

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mary G. Ensor, Kenneth K. Smith & Louise B. Smith, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA-1A zone for the following reasons:

Change in the area and error on the map

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 office and office buildings.

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

Address: 403, 405, 407 W. Pennsylvania Ave. Towson, Maryland, 21204

Protestant's Attorney

H. Anthony Mueller, Petitioner's Attorney
Alex. Brown & Sons Bldg., Towson, Md. 21204

Saunders M. Almond, Jr., Justice of the Peace, Towson, Md. 21204

ORDERED BY THE Zoning Commissioner of Baltimore County, this 13th day of May, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1969, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had, and it further appearing that by reason of the requirements of Section 502, 1 of the Baltimore County Zoning Regulations having been met

a Special Exception for a Offices and Office Buildings should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of June, 1969, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a RA-1A zone, and a Special Exception for a Offices and Office Buildings should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of May, 1969, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-6 zone, and/or the Special Exception for

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

E. F. HAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 915-9908

RECORDS 771-4521
March 25, 1969

DESCRIPTION TO ACCOMPANY ZONING
RECLASSIFICATION PETITION -
FOR
COCKEY - ENSOR & SMITH PROPERTIES

BEGINNING for the same at the intersection of the east side of Highland Avenue and the south side of Pennsylvania Avenue at the beginning of the land which by deed dated September 28, 1925 and recorded among the Land Records of Baltimore County in Liber WPC 626 folio 350 was conveyed by James P. Offutt to John T. Cockey running thence and binding on the south side of Pennsylvania Avenue 976'00"E 250.0 ft. thence leaving the south side of Pennsylvania Avenue and running S13°59'W 130.00 ft. N76°00'W 60.00 ft. S13°59'W 150.00 ft. N76°00'W 190.00 ft. to the east side of Highland Avenue running thence and binding on the south side of Highland Avenue N13°59'E 180.00 ft. to the place of beginning.

CONTAINING 0.964 Acres of land more or less.

BEING part of the land which by deed dated September 28, 1925 and recorded among the Land Records of Baltimore County in Liber WPC 626 folio 350 was conveyed by James P. Offutt to John T. Cockey.

BEING part of the land which by deed dated March 10, 1923 and recorded among the Land Records of Baltimore County in Liber WPC 567 folio 386 was conveyed by John T. Cockey and wife to Lawrence E. Ensor.

BEING all of the land which by deed dated February 14, 1950 and recorded among the Land Records of Baltimore County in Liber TBS 1013 folio 353 was conveyed by N. Bosley Hoffman to Kenneth K. Smith and wife.



E. F. HAPHEL
Professional Land Surveyor

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore

SUBJECT: Item 263 - ZAC - May 13, 1969
Property Owner: Ethel Marie Cockey
SE Corner Pennsylvania Ave. & Highland Ave.
RA & S.E. for offices & office bldg.

Review of the subject petition indicates that by revising the parking into one lot rather than three, more efficient use of the land could be realized.

C. Richard Moore
Engineer II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
ATTN: Mr. Myers
FROM: John Milberg, Inspector
Fire Department
SUBJECT: Property Owner Ethel M. Cockey

Item #263 Zoning Agenda May 13, 1969

Location: Pennsylvania Avenue and Highland Avenue
9th District

Partitioner shall be subject to comply with Fire Department requirements upon inspection of the building by a member of The Baltimore County Fire Protection Department.

Inspector John Lilley

cc: Mr. Jay Hanna
Fire Protection Engineer

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF May 13, 1969

Petitioner: Ethel Marie Cockey
Location: SE Cor. Pennsylvania Ave & Highland Ave
District: 9
Present Zoning: R-6
Proposed Zoning: RA & SE for offices & office bldg
No. of Acres: 0.964 ±

Comments: Would not have a noticeable effect on student population

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
FROM: Mr. John France
SUBJECT: SE/Cor. Pa. Ave. & Highland Ave.
Ethel Marie Cockey, owner

No comment.

