

7-29-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner has complied with the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception and should be granted to permit offices for Apartment 117 Ruxton Towers/adjacent Guest Room.

The above classification should be had, and no further appearing that by reason of

Special Exception should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of September, 1969, that the herein described property or area should be and

is hereby granted a Special Exception for offices for Apartment 117 Ruxton Towers and adjacent Guest Room should be and the same is granted from and after the date of this order, subject to approval of the plan by the State Roads Commission, Bureau of Public Services and Office of Planning and Zoning.

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

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of September, 1969, that the above re-classification 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 residential zone, and or the Special Exception for offices for Apartment 117 Ruxton Towers and adjacent Guest Room be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9TH Date of Posting: AUG. 16, 1969
Posted for: SPECIAL EXCEPTION
Petitioner: Claridge Towers, Inc.
Location of property: 1400 Mercantile Trust Building, Baltimore, Md. 21202
Location of Sign: 1400 Mercantile Trust Building, Baltimore, Md. 21202
Remarks: Special Exception for Claridge Towers, Inc.
Posted by: Charles E. Rose Date of return: AUG. 21, 1969

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 24, 1969

COUNTY OFFICE BUILDING
111 W. CLASSEPOKE AVE.
TOWSON, MARYLAND 21204
Oliver L. Myers
Chairman
MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

George C. Doub, Jr., Esq.
Venable, Baetjer and Howard
1400 Mercantile Trust Building
Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception
for offices
Location: NW/Cor. Bellona Ave. & Charles St.
9th district
Petitioners: Claridge Towers, Inc.
Committee Meeting of July 15, 1969
Item 1

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.

This property is presently improved with a high rise apartment building. Parking exists for the uses presently in the building. The area where the parking is planned to be expanded rises slightly towards Bellona Avenue, but appears to be feasible for a parking area.

BUREAU OF ENGINEERING:

Highways:

Bellona Lane is an existing County road which will be improved in the future as a 36-foot closed section with flexible pavement on a 50-foot right-of-way. Since highway improvements have been constructed along the Applicant's side of Bellona Lane, no further improvements are required at this time.

Charles Street and the Baltimore County Beltway are State roads, and the site plan is subject to review by the Maryland State Roads Commission for whatever effect the proposed interchange for the Harrisburg Expressway may have on the subject property.

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.

George C. Doub, Jr., Esq.
Venable, Baetjer and Howard
1400 Mercantile Trust Building
Baltimore, Maryland 21202
Item 1 Page 2

July 24, 1969

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:

The subject special exception has no major effect on traffic.

FIRE DEPARTMENT:

Owners shall be required to comply to all Fire Department regulations for office occupancy.

HEALTH DEPARTMENT:

No health problems are anticipated for the special exceptions for medical office.

BOARD OF EDUCATION:

No bearing on student population.

STATE ROADS COMMISSION:

The proposed cul-de-sac at the north end of Bellona Lane is in an area that will be required by the State Roads Commission for the proposed relocation of Towson Run that will be done in conjunction with proposed improvements to the Baltimore Beltway - Charles St. Interchange.

The plan should be revised eliminating the cul-de-sac.

BUILDING ENGINEERING OFFICE:

Must meet all requirements of the Baltimore County Building Code.

PROJECT PLANNING DIVISION:

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

George C. Doub, Jr., Esq.
Venable, Baetjer and Howard
1400 Mercantile Trust Building
Baltimore, Maryland 21202
Item 1 Page 3

July 25, 1969

ZONING ADMINISTRATION DIVISION:

The plan should be revised to indicate the following items:

The parking data is not clear in that it includes the 7 spaces at the southernmost portion of the parking lot, of which a portion of these 7 spaces must be removed to provide access to the proposed parking area. This proposed parking area indicates that 36 spaces will be provided; the notes indicate 31 spaces - this should be corrected on revised plans 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,

James E. Rose
Zoning Supervisor

JED:JD
Enc.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 64653
DATE: Aug. 27, 1969
BILLED BY:
TO: George C. Doub, Jr., Esq.
1400 Mercantile Trust Building
Baltimore, Md. 21202
Billing Dept. of Baltimore County
REPORT TO ACCOUNT NO. 69-002
TOTAL AMOUNT \$20.00
QUANTITY 1
DESCRIPTION: Petition for Special Exception For Claridge Towers, Inc.
4

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 64693
DATE: Aug. 27, 1969
BILLED BY:
TO: George C. Doub, Jr., Esq.
1400 Mercantile Trust Building
Baltimore, Md. 21202
Billing Dept. of Baltimore County
REPORT TO ACCOUNT NO. 69-002
TOTAL AMOUNT \$20.00
QUANTITY 1
DESCRIPTION: Advertising and posting of property for Claridge Towers, Inc.
4

