

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dr. E. P. McDaniel, Jr., et ux, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an RA zone to an NE-10-A zone; for the following reasons:

Reasons to Section 217.2 to provide a front yard setback of 10 ft. instead of the required 30 ft. from the front property line and to permit 50 ft. from the center line instead of the required 80 ft.

Reasons to Section 217.3 to permit a side street set back of 10 ft. instead of the required 25 feet.

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 building.

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 Dr. E. P. McDaniel, Jr. Legal Owner
Address 208 M. Pennsylvania Avenue
Petitioner's Attorney Edward D. Hardesty Prosecutor's Attorney James M. McDaniel, Jr.

Address 208 M. Pennsylvania Avenue
ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1967, 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 29th day of February, 1968 at 10:00 o'clock A. M.

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., AND ASSOCIATES, INC.
E. HINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Special Exception for Offices in
Existing RA Zone
No. 601 Bosley Avenue
November 19, 1967

Beginning for the same at a point on the north side of Allegheny Avenue 80 feet wide, said point being at the cutoff resulting from the proposed widening of Bosley Avenue as shown on Baltimore County Right-of-Way Plat #65-193-7 running thence across said cutoff by a curve to the right having a radius of 19.00 feet and an arc of 29.86 feet, said curve being subtended by a chord bearing of North 38° 29' 27" West for 26.88 feet to the east side of Bosley Avenue as proposed to be widened as shown on the above mentioned Right-of-Way Plat, running thence binding on said proposed widening line North 6° 31' 46" East 131.30 feet, thence leaving the said proposed east side of Bosley Avenue and running the three following courses viz: first South 83° 30' 40" East 102.35 feet to the west side of a 20 foot alley, second binding along the said west side of the alley South 6° 29' 20" West 150.06 feet to the north side of Allegheny Avenue, and third binding along said north side of Allegheny Avenue North 83° 30' 40" West 83.45 feet to the place of beginning.

Containing 0.348 Acres of land more or less.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 119 - ZAC - December 30, 1967
Property Owner: Dr. E. P. McDaniel, Jr., et ux
NE Corner of Allegheny & Bosley Aves.
Var. from Sec. 217.2 (front yd.),
217.3 (side yd.); S.E. for Office Bldg.

The existing 20 foot alley is proposed as access to some of the parking. These alleys are satisfactory when used by only small and limited number of office buildings. However, as the number and the size increase, more problems can be expected from these alleys. The entrances to the seven parking spaces to the east of the proposed building, do not meet County standards.

C. Richard Moore
Assistant Traffic Engineer



Harold R. Wilson, Esq.,
208 M. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings Special
Exception for Office Buildings
and side and front yard setbacks
Locations N.E. Cor. of Allegheny
& Bosley Aves.
Petitioners Dr. E. P. McDaniel, Jr.,
et ux
Comd then Meeting of December 30, 1967
9th District
Item 119

Dear Sirs:
The attached is addendum to our
Zoning Advisory comments of January 6, 1970
under the above referenced subject for
Bureau of Engineering.

Very truly yours,
OLIVER L. MYERS, Chairman

OLM:JH
Enc.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Deputy Zoning Commissioner
FROM: Mr. Ellsworth N. Myers, P.E.
SUBJECT: Zoning Advisory Committee Meeting
Friday, January 2, 1970

Attached are the comments for the zoning petitions for the Zoning Advisory Committee Meeting that was held on Friday, January 2, 1970.

Ellsworth N. Myers, P.E.
Chief, Bureau of Engineering

END:EM:rw
Attachments

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Attention: Mr. C. L. Meyers
FROM: Mr. Everett Reed, Plans Review
SUBJECT: # 119 - Dr. E. P. McDaniel, Jr., et ux
N. E. Cor. of Allegheny & Bosley Avenues
District 9th

NO COMMENT AT THIS TIME:

Everett Reed
Everett Reed, Plans Review

BUREAU OF ENGINEERING
Zoning Plat - Comments

119. Property Owner: Dr. E. P. McDaniel, Jr., et ux
(1969-1970)
Location: N/E cor. of Allegheny and Bosley Avenues
Districts: 9th
Present Zoning: RA
Proposed Zoning: Var. from Sec. 217.2 (front yd.)
217.3 (side yd.); S.E. for office building
No. Acres: 0.348

Highways:
Bosley Avenue, an existing County street, will be improved as a divided highway 80 feet wide, with closed sections and flexible paving, on a 110-foot right-of-way. Highway right-of-way widening and slope easement regarding this property are as shown on Baltimore County Right-of-Way Plat #65-193 and Sheet #6 of the construction drawings for Bosley Avenue, Job Order 5-201-1.

