

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 430 parking spaces instead of the required 730 parking spaces.

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 heart 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, 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 of Baltimore County.

Contract purchaser Investment Building Co.
Address 1414 Jefferson Building, Towson, Md. 21204
Legal Owner Investment Building Co.
Address 1414 Jefferson Building, Towson, Md. 21204

BY Robert Evans Petitioner's Attorney
Address 1414 Jefferson Building, Towson, Md. 21204
Protestant's Attorney William F. Chew and Dorothea H. Chew
Address Investment Building Co., Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of March, 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 throughout Baltimore County, that proper be posted and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 2nd day of May, 1966, at 11:00 o'clock P.M.

Robert Evans
Zoning Commissioner of Baltimore County.
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts hardship shown

the above Variance should be had; and it further appearing that by reason of

a Variance to permit 430 parking spaces instead of the required 730 parking spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of May, 1966, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit 430 parking spaces instead of the required 730 parking spaces, subject to approval of the site plan by the Bureau of Public Services and Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of hardship shown

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of March, 1966, that the above Variance be and the same is hereby DENIED.

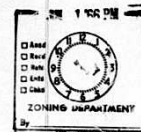
Zoning Commissioner of Baltimore County

Petition for a Variance
N/E Corner York Road and
McCurdy Avenue
Investment Building Company
William F. Chew and Dorothea
H. Chew, Protestants

BEFORE THE

ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 66-237-A



NOTICE OF APPEAL

Please note an appeal on behalf of William F. Chew and Dorothea H. Chew, to the Baltimore County Board of Appeals, from the order of the Deputy Zoning Commissioner of Baltimore County dated May 2nd, 1966, granting a variance permitting 430 parking spaces instead of 730 parking spaces in the above matter.

Robert Evans
1414 Jefferson Building
Towson, Md. 21204
Valley 3 8465

Attorney for the Protestants
William F. Chew and Dorothea
H. Chew

Certificate

I hereby certify that on this 1st day of June, 1966, I mailed a copy of the within notice to Frank E. Clione, Esq., 121 West Susquehanna Avenue, Towson, Md. 21204, Attorney for Petitioner.

RE: PETITION FOR VARIANCE
from Section 409.2 (b) of
the Zoning Regulations
N/E corner York Road and
McCurdy Avenue,
9th District
Investment Building Co.,
Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 66-237-A

OPINION

The within case comes before the Board on appeal from the Order of the Deputy Zoning Commissioner dated May 2, 1966 granting the petitioner a variance from Section 409.2 (b) to permit 430 parking spaces instead of the required 730 parking spaces.

A hearing was held on this matter on February 2, 1967, and the Board was advised by counsel for the petitioner that the petitioner no longer desires the requested variance and, therefore, by agreement of counsel, the Board will reverse the action of the Deputy Zoning Commissioner and deny the requested variance.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of February, 1967 by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

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, at the corners are referred to the true meridian, north 31 degrees 12 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, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.R. 3075, folio 311, 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 13 minutes 40 seconds east 211.77 feet and north 31 degrees 14 minutes 20 seconds east 75.77 feet to intersect the second line of the parcel of land fourthly described in Deed dated April 10, 1962 and recorded among the aforesaid Land Records in Liber W.L.R. No. 3978, folio 327, which was conveyed by Steer 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 35 degrees 55 minutes 10 seconds east 16.00 feet and south 43 degrees 74 minutes 50 seconds east 71.04 feet to the beginning of the third line of the parcel of land firstly described in said Deed from Steer Inn Restaurant, Inc. to Brooks Construction Company, thence running with and binding on said third line, north 78 degrees 34 minutes east 127.52 feet to a point on the west side of Delaney Valley Road, thence binding on the west side of Delaney Valley Road and running with and binding on the last line of the aforesaid firstly described parcel of land in said last mentioned Deed, south 26 degrees 42 minutes 10 seconds west 137.00 feet to a corner formed by the intersection of the west side of said Delaney Valley Road with the northernmost side of McCurdy Avenue, and thence binding on the northernmost side of McCurdy Avenue, south 68 degrees 17 minutes 10 seconds west 292.30 feet, to the place of beginning. Containing 45,885 square feet or 1.03847 acres of land.

