



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 27, 1996

State Farm Life Insurance Company
One State Farm Plaza
Bloomington, Illinois 61710

RE: Zoning Verification
Ruxton Towers
8415 Bellona Avenue
9th Election District

Dear Gentlemen:

Your letter of May 9, 1996 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as Ruxton Towers, 8415 Bellona Avenue, is currently zoned D.R.-16 (Density Residential, 16 density units per acre). Please be advised that based upon the recorded plat, the property, as approved, represents a conforming use and meets all applicable zoning ordinances. The use of the first floor of this building was converted from apartment use to offices in zoning case #68-76-X, dated September 5, 1968. In zoning case #72-30-X, dated March 22, 1972, by the decision of the Baltimore County Board of Appeals, the second floor of this building was converted from apartment usage to offices. All improvements must be in accordance with the approved plans on the above referenced hearing cases. Further, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning, livability, or building violations on the subject property as of this date.

Enclosed, please find a copy of the Baltimore County zoning map #NW-11A pertaining to the above referenced property.

Mr. Michael S. Kosmas
June 27, 1996
Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,


Jun R. Fernando
Planning and Zoning Associate III
Zoning Review

JRF:rye

c: #72-30-X
#68-76-X

Enclosure

#68-76-X
MHP
A-3
SEC 3-C
NW-11-A
"X"

RE: PETITION FOR SPECIAL EXCEPTION :
for Accessory Business Uses :
(for convenience of its tenants in :
elevator apartment building) :
NW corner of Charles Street Avenue :
and Bellona Avenue, :
9th District :
Claridge Towers, Inc., :
Petitioner :
No. 68-76-X

BEFORE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY

OPINION

This case involves a highrise apartment building known as "Ruxton Towers" located in the southwest quadrant of the intersection of North Charles Street and the Baltimore County Beltway. This property was zoned R-A by petition sometime ago, and subsequent to the establishment of the R-A zone a petition was filed for a special exception to construct an elevator apartment building with accessory uses as permitted under Section 215.5 as conditioned by Section 402.A, which provides limitations on the area which may be used for accessory business uses for the convenience of tenants and, further, provides limitations as to size and location of signs and entrances to such business uses.

For reasons unknown to the Board, the previous Board granted the special exception for the elevator apartment building but imposed a restriction on the same; "2. That the building be used only for residential purposes, with no stores, shops or offices of any kind." The apartment building was so constructed and subsequently ran into financial difficulties, the rentals being slow which, according to the testimony in this case, was very probably caused by the absence of accessory business uses for the convenience of the tenants. There are 175 apartment units in the building, and any one of the tenants is forced to travel for miles to go to a beauty shop or even to get a cup of coffee. The present owners of the property have petitioned this case to eliminate this restriction, and the uncontradicted evidence is that they wish to install a beauty shop and a small restaurant in place of the first floor apartment units.

On the testimony of Mr. Thomas D. Dawes, an officer of the corporation and an engineer with the Whiting-Turner Contracting Co. (who are the present owners of the building); the testimony of Mr. Wallace A. Campbell, a realtor and apartment management specialist; and of Mr. Joseph D. Thompson, a qualified traffic engineer, the proposed use would in no way have any detrimental effect on facilities, property values, or traffic congestion in the neighborhood, and the Board in agreement with this uncontradicted testimony and so finds as a fact.

Only two protestants appeared to testify in this case, both of whom feared that any increased use would cause increase in the current existing traffic problems at the intersection of Charles Street and Bellona Avenue. The Board finds as a fact that reduction in the number of dwelling units, coupled with the fact that the proposed bus-

68-76-X

ORDER RECEIVED FOR FILING
DATE 10/16/67
BY [Signature]

RE: PETITION FOR SPECIAL EXCEPTION - Accessory Business Uses for convenience of Tenants - NW Cor. Charles St. Ave. & Bellona Ave., 9th Dist., Claridge Towers, Inc., Petitioner

BEFORE :
ZONING COMMISSIONER :
OF :
BALTIMORE COUNTY

No. 68-76-X

The petitioner has requested a special exception for accessory business uses for the convenience of its tenants in the elevator apartment building known as Ruxton Towers as conditioned in Section 402.A) 402.4. The original petitioner for the subject property asked for a special exception for an elevator apartment building in accordance with Section 215.5. This was granted by the Zoning Commissioner on August 4, 1961, case No. 5326-XV.

The Zoning Commissioner's Order was appealed and on March 15, 1962 the County Board of Appeals granted the special exception with only two members sitting as a Board. Item 2 of the Order reads as follows:

"2. That the building be used for residential purposes, with no stores, shops or offices of any kind".

In the Board's Opinion no mention was made as to why there should be a restriction such as set forth in item 2.

The petitioner in all good faith desired to ask the Zoning Commissioner to lift the restriction above referred to as item 2 in the Board of Appeals Order, but instead acting on advice received in the Zoning Office, the said petitioner filed for another special exception.

The petitioner verbally at the time of the hearing and in writing on October 5, 1967, has asked leave to amend its petition to consider the County Board of Appeals Order and to alter item 2 of said Order. Since the original petitioner already met the burden of establishing a special exception and since the present petitioner did not exceed the 15% allowable under Section 402.A for commercial purposes, there is no real reason for denying the amended petition.

