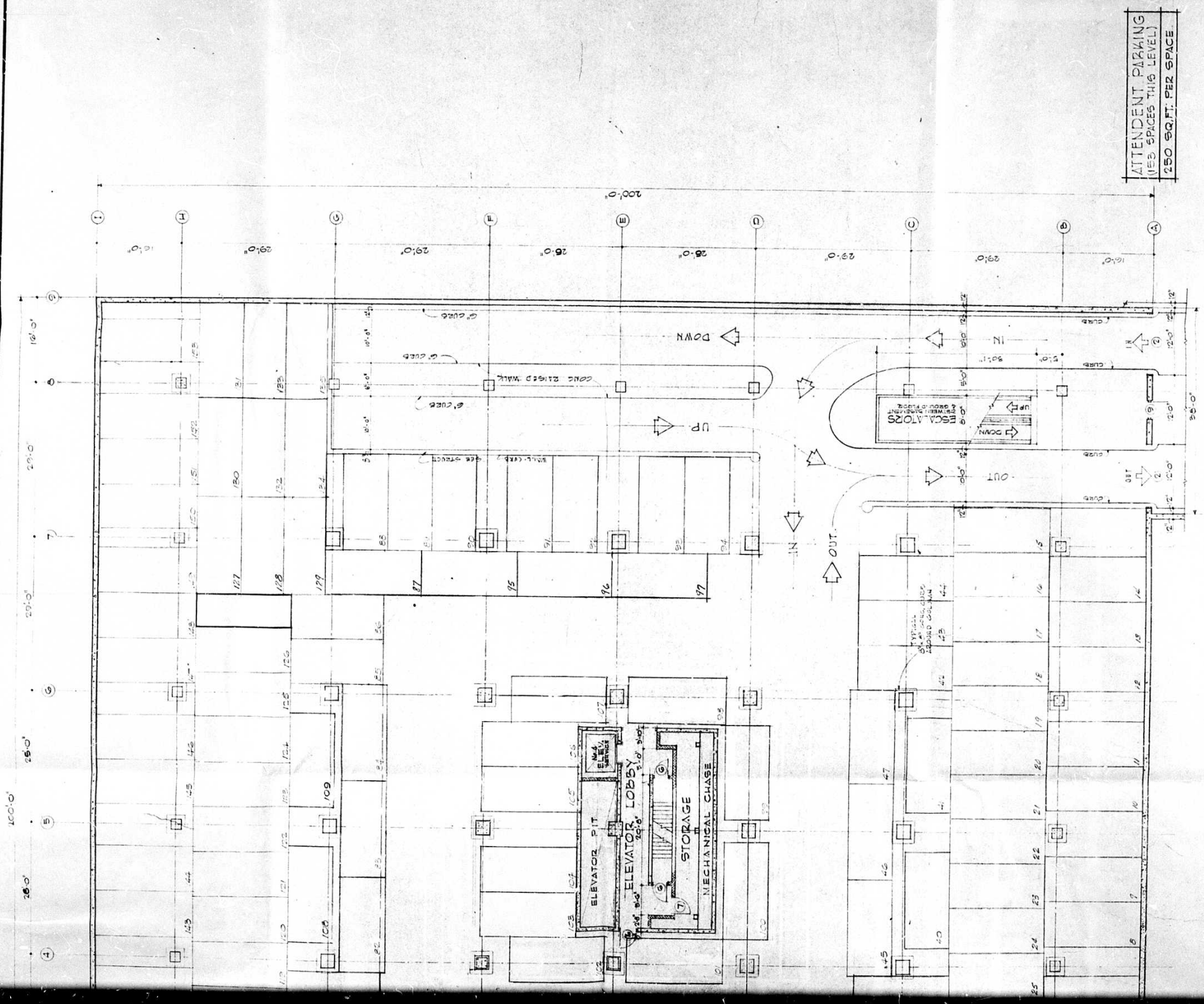
BASEMENT
PLAN
PARKING GARAGE

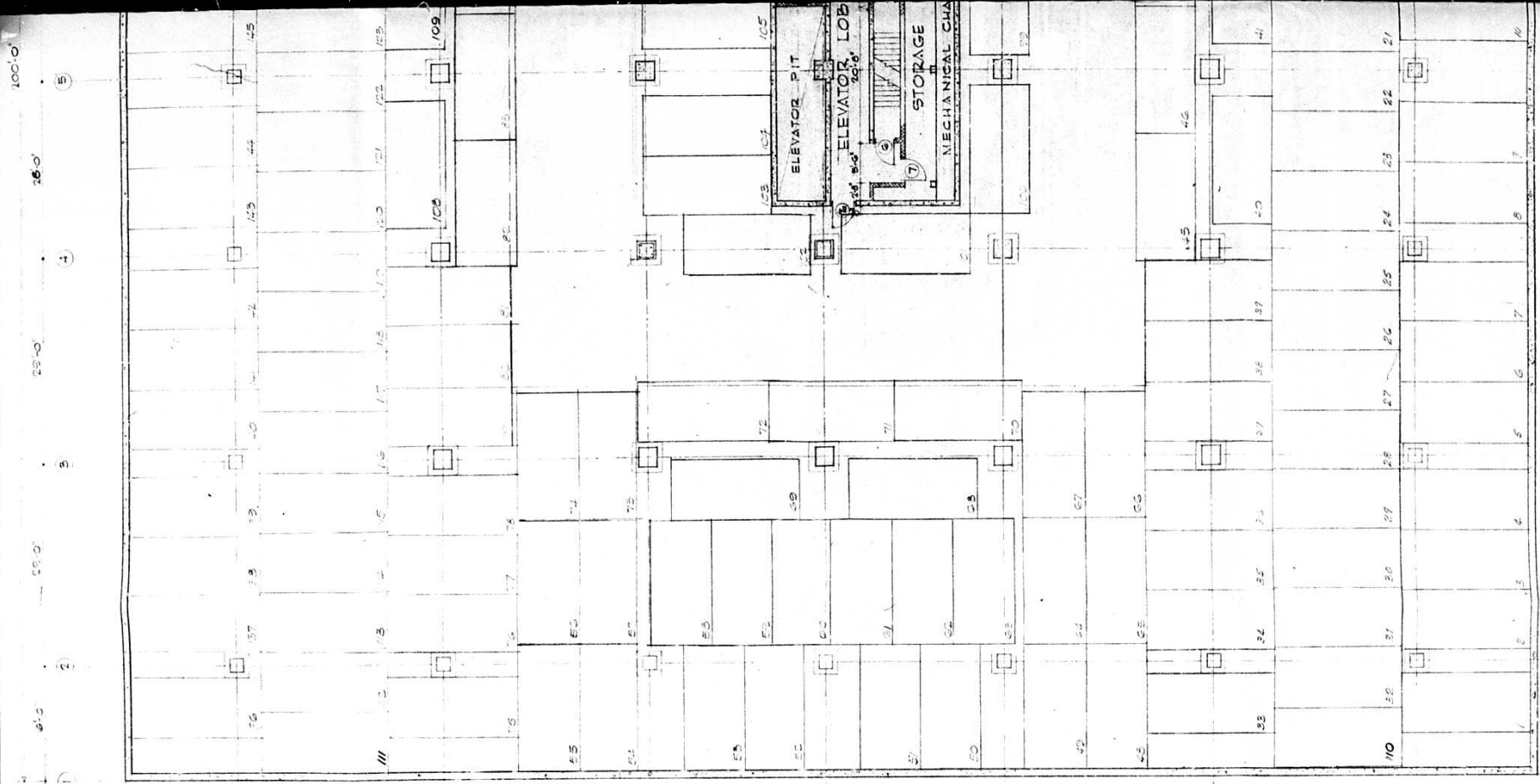
THE INVESTMENT BUILDING
TOWSON - BALTIMORE COUNTY - MARYLAND
ARCHITECTS • JAMES COSGROVE ASSOCIATES • AIA

CONSULTING ENGINEERS

REVISIONS

ATTENDANT PARKING
(123 SPACES THIS LEVEL)
250 SQ. FT. PER SPACE





DATE 6-18-65
DWG NO. 3

SUB-BASEMENT PLAN

THE INVESTMENT BUILDING
MC CURDY AVENUE AT YORK ROAD
TOWSON - BALTIMORE COUNTY - MARYLAND
ARCHITECTS • JAMES COSGROVE ASSOCIATES • AIA
SUITE 600 1010 ROCKVILLE PIKE ROCKVILLE MARYLAND TELEPHONE: 424-8811

CONSULTING ENGINEERS

REVISIONS

ATTENDANT PARKING
(120 SPACES THIS LEVEL)
250 SQ. FT. PER SPACE

ACCESS FROM OUTSIDE
LOWER LEVEL PARKING
TO ENT RAMP

