

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Investment Building Company, 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 235.1. To permit a front yard setback of 0 feet from the front lot line and 20 feet from the centerline of the street instead of the required 15 feet and 40 feet respectively.

- To provide for additional parking and ultimate development of the subject site
- And further reasons to be brought out 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 for Baltimore County.

Investment Building Company
BY: *Edward A. Griffith* Legal Owner
Contract purchaser
Vice-President
Address: Investment Place
Towson, Maryland 21204

Frank E. Cicone
Petitioner's Attorney
Address: 1st National Bank Bldg.
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 5th day of March, 1969, at 10:00 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE
from Section 235.1 and
Section 235.2 & (232.2b)
of the Zoning Regulations
NE corner York Road and
Investment Place,
9th District
Investment Building Co.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 69-184-A

ORDER OF DISMISSAL

Petition of Investment Building Company for variance from Section 235.1 and Section 235.2 & (232.2b) of the Baltimore County Zoning Regulations, on property located at the northeast corner of York Road and Investment Place, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed June 10, 1969 (a copy of which is attached hereto and made a part hereof) from the attorney representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants-appellants be dismissed and withdrawn as of June 10, 1969.

It is hereby ORDERED this 18th day of June, 1969 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
Chairman
John A. Miller
Walter A. Keller, Jr.

IN THE MATTER OF
THE PETITION OF
INVESTMENT BUILDING COMPANY
ZONING DEPARTMENT
Case No. 69-184A

NOTICE OF APPEAL

Mr. Zoning Commissioner:

Please note an appeal on behalf of William F. Chew and Dorothy H. Chew, to the Baltimore County Board of Appeals from the decision of the Zoning Commissioner dated March 5, 1969, in Case No. 69-184A, the above case, granting certain variances as set forth in said Order of March 5, 1969.

Robert Evans
411 Jefferson Building
Towson, Maryland 21204
823-8465

Attorney for William F. Chew and Dorothy H. Chew

I HEREBY CERTIFY that on this 12 day of April, 1969, I mailed a copy of the foregoing Notice of Appeal to Frank E. Cicone, Esquire, First National Bank Building, Towson, Maryland 21204, attorney for Petitioner.

Robert Evans

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

Re: Case No. 69-184A
Investment Building Co.
Mr. F. Chew & Wife,
Protestants

Dear Mr. Baldwin:

Please dismiss the appeal of William F. Chew and wife in the above matter, by order of the Appellants.

The case is now set for June 11th, 1969.

Very truly yours,
Robert Evans
J. Robert Evans
Attorney for William F. Chew and wife

LRE:fw

cc: Frank E. Cicone, Esquire
Mr. William F. Chew

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

January 22, 1969

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Frank E. Cicone, Esq.,
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Variance for front yard setback
Locations: NE Cor. of York Rd. & Investment Pl.
District: 9th
Petitioner: Investment Building Company
Committee Meeting of January 14, 1969
Item 156

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 a high rise office building. Immediately to the north of the site is a cemetery; to the east would be the parking lot for Towson Plaza and Hutzler's; to the south would be a filling station, parking area for the existing office building, and a funeral home; to the west would be a service station, gun repair shop, Gino's Restaurant and several office buildings.

Investment Place and York Road are improved with concrete curb and gutter. Dulany Valley Road is not improved at all at this time.

BUREAU OF ENGINEERING:
The proposed building for parking encroaches on the right-of-way and slope easement required to improve Investment Place. The proposed road improvements are shown on construction drawing R08-0716-5, which is available in Room 200 of the Baltimore County Office Building. A right-of-way plat has been prepared for the highway widening and the area in which the building may be constructed is greatly reduced from the area provided by existing right-of-way lines. No

Frank E. Cicone, Esq.,
First National Bank Building
Towson, Maryland 21204
RE: Item 156

January 22, 1969

BUREAU OF ENGINEERING: (Continued)
Approval should be given on the plan presented for review until the property line and slope easements are revised to agree with the road construction drawing.

All public facilities, water, sanitary sewer, and storm drains, are available to serve the site.

FIRE DEPARTMENT:
#1. Owner shall be required to meet all Fire Department requirements when construction plans are submitted for approval.
#2. Antenna shall be required to be properly grounded.

HEALTH DEPARTMENT:
Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration 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.

