

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Claridge Towers, Inc., 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 SEC-3-C zone to an NW-11-A zone for the following reasons:

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 offices, for portions of first floor of Ruxton Towers including apartments 101 thru 110 and 114 and storage area

Property is to be posted and advertised as prescribed by Zoning Regulations

I or we agree to pay expenses of above re-classification and/or Special Exception advertising, postage, 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

Claridge Towers, Inc.
Contract purchaser
Willard Hackerman, Legal Owner
President, 6229 N. Charles Street
Address: Baltimore, Maryland 21202

George C. Debus, Jr., Petitioner's Attorney
Venable, Baetjer and Howard
Address: 1800 Massachusetts Trust Building
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1970, 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 25th day of February, 1970, at 10:00 o'clock

Edward D. Hardisty
Deputy Zoning Commissioner of Baltimore County

(over)

ON THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Petition
for Special Exception for Offices
Ruxton Towers

December 5, 1969

Beginning for the same at a point on the west side of a building known as Ruxton Towers, said point of beginning being at the end of the two following courses from the intersection of the centerlines of Bellona Avenue and Bellona Lane, first binding on the said centerline of Bellona Lane North 4° 50' 10" West 627 feet more or less and second leaving the centerline of Bellona Lane North 85° 09' 50" East 120 feet more or less to a point on the west wall of the aforementioned building, thence binding on said west wall 'A' North 4° 50' 10" West 96 feet more or less, running thence leaving said west wall for lines of division in the interior of said building the three following courses viz: (1) 'B' North 85° 09' 50" East 24 feet more or less, (2) 'C' North 4° 50' 10" West 61 feet more or less, and (3) 'D' South 85° 09' 50" West 24 feet more or less to the aforementioned west wall, thence binding along the west wall 'E' North 4° 50' 10" West 158 feet more or less to the northwest corner of said building running thence binding on all of the north wall, 'F' North 85° 09' 50" East 52.6 feet more or less to the northeast corner, thence binding along the east wall the five following courses viz: (1) 'G' South 4° 50' 10" East 68 feet more or less, (2) 'H' North 85° 09' 50" East 2 feet more or less, (3) 'I' South 4° 50' 10" East 71 feet more or less, (4) 'J' South 85° 09' 50" West 2 feet more or less and (5) 'K' South 4° 50' 10" East 135 feet more or less, thence leaving the aforesaid east wall for lines of division in the interior of the said building the three following courses viz: (1) 'L' South 15°

Description to Accompany Petition
for Special Exception for Offices
Ruxton Towers

December 5, 1969
Sheet 2

09° 50' West 24 feet more or less, (2) 'M' South 4° 50' 10" East 46 feet more or less and (3) 'N' North 85° 09' 50" East 24 feet more or less to the aforementioned east wall and running thence binding along said east wall the five following courses viz: (1) 'O' South 4° 50' 10" East 23 feet more or less, (2) 'P' North 85° 09' 50" East 2 feet more or less, (3) 'Q' South 4° 50' 10" East 21 feet more or less, (4) 'R' South 85° 09' 50" West 2 feet more or less and (5) 'S' South 4° 50' 10" East 1 foot more or less thence for a line of division through the interior of said building 'T' South 85° 09' 50" West 52.6 feet more or less to the place of beginning.

Containing 14,091 square feet more or less.

Being known as apartments number 101 through 110 and number 112 and 114 and also that area (2310 sq. ft.) formerly designated as a proposed restaurant.

BUREAU OF ENGINEERING
Zoning Plat - Comments

133. Property Owner: Claridge Towers, Inc.
Location: SW cor. Charles St. & Bellona Avenue
(1969-1970)
District: 9th
Present Zoning: RA
Proposed Zoning: Sp. Ex. - Offices
No. Acres: 2,000 sq. ft.