J.Fr

John France

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers
FROM: William M. Greenwalt
SUBJECT: Item 263 - Zoning Advisory Committee Meeting, May 13, 1969

Health Department Comments:

263. Property Owner: Ethel Marie Cockey
Location: SE/Cor. Pennsylvania Ave. & Highland Ave.
District: 9th
Present Zoning: R-6
Proposed Zoning: RA & S.E. for offices & office bldg.
No. Acres: 0.964 ±

Water and sewers are available to the site.

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.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WME/ca

BUREAU OF ENGINEERING
Zoning Plat - Comment

263. Property Owner: Ethel Marie Cockey
Location: S/E cor. Pennsylvania Avenue and
Highland Avenue
District: 9th
Present Zoning: R-6
Proposed Zoning: RA & S.E. for office and office bldg.
No. Acres: 0.364

Highways:

Pennsylvania Avenue and Highland Avenue are existing streets which will be improved in the future as 40-foot wide curb and gutter cross-sections on the existing 60-foot right-of-way. The existing curb and gutter and paving is in satisfactory condition and no widening will be required until such time that new building permits are requested. If application is made for new building construction, the construction of additional paving will be required for the entire length of the block along the south side of Pennsylvania Avenue and the east side of Highland Avenue.

However, the installation of public sidewalks is required along the frontages of the subject properties at this time and a highway right-of-way fillet at the intersection of the subject streets, based on a future curb radius of 25 feet, is to be dedicated at no cost to the County. The public sidewalks shall be 4 feet wide and installed in accordance with Baltimore County standards which places the back edge of the walk two feet off the property line. From an aesthetic viewpoint, the County may tolerate some deviation from the physical location of the sidewalks in order to preserve the existing shade trees located within the public right-of-way area. All entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of the property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Item 263
Property Owner: Ethel Marie Cockey
Page 2

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

RODING

W.N. Key Sheet
30 S.E. 1 & 2 Position Sheet
N.E. 10A 200' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #263
Date: May 21, 1969

May 13, 1969
Ethel Marie Cockey
S/E cor. Pennsylvania Ave. &
Highland Ave.

This office would prefer that the parking be connected at least for No. 403 and 405, with one entrance in common.

RBW:vh

RICHARD B. WILLIAMS
Planner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 21, 1969

H. Anthony Mueller, Esq.,
Alex. Brown & Sons Bldg.,
Towson, Md. 21204

RE: Type of Hearing: Reclassification
from an R-6 zone to an RA zone, and
for Special Exception for office and
office buildings
Location: SE/Cor. Pennsylvania Ave. &
Highland Ave.
9th District
Petitioner: Ethel Marie Cockey
Committee Meeting of May 13, 1969
Item 263

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

John G. Rose
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
101 E. CALVERT AVE.
TOWSON, MARYLAND 21204

Oliver L. Myers
Chairman

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

H. Anthony Mueller, Esq.,
Alex. Brown & Sons Bldg.,
Towson, Maryland 21204

May 20, 1969

RE: Type of Hearing: Reclassification
from an R-6 zone to an RA zone, and
for Special Exception for office and
office buildings
Location: SE/Cor. Pennsylvania Ave. &
Highland Ave.
9th District
Petitioner: Ethel Marie Cockey
Committee Meeting of May 13, 1969
Item 263

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 subject property is presently improved with three two-story frame dwellings in the 35 year old area, in excellent repair. The property to the south is improved with the Towson Presbyterian Church. To the east, west, and north with dwellings - and some dwellings which have been converted into offices. Pennsylvania Avenue and Highland Avenue, at the present time, are improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Pennsylvania Avenue and Highland Avenue are existing streets which will be improved in the future as 40-foot wide curb and gutter cross-sections on the existing 60-foot right-of-way. The existing curb and gutter and paving is in satisfactory condition and no widening will be required until such time that new building permits are requested. If application is made for new building construction, the construction of additional paving will be required for the entire length of the block along the south side of Pennsylvania Avenue and the east side of Highland Avenue.