BUILDING ENGINEER'S OFFICE:
No openings are allowed within 5' of a property line or within 12' of any opening in another wall facing or approximately at right angles to the plane of the window opening.

BOARD OF EDUCATION:
No effect on student population.

STATE ROADS COMMISSION:
The plan indicates an entrance to the site from Dulany Valley Road. Due to the close proximity of the intersection of Investment Place, and the heavy right turn movement into Investment Place from Dulany Valley Road generated by the Investment Bldg., the entrance must be designated one-way, in only.

The entrance must be 20' in width and must be angled at 60° to Dulany Valley Road.

The frontage of the property on Dulany Valley Road and the radius return of the corner must be curbed with construction curb and gutter. The roadside face of curbs is to be 24' from and parallel to the existing center line of Dulany Valley Road.

The plan must be revised prior to a hearing date being assigned.

Frank E. Cicone, Esq.,
First National Bank Building
Towson, Maryland 21204
RE: Item 156

January 22, 1969

ZONING ADMINISTRATION DIVISION:
Due to the comments by the State Roads Commission and the Bureau of Engineering, this office is withholding a hearing date until such time as revised plans are received in compliance with the above comments.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

DLN:JD
Enc.

BEGINNING for the same at the point formed by the intersection of the east side of York Road and the north side of Investment Place (formerly called McCurdy Avenue); thence running and binding on the east side of said York Road, North 31° 41' 10" West 220.91 feet; thence leaving the east side of said York Road and running the five (5) following courses and distances to intersect the west side of Dulany Valley Road, namely: (1) North 55° 51' 40" East 211.27 feet; (2) South 31° 18' 20" East 75.27 feet; (3) North 55° 53' 10" East 16.00 feet; (4) South 43° 24' 50" East 71.04 feet; and (5) North 78° 39' 00" East 129.52 feet to intersect said west side of Dulany Valley Road; thence running and binding on the west side of said Dulany Valley Road, South 06° 41' 10" West 117.00 feet to intersect the above mentioned north side of Investment Place (formerly called McCurdy Avenue); thence running and binding on the aforesaid north side of Investment Place, South 68° 12' 40" West 295.30 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: January 14, 1969

FROM: Captain Charles F. Morris, Jr., Fire Department

SUBJECT: Item #156 - Zoning Agenda - Tuesday, January 14, 1969
Property Owner: Investment Building Company
Location: N.E. corner of York Road and Investment Place
District: 9th

#1. Owner shall be required to meet all Fire Department requirements when construction plans are submitted for approval.

#2. Antenna shall be required to be properly grounded.

Charles F. Morris, Jr.
Captain

cc: Mr. Jay Hanna,
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: February 14, 1969

FROM: George E. Gonnella, Director of Planning

SUBJECT: Petition #69-188-A, Variance for Front and Side Yard setbacks.
Northeast corner of York Road and Investment Place (formerly called McCurdy Avenue). Investment Building Co., Petitioner.

9th District

HEARING: Wednesday, March 5, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to setbacks and has the following advisory comments to make with respect to pertinent planning factors:

- It is the understanding of the Planning staff that the revised site plan complies with the technical comments made by State and County agencies and that there are no conflicts between the building proposal and projected road rights of way.
- We note that additional office space is proposed to be constructed as part of the parking structure. We note also that the original approval of a building permit here was based on an almost exact match between the parking provided and the use of the Investment Building for office purposes in its entirety. Detailed figures on parking provided on this site or on nearby sites are required together with a cataloging of uses within the building in order that it can be determined that compliance exists with the Zoning Regulations.

GEG:bm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Date: January 14, 1969

FROM: William M. Greenwalt

SUBJECT: Item 156 - Zoning Advisory Committee Meeting, January 14, 1969

Health Department Comments:

156. Property Owner: Investment Building Company
Location: N.E. Cor. of York Rd. & Investment Pl.
District: 9th
Present Zoning: RM
Proposed Zoning: Var. to 235.1
No. Acres: 1.5

Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration 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.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMG/ca

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRINCE STREET
BALTIMORE, MD. 21201

January 17, 1969

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

Re: Zoning Advisory Committee Meeting
Item 156. Property Owner: Investment Building Company
Locations: N.E. Cor. of York Rd. & Investment Pl.
District: 9th
Present Zoning: RM
Proposed Zoning: Var. to 235.1
N.E. Cor. of Dulany Valley Road
Route 180 and Investment Place

Dear Mr. Rose:

The plan indicates an entrance to the site from Dulany Valley Road. Due to the close proximity of the intersection of Investment Place, and the heavy right turn movement into Investment Place from Dulany Valley Road generated by the Investment Bldg., the entrance must be designated one-way, in only.