General:

Since the subject plan is essentially the same as the plan reviewed in connection with zoning item #1 (1969-1970), the comments furnished your office in regard to that item remain valid and in effect.

Review

3/4" S.E. Key Sheet
1/4" N.W. 3 Position Sheet
N.W. 11 A 200' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardisty, Deputy Zoning Commissioner
FROM: Ellsworth N. Myers, P.E.
SUBJECT: Zoning Advisory Committee Meeting
Friday, January 10, 1970

Attached are the comments for the zoning petitions for the Zoning Advisory Committee Meeting that was held on Friday, January 10, 1970.

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

END:RAM:sw
Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: February 20, 1970
FROM: Mr. George E. Cavelli, Director of Planning
SUBJECT: Petition #70-162-X, Special Exception for offices for portions of first floor of Ruxton Towers, including apartments 101 thru 110 and 114 storage area. Northwest corner of Charles Street and Bellona Ave. Claridge Towers, Inc., Petitioners.

9th District

HEARING: Thursday, February 26, 1970 (10:00 A.M.)

If granted, the granting should be conditioned upon total compliance with plans to be approved by the appropriate County agencies.



GEO:bm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: January 15, 1970
FROM: Inspector John Lilley
SUBJECT: Property Owner Claridge Towers, Inc.

Location: SW corner of Charles Street and Bellona Avenue

Item #133 Zoning Agenda January 13, 1970

(For Parking)

Fire Department has no comment at this time.

John Lilley
Inspector John Lilley

cc: Mr. Jay Hanna

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: January 13, 1970
FROM: Jan Forrest
SUBJECT: Item 133 - Zoning Advisory Committee Meeting, January 13, 1970

Health Department Comments:

133. Property Owner: Claridge Towers, Inc.
Location: SW cor. Charles St. & Bellona Avenue
District: 9th
Present Zoning: RA
Proposed Zoning: Sp. Ex. - Offices
No. Acres: 2,000 sq. ft.

Public water and sewers available to the site.

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

TF/cn

BALTIMORE COUNTY, MARYLAND

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

TO: Mr. Edward B. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 133 - ZAC - January 13, 1970
Property Owner: Claridge Towers, Inc.
3N Corner Charles St. & Bellona Avenue
S.E. - Offices

Date: January 22, 1970

Since the zoning is remaining RA, there should be no major increase in trip density.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning
Attention: O. L. Myers
FROM: Everett Reed, Plans Review
SUBJECT: #133 Claridge Towers, Inc.
S/W Corner Charles Street &
Bellona Avenue
District 9

Date: January 13, 1970

PETITIONER TO MEET REQUIREMENTS OF BALTIMORE COUNTY BUILDING CODE AND REGULATIONS. SEE SECTION 108.8 and 100.5

Everett B. Reed
Everett Reed, Plans Review

ER:nc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward Hardesty
TO: Deputy Zoning Commissioner
FROM: Jobo L. Winkley
SUBJECT: Office of Planning and Zoning
Zoning Advisory Agenda Item #133

Date: January 20, 1970

January 12, 1970
Claridge Towers, Inc.
S.W. Corner Charles St. &
Bellona Avenue

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Offices for portions of the first floor of the a Special Exception for a Ruxton Towers, including apartments 101 through 110, 114 and the storage area, through 110, 114 and the storage area.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26 day of February, 1970, that the above described property be and the same is hereby DENIED.

Offices for portions of the first floor of the Ruxton Towers, including apartments 101 through 110, 114 and the storage area should be and the same is hereby granted, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the 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 day of 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 an 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 BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF Jan 13, 1970

Petitioner: CLARIDGE TOWERS, INC.
Location: S.W. CORNER CHARLES ST. & BELLONA AVE.
District: 9
Present Zoning: R-4
Proposed Zoning: S.E. - OFFICES
No. of Acres: 2.400 SQ. FT.