Allegheny Avenue, an existing County street, will be improved in the future as a 18-foot closed section with flexible type paving within an 80-foot right-of-way.

No highway improvements are required at this time.
The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 30 feet and a maximum of 30 feet wide, shall have 50-foot minimum radius curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

The alleyways adjacent to the site are for residential use only. Therefore, the Applicant shall provide means to prevent ingress or egress of vehicular traffic.

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.

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.

119. Property Owner: Dr. E. P. McDaniel, Jr., et ux
(1969-1970)
Page 2

Water:
Public water supply is available to serve this property.
Sanitary Sewer:
Public sanitary sewerage is available to serve this property.
FMR:rw

N-W Key Sheet
39 NW 2 Position Sheet
1/2 10A Topo
70 and 70A Tax

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward Hardesty
TO: Deputy Zoning Commissioner
FROM: Mr. John L. Wimbley
PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #119

Date: January 5, 1970
December 30, 1969
Dr. E. P. McDaniel, Jr. et ux
N.E. Cor. of Allegheny & Bosley Aves.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers
FROM: Jan. J. Forester
SUBJECT: Item #119 - Zoning Advisory Committee Meeting, December 30, 1969

Health Department Comments:

119. Property Owner: Dr. E. P. McDaniel, Jr., et ux
Location: N.E. Cor. of Allegheny & Bosley Aves.
District: 9th
Present Zoning: RA
Proposed Zoning: Var. from Sec. 217.2 (front yd.),
217.3 (side yd.); S.E. for
Office Bldg.
No. Acres: 0.348

There is public water and sewer available to this 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
BUREAU OF ENVIRONMENTAL HEALTH

LJF:jms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Attn: Mr. Myers
Inspector John Lilley
SUBJECT: Property Owner, Dr. E. P. McDaniel, Jr. et ux

Location: NE corner of Allegheny Avenue and Bosley Avenue
Item: #119 Zoning Agenda Tuesday December 30, 1969

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 13, "Office Occupancies."

Inspector John Lilley

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioners have met the requirements of Section 502.1 of the Balto. Co. Zoning Regulations, a special exception for Office Building should be GRANTED.

The petitioners requested a variance to Sec. 217.2 to permit a front yard setback of 10' instead of the required 30' from the front property line. 50' from the center line instead of the required 60' also a variance to Sec. 217.3 to permit a side street setback of 10' instead of the required 25'.

As strict compliance with the Regulations would result in practical difficulty and unreasonable hardship upon the petitioners, the variances requested should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of February 1970 that the above described property be and the same is hereby

granted a Special Exception for a Office Building. A variance to permit a front yard setback of 10' instead of the required 30' from front property line; a setback of 50' from center line of the street instead of the required 60' and a variance to permit a side street setback of 10' instead of the required 25'. should be GRANTED. Site plan is subject to approval of the State Roads Commission.

and appearing that by reason of the above re-classification should NOT BE HAD, and the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of February 1970, 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 zone, and or the Special Exception for

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

January 6, 1970

OLIVER L. MYERS
Chairman

Meredith R. Wilson, Esq.,
208 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings Special Exception
for Office Building, and side and
front yard Variance
Location: N.E. Cor. of Allegheny & Bosley Aves.
Petitioners: Dr. E. P. McDaniel, Jr., et ux
Committee Meeting of December 30th, 1969
9th District
Item 119

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 a 2 1/2 story brick and frame dwelling which is presently vacant. The property to the north, east, south and west are improved with dwellings - some vacant, some which are presently being used as dwellings. The properties to the west have been zoned for offices, and are zoned RA, Allegheny Avenue and Bosley Avenue in this location are improved as far as concrete curb and gutter are concerned. Bosley Avenue will be improved with a 110 ft. right-of-way at a future time.