June 1, 1966

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition #66-237-A
Petition for Variance
N/E corner of York Road
& McCurdy Ave., - 9th Dist.
Investment Building Company

Dear Mr. Rose:

Will you kindly note an appeal in my name to the County Board of Appeals from the Order of the Deputy Zoning Commissioner under date of May 2, 1966, granting variance to permit in the above-entitled case.

Enclosed is my check in the amount of \$80.00 to cover the cost of the Appeal and the cost for the signs.

With kind regards,

Sincerely yours,
Mario P. Doccio
MARIO P. DOCCIO

1 Encl.
a/s

June 6, 1966

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition #66-237-A
Petition for Variance
N/E corner of York Road
& McCurdy Ave., - 9th Dist.
Investment Building Company

Gentlemen:

Will you kindly dismiss the appeal which I have heretofore filed in my name in the above entitled case.

Sincerely yours,
Mario P. Doccio
MARIO P. DOCCIO

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 22, 1966

FROM: Mr. George E. Gavell, Director of Planning

SUBJECT: "Petition #66-237-A. North-east corner of York Road and McCurdy Avenue. Petition for Variance to permit 430 parking spaces instead of the required 730 parking spaces. Investment Building Company - Petitioners."

9th District

HEARING: Monday, May 2, 1966. (1:00 P.M.)

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

In view of the fact that parking problems for the commercial district of Towson Center are eventually to be solved on an overall basis, it would appear that a parking variance would be appropriate here. If it should be decided to grant the variance, however, we request that the site plan be made subject to our approval.

Rec'd 6-2-66
11:00 AM

466-237-4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 94 Date of Posting: 4-14-66
Posted for: *Investment Building Co.*
Petitioner: *Investment Building Co.*
Location of property: *NE corner of York Rd. and McCarty Ave.*
Location of Sign: *at the entrance of McCarty Ave. just W. 1 at the entrance of McCarty Ave.*
Remarks: *Robert L. Buehler*
Posted by: *Robert L. Buehler* Date of return: 4-21-66

PETITION FOR A VARIANCE FOR DISTRICT ZONING: Petition for a Variance for Parking Spaces. LOCATION: Northeast corner of York Road and McCarty Avenue. DATE & TIME: MONDAY, MAY 2, 1966 at 1:00 P.M. PUBLIC HEARING: Room 106, 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 on the petition for a Variance from the Zoning Regulations of Baltimore County to permit 420 parking spaces instead of the required 750 parking spaces. The Zoning Regulations to be excepted as follows:
Section 109.2 (b) 3 - Densest Hall, eight (8) to ten (10) feet for each 500 square feet of total floor area.
5 - Other institutional, office, and non-retail commercial buildings (excluding storage structures) having a total floor area of more than 5000 square feet, 1 for each 500 square feet of total floor area and 1 for each 500 square feet of total area of upper floors.
6 - Buildings devoted to retail trade - 1 for each 200 square feet of total floor area.
All that parcel of land in the Ninth District of Baltimore County.

OFFICE OF THE BALTIMORE COUNTY ZONING DEPARTMENT

THE BALTIMORE COUNTY
ZONING DEPARTMENT
TOWSON, MARYLAND

CATONSVILLE, MD.

CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, a group of newspapers published in Baltimore County, Maryland, for One successive week before April 14, 1966, that to say the issues of Baltimore County

By *Paul J. Morgan*
Editor and Manager of Baltimore County

PETITION FOR A VARIANCE
ZONING: Petition for a Variance
for Parking Spaces.
LOCATION: Northeast corner
of York Road and McCarty Avenue.
DATE & TIME: MONDAY, May 2, 1966
at 1:00 P.M.
PUBLIC HEARING: Room 106,
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 on the petition for a Variance from the Zoning Regulations of Baltimore County to permit 420 parking spaces instead of the required 750 parking spaces. The Zoning Regulations to be excepted as follows:
Section 109.2 (b) 3 - Densest Hall, eight (8) to ten (10) feet for each 500 square feet of total floor area.
5 - Other institutional, office, and non-retail commercial buildings (excluding storage structures) having a total floor area of more than 5000 square feet, 1 for each 500 square feet of total floor area and 1 for each 500 square feet of total area of upper floors.
6 - Buildings devoted to retail trade - 1 for each 200 square feet of total floor area.
All that parcel of land in the Ninth District of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 14, 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., successive weeks before the 2nd day of May, 1966, the first publication appearing on the 14th day of April, 1966.
THE JEFFERSONIAN,
L. Frank Struth
Manager.
Cost of Advertisement, \$.....