W. Anthony Mueller, Esq.,
Alex. Brown & Sons Bldg.,
Towson, Maryland 21204
Item 263

May 20, 1969

BUREAU OF ENGINEERING: (Continued)

However, the installation of public sidewalks is required along the frontages of the subject properties at this time and a highway right-of-way fillet at the intersection of the subject streets, based on a future curb radius of 25 feet, is to be dedicated at no cost to the County. The public sidewalks shall be 4 feet wide and installed in accordance with Baltimore County standards which places the back edge of the walk two feet off the property line. From an aesthetic viewpoint, the County may tolerate some deviation from the physical location of the sidewalks in order to preserve the existing shade trees located within the public right-of-way area. All entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates that by revising the parking into one lot rather than three, more efficient use of the land could be realized.

- Page 3 -

H. Anthony Mueller, Esq.,
Alex. Brown & Sons Bldg.,
Towson, Maryland 21204
Item 263

May 20, 1969

FIRE DEPARTMENT:

Petitioner shall be subject to comply with Fire Department requirements upon inspection of the building by a member of the Baltimore County Fire Prevention Department.

BOARD OF EDUCATION:

Would not have a noticeable effect on student population.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

HEALTH DEPARTMENT:

Water and sewers are available to the site.

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.

PROJECT PLANNING DIVISION:

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

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Bureau of Traffic Engineering, revised plans must be received in this office prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition #69-277-RX, Southeast corner of Highland and Pennsylvania Avenues.
Petition for Reclassification from R-6 to R.A.
Petition for Special Exception for Offices and Office Buildings.
Ethel Marie Cockey, et al - Petitioners
9th District
HEARING: Monday, June 23, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A., zoning together with a special exception for offices. It has the following advisory comments to make regarding pertinent planning factors:

The planning staff notes that the present bounds of R.A. zoning stops at the easterly side of Central Avenue. R-6 zoning intervenes between the subject properties and present apartment zoning. From a planning viewpoint, apartment zoning or any adjustments of existing zoning should occur only on the basis of a comprehensive plan which will treat the entire area rather than individual properties.

GEG:cm

TELEPHONE
825-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 62290

DATE June 24, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: Messrs. Royston, Mueller, Thomas & McLean
102 W. Pennsylvania Ave.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$80.25

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST

Advertising and posting of property for Ethel Marie Coker, et al
#69-277-RX 80.25

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

TELEPHONE
825-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 62243

DATE May 29, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: Saunders R. Almond, Jr., Esq.
Junior Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS TOTAL AMOUNT \$16.00

Petition for Reclassification and Special Exception for Kenneth Smith
#69-277-RX 16.00

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

PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
IN DISTRICT

ZONING: From P-1 to R-4 Zone.
Petition for Special Exception for
Office and Office Buildings.
LOCATION: Southern corner of
Highland and Pennsylvania Ave.
DATE: A PUBLIC HEARING, June 23,
1969 at 10:00 A.M.
PUBLIC HEARING: Room 109,
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, and under a
public hearing,
Present: P-1 to R-4
Petition for Special Exception for
Office and Office Buildings.
All that parcel of land in the
North District of Baltimore County,
BEGINNING for the same at the
intersection of the east side of
Highland Avenue and the south side
of Pennsylvania Avenue at the
corner of the land which by deed
dated September 23, 1923 and re-
corded among the Land Records of
Baltimore County in Liber WPC
147 folio 110 was conveyed by James
P. Coker to John T. Coker, running
thence and bounding on the north
side of Pennsylvania Avenue 81' 11"
to E. 250.00 ft. thence running
South 81' 11" W. 150.00 ft. to
the east side of Highland Avenue
running thence and bounding on the
south side of Highland Avenue
81' 11" to E. 150.00 ft. to the place
of BEGINNING.

