

11-16-70

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty  
ATTN: Oliver L. Myers  
FROM: Ellsworth N. Dyer, P.E.

Date: July 14, 1970

SUBJECT: Item 314 (1969-1970)  
Property Owner: Towson Center, Inc.  
N/E corner, Int. of Pennsylvania Avenue  
and Virginia Avenue  
Present Zoning: C.S.A. District  
Proposed Zoning: Redistrict to C.T. District  
District: 9th  
No. Acres: 171,977 sq. ft.

Based on decisions of a meeting held Tuesday, June 30, 1970, in the office of the Director of Public Works, which was attended by representatives of the Office of Planning and Zoning, Department of Traffic Engineering and the Bureau of Engineering, we wish to revise the comments, dated May 28, 1970 and submitted in connection with the subject zoning item, by rewording all references to highway improvements proposed for the extension of Jefferson Avenue.

*Ellsworth N. Dyer*  
ELLSWORTH N. DYER, P.E.  
Chief, Bureau of Engineering

END:ZAM:RND:

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 259.2 B. of the Baltimore County Zoning Regulations, having been met.

the above Redistricting should be had, and it further appearing that by reason of the

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of August, 1970, that the herein described property or area should be and the same is hereby redistricted, from C.S.A. to a C.T. District. The Special Exception for the above described property or area should be and the same is hereby DENIED from and after the date of this order, subject to the 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 Redistricting 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 August, 1970, that the above redistricting 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 and or the Special Exception for the above described property or area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

## PETITION FOR REDISTRICTING

SUBJECT: From C.S.A. District to C.T. District

LOCATION: Northeast corner of Pennsylvania Avenue and Virginia Avenue

DATE &amp; TIME: Thursday, July 16, 1970 at 10:00 A.M.

PLACE: Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, on the basis of the petition and the report of the Planning and Zoning Commission, has determined that the proposed redistricting is in the public interest.

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## CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 1970

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 one time, before the 10th day of July, 1970, the first publication appearing on the 9th day of July, 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#71-24-R

District: 9th  
Posted for: Hearing Thursday July 30, 1970 at 10:00 A.M.  
Petitioner: Towson Center, Inc.  
Location of property: N.E. corner of Pennsylvania Avenue and Virginia Avenue  
Location of Signs: On the north side of Pennsylvania Avenue at the intersection with Virginia Avenue  
Remarks: None  
Posted by: M. H. H. H.  
Date of return: July 16, 1970

TELEPHONE 484-2413

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
County Office Building  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 73724  
DATE July 24, 1970

TO: Edwin L. Wynn  
10 Light Street  
20th Floor  
Baltimore, Md. 21202

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO. 81-522

RETURN THIS PORTION WITH YOUR RECEIPTANCE

QUANTITY 1

DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT \$49.75

Advertising and posting of property for Towson Center, Inc.  
#71-24-R 49.75

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

Ann Roy Kramer, Esq.  
10 Light Street, 20th Floor  
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 12th day of May 1970

*Edward D. Hardesty*  
EDWARD D. HARDESTY,  
Zoning Commissioner

Petitioner: Towson Center, Inc.

Petitioner's Attorney: Ann Roy Kramer, Esq.

Reviewed by: *Oliver L. Myers*  
Chairman of  
Advisory Committee

STROMBERG PUBLICATIONS, INC.

