PETITION FOR ZONING RE-CLASSIFICATION 70-41X AND/OR SPECIAL EXCEPTION

I, or we, ... Claridge ... Tomera ... Inc legal owner. 9 of the property situate in Baltin MAP County and which is described in the description and plat attached hereto and made a part hereof. petition (1) that the zoning status of the herein described property be re-classito the Zoning Law of Baltimore County, from an----

zone: for the following reasons

One attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore use the acrein described property, for ... Offices ... (see attached papers) Apartment 117 Ruston Towers and Adjacent Guest Room

y is to be posted and advertised as prescribed by Zoning Regulations gree to pay expenses of above re-classification and or Special Exception advertising. upon filing of this petition, and further agree to and are to be bound by the zoring rictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

.Claridee Towers . Inc. Sugar.

oub, Jr. Feather and Howard Venable, Baetjer and Howard #1900 Mercaptie Trust Building Baltimore, Maryland 21202

196__9, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-Baltispire County, that property be posted, and that the public hearing be had before the Zoning er of Baltimore County in Room 106, County Office Building in Towson, Baltimo

> ..day of ... Sentember me

VENABLE, BACTJER AND HOWARD

August 27, 1969

Baltimore County Office of Planning and Zoning County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120%

Attention: Mr. James E. Dyer

Re: Petition for Special Exception for Claridge Towers, Inc. No. 70-41-X

Dyer, Zoning Supervisor, a letter indicating no adverse comments by any departments with respect to the acycerefreeneed petition. The State Roads Commission, however, referenced petition. The State Roads Commission, however, should be revised to climate to the with the petition should be revised to climate the state with the petition and feellona Lame since that oul-de-sac is in an area that will be required by the State Roads Commission for the proposed relocation of Towson Nun. The State Roads Commission, nowers, refused to disclose to my surveyors the paid to disclose to my surveyors the paid to disclose to my surveyors the paid.

I am advised by "r. Dyer that this letter would be placed in the file with respect to the above-referenced petition and that no change in the plat with respect to the cul-de-sac will be required.

Very truly yours,

· 1/1/11 . 174 8 George C. Doub, Jr.

GCD.Jr:bjw

From The Office Of
GEORGE WILLIAM STEPHENS, JR. & A. OCIATES, INC.
ENGINEERS P.O. BOX 6628, TOWSON, MD. 21204

SEC.3-6

85° 09' 50" East 26.3 feet more or less to the southeast corner of the said thence binding along a part of the east wall of the said building 'B' 4° 50' 10" West 64, 3 feet more or less thence for lines of division in ior of said be ding the four following courses vis: (1) 'C' South 85° West 23.8 feet more or less, (2) 'D' South 4° 50' 10" East 44.3 feet more or less, (3) 'E' South 85° 09' 50" West 2.5 feet more or less and (4) 'F' South 4° 50' 10" East 20.0 feet more or less to the point of beginning.

Containing 1580 square feet more or less. Being known as apartment 117 of Ruxton Towers.



RE: PETITION FOR SPECIAL EXCEPTION for certain accessory business use for the convenience of tenants in an elevator apart-ment building, northwest corner of Charles Street Avenue and Bellona Avenue, 9th District. Cheridge Towers, Inc., Petitioner

#70-41 X BEFORE TE ZONING COMMISSIONE MAP BALTIMORE COUNTY SEL3-C

********************** NW-IIA 1. The above referenced property is presently

2. By its Order dated September 5, 1968, the County Board of Appeals ordered that Claridge Towers, Inc. be granted permission to convert a portion of the apartment space to accessory business uses for the convenience of tenants subject to the limitations of Section 402.A of the Zoning Regulations.

3. At the time of filing its petition on August 29, 1967, Claridge Towers, Inc. intended only to convert portions of the first floor of said elevator building to a restaurant and a beauty shop; however, Petitioner new intends to convert

4. Petitioner presently intends to convert one dwelling unit at the southeast corner of the first floor. and the adjacent guest room, containing approximately 1,580 square feet as shown on the attached plats, to a dental or physician's office. No exterior changes will be made to the apartment building, the entrance lobby or canopy, and no exterior signs will be erected.

5. The proposed restaurant has not yet been constructed. As the attached plats indicate parking requirements for existing facilities, apartments and beauty shop, are 178 spaces. Required parking facilities following c nversion of a first floor apartment to a dental or physician's office will be

183 spaces and there are 226 existing parking spaces, ensuring full compliance with Section 409.2 of the Baltimore County Zoning Regulations. When construction of the restaurant is begun, required parking will increase to 229 spaces; however, as the attached plats indicate, ample proposed parking facilities can be constructed on or before such time to increase available parking to 257 or more spaces.

