

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 17, 1967

FROM: George L. Gavrelli

SUBJECT: Petition #67-188-XA. Special Exception for Offices and Office Building. Variance to permit 44 parking spaces instead of the required 49 spaces. East side of Charles Street 975 feet South of Bellona Ave. Being the property of Charles Fountain Corp.

9th District

HEARING: Wednesday, March 29, 1967 (2:00 P.M.)

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

We note that the Zoning Regulations state, "It is the intent of these regulations that adequate offstreet parking spaces be provided for all buildings, and that the requirements hereinafter set forth are and shall be taken as absolute minimums, to be exceeded wherever feasible." From a planning viewpoint, any office use here to an extent greater than that for which adequate parking can be provided is excessive.

J. William Hinkel, Esquire
Sun Federal Building
8200 Harford Road
Baltimore, Maryland 21234

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

31st day of January, 1967.

Petitioner: Charles Fountain, Inc.

Petitioner's Attorney: J. William Hinkel, Esq. Reviewed by: James E. Dyke, Chairman of Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

J. William Hinkel, Esquire
Sun Federal Building
8200 Harford Road
Baltimore, Maryland 21234

February 3, 1967

Subject: Special Exception for Offices and Office Building, Parking Variance for Charles Fountain, Inc., E/S of Charles Street S of Bellona Avenue 9th District

Dear Sir:

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

BUREAU OF ENGINEERING -

Water - Existing 10" water in Charles Street
Sewer - Existing 8" sanitary sewer in Charles Street - Adequacy of existing utilities to be determined by developer or his engineer.
Road - Lagrange Lane is to be developed as a minimum 30' road on a 40' R/W. Provision should be made for a turn-around at the end of Lagrange Lane.

STATE ROADS COMMISSION - Since the existing entrances meet with State Roads Commission standards, this Office has no comment.

FIRE BUREAU - Shall require all fire regulations for office building to be met.

HEALTH DEPARTMENT - Since metropolitan sewer and water are existing in the building, this Office has no comment.

TRAFFIC ENGINEERING - This Bureau is of the opinion that the parking regulations as set forth in the Baltimore County Zoning Regulations are minimum parking spaces 1, 2 and 1/3 as marked in the field should be eliminated to provide better circulation and turning movements. In doing this, the parking on the site will be 41 spaces.

ZONING ADMINISTRATION DIVISION - This Office is withholding approval of a hearing date until such time as the Petitioner's engineer has contacted the Bureau of Traffic Engineering and worked out a suitable parking arrangement. This is necessary to assure that the proper parking variance is requested.

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 Commissioner's hearing.

The following members had no comment to offer: Project Planning, Building Engineer, Board of Education, Bureau of Land Development, Industrial Development.

Very truly yours,

James E. Dyke, Principal
Zoning Technician

JED/hdr

cc: C. Richard Moore, Traffic Engineering
John Meyers, State Roads Commission
Lt. Charles Morris, Fire Bureau
William Greenwald, Health Department
Caryle Brown, Bureau of Engineering

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Riverview, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

March 15, 1967

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

was inserted in THE BALTIMORE COUNTEAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One week before the 13th day of March, 1967, that is to say the same was inserted in the issues of March 9, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Lt. Charles F. Morris, Jr.
Fire Bureau

Date: January 31, 1967
11:00 AM
ZONING DEPARTMENT

SUBJECT: Property owned by Charles Fountain Corp. Location: E/S Charles Street, 975 South of Bellona Avenue. District: 9th. Present Zoning: R-4. Proposed Zoning: Special Exception, offices. Variance to section 409, 2a and 409, 2c.

1. Shall require all fire regulations for office building to be met.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Maryland, once a week for One week before the 13th day of March, 1967, that is to say the same was inserted in the issues of March 9, 1967.

THE JEFFERSONIAN
Richard Morris, Jr.
Manager

Cost of Advertisement, \$10.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Special Exception for Offices and Office Building
Petitioner: Charles Fountain Corp.
Location of property: E/S of Charles St. 975 S of Bellona Ave.
Location of Signs: E/S of Charles St. 975 S of Bellona Ave.
Remarks: None
Posted by: J. Dyke
Date of return: March 21, 1967

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Special Exception for Offices and Office Building
Petitioner: Charles Fountain Corp.
Location of property: E/S of Charles St. 975 S of Bellona Ave.
Location of Signs: E/S of Charles St. 1010 S of Bellona Ave.
Remarks: None
Posted by: J. Dyke
Date of return: May 4, 1967