By: *Ruth Morgan*

TELEPHONE 823-8000  
FAX 397

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 71312  
DATE July 6, 1970

TO: Towson Center, Inc.  
10 Light Street  
Baltimore, Md. 21202

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO. 81-522

RETURN THIS PORTION WITH YOUR RECEIPTANCE

QUANTITY 1

DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT \$5.00

Petition for Redistricting  
#71-24-R 5.00

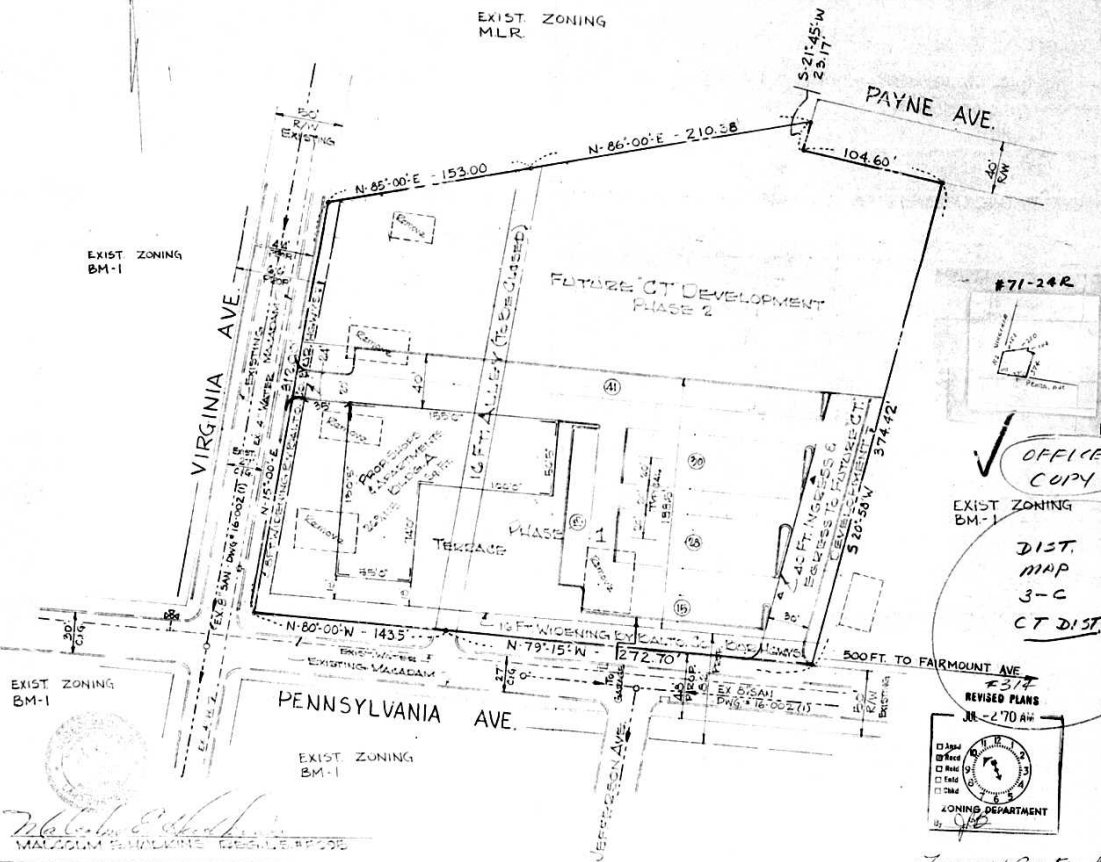
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

GROSS AREA = 171,977 Sq.Ft.  
AREA STREETS & LWS = 20,217 Sq.Ft.  
NET AREA = 149,885 Sq.Ft.  
ALLOWABLE FLOOR AREA = 149,885 X .85 = 126,402 Sq.Ft.  
PROPOSED FLOOR AREA SHOWN 129,113 Sq.Ft.  
REQUIRED PARKING: 456 UNITS @ 1/161 = 456 SPACES  
SITE TO BE TOTALLY CLEARER OF EXIST. BLDGS.  
NET AREA PHASE 1 = 79,170 Sq.Ft.  
PARKING BREAKDOWN:-  
SIZE PER SPACE: 8'X20'  
PARKING DECK: 127 CARS  
PARKING LEVELS NO.1 & NO.2 = 176 CARS EACH (BYA)  
TOTAL PARKING PROVIDED = 471 CARS.