BEING part of the land which by
deed dated September 23, 1923 and
recorded among the Land Records of
Baltimore County in Liber WPC
147 folio 110 was conveyed by James
P. Coker to John T. Coker, et al.

BEING part of the land which by
deed dated March 15, 1923 and
recorded among the Land Records of
Baltimore County in Liber WPC
147 folio 111 was conveyed by John
T. Coker and wife to Lawrence E.
Rose.

BEING all of the land which by
deed dated February 14, 1955 and
recorded among the Land Records of
Baltimore County in Liber WPC
148, folio 124 was conveyed by
Messrs. Royston, Mueller, Thomas &
McLean to the property of Ethel
Marie Coker, Mary G. Coker, Kenneth
M. Smith and Louise E. Smith, as
shown on plat plan filed with the
Zoning Department.

Public Hearing: Room 109, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County
June 1, 1969

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 5 1969

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... 1969... before the 23rd...
day of... June... 1969, the first publication
appearing on the 5th day of... 1969...
1969.

THE JEFFERSONIAN,

L. Frank Simpson,
Manager.

Cost of Advertisement, \$.....

TELEPHONE
825-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 62244

DATE May 29, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: Messrs. Royston, Mueller, Thomas & McLean
102 W. Pennsylvania Ave.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS TOTAL AMOUNT \$34.00

Petition for Reclassification and Special Exception for Ethel Coker, et al
#69-277-RX 34.00

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

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 June 11, 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 XXXXXX
weeks before the 11th day of June, 1969, that is to say, the same
was inserted in the issue of June 5, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

D

Anthony Mueller, Esq.
Baltimore County Office of Planning and Zoning
Attn: Room 9 Room 910-9
Towson, Md. 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