TELEPHONE
823-3000

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

No. 38670
DATE 6/6/66

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
Cost of appeal - Investment Building Co.			\$ 35.00
No. 66237-A		1 sign	5.00
			\$40.00

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.

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

No. 38667
DATE 6/6/66

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
Cost of appeal - Investment Bldg. Co.			\$35.00
No. 66-237-A		5.00	\$40.00

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.

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

No. 37660
DATE 4/7/66

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
Petition for Variance for Investment Building Company			25.00
#66-237-A			
			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.

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

No. 42915
DATE Jan. 6, 1967

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			
Advertising and posting of property for Investment Bldg. Co.			\$5.75
#66-237-A			

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

ZONING INFORMATION

SNY ZONE
TOTAL BUILDING AREA - 268,848
FLOOR AREA RATIO
TOTAL FLOOR SPACE - 76,833

TOTAL FLOOR
TOTAL FLOOR AREA - 250,432.8
TOTAL LOT AREA - 64,885.4

NOTE:
PARKING LOT TO BE SITUATED BY
DEVELOPER TO BE SITUATED
AS FAR FROM PUBLIC PROPERTY TOWARDS LOT.

SITE PLAN

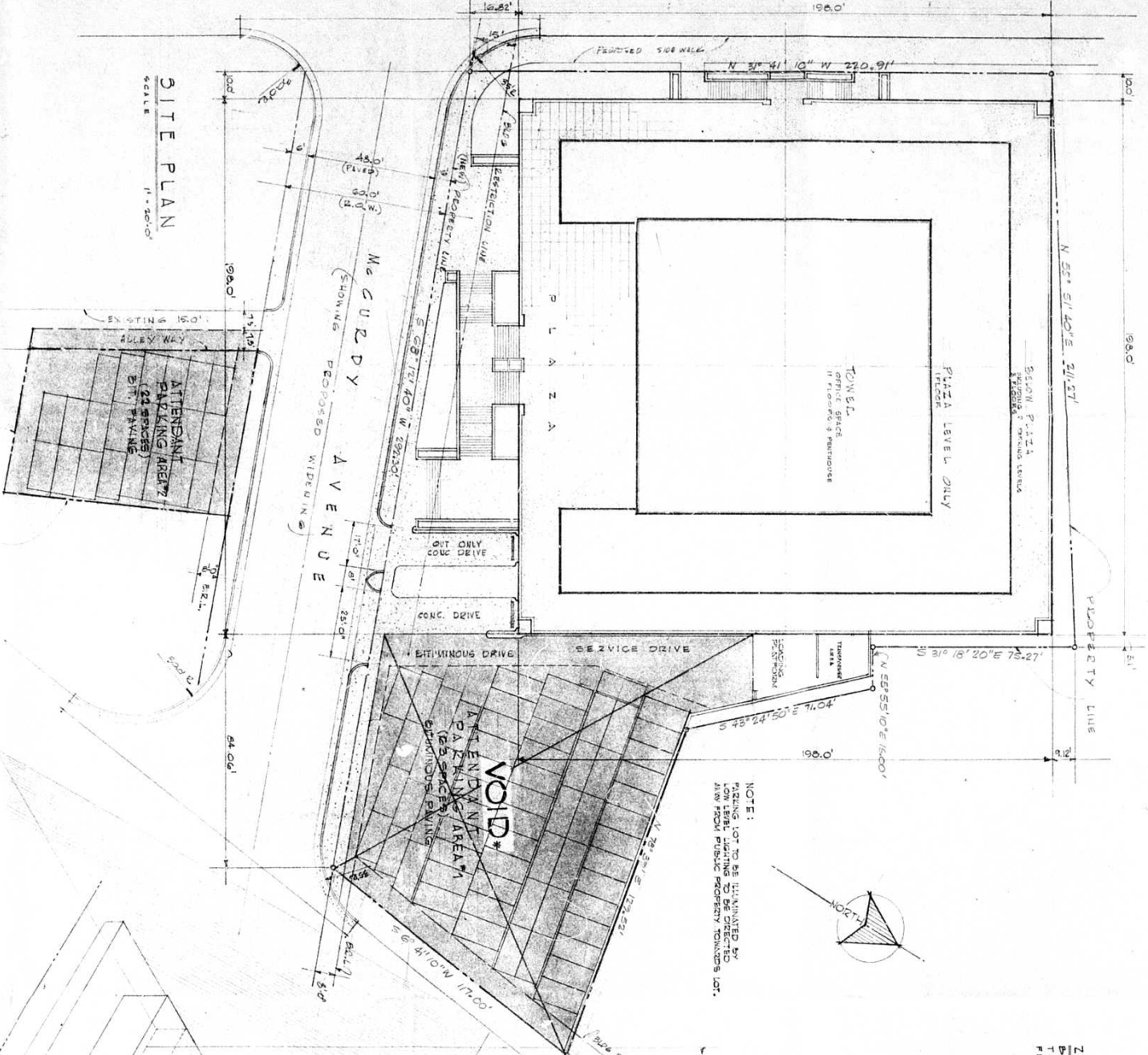
SCALE 1" = 20.0'