The entrance must be 20' in width and must be angled at 60° to Dulany Valley Road.

The frontage of the property on Dulany Valley Road and the radius return at the corner must be curved with combination curb and gutter. The roadside face of curb is to be 24' from and parallel to the existing centerline of Dulany Valley Road.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

CLJ:Wdg



Charles Lee, Chief
Development Engineering Section
by: Mr. John G. Rose
Asst. Development Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: January 21, 1969

FROM: Mr. John G. Rose, Zoning Commissioner

SUBJECT: The Zoning Advisory Committee

Addition to the Investment Building

No openings are allowed within 5' of a property line or within 12' of any opening in another wall facing or approximately at right angles to the plane of the window opening.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: January 14, 1969

FROM: Captain Charles F. Morris, Jr., Fire Department

SUBJECT: Item #156 - Zoning Agenda - Tuesday, January 14, 1969
Property Owner: Investment Building Company
Location: N.E. corner of York Road and Investment Place
District: 9th

#1. Owner shall be required to meet all Fire Department requirements when construction plans are submitted for approval.

#2. Antenna shall be required to be properly grounded.

Charles F. Morris, Jr.
Captain

cc: Mr. Jay Hanna,
Fire Protection Engineer



BUREAU OF ENGINEERING

Revised Zoning Comments

156. Property Owner: Investment Building Company
Location: N.E. cor. of York Rd. and Investment Place
District: 9th
Present Zoning: RM
Proposed Zoning: Var. to 235.1
No. Acres: 1.5

The revised plan submitted for review satisfies the right-of-way and slope easement requirements shown on construction drawing #68-0716 (5), therefore, the proposed improvements do not violate the necessary highway widening.

CIS:ew

BUREAU OF ENGINEERING

Comment - Zoning Plat

156. Property Owner: Investment Building Company
Location: N.E. cor. of York Rd. and Investment Place
District: 9th
Present Zoning: RM
Proposed Zoning: Var. to 235.1
No. Acres: 1.5

The proposed building for parking encroaches on the right-of-way and slope easement required to improve Investment Place. The proposed building improvements are shown on construction drawing #68-0716-5, which is available in Room 300 of the Baltimore County Office Building. A right-of-way plat has been prepared for the highway widening and the area in which the building may be constructed is greatly reduced from the area provided by existing right-of-way lines. No approval should be given on the plan presented for review until the property line and slope easements are revised to agree with the road construction drawing.

All public facilities, water, sanitary sewer, and storm drainage are available to serve the site.

CIS:ew

Date January 20, 1969

FROM: C. Richard Moore

SUBJECT: Item 156 - ZAC - January 14, 1969
Property owner: Investment Building Company
York Road & Investment Place
Variance to 235.1

This office is in complete agreement with the Bureau of Engineering and the State Roads Commission.

C. Richard Moore
Engineer II

CBM:nc

TELEPHONE 813-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 60829 DATE Feb. 7, 1969	
To: Frank E. Clonney, Esq. 1st Nat'l Bank Building Towson, Md. 21204		Being Dept. of Baltimore County		PAID	
REPORT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH 1% VIA REMITTANCE		TOTAL AMOUNT \$25.00	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COURT	
100-104-A		Permits for Variance for Investment Building Co.		25.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 223-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 60877 DATE March 6, 1968	
To: Edward A. Griffin 1205 Parkway Ave. Rockville, Md. 20850		Being Dept. of Baltimore County			
DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE			
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			TOTAL AMOUNT \$64.75
1		Advertising and posting of property for Courtland Building Co. 229-700-A			\$64.75

TELEPHONE 823-3000 EXT. 363	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	IN. 6214 DATE 4/16/69
To: L. Robert Evans, Esq., 416 Jefferson Bldg., Towson, Md. 21204	BILLED Office of Planning & Zoning 119 County Office Bldg., Towson, Md. 21284	
REPORT TO ACCOUNT NO. 01.622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT 40.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST
Cost of appeal - Investment Bldg. Co. No. 69-184-A	1 sign	35.00 <u>5.00</u> \$40.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

[illegible]

TOWSON, MD. FEB 13 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 ~~before~~ before the 5th day of March 1962, the ~~last~~ publication appearing on the 13th day of FEBRUARY 1962.