6. The Ruxton-Riderwood-Lake Roland Area Improvement Association has been apprised of Petitioner's intention and, after considering the matter, that Association has concluded that it will not take a position against location of a dental or physician's office in the Buxton Towers apartment building. (See attached copy of letter of Phillips L. Soldsborough, III,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date August 22, 1969

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition #70-41-X. Special Exception for office for Apartment 117 and Adjacent Guest Room. Northwest corner of Charles Street and Bellona Ave. Claridge Towers, Inc., Petitioners.

9th District

GF G:hm

#70-

Wednesday, September 3, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject Special Exception for medical offices in Apartment 117 of Ruxton Towers. It has no adverse comment to make on this petition.

TOWSON LIM IES TOWSON, MD. 21204 Augus : 18,

THIS IS TO CERTIFY, that the annexed advertisement of John G. Bose, Joning Commissioner of Deltinom County

was inserted in THE TOWSON TIMES, a weekly newspaper published in week before the 18th day of \$28.. 1969, that is to say, the same was inserted in the issues of August 14, 1969.

STROMBERG PUBLICATIONS, Inc.

In Lett Morgan



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFZRSONIAN, a weekly newspaper printed day of September 19.69, the first publication appearing on the 14th day of August ..

THE JEFFERSONIAN,

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

it appearing that home must the petitioner has complied with the requirements of

Section 502.1 of the Bolt,more County Zoning Regulations, a spacial exception

should be granted to permit offices for Apartment 117 Ruxton Towers/adjacent

Zoning Commissioner of Baltimore Counts

be and the same is hereby DENIED

.....zone, and or the Special Exception for ...

2 51605

DENIED and that the above described property or area be and the same is hereby continued as and

70-41-X

ERTWICATE OF POSTING BOARTMENT OF BALTIMORE COUNT

District 9TH	Date of Posting A 4 6 16-196	
Posted for S.P.E.M.L	XEFPTICA	
Petitioner: CARIDEE Ton	ens, Ika	
Location of property: L.W.Co.R.	CF CHAMES ST. + BELLOUA AVE.	
Location of Signar © 2.60 N	ot Clas ST. ON BELleve AVE.	
@ 10 74 84	NOF BALLENA AVE ON BELLONA LA	
Remarks:		
Posted by Marlen M. Mes	Shate of return AU.L 21-1969	

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 24, 1969

COUNTY OFFICE BEING III & Chraspeake Ave. Towner, Marriand 20200

George C. Doub, Jr., Esq. Venable, 8-stjer and Howard 1400 Merce .: ile Trust Building

Oliver L. Hyer: Chairman

MEMPERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING STATE ROADS CONVEY BUREAU OF PIRE PREVENTION

HEALTH DEPARTMENT PROTECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATION Baltimore, Haryland 21202

RE: Type of Hearing: Special Exception for offices Location: NW/Cor. Beilona Ave. & Charles St. 9th vistrict
Petitioner: Claridge Towers, Inc.
Committee Meeting of July 15, 1969

Dear Sire

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 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 slichtly towards Bellona Avenue, but appears to be feasible for a parking area.

BUREAU OF ENGINEERING:

Hi ghways:

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 Bellons 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 affect the proposed interchange for the Harrisburg Expresswav may have on the subject property.

The Applicant must provide necessary drainage facilities [temporary or otherwise] to prevent receiving any mulasness or demayes to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improve grading or other drainage facilities, would be the fall responsibility of the Applicant. George C. Doub, Jr., Esq. Venable, Baetjer and Howard 1400 Mercantile Trust Building Baltimore, Maryland 21202

July 24, 1969

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Waters

Public water supply is available to serve this property.

BUREAU OF TRAFFIC ENGINEERINGS

The subject special exception has no major affect 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.

No bearing on student population.

STATE ROADS COMMISSION:

The proposed cil-de-sec at the north end of Bellons Lane is in an area that will be required by the State Roads Commission for the proposed relocation of Towson Aun 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-sir.

BUILDING ENGINEER'S 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. Venuble, Baetjer and Howard 1400 Mercantil: Trust Building Baltimore, Maryland 21202 Item 1 Page 3

July 25, 1969

ZOLING 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 lot, or which a portion or these / spaces must be remove 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. DYER, Zoning Supervisor

JED:JO

Ma. 64693 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipt TOWSON, MARYLAND 21204 -IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

TELEPHON 823-3000 EXT. 367	BALT MORE COUNTY, MARY AND	64653 - 7. 1940
	Challette free Bitters	TOTAL AMOUNT
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3000m	4	

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MAR"LAND 21204

County Office Gr PA County Office Built 111 W. Cissapake (Toman, Harjand 2)	ding Avenue
Your Petition has been receive	ved and accepted for filing this
day of	
	John S. ROSE, Zoning Commissioner
Petitioner's Attorney Reviewed	try Ulive & Maces Chelman of Advisory Committee