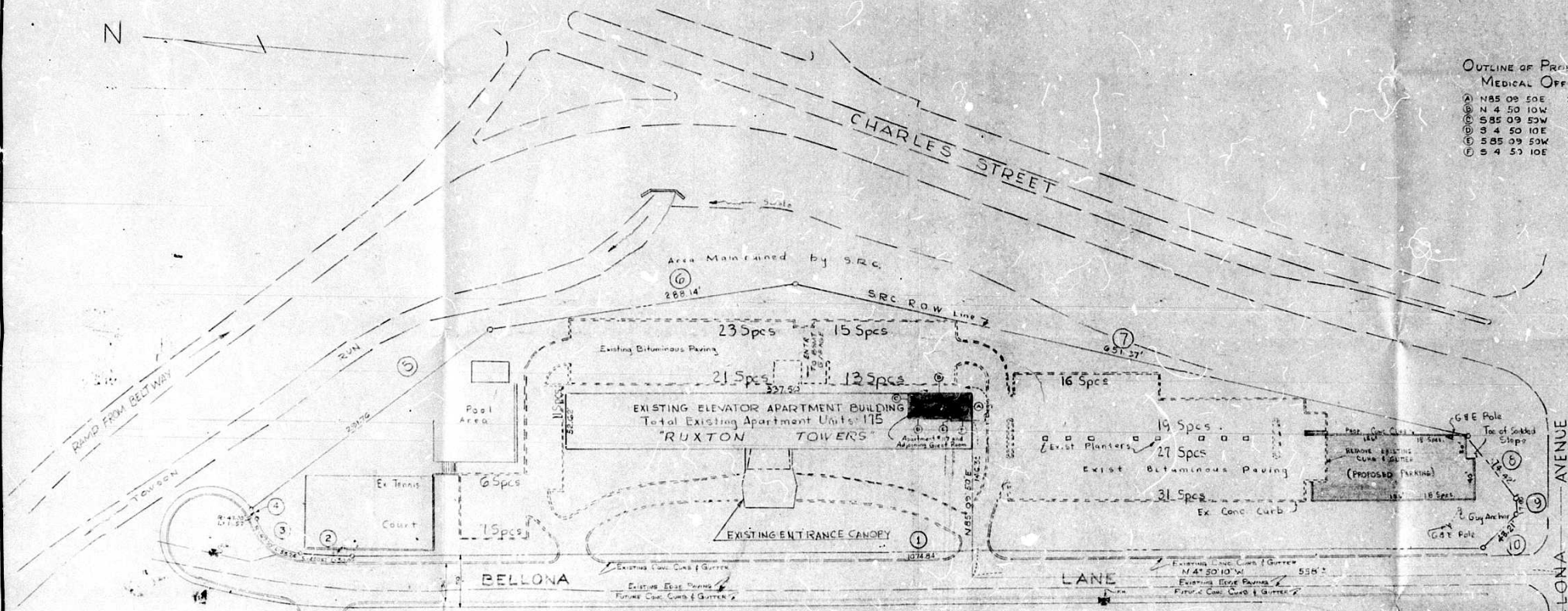
COUNTY OFFICE OF PLANNING AND ZONING
George C. Doub, Jr., Esq.
1400 Mercantile Trust Building
Baltimore, Maryland 21202
County Office Building
111 W. CLASSEPOKE AVENUE
TOWSON, MARYLAND 21204
No. 64653
DATE: Aug. 27, 1969
BILLED BY:
TO: George C. Doub, Jr., Esq.
1400 Mercantile Trust Building
Baltimore, Md. 21202
Billing Dept. of Baltimore County
Your Petition has been received and accepted for filing this 27th day of August, 1969.
John E. Rose
Zoning Commissioner
Petitioner: Claridge Towers, Inc.
Petitioner's Attorney: George C. Doub, Jr., Esq.
Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

OUTLINE OF PROPERTY

①	N 4 50 10 W	1074.84'	
②	N 1 25 29 W	43.99'	R 1450.62' L 50.02'
③	N 33 58 39 E	80.44'	R 14700' L 53.24'
④	N 53 22 50 E	115.4'	R 14700' L 111.57'
⑤	S 41 35 20 E	291.52'	
⑥	S 12 44 00 E	288.14'	
⑦	S 8 45 30 W	65.37'	
⑧	S 47 10 23 W	14.42'	
⑨	S 86 03 26 W	17.00'	
⑩	S 49 08 20 W	43.21'	

OUTLINE OF PROPOSED MEDICAL OFFICE

A	N 85 09 50 E	24.31'
B	N 4 50 10 W	64.31'
C	S 85 09 50 W	22.81'
D	S 4 50 10 E	44.31'
E	S 85 09 50 W	2.51'
F	S 4 50 10 E	20.01'



PARKING REQUIREMENTS:

DENTAL OR PHYSICIAN'S OFFICE (1000 sq. ft.)	1 Space/300 sq. ft.	4
RESTAURANT (2,310 sq. ft.)	1 Space/300 sq. ft.	8
BEAUTY SHOP (1,060 sq. ft.)	1 Space/300 sq. ft.	4
FIRST FLOOR APTS. 11	1 Space/Apt	11
APT'S SECOND THRU TENTH FLOOR 97 Units @ 1st floor, 1 Space/Apt		162

TOTAL PARKING REQ'D 229

PRESENT ZONING OF PROPERTY - RA

PARKING INVENTORY:

EXISTING PARKING SPACES			
BASEMENT	15 Bays @ 2 each		30
NORTH LOT	6+7+11		24
EAST LOT	23+15+13+21		72
SOUTH LOT	16+19+27+31+7		100
			226

PROPOSED PARKING			
EXISTING SPACES (226) LESS 5 SPACES FOR ACCESS TO ADDITION			221
PROPOSED ADDITIONAL SPACES			36
TOTAL PARKING			257

UTILITIES EXIST AS FOLLOWS:

12" Water In Bellona Lane: Refer to dwgs 55-1373-74, -75, 14.
8" Sanitary Sewer In Bellona Lane Refer to dwg 64-019-A-10
Storm Runoff from Property Carried off by Towson Run.

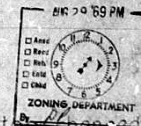
NOTE:

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

OFFICE COPY

#1

Claridge Towers, Inc.



MICROFILMED



Note: This Drawing Was Originally Prepared By The Whiting-Turner Contracting Company And Dated May 14, 1968 And Revised By The Office of George William Stephens, Jr. Associate Inc. on June 30, 1968.

MICROFILMED

REVISION: CHANGED PAVING TABULATION AUGUST 27, 1968

THE WHITING-TURNER CONTRACTING CO.
ENGINEERS AND GENERAL CONTRACTORS
BALTIMORE MARYLAND

RUXTON TOWERS
SITE PLAN

NINTH ELECTION DISTRICT BALTIMORE COUNTY
MAY 14, 1968 (REVISED JUNE 30, 1968) Scale: 1" = 50'

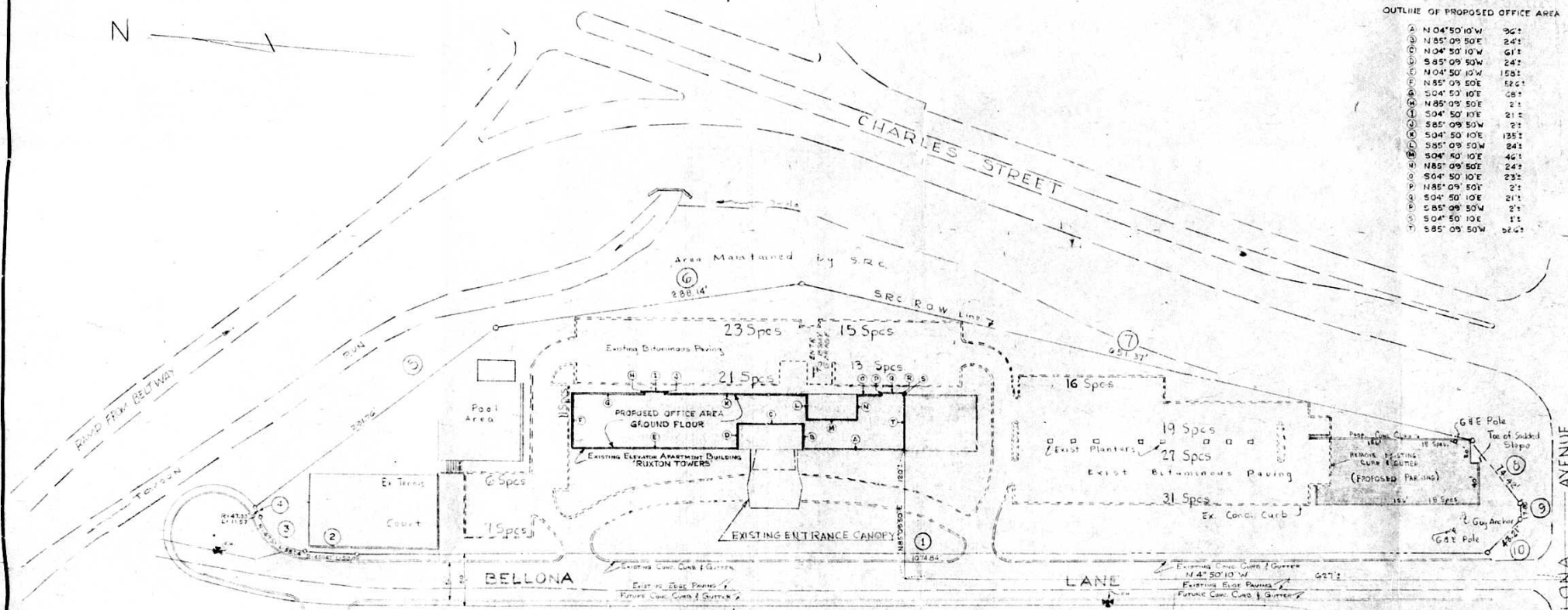
DESIGN: [blank] SCALE: 1" = 50'
DRAWN: TDD DATE: [blank] DWG. NO. 9-1