THE JEFFERSONIAN,
G. Frank Street
Manager

Cost of Advertisement, \$.....

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

69-184-A

District. 90 Date of Posting. Apr. 25. 69
 Posted for _____
 Petitioner: Wm. H. Hill, Jr.
 Location of property: W. E. Lee, York Road, S. Westmont. Sta.
 Location of Sign: 1 sign at York Road
 Remarks: _____
 Posted by Wm. H. Hill Date of return. Apr. 30. 69

District #9 Date of Posting Feb. 14-69

Petitioner: Industrial Building Co.
Location of property: N.E. Cor. of York Rd. and Industrial Blvd.

Location of Signs: 1 Sign Post 1 on Corner of 2nd Rd. & Industrial Pl.

Remarks: _____
 Posted by: Thos. H. Moss Date of return: Oct. 17, 1969
 Signature

OFFICE OF
THE TOWSON TIMES

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 ~~week~~
week/before the 19th day of Feb., 1969 that is to say, the same
was inserted in the issue of February 13, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

Fresh E. Glenn, Esq.,
First National Bank Building
Tucson, 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

31st day of January, 1969.


JOHN G. ROSE,
Zoning Commissioner

Petitioner Investment Building Company

Petitioner's Attorney Frank E. Cicone, Esq. Reviewed by Oliver L. Myers
Chairman of
Advisory Committee