During the course of the hearing the petitioner, through Thomas D. Dawes, vice-president of Claridge Towers, Inc., indicated that there was no need for exterior signs, outside entrances or any exterior changes.

ORDER

For the reasons set forth in the foregoing Opinion, It is this 5th day of September, 1968 by the County Board of Appeals, ORDERED that the petition for a special exception for an elevator apartment building with accessory business uses as permitted under Section 215.5 as conditioned by Section 402.A, which provides limitations on the area which may be used for accessory business uses for the convenience of tenants and, further, provides limitations as to size and location of signs and entrances to such business uses, be and the same is hereby GRANTED, and that Item #2 of the previous Order, Case #5326-XV, be stricken out and of no force and effect, to the end that the petitioner is granted permission to convert a portion of the apartment space to accessory business uses for the convenience of tenants, subject to the limitation of Section 402.A of the Zoning Regulations.

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
Walter A. Reiter, Jr.

#68-76-X

ORDER RECEIVED FOR FILING
DATE 10/16/67
BY [Signature]

RE: PETITION FOR SPECIAL EXCEPTION FOR ELEVATOR APARTMENT BUILDING AND VARIANCE - N/S Bellona Ave. and W/E Charles Street Avenue - 9th Dist., Donald H. Gobeil et al - Petitioner

BEFORE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY

No. 5326-XV

It is further ORDERED that there shall be no exterior signs, outside entrances or any exterior changes.

The site plan and parking are subject to approval of the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

#68-76-X

This is a petition for special exception to permit the construction of an elevator high-rise apartment building on the north side of Bellona Avenue and on the west side of Charles Street Avenue. The petitioner also asks that he be granted a variance from the density requirements for an "R-A" zone as set forth in Section 217.7 of the Baltimore County Zoning Regulations.

The subject tract of approximately five acres is zoned "R-A" but the petitioner testified that the topography of the land is such that it is too low for garden-type apartments. The rear of the building would face the embankment for Charles Street Avenue and the apartments would be lower than the street level, according to the petitioner.

If the request for special exception and variance is granted, the petitioner plans to erect a ten story building. There would be a garage in the basement for 90 cars in addition to parking lots. It was stated that the building would contain 175 apartment units. This would result in a net density of 35 families per acre.

Mr. George E. Gonnella, Deputy Director of Planning and Zoning, testified that he had made a study of the project and felt that the shape of the subject tract and its prime location to make high rise apartments was favorable for this site. He also said that apartment dwellers tend to make less use of water and sewer facilities than individual homes and have fewer children per family unit.

It was testified that the land is sewered and has ample storm drainage. Water is available to the site.

Pet exp #2

#68-76-X

Residents of the neighborhood who protested this petition contended that elevator apartments would have a greater adverse effect on their property than would garden-type apartments and further that high-rise apartments would unduly crowd the land, overtax school and recreation facilities and create traffic congestion.

The Board is of the opinion that if any adverse effects of apartments in the neighborhood have already been created by the "R-A" zoning and that elevator apartments would have no different effect than garden-type apartments. It was brought out in cross-examination that no recreational facilities exist in the area at the present time. It is the unanimous opinion of the Board that the Special Exception requested in this petition would not be contrary to any of the conditions set forth in Section 302.1 of the Baltimore County Zoning Regulations.

ORDER

For the reasons set forth in the foregoing Opinion, It is this 15th day of March, 1962 by the County Board of Appeals, ORDERED that the special exception and variance petitioned for, be and the same is hereby granted, subject to the following provisions:

1. All plans for ingress and egress to the subject property must be approved by the Office of Planning and Zoning, the Department of Public Works and the Traffic Engineer of Baltimore County.
2. That the building be used only for residential purposes, with no stores, shops or offices of any kind.
3. The apartment building shall be limited to 10 stories in height with usage of 175 family units.

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

Charles Steinbock Jr.
G. Mitchell Austin

NOTE: Mr. Hoffman did not sit at the hearing.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Claridge Towers, Inc., legal owners, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone, to an _____ zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for accessory business uses for the convenience of its tenants in the elevator apartment building known as Ruxton Towers as conditioned in Section 402.A) 402.4.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception 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 for Baltimore County.

Claridge Towers, Inc.
Contract purchaser
Address: 6229 North Charles Street
Baltimore, Maryland 21212

Venable, Baetjer & Howard
Petitioner's Attorney
1409 Mercantile Tower Building
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of August, 1967, 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 property 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 29th day of October, 1967, at 10:00 o'clock.

10/16/67

10/16/67

RE: PETITION FOR SPECIAL EXCEPTION - Accessory Business Uses for convenience of Tenants - NW Cor. Charles St. Ave. & Bellona Ave., 9th Dist., Claridge Towers, Inc., Petitioner

BEFORE :
ZONING COMMISSIONER :
OF :
BALTIMORE COUNTY

No. 68-76-X

NOTICE OF APPEAL

Mr. Commissioner:

Please enter an appeal to the County Board of Appeals from the decision of the Zoning Commissioner granting the above Application.



Austin W. Grizendine
22 West Pennsylvania Ave.
Towson, Maryland 21204
Attorney for Mrs. Peter Stewart, Anthony J. Peroutka, Mrs. Edna Lomas and Riderswood Hills Community Association, Inc. and other protestants.