PROJECT PLANNING DIVISION:

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

HEALTH DEPARTMENT:

There is public water and sewer available to this 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.

Meredith R. Wilson, Esq.,
208 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 119 Page 2

January 6, 1970

FIRE PREVENTION:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 13, "Office Occupancies."

BUILDING ENGINEERS' OFFICE:

This office has no comment at this time.

ZONING ADMINISTRATION DIVISION:

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. Edward D. Hardesty, Zoning Commissioner Date: February 5, 1970
FROM: Mr. George E. Cavell, Director of Planning

SUBJECT: Petition #70-145-XA. Special Exception for offices and office building. Variance to permit a front yard of 10 feet instead of the required 30 feet from the front property line; and to permit 50 feet from the center line instead of the required 60 feet; and to permit a side street of 10 feet instead of the required 25 feet. Northeast corner of Allegheny and Bosley Aves. Dr. E. P. McDaniel, Jr., Petitioner.

9th District

HEARING: Monday, February 9, 1970 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for offices and variances. It has the following advisory comments:

- The Planning staff is in basic accord with the concept of office use here. Such use is in accordance with our own proposals and studies for development in central Towson. However, we see coming in the longer run possibilities for even more intensive development than is being proposed here by the petitioner. To that end, we have proposed to the County Council certain new zones, that would accommodate elevator apartment and office usage. The Council will continue hearings on those zones in March. Development within these higher potentials might require combinations of several properties. We suggest that the petitioner examine these new potentials before proceeding with his case.

GEG:bms

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 69271 DATE Feb. 5, 1970
TO: Dr. E. P. McDaniel, Jr. 108 Allegheny Ave. Towson, Md. 21204		Billed By:
Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 69-428	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL BALANCE DUE \$4.00
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertising and posting of property 69-74-24	\$4.00
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		INVOICE No. 67135 DATE Jan. 20, 1970
TO: Dr. E. P. McDaniel, Jr. 108 Allegheny Ave. Towson, Md. 21204		Billed By:
Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 69-428	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$4.00
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Petition for Special Exception and Variance 69-74-24	\$4.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