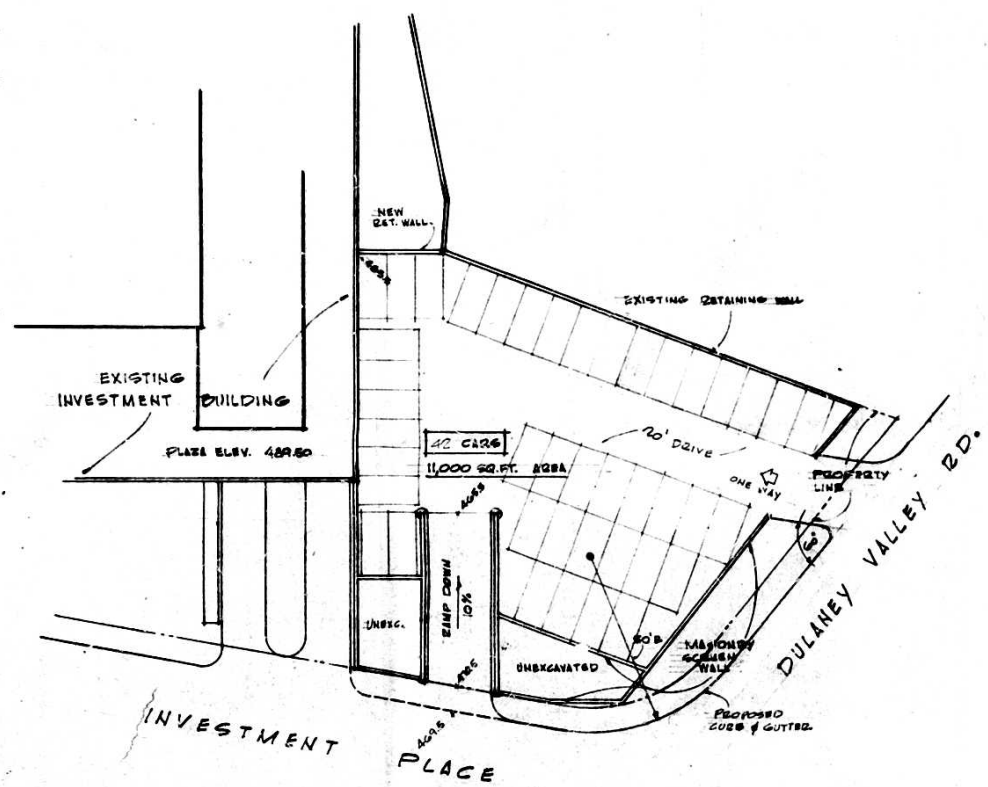
NO.	DESCRIPTION	DATE
1	REVISIONS	

ARCHITECTS • JAMES COSGROVE ASSOCIATES • AIA
 SUITE 400 100 ROCKVILLE PIKE ROCKVILLE, MARYLAND 430-8811

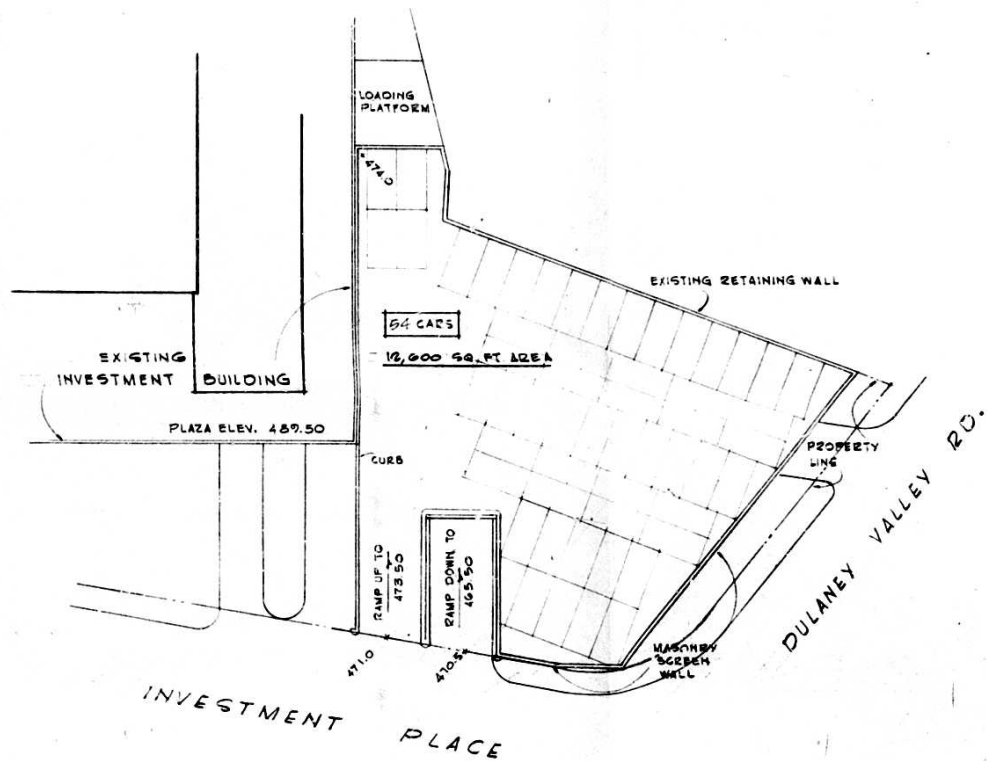
THE INVESTMENT BLDG
 ADDITIONAL PARKING
 & OFFICE SPACE

LOWER & UPPER
 LEVEL PARKING PLANS

SCALE: 1" = 10'
DRAWN BY: JCA
CHECKED BY:
DATE: 7/27/68
JOB NO.
DWG. NO.



• FLOOR PLAN •
 LOWER LEVEL PARKING



• FLOOR PLAN •
 UPPER LEVEL PARKING

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 7/27/68
 Zoning File 69-184

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 69-184 A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Company

I, or we, Investment Building, 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,

herby petition for a Variance from Section 235.1 To permit a frontyard setback

of 0 feet from the front lot line and 30 feet from the centerline

of the street instead of the required 15 feet and 40 feet respectively

Section 235.2 & (232.2b) - Side Yard - To permit side yard setback of Zero feet instead of the Required 20 feet Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- To provide for additional parking and ultimate development of the subject site
- And further reasons to be brought out 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 For Baltimore County.

Investment Building Company

BY: Edward A. Griffith
Edward A. Griffith Legal Owner
Vice-President
Address: Investment Place
Towson, Maryland 21204

Contract purchaser

Address

John E. Cline
Petitioner's Attorney

Protestant's Attorney

Address 1st National Bank Bldg

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 5th day of March, 1969, at 10:00 o'clock

A.M.