PARKING

REQUIRED	RATIO	NO. OF REQUIRED SPACES
FIRST FLOOR		
RETAIL STORES	1.0	201
OFFICE SPACE	1.0	242
OFFICE PARKING (1.000)	1.0	242
11TH FLOOR	1.0	242
TOTAL		727

PROVIDED	NO. OF PARKING SPACES
1ST FLOOR	160
BASEMENT LEVEL	15
OUTSIDE PARKING	117
TOTAL	432

PARKING SPACE DIMENSIONS - 25' X 10'



41.5346 SAGE LINE 1/4

TENT DIAG

66-237-A-F3

* ATTACHED PARKING LOT 1, IS APPROVED BY "DEPT. OF PLANNING & ZONING" DATED NOV. 5, 1965

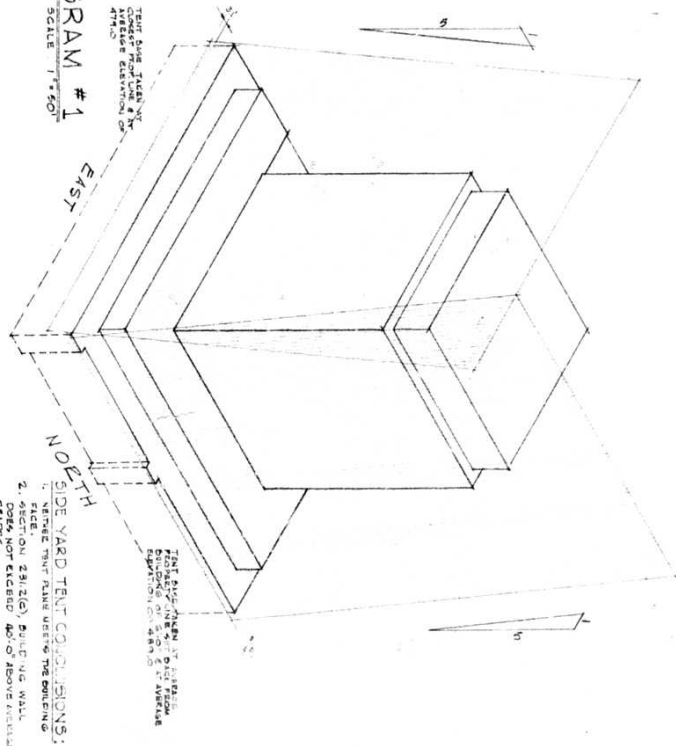
S.M. ZONE
TOTAL BUILDING AREA - 268,848 sq
FLOOR AREA RATIO