Comments: NO HEARING ON STUDENT POPULATION

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 28, 1970

George C. Doub, Jr., Esquire
Venable, Venable and Howard
1100 Mercantile Trust Building
Baltimore, Maryland 21202

Re: Special Exception for offices
Location: S.W. Corner Charles Street
and Bellona Avenue
Petitioner: Claridge Towers, Inc.
Committee Meeting: January 13, 1970
Item 133

The Zoning Advisory Committee has reviewed the plan submitted with the above referenced petition and has held 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 as 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.

BOARD OF EDUCATION

General:

Since the subject plan is essentially the same as the plan reviewed in connection with zoning item 99 (1969-1970), the comments furnished your office in regard to that item remain valid and in effect.

PROJECT PLANNING DIVISION

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

DEPT. OF TRAFFIC ENGINEERING

Since the zoning is remaining RA, there should be no major increase in trip density.

BOARD OF EDUCATION

No hearing on student population.

George C. Doub, Jr., Esquire
Venable, Venable and Howard
1100 Mercantile Trust Building
Baltimore, Maryland 21202
Item 133 Page 2

January 28, 1970

FIRE DEPARTMENT:

Fire Department has no comment at this time.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet requirements of Baltimore County Building Code and Regulations. See Section 108.8 and 100.5

HEALTH DEPARTMENT:

Public water and sewers available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING DEPARTMENT COMMENTS:

It will appear that the additional parking lot to be constructed does not meet with the eight foot setback requirement set forth in the Baltimore County Zoning Regulations for parking. Any parking that will be provided in this additional parking lot must be setback this eight feet.

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
Oliver L. Myers, Chairman

CLM:nc

Enclosure

CERTIFICATE OF PUBLICATION

TOWSON, MD. REFERENCE 5. 1970.

THIS IS TO CERTIFY that the annexed advertisement published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of the times specified herein before the 26th day of February, 1970, the first publication appearing on the 26th day of February, 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

EXEMPTION FROM SPECIAL EXCEPTION - See Section 502.1 of the Baltimore County Zoning Regulations. The Board of Education, by its Zoning Advisory Committee, has reviewed the plan submitted with the above referenced petition and has held 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 as 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. The Zoning Advisory Committee has reviewed the plan submitted with the above referenced petition and has held 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 as 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. 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

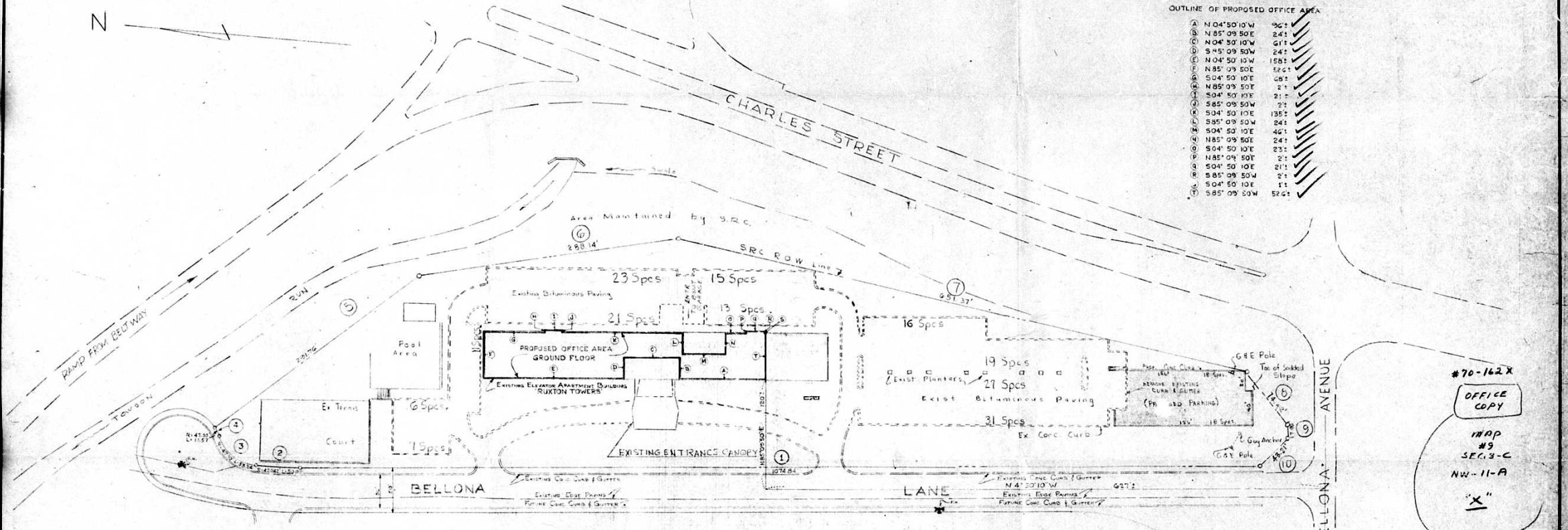
25185
District: 974 Date of Posting: FEB 7-1970
Posted for: Special Exception for Offices for Dentists to four lots on Route 111
Petitioner: Dr. Aydes, Thomas, etc.
Location of property: 111/113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 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903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 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3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4237, 4239, 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OUTLINE OF PROPERTY