John E. Cline
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

10:00A
3/5/69
12:00M

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the above variances should be had to permit a front yard setback of zero feet from the front lot line and 30 feet from the center line of the street instead of the required 15 feet and 40 feet respectively and to permit a side yard setback of zero feet instead of the required 10 feet

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

~~a Variance~~ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th

variances

day of March, 1969, that the herein Petition for ~~a Variance~~ should be and the

same is granted, from and after the date of this order, which permits a front yard setback of zero feet from the front lot line and 30' from the center line of the street instead of the required 15 feet and 40 feet respectively and a side yard setback of zero feet instead of the required 10', subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition

and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day

of _____, 196____, that the above Variance be and the same is hereby DENIED.

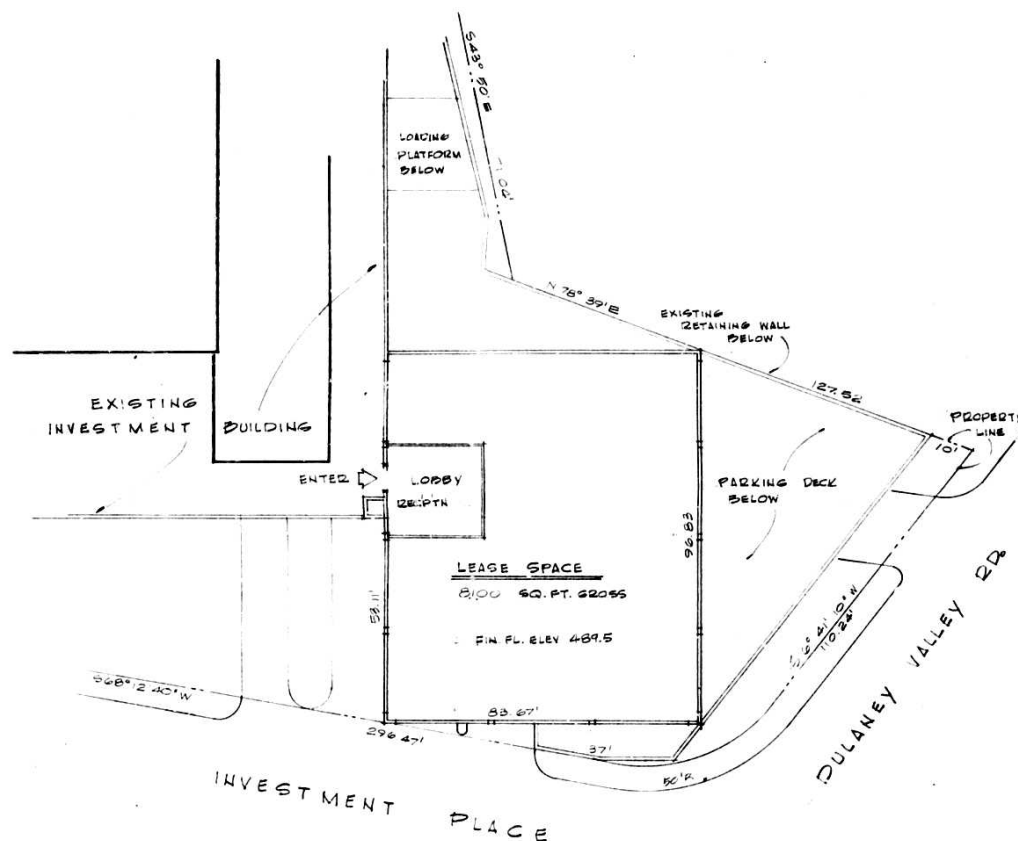
John E. Cline
Zoning Commissioner of Baltimore County