I hereby certify that a copy of the foregoing Notice to Appeal was mailed this 22nd day of October, 1967, to Norwood B. Orrick, Esq., Venable Baetjer and Howard, 1409 Mercantile Trust Building, Baltimore, Maryland 21202, and Thomas E. Crow, Jr., 8415 Bellona Lane, Towson, Maryland 21204.

Austin W. Grizendine

"EXHIBIT A"

All that certain parcel of land situate in Baltimore County, State of Maryland known and described as follows:

BEGINNING for the same at a point in the center of Bellona Avenue (30 feet wide) at the beginning of land which by deed dated September 8, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3013, folio 72, was conveyed by Edmande Building Company to Mary W. Strickland, running thence and binding on the center of Bellona Avenue and on the 1st, 2nd and 3rd lines in aforesaid deed, north 1 degree 27 minutes 20 seconds west 117.63 feet, north 3 degrees 42 minutes 20 seconds west 309.38 feet, and north 2 degrees 42 minutes 40 seconds east 13.27 feet to intersect the southeast right-of-way line of the Baltimore County Beltway; thence binding on said right-of-way and on the 4th line of the aforesaid deed, north 87 degrees 27 minutes 30 seconds east 125.30 feet to a point distant 325 feet measured southwesterly and radially from Station 151 + 35 as shown on the State Roads Commission of Maryland Right-of-Way Plat No. 10594; thence still binding on said right-of-way and on the 6th line of the aforesaid deed, south 41 degrees 35 minutes 20 seconds east 169.84 feet to a point distant 355 feet measured southwesterly at right angles from Station 155 + 15 as shown on the aforesaid State Roads Commission of Maryland Right-of-Way Plat No. 10594; thence still binding on said right-of-way and on the 6th line of the aforesaid deed, south 12 degrees 44 minutes 09 seconds east 208.14 feet to a point distant 165 feet measured westerly at right angles from the base line of Charles Street at Station 15 + 83 as shown on the aforesaid State Roads Commission Plat No. 10594; running thence and binding on the westmost right-of-way of The Baltimore County Beltway - Charles Street Interchange as shown on State Roads Commission of Maryland Plat No. 10606 the two following courses and distances: south 8 degrees 33 minutes 30 seconds west 651.35 feet, and south 47 degrees 10 minutes 20 seconds west 74.42 feet to the northeast right-of-way of Bellona Avenue south (50 feet wide) as shown on the aforesaid Plat No. 10606; running thence and binding on the aforesaid Plat No. 10606 the two following courses and distances: south 88 degrees 3 minutes 20 seconds west 17.00 feet, and north 49 degrees 08 minutes 20 seconds west 43.21 feet to the eastmost right-of-way of Bellona Avenue Spur (40 feet wide) as shown on the aforesaid Plat No. 10606; running thence and binding on the eastmost right-of-way as shown on the aforesaid Plat No. 10606 as now surveyed, north 4 degrees 30 minutes 10 seconds west 635.10 feet to intersect the last line of the aforesaid deed from Edmande Building Company to Strickland; running thence and binding on part of the aforesaid last line, south 62 degrees 27 minutes 10 seconds west 24.33 feet to the place of beginning, subject to, however, the Street Change Act as shown on The State Roads Commission of Maryland Plat No. 10594 and also subject to the slope easement area as shown on the State Roads Commission of Maryland Plat No. 10606.

Venable, Baetjer & Howard
1409 Mercantile Trust Building
Baltimore, Maryland 21202

SUBJECT: Special Exception for accessory business uses, for Claridge Towers, Inc., 2299 North Charles Street, Baltimore, Maryland 21204, located on the NE 1/4 of Charles Street at the corner of the Beltway 9th District (Item 1, August 29, 1967)

Gentlemen:

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

STATE ROAD COMMISSION: The area indicated future employees' parking is within the existing State Roads Commission storm drain easement. This will be needed for a future proposed relocation of Towson Run, therefore the future parking must be eliminated.

FIRE DEPARTMENT: The operation of the restaurant must meet all Fire Department regulations.

HEALTH DEPARTMENT: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Health Department for review and approval.

STREETS ADMINISTRATION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Building Engineer
Board of Education
Industrial Department

Very truly yours,

John H. Hays, Jr., Principal
Zoning Technician

John Hays, Jr., Zoning Commission
14. Morris Fire Bureau
Julius Messner-Health Dept.

AUSTIN W. BRIZENDINE
ATTORNEY AT LAW
10704 BELLEVILLE
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

September 26, 1968

Mr. William S. Baldwin, Chairman
County Board of Appeals of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: No. 68-76-X Claridge Towers, Inc.
(Ruxton Towers)

Dear Mr. Baldwin:

Your opinion and Order, dated September 5, 1968, in the above matter has been received and read.

The Order, it is noted, granted a special exception and struck out Item No. 2 of the previous Order, Case No. 5326-XV. Perhaps it should be brought to the Board's attention that the original application applied for a special exception. At the hearing, before the zoning commissioner, it was pointed out that a special exception was not necessary and the Petition was not in order. The zoning commissioner granted Leave for the Petitioner to amend or modify the previous Order of the Board of Appeals. The matter before the zoning commissioner, therefore, is simply a Petition to modify the previous Order of the Board prohibiting accessory uses. It is from this decision that my clients appeal.

I would suggest for your consideration, the possibility of amending your Order so that no mention is made of a granting of a special exception and that the Order simply state that Item No. 2 of the previous Order be stricken out.

If this amendment is made, it is my understanding that no appeal will be taken and since the appeal time expires shortly, I would appreciate a prompt reply.

Very truly yours,

Austin W. Brizendine

AMW:bms

CC: Norwood B. Orrick, Esquire
Venable, Baetjer and Howard
Baltimore, Maryland 21202

AUSTIN W. BRIZENDINE
ATTORNEY AT LAW
10704 BELLEVILLE
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

June 7, 1968

Board of Appeals for Balto. Co.
County Office Building
Towson, Maryland 21204

Re: No. 68-76-X
Petition of Claridge Towers, Inc.
For Accessory Business Uses

Gentlemen:

At the hearing on the above matter June 6, 1968, leave was granted to file the transcript of testimony in Case No. 5326-XV within ten days from the date of the hearing. This transcript of testimony has been located among the Circuit Court for Baltimore County files. In order to offer it to the Board, it is necessary that a Subpoena Duces Tecum be issued to the Clerk to produce it. A copy of this Subpoena is enclosed herewith, and it is expected that the transcript will appear in your office.

In accordance with the Board's instructions, your attention is invited to the testimony of Herbert A. Siegel on Page 19. I would also respectfully refer you to Pages 3, 4 and 5 of the transcript for information only.

Very truly yours,

Austin W. Brizendine

AMW:l
Enclosure

cc: Mrs. Arlene R. Bernstein
Venable, Baetjer and Howard
Mercantile Trust Building
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
FOR Elevator Apartment Building and
VARIANCE - N/S Bellona Ave. and
W/S Charles Street Avenue - Ph Dist.,
Donald H. Gavril at al-Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF
BALTIMORE COUNTY
No. 5326-XV

OPINION

This is a petition for special exception to permit the construction of an elevator high-rise apartment building on the north side of Bellona Avenue and on the west side of Charles Street Avenue. The petitioner also asks that he be granted a variance from the density requirements for an "R-A" zone as set forth in Section 217.7 of the Baltimore County Zoning Regulations.

The subject tract of approximately five acres is zoned "R-A" but the petitioner testified that the topography of the land is such that it is too low for garden-type apartments. The rear of the building would face the embankment for Charles Street Avenue and the apartments would be lower than the street bed, according to the petitioner.

If the request for special exception and variance is granted, the petitioner plans to erect a ten story building. There would be a garage in the basement for 90 cars in addition to parking lots. It was stated that the building would contain 175 apartment units. This would result in a net density of 35 families per acre.

Mr. George E. Gavril, Deputy Director of Planning and Zoning, testified that he had made a study of the project and felt that the shape of the subject tract and its grade tended to make high-rise apartments appropriate for this site. He also said that apartment dwellers tend to make less use of water and sewer facilities than individual homes and have fewer children per family unit.

It was testified that the land is sewered and has ample storm drainage. Water is available to the site.

Residents of the neighborhood who protested this petition contended that elevator apartments would have a greater adverse effect on their property than would garden-type apartments and further that high-rise apartments would unduly crowd the land, overtax school and recreation facilities and create traffic congestion.

The Board is of the opinion that if any adverse effects of apartments in the neighborhood have already been created by the "R-A" zoning and that elevator apartments would have no different effect than garden-type apartments. It was brought out in cross-examination that no recreational facilities exist in the area at the present time. It is the unanimous opinion of the Board that the Special Exception requested in this petition would not be contrary to any of the conditions set forth in Section 502.1 of the Baltimore County Zoning Regulations.

ORDER

For the reasons set forth in the foregoing Opinion, it is this day of March, 1962 by the County Board of Appeals, ORDERED that the special exception and variance petitioned for, be and the same is hereby granted, subject to the following provisions:-

1. All plans for ingress and egress to the subject property must be approved by the Office of Planning and Zoning, the Department of Public Works and the Traffic Engineer of Baltimore County.
2. That the building be used only for residential purposes, with no stores, shops or offices of any kind.
3. The apartment building shall be limited to 10 stories in height with usage of 175 family units.

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

NOTE: Mr. Nulman did not sit at the hearing.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Sept 15, 1967
Posted for: Special Exception, Accessory Business Uses, Petitioner of the
Petitioner: Claridge Towers, Inc.
Location of property: N/S Ph. Dist. of Charles St. Ave. & Bellona Ave.
Location of Sign: N/S Bellona Ave. 155' West of Charles St. Ave.
Remarks: 2 w/s Charles St. Ave. 100' South of Bellona Ave.
Posted by: J. Hays, Jr. Date of return: Sept 24, 1967

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 11/4/67
Posted for: APPEAL
Petitioner: Claridge Towers, Inc.
Location of property: N.W. cor. of Charles St. Ave. & Bellona Ave.
Location of Sign: 200' from Bellona Ave. on E. Side of Bellona Ave.
Remarks: 2 w/s Charles St. Ave. 100' South of Bellona Ave.
Posted by: J. Hays, Jr. Date of return: Nov 14, 1967

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, Md. once in each of one week before the 1st day of October, 1967, the first publication appearing on the 1st day of September.

THE JEFFERSONIAN,

Cost of Advertisement, \$.....

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

DATE: 10/7/67

TO: Austin W. Brinsdine, Esq.,
22 W. Pennsylvania Ave.,
Towson, Md. 21204

RECEIVED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Cost of appeal - Claridge Towers, Inc.	\$70.00
1	No. 68-76-X	5.00
		\$75.00

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
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: Sept. 7, 1967

TO: Claridge Towers, Inc.,
6229 North Charles Street
Baltimore, Md. 21212

RECEIVED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Petition for Special Exception #68-76-X	50.00

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

Mrs. Harris: Please include these papers in File # 68-76-X

Claridge Towers, Inc.

Edith T. Eisenhart, Secretary
County Board of Appeals

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Clerk of the Circuit Court for Baltimore County Date: December 5, 1968

FROM: County Board of Appeals

SUBJECT: File No. 2555

RECEIVED FROM THE COUNTY BOARD OF APPEALS COURT FILE NO. 2555

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 22, 1967

FROM: George E. Gorrells, Director

SUBJECT: Petition #68-76-X. Special Exception for Accessory Business Uses for convenience of its tenants. Northwest corner of Charles Street Avenue and Bellona Lane. Being the property of Claridge Towers, Inc.

9th District

HEARING: Wednesday, October 4, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no adverse comment on the subject petition. If the petition should be granted, however, we request that it be made subject to the condition submitted by the petitioner, namely that the beauty shop be limited to 1,060 square feet; that the restaurant be limited to 2,310 square feet; that no exterior changes be made, and that the entrance lobby and canopy and the exterior facade will remain unchanged; and that no exterior signs be permitted.

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 21st day of September, 1967

John G. Rose,
Zoning Commissioner

Petitioner: Claridge Towers, Inc.

Petitioner's Attorney: James E. Hays Reviewed by: James E. Hays
Chairman of Advisory Com.

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 10, 1967

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 three weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 10th day of Sept., 1967, that is to say the same was inserted in the issues of

September 14, 1967.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

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

DATE: Sept. 28, 1967

TO: Claridge Towers, Inc.,
6229 North Charles Street
Baltimore, Md. 21212

RECEIVED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Advertising and posting of property #68-76-X	\$94.00

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

PETITION FOR SPECIAL EXCEPTION
9th DISTRICT
ZONING: Petition for Special Exception for Accessory Business Uses for convenience of its tenants.
LOCUS: The subject property is located at the Northwest corner of Charles Street Avenue and Bellona Lane, being the property of Claridge Towers, Inc.
FILED: HEARING: Room 108, 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 Special Exception for Accessory Business Uses for convenience of its tenants in the elevator apartment building.
All that part of land in the 9th District of Baltimore County, for the same at a point in the center of Bellona Avenue (50 feet wide) at the beginning of land which by deed dated September 4, 1957, and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 2811, folio 72, was conveyed by Edmondville Building Company to Mary B. Strickland; running thence and binding on the center of Bellona Avenue and on the lot, 2nd and 3rd lines, in aforesaid deed, north 1 degree 27 minutes 20 seconds west 117.25 feet, north 3 degrees 42 minutes 20 seconds east 209.26 feet, and north 2 degrees 42 minutes 40 seconds east 127.7 feet to intersect the southern right-of-way line of the Baltimore County Beltway; thence bounding said right-of-way and on the 4th line of the aforesaid deed, north 87 degrees 29 minutes 20 seconds east 122.50 feet to a point distant 325 feet measured southwesterly and radially from Station 153 plus 55 as shown on The State Roads Commission of Maryland Right-of-Way Map No. 10584; thence still bounding on said right-of-way and on the 5th line of the aforesaid deed, south 41 degrees 25 minutes 20 seconds east 103.6 feet to a point distant 245 feet measured southwesterly at right angles from Station 153 plus 15 as shown on the aforesaid State Roads Commission of Maryland Right-of-Way Map No. 10584; thence still bounding on said right-of-way and on the 6th line of the aforesaid deed, south 12 degrees 41 minutes 00 seconds east 280.11 feet to a point distant 165 feet measured westerly at right angles from the base line of Charles Street as shown on State Roads Commission of Maryland Right-of-Way Map No. 10584; thence still bounding on said right-of-way and on the 7th line of the aforesaid deed, south 10 degrees 10 minutes 20 seconds west 71.42 feet to the east-most right-of-way of Bellona Avenue (50 feet wide) as shown on the aforesaid Plat No. 10586; running thence and binding at the northern right-of-way line of Bellona Avenue south as shown on the aforesaid Plat No. 10586; the two following courses and distances, south 86 degrees 2 minutes 20 seconds west 17.00 feet, and north 19 degrees 08 minutes 20 seconds west 12.11 feet to the east-most right-of-way of Bellona Avenue (50 feet wide) as shown on the aforesaid Plat No. 10586; running thence and binding on the eastern right-of-way as shown on the aforesaid Plat No. 10586 as now surveyed, north 4 degrees 50 minutes 10 seconds west 636.10 feet to intersect the base line of the aforesaid deed from Edmondville Building Company to Strickland; running thence and binding on part of the aforesaid last line, south 82 degrees 27 minutes 10 seconds west 24.22 feet to the place of beginning; 22 feet by, however, the Stream Change Area as shown on The State Roads Commission of Maryland Plat No. 10584 and also subject to the slope easement area as shown on The State Roads Commission of Maryland Plat No. 10584.
Being the property of Claridge Towers, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, October 4, 1967 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
SEPT. 14.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Clerk of the Circuit Court for Baltimore County Date December 5, 1968

FROM County Board of Appeals

SUBJECT File No. 2555

RECEIVED FROM THE COUNTY BOARD OF APPEALS COURT FILE NO. 2555

VALLEY 3-1414

BPR

AUSTIN W. BRIZENDINE
ATTORNEY AT LAW
LOYOLA BUILDING
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

June 7, 1968

Board of Appeals for Balto. Co.
County Office Building
Towson, Maryland 21204

Re: No. 68-76-X
Petition of Claridge Towers, Inc.
For Accessory Business Uses

Gentlemen:

At the hearing on the above matter June 6, 1968, leave was granted to file the transcript of testimony in Case No. 5326-XV within ten days from the date of the hearing. This transcript of testimony has been located among the Circuit Court for Baltimore County files. In order to offer it to the Board, it is necessary that a Subpoena Duces Tecum be issued to the Clerk to produce it. A copy of this Subpoena is enclosed herewith, and it is expected that the transcript will appear in your office.

In accordance with the Board's instructions, your attention is invited to the Testimony of Herbert A. Siegel on Page 19. I would also respectfully refer you to Pages 3, 4 and 5 of the transcript for information only.

Very truly yours,

Austin W. Brizendine

AWB:l
Enclosure

cc: Mrs. Arlene R. Bernstein
Venable, Baetjer and Howard
Mercantile Trust Building
Baltimore, Maryland 21202

*Rec'd 6-12-68
12 Nov 4*

September 27, 1968



Austin W. Brizendine, Esq.
Loyola Building
Towson, Maryland 21204

Re: Case No. 68-76-X
Claridge Towers, Inc. (Ruxton Towers)

Dear Mr. Brizendine:

The Board agrees with the suggestion in your letter of September 26, 1968. We have, therefore, amended the Order in the above captioned case with interlineation by striking out the words "the special exception" and adding the words "the relief", so that the final Order in the case will now read as follows:

For the reasons set forth in the foregoing Opinion, it is this 5th day of September, 1968 by the County Board of Appeals, ORDERED that the relief petitioned for in the within case, be and the same is hereby GRANTED, and that Item #2 of the previous Order, Case #5326-XV, be stricken out and of no force and effect, to the end that the petitioner is granted permission to convert a portion of the apartment space to accessory business uses for the convenience of tenants, subject to the limitation of Section 402.A of the Zoning Regulations.

Thank you for calling this to our attention.

Very truly yours,

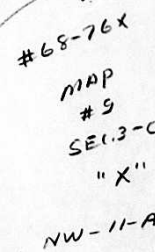
W. Giles Parker

WGP:sst

cc: Norwood B. Orrick, Esquire
Mr. John G. Rose ✓
Mr. George E. Gavrells
Richard Byrd, Esquire

①	N	1°	27'	20" W	117.63
②	N	2	42	20 W	302.38
③	N	3	42	40 E	13.27
④	N	57	29	30 E	125.35
⑤	S	41	35	20 E	165.84
⑥	S	12	44	00 E	238.14
⑦	S	8	53	30 W	651.37
⑧	S	47	10	20 W	74.12
⑨	S	56	03	20 W	17.00
⑩	S	43	08	20 W	43.21
⑪	N	4	50	10 W	626.10
⑫	N	50	27	10 W	24.53

①	Southwest corner	134'
②	Northerly on east side Balcon	69'
③	Continuing Northerly w. Balcon	21'
④	Southwest corner on southwest side of E/W of thruway	186'



RESTAURANT (2,000+)	15space/500sf	14
BEAUTY SHOP (1,000+)	15space/350sf	4
FIRST FLOOR APTS 12	15space/Apt	12
APTS SECOND THRU		
TENTH FLOOR: 2 Floors @ 15 ks floor, 15space/Apt		162

EXISTING PARKING SPACES			
BASEMENT	15 Bays @ 2 each	=	30
NORTH LOT	6+7+11	=	24
EAST LOT	23+15+13+21	=	72
SOUTH LOT	14+19+27+31+7	=	100

12" Water In Bellona Lane: Refer to dwgs 55-1373, -74, -75, A4c
8" Sanitary Sewer In Bellona Lane: Refer to dwg 64-019 A-10
Storm Run off from Property Carried off by Towson Run.

Exterior of the building and the entrance canopy are not to be changed.

TOTAL PARKING 226 Spaces
FUTURE EMPLOYEE PARKING
AT NORTH END OF PROPERTY 8
TOTAL AVAILABLE PARKING: 234 Spaces

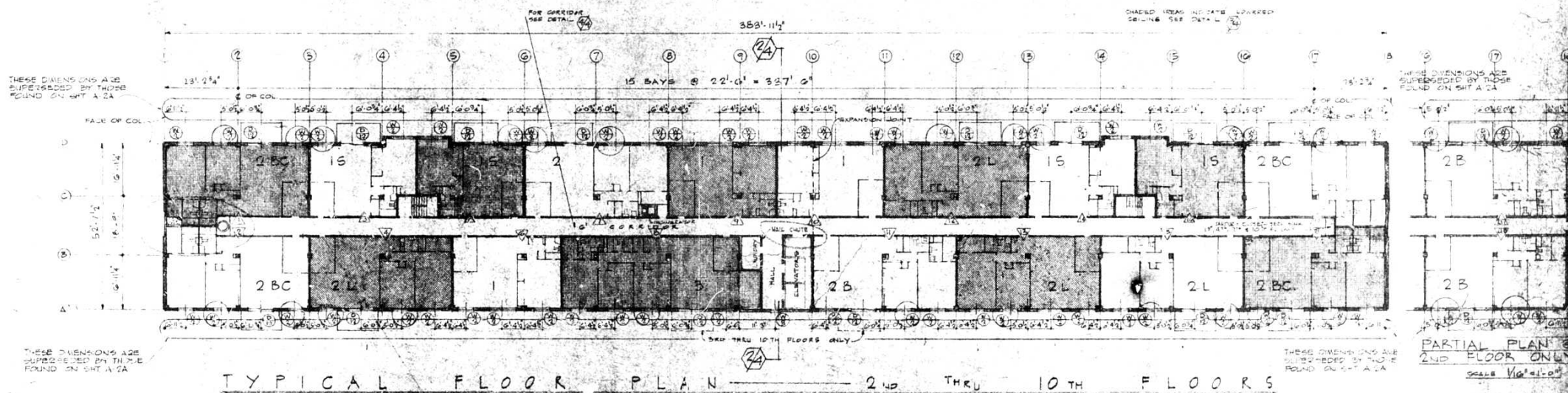
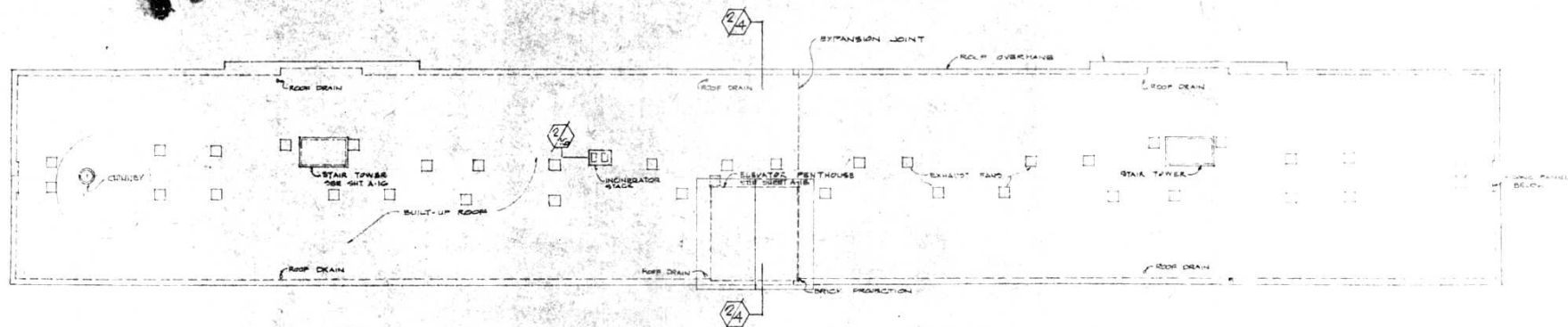
RUXTON TOWERS
SITE PLAN

BALTIMORE COUNTY
Scale: 1" = 50'

SCALE: 1" = 50'
DATE: _____

DWG. NO. S-1





PROPOSED REVISED SCHEDULE OF APARTMENTS			
DESIGNATION	TYPE	NUMBER	REMARKS
3	3 BEDROOM - 2 BATH	9	5 WITH BALCONIES
2 BC	2 BEDROOM - 2 BATH	57	56 WITH BALCONIES
2 B	2 BEDROOM - 2 BATH	11	10 WITH BALCONIES
2 L	2 BEDROOM - 1 BATH	56	29 WITH BALCONIES
2	2 BEDROOM - 1 BATH	10	10 WITH BALCONIES
1	1 BEDROOM - 1 BATH	29	NP BALCONIES
1 S	1 BEDROOM - 1 BATH	35	34 WITH BALCONIES
1 SF	1 BEDROOM - 1 BATH	2	NO BALCONIES
TOTAL		175	152 WITH BALCONIES
FIRST FLOOR	CONVERT TO BEAUTY SHOP	-1	2BR 1B (2BR-2B)
REVISED TOTAL		174	

(NO CHANGE IN USE PROPOSED FOR 2ND THRU 10TH FLOORS.)

* NOTE
SEE SHEET A-2A FOR WINDOW LOCATIONS

SEPIA COPY REVISED 8/11/67 TO SHOW NEW APARTMENT TYPE
GENERAL PLANS, TYPICAL FLOOR & ROOF; APARTMENT SCHEDULE

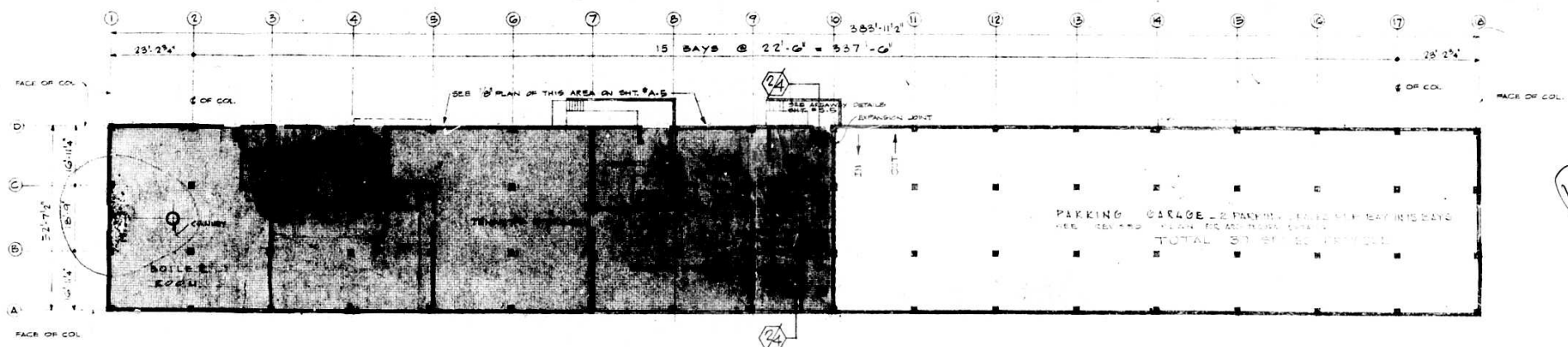


LEAVITT ASSOCIATES
ARCHITECTS AND ENGINEERS
4400 COLLEY AVENUE
NORFOLK, VIRGINIA
8-11-67

RUXTON TOWERS
APARTMENTS

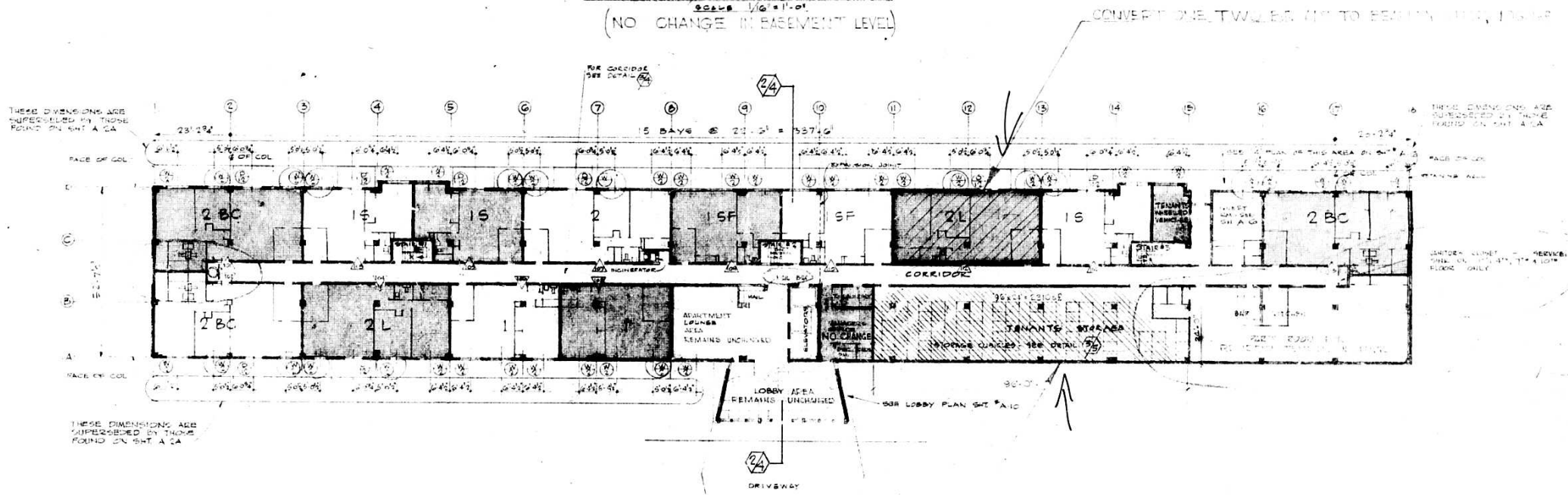
BELLONA LANE NEAR
CHAKES STREET
BALTIMORE CO., MARYLAND
MOLIBBY & GILPIN, DEVELOPERS

JOB NO.
6-67
DATE
8-11-67
BY
TED
A-2

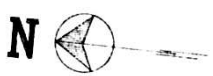


BASEMENT LEVEL PLAN
SCALE 1/8" = 1'-0"

(NO CHANGE IN BASEMENT LEVEL)



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



*NOTE:
SEE SHEET A-2 FOR WINDOW LOCATIONS
SEE ARCHY. GENERAL #11/12 TO SHOW DIMENSIONS OF WALLS, DOORS, AND TENANTS' STALLS
SEE ARCHY. GENERAL #13/14 TO SHOW DIMENSIONS OF WALLS, DOORS, AND TENANTS' STALLS

GENERAL PLANS, BASEMENT & FIRST FLOOR

REVISIONS 8-10-54 9-17-58 10-21-58 11-20-58 12-15-58 1-18-59 8-11-59	LEAVITT ASSOCIATES ARCHITECTS AND ENGINEERS 4400 COLLEY AVENUE NORFOLK, VIRGINIA TITLE	RUXTON TOWERS APARTMENTS BELLONA LANE NEAR CHARLES STREET BALTIMORE CO, MARYLAND WOLLEY & GRIFFIN DEVELOPERS
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*Put
48-4*