①	N 4° 50' 10" W	1074.84
②	N 33° 58' 39" E	49.00
③	N 59° 28' 50" E	80.24
④	S 41° 35' 40" E	11.54
⑤	S 12° 44' 00" E	29.12
⑥	S 8° 35' 30" W	288.14
⑦	S 47° 10' 20" W	651.37
⑧	S 86° 03' 10" W	14.42
⑨	S 49° 08' 20" W	17.00
⑩	S 85° 09' 50" W	43.21

OUTLINE OF PROPOSED OFFICE AREA

A	N 04° 50' 10" W	962
B	N 85° 09' 50" E	241
C	N 04° 50' 10" W	611
D	S 45° 09' 50" W	241
E	N 04° 50' 10" W	1581
F	N 85° 09' 50" E	521
G	S 04° 50' 10" E	681
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	241
M	S 04° 50' 10" E	461
N	N 85° 09' 50" E	241
O	S 04° 50' 10" E	231
P	N 85° 09' 50" E	21
Q	S 04° 50' 10" E	21
R	S 85° 09' 50" W	21
T	S 04° 50' 10" E	11
U	S 85° 09' 50" W	521



PARKING REQUIREMENTS:

Medical Dental Offices (1800 sq ft) @ 1 Space/300 sq ft	6
APTS - 27 - 100 sq ft @ 1 Space/Apt	122
Beauty Shop (1000 sq ft) @ 1 Space/300 sq ft	4
Prop offices, remainder (1st floor - 14,031 sq ft) @ 1 Space/300 sq ft	47

TOTAL PARKING REQ'D 219

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
		<u>226</u>

PROPOSED PARKING

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

UTILITIES EXIST AS FOLLOWS:

- 12" Water In Bellona Lane Refer to dugs 55-1373-14, -75 141
- 8" Sanitary Sewer In Bellona Lane Refer to dugs 64-019 A-D
- Storm Runoff from Property Carried off by Towson Run

NOTE:

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



Note: This Drawing Was Originally Prepared By The Whiting-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 WHITING-TURNER CONTRACTING CO.
ENGINEERS AND GENERAL CONTRACTORS
BALTIMORE MARYLAND

RUXTON TOWERS SITE PLAN

NINTH ELECTION DISTRICT BALTIMORE COUNTY
MAY 14, 1961 (REVISED JUNE 30, 1969) Scale: 1" = 50'

DESIGN: HAVIT ASSOC. SCALE: 1" = 50'
DRAWN: TDD DATE: DWG. NO. 5-
EN 1967