MICROFILMED

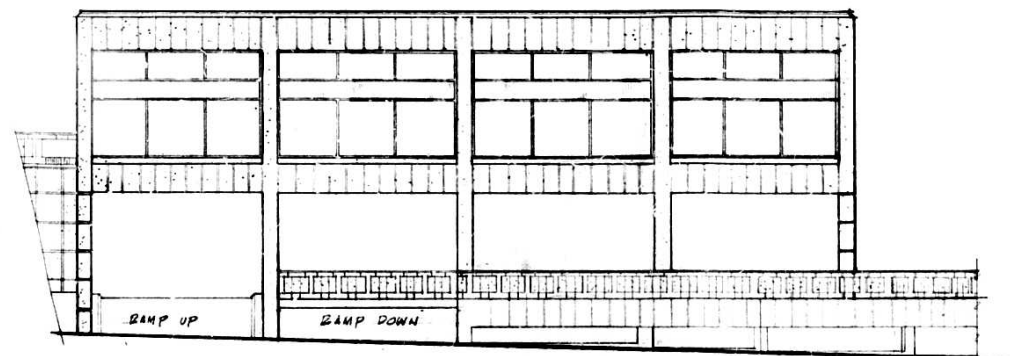
ORDER RECEIVED FOR FILING

DATE 3/5/69

JOHN E. CLINE



0 FLOOR PLAN
PLAZA LEVEL OFFICE SPACE



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SCHEDULE OF SPACE

(PROPOSED NEW CONSTRUCTION)

GROSS AREA	SPACE DESCRIPTION
11,000 SQ. FT.	LOWER LEVEL PARKING
12,600 SQ. FT.	UPPER LEVEL PARKING
8,100 SQ. FT.	PLAZA LEVEL OFFICE SPACE
31,700 SQ. FT.	TOTAL SPACE

ADDITIONAL CAR PARKING NEEDED FOR NEW CONSTRUCTION 17

ADDITIONAL CAR PARKING PROVIDED BY NEW PARKING STRUCTURE 33

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 7/24/88
Zoning File 69114

NO.	DESCRIPTION	DATE
1	ZONING CODE	1-30-88

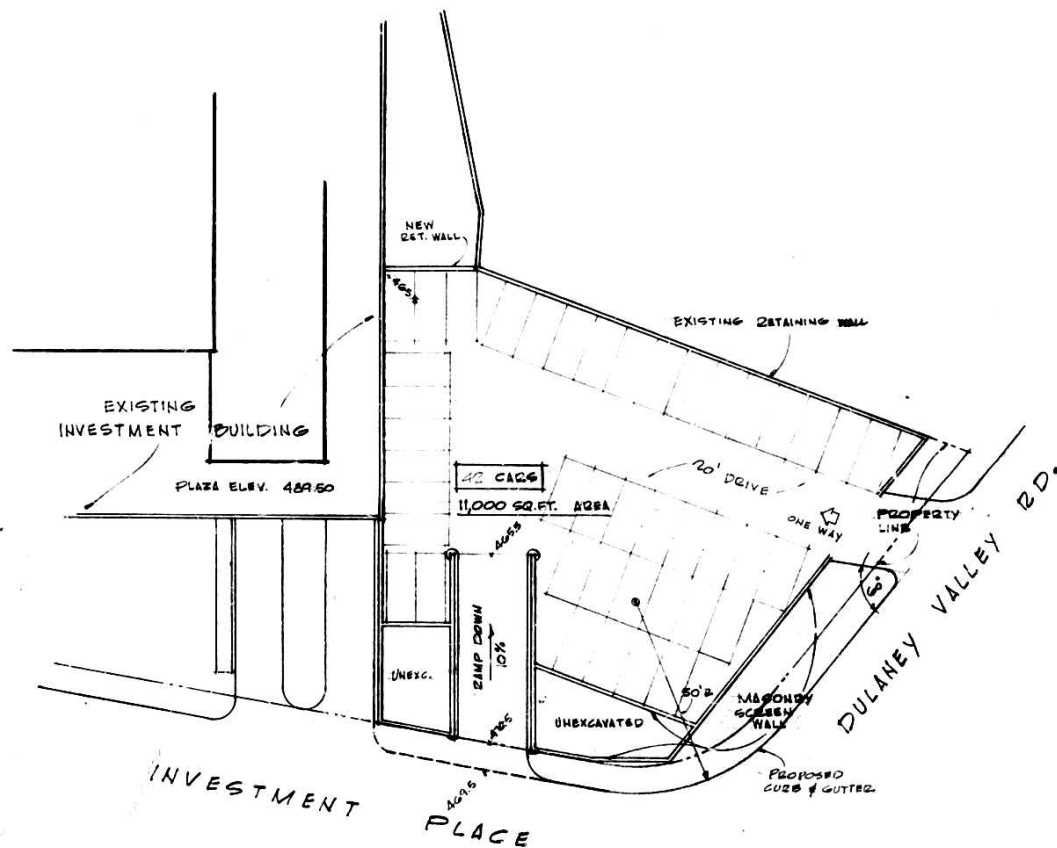
ARCHITECTS • JAMES COSSGROVE ASSOCIATES • AIA
SUITE 400 1010 ROCKVILLE PIKE ROCKVILLE, MARYLAND 20851
TELEPHONE: 424-8811