TOTAL TENANT SPACE	=	192,016 sq ft
TOTAL PACKING SPACE = 76,832 sq ft		
		368,416 sq ft

TOTAL FLOOR AREA: 230,432 sq

$$\frac{\text{TOTAL FLOOR AREA}}{\text{TOTAL LOT AREA}} = \frac{230,452 \text{ sq}}{66,885 \text{ sq}} = 3.44 < 4.0 \text{ (ALLOWABLE)}$$

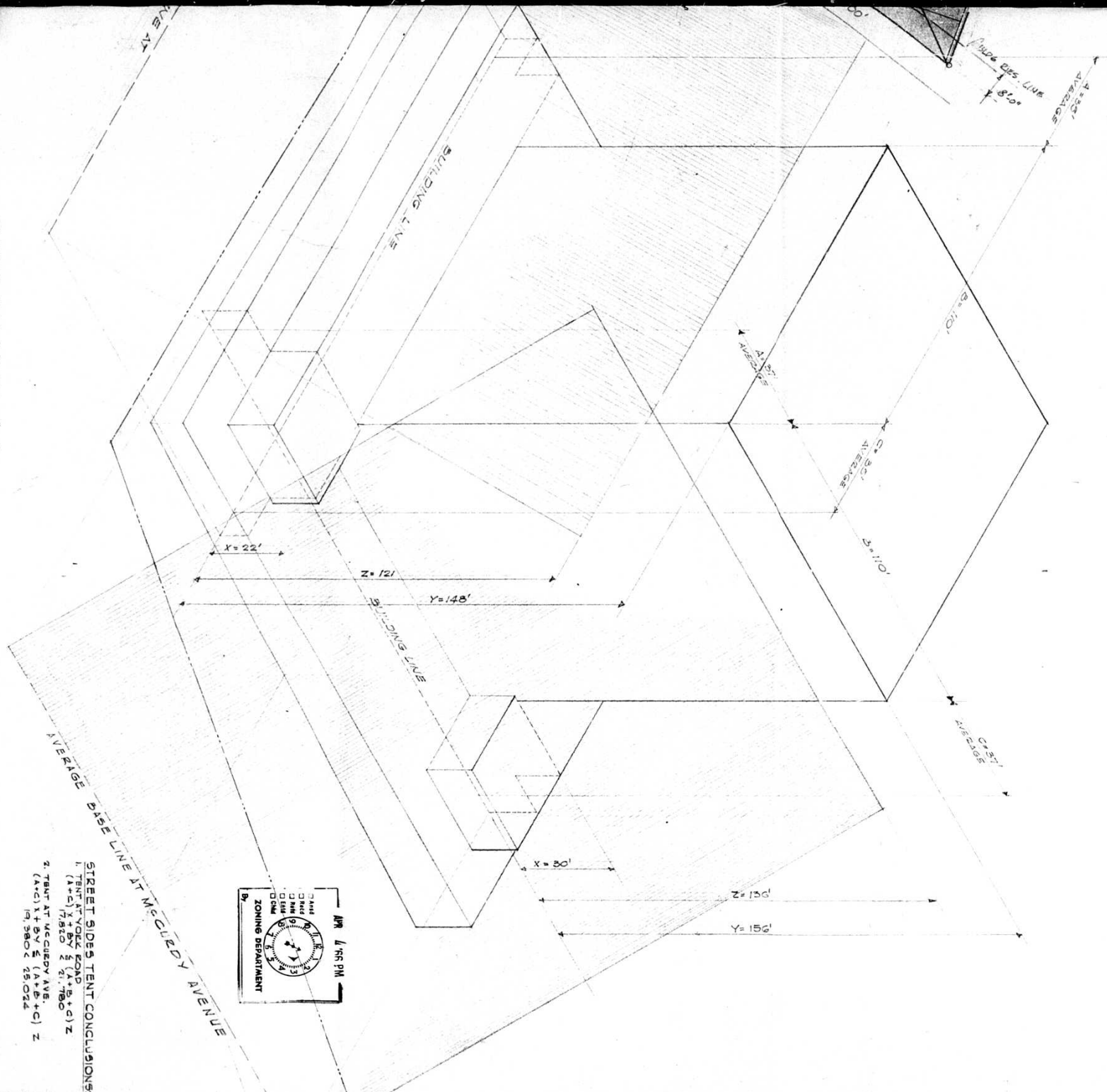
SCALE 1"=50'