OUTLINE OF PROPERTY

①	N 4	50	10	W	1074.84'	
②	N 1	25	22	W	49.00'	R=450.62' L=50.02'
③	N 73	28	23	E	80.44'	R=470.00' L=53.24'
④	N 73	22	53	E	11.54'	R=470.00' L=11.57'
⑤	S 41	35	20	E	29.72'	
⑥	S 12	44	00	E	283.14'	
⑦	S 8	33	30	W	651.37'	
⑧	S 47	10	20	W	74.42'	
⑨	S 42	03	26	W	17.00'	
⑩	S 49	08	20	W	43.21'	

OUTLINE OF PROPOSED OFFICE AREA

A	N 04° 50' 10" W	36'
B	N 85° 09' 50" E	24'
C	N 04° 50' 10" W	61'
D	S 85° 09' 50" W	24'
E	N 04° 50' 10" W	158'
F	N 85° 09' 50" E	122'
G	S 04° 53' 10" E	21'
H	N 85° 09' 50" E	21'
I	S 04° 50' 10" E	21'
J	S 85° 09' 50" W	21'
K	S 04° 50' 10" E	135'
L	S 85° 09' 50" W	84'
M	S 04° 50' 10" E	46'
N	N 85° 09' 50" E	24'
O	S 04° 50' 10" E	23'
P	N 85° 09' 50" E	21'
Q	S 04° 50' 10" E	21'
R	S 85° 09' 50" W	21'
S	S 04° 50' 10" E	11'
T	S 85° 09' 50" W	264'



PARKING REQUIREMENTS:

Medical Dental Offices (580 sq ft) * 1 Space/300 sq ft	6
APTS - 37th - 15th Floor * 18 inch clear, 10 space/Apt.	122
Beauty Shop (1000 sq ft) * 1 Space/200 sq ft	4
Prop. Offices, remainder (14,000 sq ft) * 1 Space/300 sq ft	47

PARKING INVENTORY:

EXISTING PARKING SPACES

BASMENT	15 Bays @ 2 each	30
NORTH LOT	6 + 7 + 11	24
EAST LOT	23 + 15 + 13 + 21	72
SOUTH LOT	16 + 19 + 27 + 31 + 7	100
		226

PROPOSED PARKING

EXISTING SPACES (226) LESS 5 SPACES FOR ACCESS TO ADDITION	221
PROPOSED ADDITIONAL SPACES	36
TOTAL PARKING	257

UTILITIES EXIST AS FOLLOWS:

12" Water in Bellona Lane Refer to dungs 55-1373-24, -75, 14.
8" Sanitary Sewer in Bellona Lane Refer to dungs 4 019, A-10
Storm Run off from Property Carried off by Towson Run

NOTE:

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

TOTAL PARKING REQ'D:

219

PRESENT ZONING OF PROPERTY - RA

PROPOSED PARKING

EXISTING SPACES (226) LESS 5 SPACES FOR ACCESS TO ADDITION	221
PROPOSED ADDITIONAL SPACES	36
TOTAL PARKING	257



Note:
This Drawing Was Originally Prepared By
The Whitman-Turner Contracting Company
And Dated May 14, 1969 And Revised By The
Office of George William Stephens, Jr. Associates
Inc. on June 30, 1969.

REVISION - DRAWING CHANGED TO COMPLY WITH PROPOSED
OFFICE AREA REQUIREMENTS DEC. 4, 1969
REVISION - CHANGED PARKING TABULATION AUGUST 27, 1969

THE WHITMAN-TURNER CONTRACTING CO.
ENGINEERS AND GENERAL CONTRACTORS
BALTIMORE MARYLAND

RUXTON TOWERS
SITE PLAN

NINTH ELECTION DISTRICT BALTIMORE COUNTY
MAY 14, 1969 (REVISED JUNE 30, 1969) Scale: 1" = 50'

DESIGN: L. W. L. ASSOC.
DRAWN: L. W. L.

SCALE: 1" = 50'
DATE: _____

DWG. NO. 9-1
PN 1037

Approval for Dental
Offices Only

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: _____
DATE: 10/1/69

Approval for
10/1/69