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

No. 49254
DATE: March 10, 1968

TO: Frederick W. Hearn
Hearn & Knott, Inc.
6600 York Road
Baltimore, Md. 21212

BY: J. Dyke
County Board of Appeals
(Zoning)

QUANTITY: 01.712
DEPOSIT TO ACCOUNT NO. 01.712
SECURITY THIS POSITION WITH YOUR SIGNATURE
DETACH ALONG PERFORATION AND KEEP THIS POSITION WITH YOUR RECORDS

COST: \$2.00
Cost of copy - Plot and Description of Property
Case No. 67-188-XA
Charles Fountain Corp.
E/S Charles St. 975 S of Bellona Ave.
9th District

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

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

TELEPHONE
623-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44362

DATE Jan. 28, 1962

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY
Selling Dept. of Balto. County

To: **Charles Fountain Corp.**
1400 Bureau Ave.
Baltimore, Md. 21208

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG WITH INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
01-622			\$62.50
		Surveys and posting of property 67-188-XA	62.50
			62.50

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

TELEPHONE
623-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 42943

DATE Jan. 12, 1962

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY
Selling Dept. of Balto. County

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG WITH INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
01-622			\$50.00
		Position for Charles Fountain Corp. for Special Inspection & Surveys	50.00
			50.00

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

TELEPHONE
623-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44399

DATE Feb. 20, 62

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY
Office of Planning & Zoning
115 County Office Building
Towson, Maryland 21204

To: **J. William Minkel, Esq.**
8700 Harford Road
Baltimore, Maryland 21234

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG WITH INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
01-622			\$75.00
		Cost of appeal - Chas. Fountain Corp. No. 67-188-XA	75.00
			75.00

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

TELEPHONE
623-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 49273

DATE 11/16/62

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY

To: **Mr. J. Harry Guiger**
6301 N. Charles Street
Baltimore, Md. 21212

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG WITH INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
01-712			\$2.00
		Copy of Order - Case No. 67-188-XA Charles Fountain Apartments (4 pages @ \$.50 per page)	2.00

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

MR. J. HARRY GUIGER • 6301 NORTH CHARLES STREET • BALTIMORE, MARYLAND 21212

County Board of Appeals,
County Office Building,
111 N. Chesapeake Ave.,
Towson, Md.

Please send me a copy of the
order issued on case 67-188-XA
(Charles Fountain Apartments) for which
I am enclosing my check in the
amount of \$2.00 payable to Baltimore County.

Sincerely,
J. Harry Guiger

Nov 10, 1968

Get a copy
9:30am

ZONED R-40
RESIDENTIAL USE

MEADOW RD.

WOODBROOK LANE

ZONED R-40
CHURCH

STREET

CHARLES

35°31'16"E. 150.00'
WALK
CURB
20'
WALK
CURB
20'

915 TO BELLENA AVENUE

ZONED R-10
RESIDENTIAL USE

S 84°28'44"W 309.16'

WOOD SCREEN FENCE (5' HIGH)

PLOT

LAGRANGE

ZONED R-10
RESIDENTIAL USE

LANE

N 10°51'12"W 150.05'

MACADAM

14 SPACES

PARKING AREA

ZONED B.L.
STORE AND OFFICES
Zoning File 67-188XA
PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *M. J. Smith*

DATE: 12/19/68

ZONING PLAT OF NO. 6301 N. CHARLES ST.

KNOWN AS CHARLES FOUNTAIN APARTMENTS

LOCATED IN

9TH. DIST. - BALTIMORE CO. - MARYLAND.

1.09 ACRES ±

EXISTING ZONING - R.A.

PROPOSED ZONING - ① SPECIAL EXCEPTION FOR OFFICES
ON 1ST FLOOR

② 12 APARTMENTS ON 2ND + 3RD FLOORS

VARIANCE TO SECTION 409 - 44 PARKING

SPACES INSTEAD OF THE REQUIRED 49 SPACES

OFF STREET PARKING DATA

FIRST FLOOR

USE - OFFICES

TOTAL FLOOR AREA = 11,100 SQUARE

NO. OF SPACES REQUIRED = $11,100 \div 300 = 37$

SECOND AND THIRD FLOORS

USE - APARTMENTS NO. OF UNITS - 12

NO. OF SPACES REQUIRED - @ 1 SPACE PER UNIT = 12

TOTAL NO. OF SPACES REQUIRED - $37 + 12 = 49$

TOTAL NO. OF SPACES PROVIDED = 44



SCALE 1"=30' DEC. 14, 1968.
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD.