

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nottingham Properties, Inc., 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 R.A. zone to an B.L. zone, for the following reasons:

- In that the subject property is in a commercial area and should have been zoned in a commercial classification in November, 1955 at the time of the adoption of the 9th District Zoning Map.
- Changes in the neighborhood since the adoption of the 9th District Zoning Map would necessitate the change requested.
- The proposed District Map, as prepared by County consultants, places this site and surrounding property in a commercial zoning classification, said property being further described on attached plats and descriptions.

See attached description

and for a Special Exception under the said Zoning Law and/or Special Exception Regulations of Baltimore County, in the herein described property, to:

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.

Contract purchaser: Nottingham Properties, Inc.

Address: 102 W. Pennsylvania Ave., Towson, Maryland, 21204

BY: W. Lee Thomas

Address: 102 W. Pennsylvania Ave., Towson, Maryland, 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of January, 1969, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1969, at 2:00 o'clock P.M.

By: W. Lee Thomas

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nottingham Properties, Inc., 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 undistricted area to a C.T. district, for the following reasons:

Because the property abuts an existing C.T. District to the East and to the South and is a natural extension of such C.T. District should the simultaneous request for reclassification to B.L. zoning be granted.

The said property being further described on the attached plats and descriptions.

See attached description

and for a Special Exception under the said Zoning Law and/or Special Exception Regulations of Baltimore County, in the herein described property, to:

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.

Contract purchaser: Nottingham Properties, Inc.

Address: 102 W. Pennsylvania Ave., Towson, Maryland, 21204

BY: W. Lee Thomas

Address: 102 W. Pennsylvania Ave., Towson, Maryland, 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of January, 1969, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1969, at 2:00 o'clock P.M.

By: W. Lee Thomas

Zoning Commissioner of Baltimore County.

(over)

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
208 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the south side of Allegheny Avenue at the distance of 215 feet easterly measured along the south side of Allegheny Avenue from the center line of Baltimore Avenue and running thence and binding of the south side of Allegheny Avenue South 82 degrees 55 minutes East 105 feet, thence leaving said Avenue and running South 7 degrees 05 minutes West 150 feet to the north side of an Alley, thence binding of the north side of said Alley North 62 degrees 55 minutes West 105 feet and thence leaving said Alley and running North 7 degrees 05 minutes East 150 feet to the place of beginning.

Containing 0.36 of an Acre of land more or less.

Map # 9 Sec 3C
3C Dist. Map
(Dist) NE 10 A
BL
CT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 30, 1969

FROM: George E. Grevello, Director of Planning

SUBJECT: Petition #69-170-R, Reclassification from R.A. to B.L. Redistricting from Undistricted to C.T. District. South side of Allegheny Avenue 215 feet East of Baltimore Avenue. Nottingham Properties, Inc., Petitioners.

9th District

HEARING: Thursday, February 13, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition. It notes that studies made by and for this office indicated the appropriateness of adjusting the present R.A. zoning in this block to commercial zoning. It notes that substantial portions of the subject tract are committed to off-street parking for the Alex Brown building and that no change in the present use of the structure - offices - seems to be possible until and unless a total solution for parking in the entire block is implemented. The dominant use of this property should be for office rather than retail facility.

GEG:bms

W. Lee Thomas, Esq.,
102 W. Pennsylvania Ave.,
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 9th day of January, 1969.

Petitioner: Nottingham Properties, Inc.

Petitioner's Attorney: W. Lee Thomas, Esq.

Reviewed by: John G. Rose
Chairman of
Advisory Committee

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

TO: Robert E. Grevello, Planner, Thomas & Nelson
102 W. Pennsylvania Ave.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 69-422 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY: 1 DETAIL ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

50.00

Petition for Reclassification and Redistricting for Nottingham Properties, Inc. #69-170-R

50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

TO: Robert E. Grevello, Planner, Thomas & Nelson
102 W. Pennsylvania Ave.
Towson, Md. 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-422 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY: 1 DETAIL ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

50.00

Advertising and posting of property for Nottingham Properties, Inc. #69-170-R

50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Chairman: Oliver L. Myers

Members: W. Lee Thomas, Esq.

102 W. Pennsylvania Ave.,
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an R.A. zone to an B.L. zone

Locations: 3/5 Allegheny Ave., 215' E. of Baltimore Ave.

District: 9th

Petitioner: Nottingham Properties, Inc.

Committee Meeting of Dec. 17th, 1968

Item 139

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property is presently improved with an existing two story stone office. To the west of the property is a parking lot for the complex of the Alex Brown Building and the Campbell Building. Immediately across the street on the north side of Allegheny Avenue a church exists, and to the south is the complex - the Alex Brown Building and the Campbell Building.

BUREAU OF ENGINEERING:

Highways:

Allegheny Avenue: An existing improved road; however, County Development necessitates its future improvement to a 48' cross-section on an 80' right-of-way.

Alleys: Primary access to parking within this block.

Parking: The subject property represents a significant portion of the parking commitment for the Campbell/Nottingham complex in this block as submitted for BLD, #518-66.

Water: Service existing.

W. Lee Thomas, Esq.,
102 W. Pennsylvania Ave.,
Towson, Maryland 21204
RE: Item 139

BUREAU OF ENGINEERING (Continued)

Sanitary Drainage: Service existing

Storm Drainage: Functional

Screen Planting: Incomplete, not as reflected on BLD, #18-66.

Developer's Design Approval Section field inspection 12/11/68 - O.L. Myers, Jr.

PROJECT PLANNING DIVISION

This site has been reviewed and there are no site planning factors requiring comment.

FIRE DEPARTMENT'S

No fire comments at this time.

HEALTH DEPARTMENT:

The existing building is connected to public water and sewer.

Air Pollution Committee: The building or buildings on this site may be subject to restrictions and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BUREAU OF TRAFFIC ENGINEERING

The site inspection is part of the overall parking plan for the Alex Brown Building. If this is to be eliminated from the parking provisions must be made to provide additional parking to meet Baltimore County requirements.

WATER DEPARTMENT:

Average too small to have an appreciable effect on student population.

ZONING ADMINISTRATION

The petitioner's plan also must be revised to indicate the proposed widening of Allegheny Avenue in accordance with the Bureau of Engineering's comments. This must be done prior to a hearing date being assigned.

Very truly yours,

OLIVER L. MYERS, Chairman

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

Enc.

PETITION FOR RECLASSIFICATION AND REDISTRICTING 5th DISTRICT
ZONING: From R.A. to B.L. Zone.
 Undistricted to C.T. District
LOCATION: South side of Alleghany Avenue 215 feet East of Baltimore Avenue.
DATE & TIME: THURSDAY, FEBRUARY 13, 1969 at 2:00 P.M.
PUBLIC 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:
 Present Zoning: R.A.
 Proposed Zoning: B.L.
 Present District: Undistricted
 Proposed District: C.T.
 All of parcel of land in the Ninth District of Baltimore County beginning for the same at a point on the south side of Alleghany Avenue at the distance of 215 feet easterly measured along the south side of Alleghany Avenue from the center line of Baltimore Avenue and running thence and binding on the south side of Alleghany Avenue South 82 degrees 55 minutes East 105 feet, thence leaving said Avenue and running South 7 degrees 05 minutes West 150 feet to the north side of an Alley, thence binding on the north side of said alley North 82 degrees 55 minutes West 105 feet and thence leaving said alley and running North 7 degrees 05 minutes East 150 feet to the place of beginning.
 Containing 0.36 of an Acre of land more or less.
 Being the property of Nottingham Properties, Inc., as shown on plat also filed with the Zoning Department.
 Hearing Date: Thursday, February 13, 1969 at 2:00 P.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
 Jan. 23, 1969

OFFICE OF
 THE TOWSON TIMES

TOWSON, MD. 21204 January 27, 1969

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for **One** ~~SEVEN~~ week before the 27th day of Jan., 19 69 that is to say, the same was inserted in the issue of **January 23, 1969.**

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

ORIGINAL

PETITION FOR RECLASSIFICATION AND REDISTRICTING 5th DISTRICT

ZONING: From R.A. to B.L. Zone.
 From Undistricted to C.T. District
LOCATION: South side of Alleghany Avenue 215 feet East of Baltimore Avenue.
DATE & TIME: Thursday, February 13, 1969 at 2:00 P.M.
PUBLIC 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:
 Present Zoning: R.A.
 Proposed Zoning: B.L.
 Present District: Undistricted
 Proposed District: C.T.

All that parcel of land in the Ninth District of Baltimore County beginning for the same at a point on the south side of Alleghany Avenue at the distance of 215 feet easterly measured along the south side of Alleghany Avenue from the center line of Baltimore Avenue and running thence and binding on the south side of Alleghany Avenue South 82 degrees 55 minutes East 105 feet, thence leaving said Avenue and running South 7 degrees 05 minutes West 150 feet to the north side of an Alley, thence binding on the north side of said alley North 82 degrees 55 minutes West 105 feet and thence leaving said alley and running North 7 degrees 05 minutes East 150 feet to the place of beginning.

Containing 0.36 of an Acre of land more or less.
 Being the property of Nottingham Properties, Inc., as shown on plat also filed with the Zoning Department.

Hearing Date: Thursday, February 13, 1969 at 2:00 P.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.
 Jan. 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JAN 23 1969, 19__

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 time ~~successive~~ weeks before the 13th day of February, 19 69, the first publication appearing on the 23rd day of January 19 69.

THE JEFFERSONIAN,

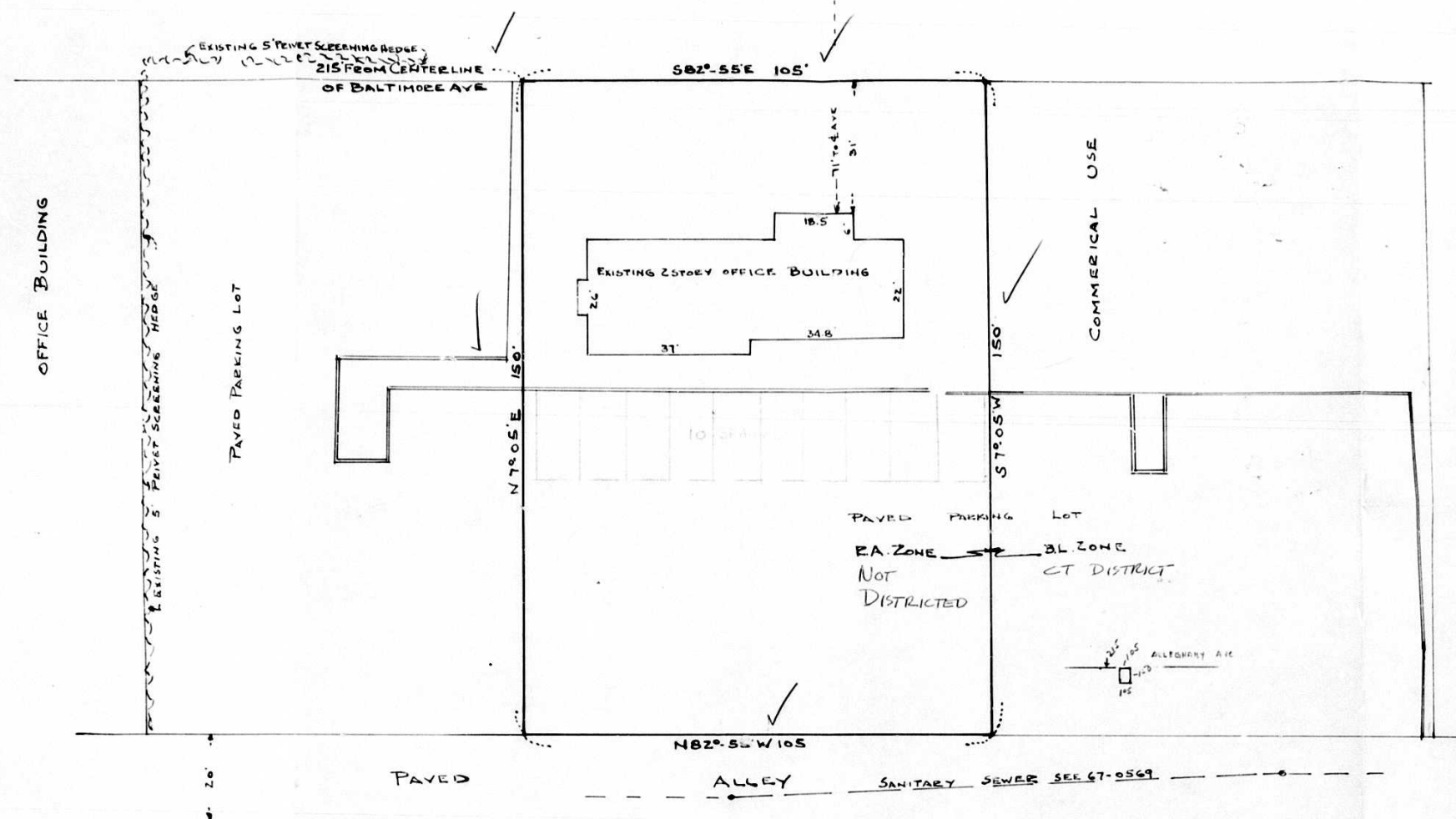
L. Lewis Strickland
 Manager.

Cost of Advertisement, \$_____

ALLEGHANY AVENUE (80' WIDE)

CONCRETE CURB
FIRE HYDRANT

4" WATER MAIN IN AVENUE



EXISTING ZONING RA
PROPOSED ZONING BL
EXISTING DISTRICTING NONE
PROPOSED DISTRICTING CT

PARKING DATA
1ST FLOOR 1800' : 300 = 6 SPACES REQUIRED
2ND FLOOR 1800' : 500 = 4 SPACES REQUIRED
TOTAL 10 SPACES REQUIRED

RA ZONE PARKING

OFFICE BUILDING
BL ZONE
CT DISTRICT



ZONING PLAT
PROPERTY LOCATED
IN
TOWSON

9TH DISTRICT BALTIMORE CO. MD
0.36 ACRES

#69-1702
Office
Copy

Map # 9 Sec 3C
3C Dist MoA
(Dist) NE 10A
BL
CT

SCALE: 1" = 20' NOVEMBER 22, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE - TOWSON MD.