TENT DATE TAKEN AT AVERAGE
PROPERTY LINE NOT DATE FROM
BUILDING OF 5'0" & AT AVERAGE
ELEVATION OF 489.00

1. SIDE NORTH

2. SECTION 231.2(c), BUILDING WALL DOES NOT EXCEED 40'-0" ABOVE AVERAGE GRADE.



APR 2 1966 PM

☐ Aired
☐ Held
☐ Rush
☐ Edit
☐ CM

ZONING DEPARTMENT

By

STREET SIDES TENT CONCLUSIONS
1. TENT AT YORK ROAD

2. TSBT AT MCCUEPY AVE.
 $(A+C) X + BY \leq (A+B+C) Z$
 $19,380 < 25,024$

TENT DIAGRAM # 2

SCALE 1"=20'-0"

OFFICE COPY

F-4

INVESTMENT BUILDING

ARCHITECTS • JAMES COSGROVE ASSOCIATES • AIA

SUITE 400 1010 ROCKVILLE PIKE ROCKVILLE, MARYLAND TELEPHONE: 424-8811

CONSULTING ENGINEERS

REVISIONS

SITE PLAN WITH TENT SYSTEM ILLUSTRATION

DATE	SCALE
6/13/63	AS NOTED
DWG. NO.	

DESCRIPTION	
NO.	DATE
REVISIONS	

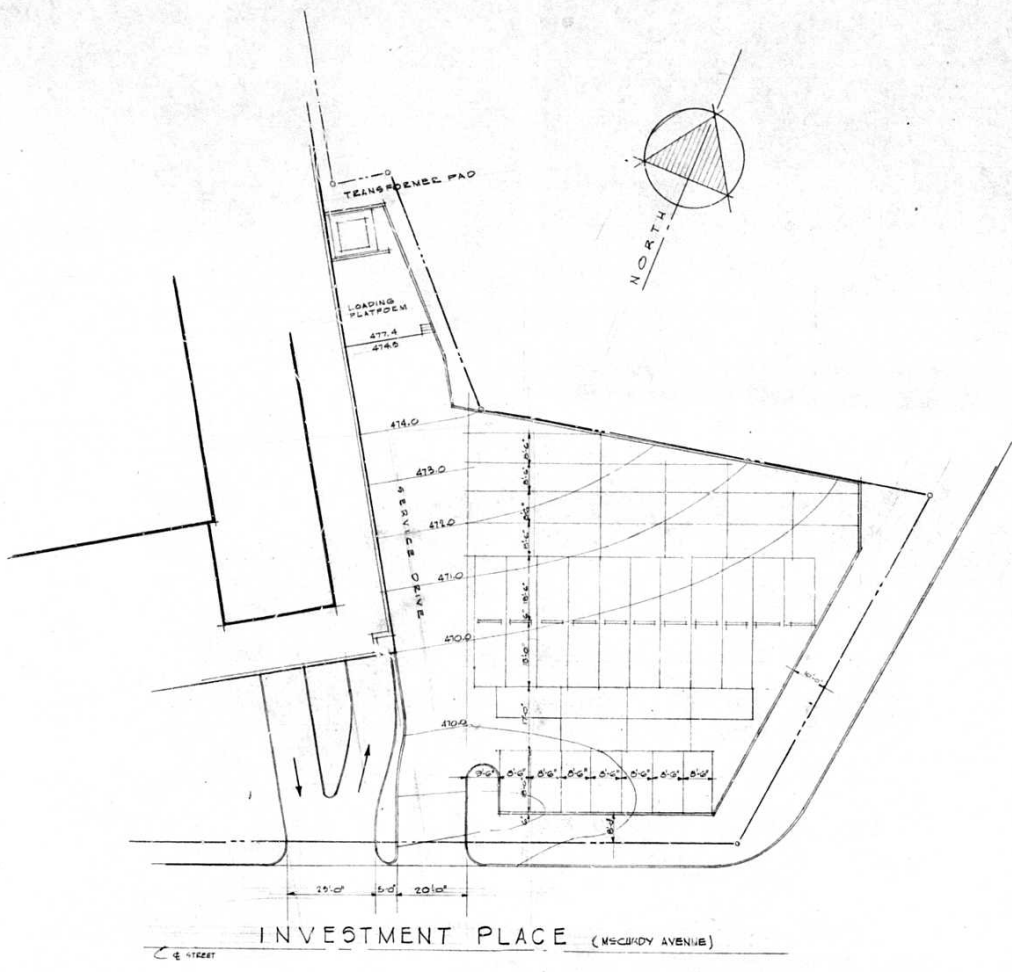
ARCHITECTS • JAMES COSGROVE ASSOCIATES • AIA
 SUITE 400 1010 ROCKVILLE PIKE ROCKVILLE, MARYLAND TELEPHONE: 422-8811