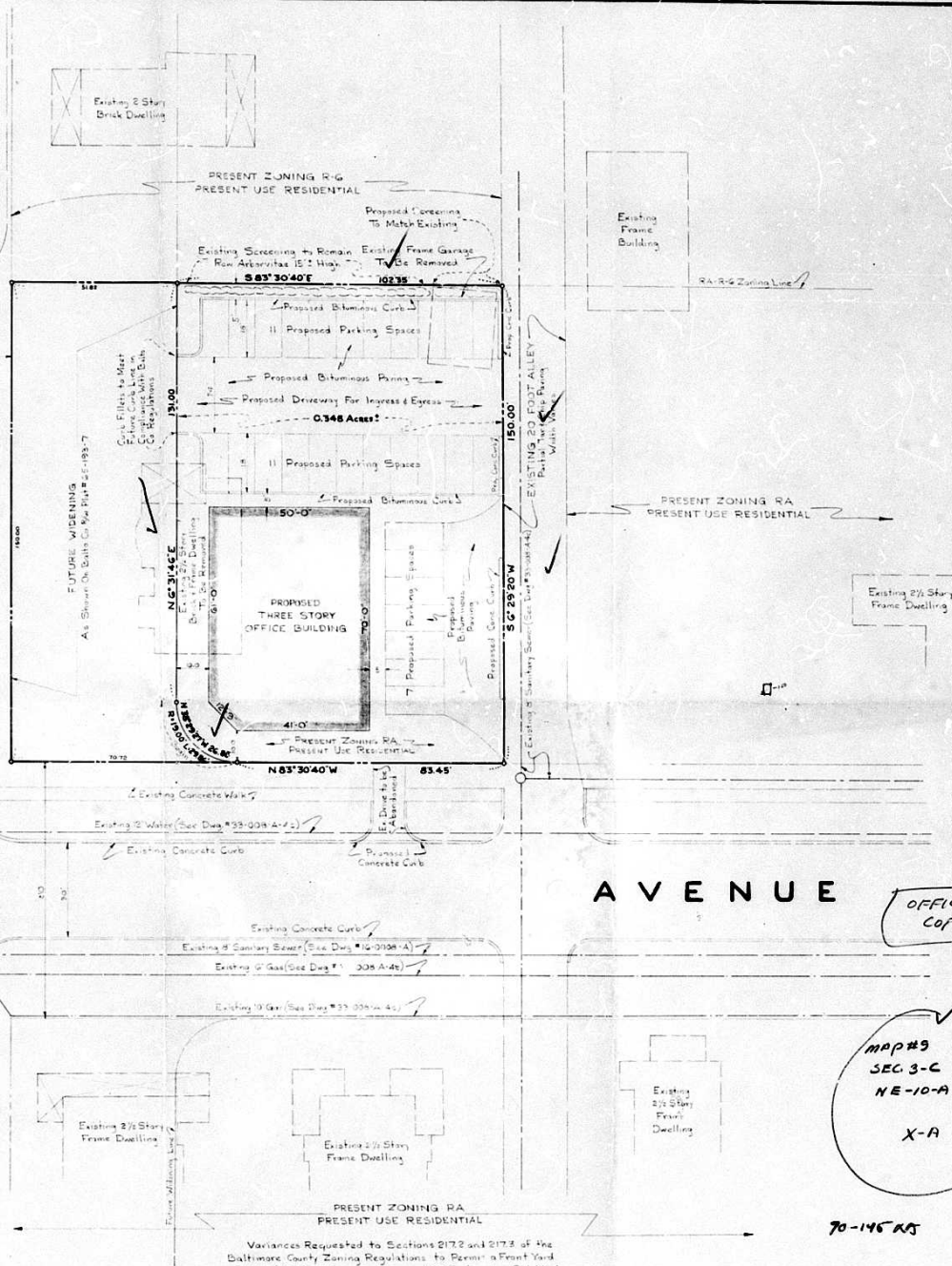
ALLEGHENY

BOSLEY AVENUE

AVENUE



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



Variances Requested to Sections 217.2 and 217.3 of the Baltimore County Zoning Regulations to Permit a Front Yard of 10 Feet Rather Than the Required 30 Feet, and a Side Yard of 0 Feet Rather Than the Required 25 Feet.

Parking Titulation to Comply with Section 400.2 Subparagraph 3-5 of the Baltimore County Zoning Regulations as Follows:
Spaces Required First Floor @ 1 Space Per 300 Sq. Ft. = 12
Spaces Required Second & Third Floors @ 1 Space Per 300 Sq. Ft. = 14
Total Spaces Required = 26
Total Spaces Proposed = 28

Note: Above Figures Based on Floor Area of 3460 Sq. Ft. Per Floor
Proposed Parking Spaces 18 x 8'6"

PLAT TO ACCOMPANY ZONING PETITION
SPECIAL EXCEPTION FOR OFFICES
IN
EXISTING RA ZONE
Nº 601 BOSLEY AVENUE

BALTO CO. MD.
SCALE: 1" = 20'

ELECT DIST Nº 3
NOVEMBER 19, 1969

MICROFILMED

OFFICE
COPY

MAP Nº 9
SEC 3-C
NE-10-A

X-A

70-145-105

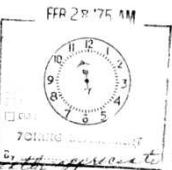


70-145-RX
granted 1-10-70
ZC

EDWARD P. MCDANIEL, JR., D.D.S.
106 ALLEGHENY AVENUE
TOWNSHIP 1, MD.
VA 21422

324 Timonium Road
Timonium, Md 21073

Feb. 9 - 1975



Mr. Eric Di Nenna
Associate Planning & Zoning
Commissioner

Dear Sir,

I would greatly appreciate to 5 yr
extension of my special zoning exception
for offices on my property at 21/2 Corner
Allegheny Ave & Bosley Ave. - which I have
Construction of Bosley Ave Widening Project
is not yet completed at my property
necessitating requested extension of Special
Exception.