11th day of June, 1969

JOHN G. ROSE,
Zoning Commissioner

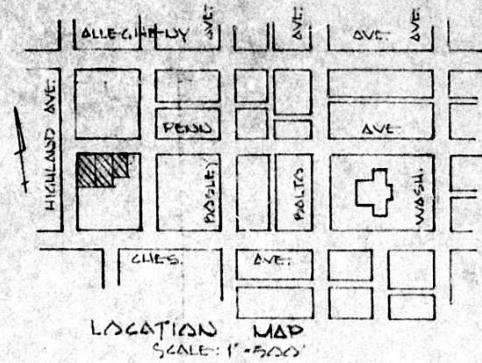
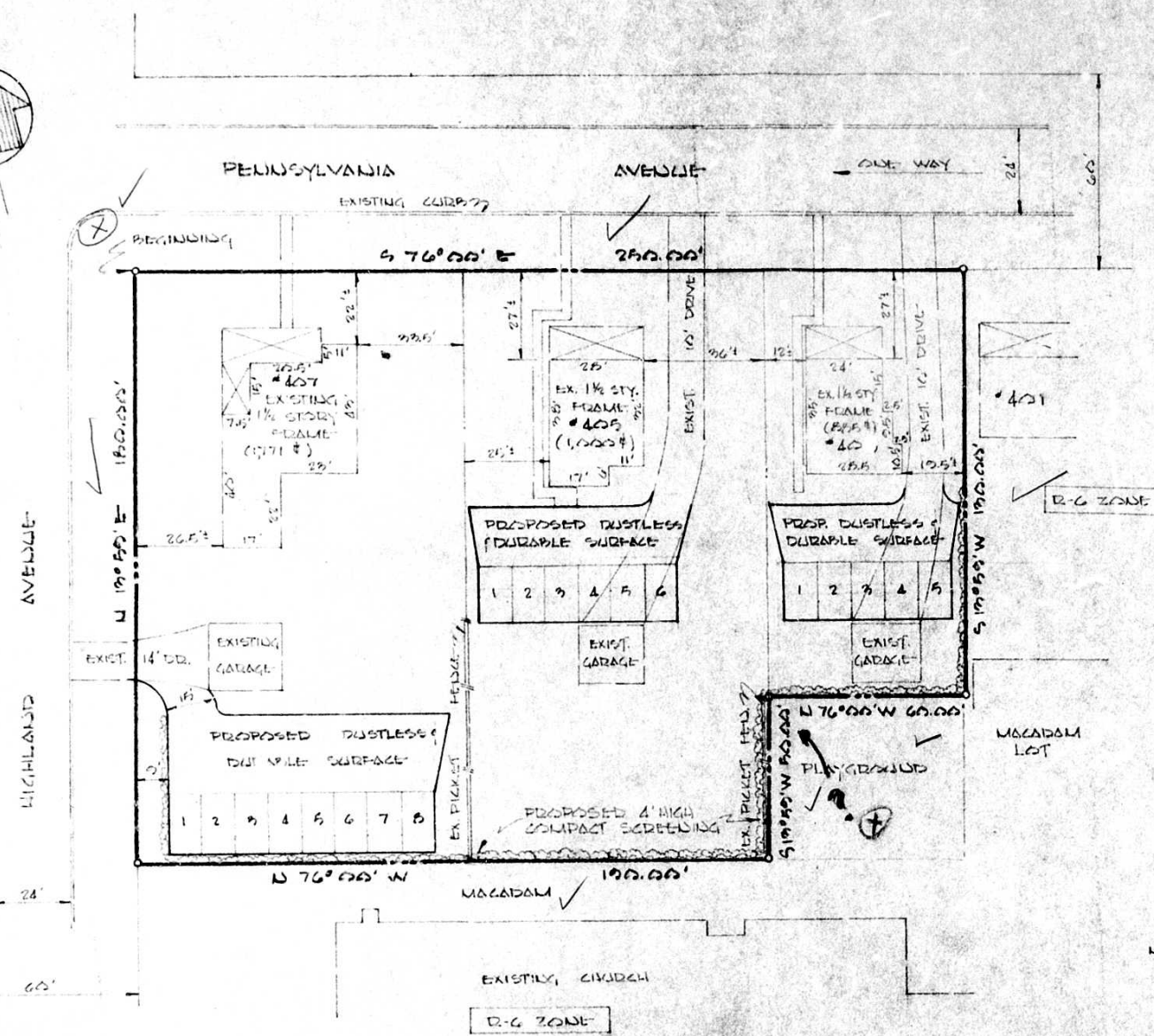
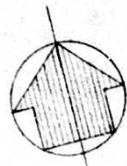
Petitioner Ethel Marie Coker

Petitioner's Attorney, Anthony Mueller Reviewed by
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 6-5-69
Posted for: Reclassification - Special Exception
Petitioner: E.M. Coker
Location of property: 55/101 Highland & Penna Aves
Location or signs: 2 rec. at 403-405-407 Penna Ave

Remarks: [Signature]
Posted by [Signature] Date of return: 6-12-69



GENERAL NOTES:

EXISTING USE	RESIDENCE
PROPOSED USE	OFFICES
EXISTING ZONE	D-G
PROPOSED ZONE	D-G (S.E. FOR OFFICES)
TOTAL AREA	0.966 ACRES ±

PARKING DATA:

A) #407			
FLOOR AREA			
1 ST FLOOR	1,771 ±		
2 ND FLOOR	1,000 ±		
SPACES	REQ'D	PROV.	
1 ST FLOOR	6	6	
2 ND FLOOR	2	2	
B) #405			
FLOOR AREA			
1 ST FLOOR	1,000 ±		
2 ND FLOOR	1,000 ±		
SPACES	REQ'D	PROV.	
1 ST FLOOR	4	4	
2 ND FLOOR	2	2	
C) #401			
FLOOR AREA			
1 ST FLOOR	885 ±		
2 ND FLOOR	885 ±		
SPACES	REQ'D	PROV.	
1 ST FLOOR	2	2	
2 ND FLOOR	2	2	

NOTE: SEWER & WATER SERVICE EXISTING FROM UTILITIES IN BED OF WEST PENNSYLVANIA AVENUE.