PLAT TO ACCOMPANY  
PETITION FOR SPECIAL EXCEPTION  
FOR REDISTRICTING, N.E. CORNER  
PENNSYLVANIA & VIRGINIA AVES.

ELECT. DIST. 9 TOWSON, MARYLAND  
SCALE: 1"=50' APRIL 16, 1970.

REV. 6/15/70.  
REV. 7/1/70.



Troxon Center, Inc.

1. Contractor shall depress on-site Inlet to act as local sediment basin and form protective berm as shown and maintain berm and Inlet basin until site is stabilized.

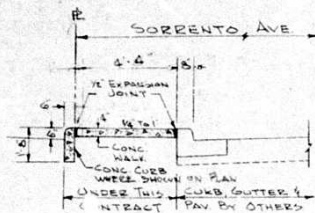


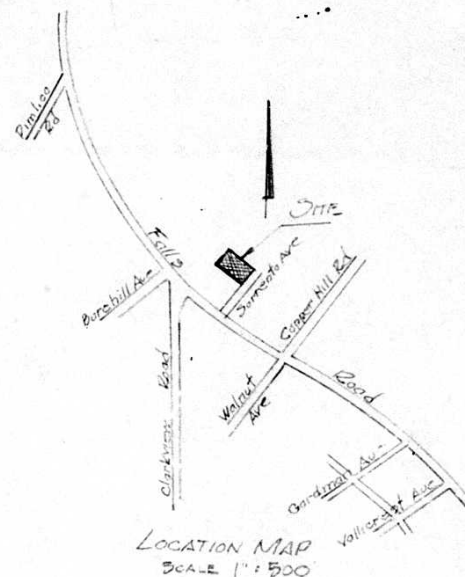
Diagram illustrating the cross-section of a curb and gutter assembly. The curb is labeled "BITUMINOUS CURB" and has a height of 9" and a width of 6". The base consists of a 2" layer of "BITUMINOUS CONC." and a layer of "CRUSHER RUN STONE".

### CURB & PAVING DETAIL

- EXIST ZONING PR WITH ZERO DUE YARD VARIANCE  
# 12' REAR YARD VARIANCE
- GROSS AGEAGE OF LOT N22 0.4571 ACRES
- PROPOSED LOT - WAREHOUSE WITH OFFICE  
ON UPPER LEVEL
- AREA OF BLDG  
UPPER LEVEL WAREHOUSE 3800 SF  
OFFICE 800 SF  
LOWER LEVEL WAREHOUSE 7920 SF
- REQUIRED PARKING  
WAREHOUSE 6 EMPLOYEES / 3 = 2 SPACES  
OFFICE 800 / 200 = 4 SPACES