Thanking you very much,
I remain
Sincerely,
E.P. McDaniel Jr.

EDWARD P. MCDANIEL, JR., D.D.S.
106 ALLEGHENY AVENUE
TOWNSHIP 1, MD.
VA 21422

324 Timonium Rd
Timonium, Md 21073
252-5933

Ref. North East Corner
Bosley, Allegheny &
Towson, Md. 21204
70-145 X A
App'd 5-28-75 NE-10-A "X2"

Dear Sir,

I am writing requesting a 5 yr.
extension of my Special Zoning
which is special exception for office building
with change of services in this field
of property.
Mr. Hardesty granted this zoning
Feb 13, 1970 and instructed me to
request extension in writing after 3 yrs
if I had not executed it.
I feel it is to my advantage to
wait until the County completes
their widening of Bosley Ave. before
I proceed, I am requesting this
extension.

Thanking you very much,
I remain
Sincerely,
E.P. McDaniel Jr.

April 15, 1975

Edward P. McDaniel, Jr., D.D.S.
324 East Timonium Road
Timonium, Maryland 21093

E.E: Extension to Original Petition
for Special Exception
NE/corner of Allegheny and
Bosley Avenue - 9th Election
District
Dr. E.P. McDaniel, Jr.
NO. 70-145-RX (Item No. 113)

Dear Dr. McDaniel:

I am in receipt of your letter of February 9, 1975, in which
you request an extension to the above referenced Special Exception.

The subject property was granted a Special Exception for
offices as per the Order of the Zoning Commissioner, dated February
10, 1970. On December 7, 1971, said Order was extended for a period
of three years, beginning February 10, 1972, and ending February 10,
1975.

It is my interpretation of the Baltimore County Zoning Regulations
that said Special Exception may be extended for no more than five years
from the date of the final Order granting same. It is apparent in this
case that this five year period has expired.

In light of the above, the subject Special Exception is no longer
in effect and any development of this property for use as offices is sub-
ject to a public hearing.

Very truly yours,

15. ERIC DI NENNA
Zoning Commissioner

SED/FTJ, Jr. /aw

Edward P. McDaniel, Jr.
Page 2
April 15, 1975

cc: Mr. James E. Dyer
Deputy Zoning Commissioner

Mr. Franklin T. Hogans, Jr., Chief
Processing and Records Division

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason of~~ the petitioners have met the requirements of Section 502.1 of the Balto. Co. Zoning Regulations, a special exception for Office Building should be GRANTED.

The petitioners requested a variance to Sec. 217.2 to permit a front yard setback of 10' instead of the required 30' from the front property line; 50' from the center line instead of the required 60' also a variance to Sec. 217.3 to permit a side street setback of 10' instead of the required 25'.

~~The above reclassification should be denied and it further appearing that by reason of~~
As strict compliance with the Regulations would result in practical difficulty and unreasonable hardship upon the petitioners, the variances requested should be granted.

~~a Special Exception for a~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10 day of February, 1970, ~~that the herein described property or area should be and~~
~~the same is hereby reclassified, from~~
that
~~zone and/or~~ a Special Exception for Offices should be and the same is

granted, from and after the date of this order. A variance to permit a front yard setback of 10' instead of the required 30' from front property line; a setback of 50' from center line of the street instead of the required 60' and a variance to permit a side street setback of 10' instead of the required 25', should be GRANTED. Site plan is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning & Zoning.

Edward D. Harder
Zoning Commissioner of Baltimore County

It is this 2nd day of December, 1971, by the Zoning Commissioner of Baltimore County, ORDERED that the foregoing Special Exception for Office Building is hereby extended for a period of three (3) years beginning February 10, 1972 and ending February 10, 1975.

E. D. Harder
Zoning Commissioner of
Baltimore County

BY IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

ORDER RECEIVED FOR FILING

DATE 2/10/70 - J. C. Harwood