ADDITIONAL PARKING
 LAYOUT

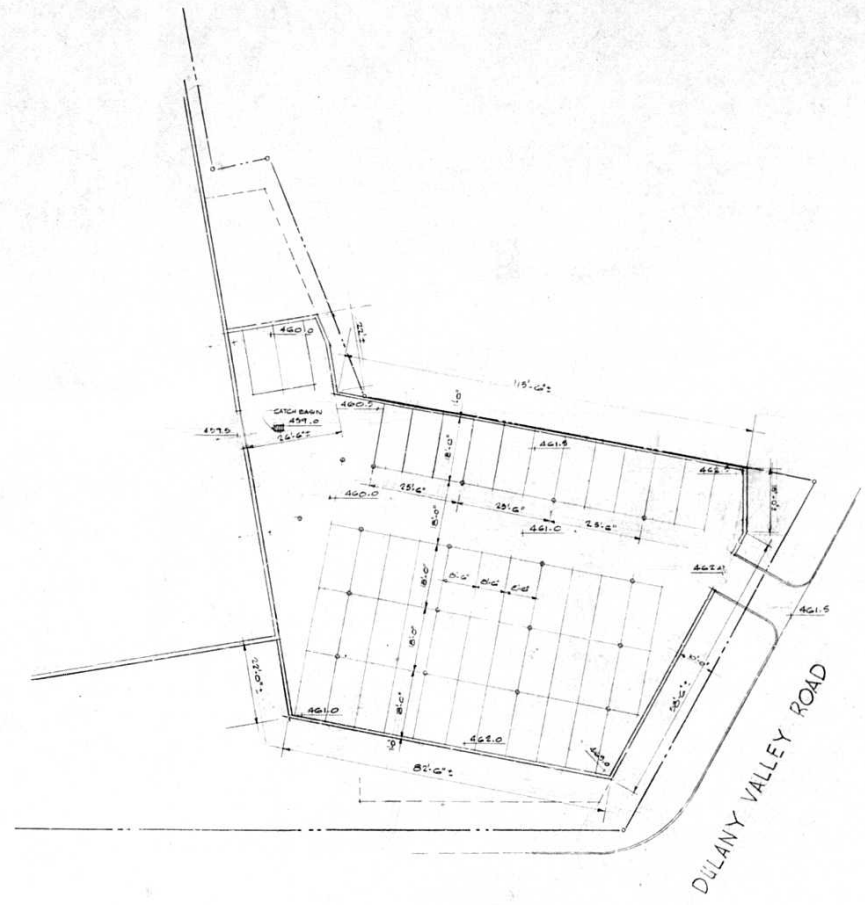
THE INVESTMENT BLDG.
 TOWSON MARYLAND

SCALE	1" = 20'-0"
DATE	NOV. 3, 1968
JOB NO.	
DWG. NO.	

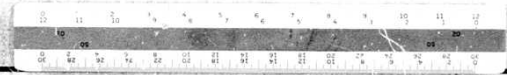
1-A



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



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



66-237-A-F5