REQUIRED 6 SPACES

G PROPOSED PARKING 11 SPACES



LOCATION MAP  
SCALE 1" : 500

Lot N<sup>o</sup> 2  
SECTION ONE  
PLAT SE

EDWARD E. STAFFORD PROPERTY  
PLAT BOOK OTG 35-30

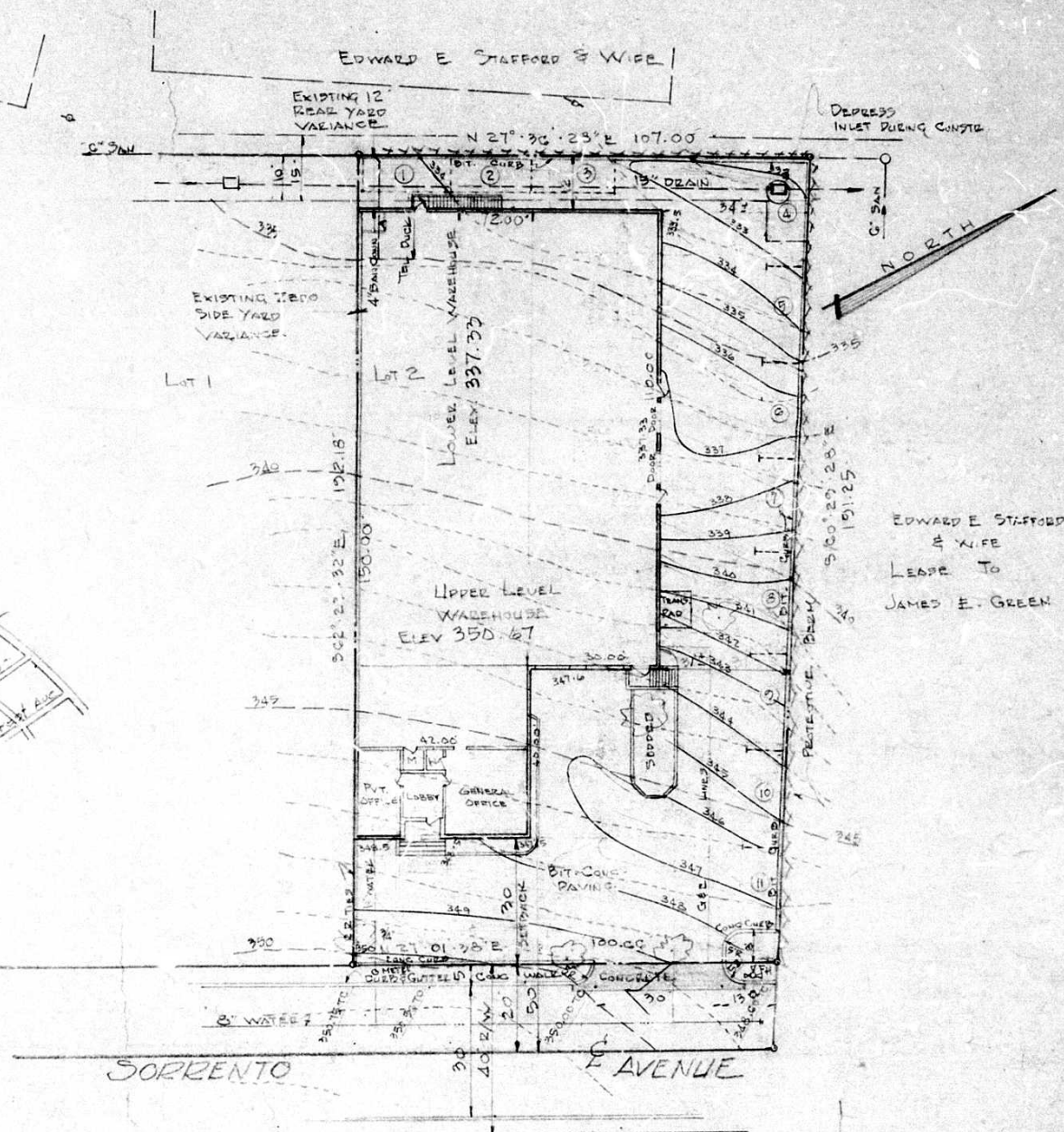
SITE PLAN  
FOR  
DILGRIM HOUSE

30 E. SUSQUEHANNA AVE  
BALTO MD 21204  
PHONE 821-8080

9TH ELECTION DISTRICT BALTO. COUNTY, MD  
SCALE 1" = 20' AUG 11, 1971

AUG 11, 1971  
REV. AUG 19, 1971  
REV. NOV 11, 1971  
REV. JAN 24, 1972  
REV. FEB 1, 1972

1.1212  
DAVID W. DALLAS, JR.  
CIVIL ENGINEER  
8719 OLD HARFORD RD. BALTO., MD.  
NO 5-7422



EDWARD E STIFFORD  
& WIFE  
LEASE TO  
JAMES E. GREEN

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: W. D. Smith  
DATE: 2/7/72

James W. Fallis