THE INVESTMENT BLDG
ADDITIONAL PARKING
OFFICE SPACE

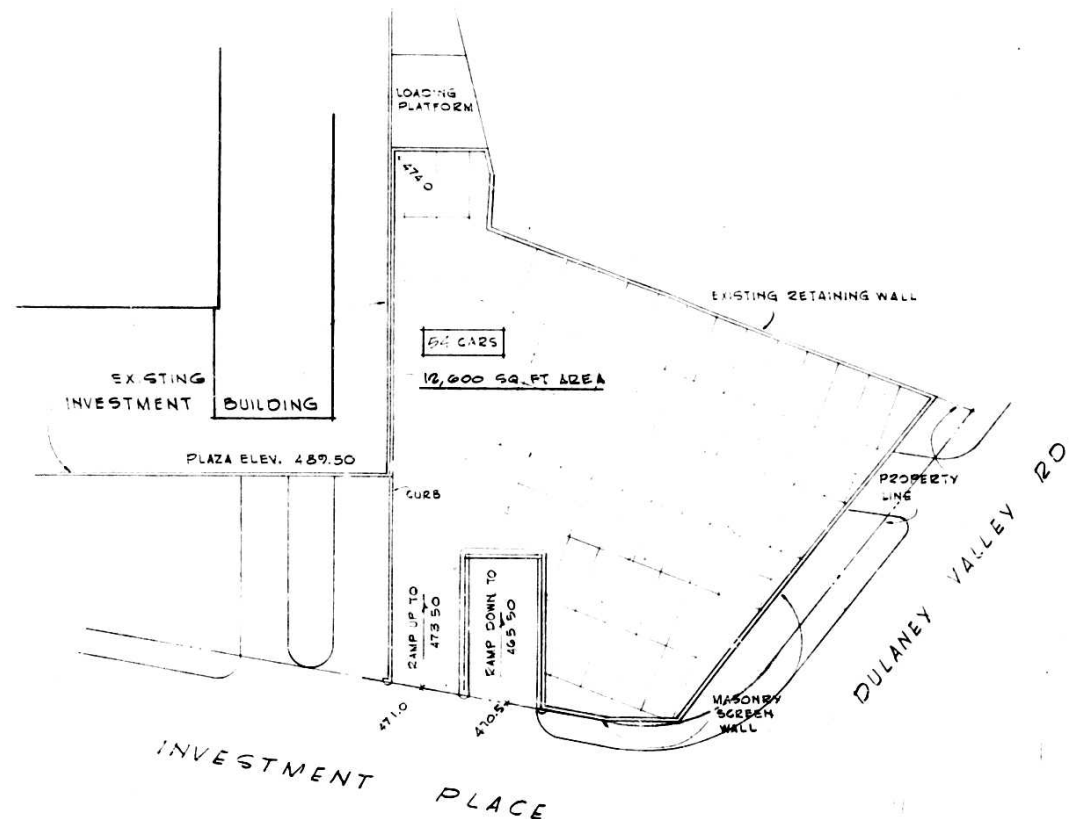
PLAZA LEVEL PLAN
ELEVATION (SOUTH)

SCALE IS NOTED
DATE OCT 21 '88
JOB NO.
DWG NO.

2
OF TWO



• FLOOR PLAN •
LOWER LEVEL PARKING



• FLOOR PLAN •
UPPER LEVEL PARKING

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *Dr. [Signature]*
DATE *7/29/69*
Zoning File *69-184*

NO.	DESCRIPTION	DATE
1	ZONING & 2022 1-30-07	

ARCHITECTS • JAMES COSGROVE ASSOCIATES • AIA
SUITE 400 1010 ROCKVILLE PIKE ROCKVILLE, MARYLAND 20843-11

THE INVESTMENT BLDG
ADDITIONAL PARKING
& OFFICE SPACE

LOWER & UPPER
LEVEL PARKING PLANS

SCALE: 1"=20'
DATE: NOV. 13, 1968
JOB NO.
DWG. NO.



OF TWO