PLAT TO ACCOMPANY ZONING DECLASSIFICATION

#407, #405, & #401 W. PENNSYLVANIA AVE.

ELECTION DIST. NO. 2

BALTIMORE COUNTY, MD.

SCALE: 1" = 50'

MARCH 24TH 1969
 REVISED: 4-20-69



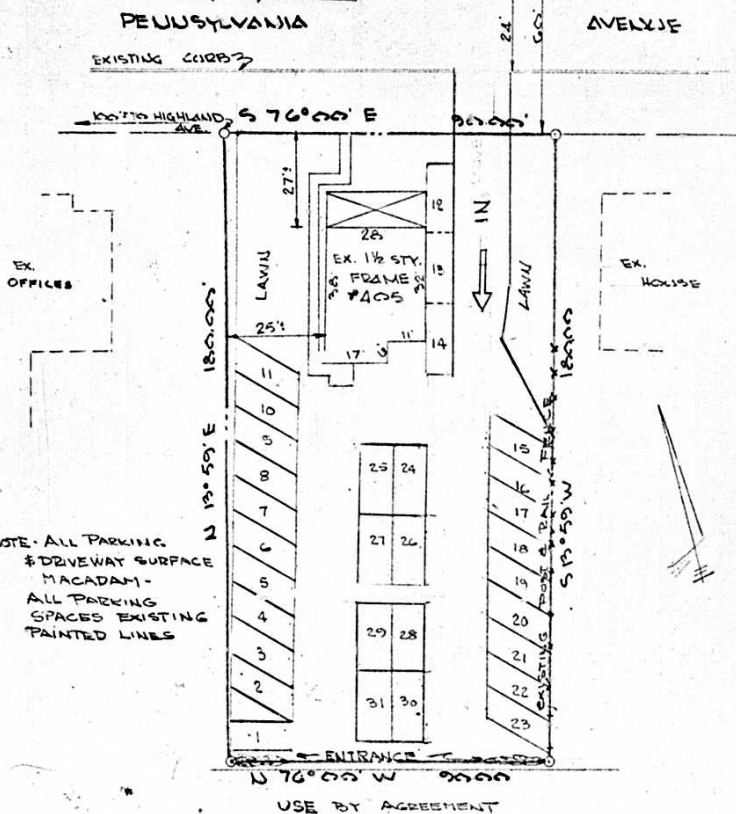
E.F. RAPHAEL & ASSOCIATES
 registered land surveyors
 201 COUNTRYLAND AVE.
 TOWSON, MARYLAND 21204

OFFICE COPY

MAP #9
 SEC. 3-C
 NE-10-A
 RA-X

69-277RX

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY George H. Smith
DATE 12/18/70



GENERAL NOTES:

EXISTING USE	VACANT OFFICES
PROPOSED USE	RA. S.E. OFFICES
EXISTING ZONE	0.372 AC.
TOTAL AREA	

PARKING NOTES:

FLOOR AREA		
1 st FLOOR	1,000 [±]	
2 nd FLOOR	1,000 [±]	
SPACES		
1 st FLOOR	4	16
2 nd FLOOR	4	15
TOTAL	8	31

E.F. RAPHAEL & ASSOCIATES

REGISTERED LAND SURVEYORS

200 COLUMBIAN AVE

PHILADELPHIA, PA. 19106

PLAT TO ACCOMPANY OCCUPANCY

#405 PENNSYLVANIA

SCALE 1"=30'

DATE 12/18/70

69-277

FILE 1166

