PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BANKIMORE COUNTY

County and which is described in the description and plat attached hereto and made a part hereof, page hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from C.S.A. District to a

C.T. District district for the following reasons:

Error in District Maps.

tror in district maps.

The subject property is presently designated as a C.S.A. District. It lies within the heart of the primary shopping area in the center of Towson and as part of such center, the proposed development of the site will include retail uses incident to a primary shopping area and certain auxiliary services. The proposed uses is in harmany with the requirements of 2579, District of the Baltimore County Zoning Regulations and would be compactable with the existing C.T. Olstrict with surrounds the subject property.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

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

MINNEX. we agree to pay expenses of above re-districting and or Special Exception advertising. ing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning positing, etc., upon filing or this pourson, and instance of pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore

Trosso certes, be.

Trosso certes, be.

Lead Charles

10 Ught St. 20th Floor

Address Politisers, Mo. 1322.

zura Chef Trabanen Petitioner's Attorney

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Address 10 Light St., 20th Floor Baltimore, Md. 21202

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ORDERED By The Zoning Commissioner of Baltimore County, this 12th ...day

required by the Zoning Law of Baitimore 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 Maitimere County in Room 106, County Office Building in Towson, Baltimore County, on the 30thday of July 19870 at J: 30 o'clock

Edward D. Have

Zoning Commissioner of Baltimore County.

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NTY OF MG ADVISORY COMMITTEE

June 23, 1970

Anne Key Kramer, Esq. 10 Light Street, 20th Floor Baltimore, Paryland 21202

RLI Type of Hearing: Redistricting from C.S.A.Dustrict to a C.T.Dustrict Locations A/C Cor. Int. of Pennsylvania and Virginia Avenues PELIVIONER: Touron Center, I. Committee Nesting of Pay 12, 1970 lees] Nr. 9th Distric

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced position 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 soveral dearlings and other buildings. With the property condetely will be a property in the property of the p

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this officefor review by the Zoning Advisory Committee in connection with the switce flem.

Hi ghways:

Minimum strip

Highlia Avenue, an oxisting road shall ultimately be improved as a Ma-foot curbod stream on a Sa-foot relative force of a second stream of Sa-foot relative force of the cursion, stream shall ultimate be improved on a Ma-foot curbod stream on Ma-foot relationshaped addresses Avenue (Maryland devenue) shall be extended mostly from a many distribution on a Ma-foot curbod stream on a M

Description of Land to Proposed to Be Relistricted to C.T.

Beginning for the same at the intersection of the north side of Pennsylvania Avenue as laid out 50 feet wide with the east side of Virginia Avenue as laid out 57 feet wide thence binding on the east side of Virginia Avenue N 150 00' E 312.00 feet thence leaving the said east side of Virginia Avenue N 550 00' E 153.00 feet themse N 86° 00° E 210.38 feet to intersect the western end of Payne Avenue as laid out 40 feet wide thence binding on the said western side of Payne Avenue and the south side of said Payne Avenue the two following courses and distances viz: (1) S 210 45' W 23.17 Feet (2) eagterly 104.60 feet thence leaving Payne Avenue S 200 58' W 374.42 feet to intersect the north side of said Pennsylvania Avenue thence binding on the said north side of Pennsylvania Avenue the two following courses and digtances v.z: (1) N 790 15' W 272.70 feet and N 800 00' W 143.57 feet to the place of beginning.



Ma. Folm E. Hudkins-Reg.L.S.#5095

MICROFILMED

Annu Kay Kramer, Esc.

June 23, 1970

Storm Drains:

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W 23

The potitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nu sances or damages to adjacent properties, especially to the concentration of surface maters. Correction of any problem which may result, due to improper grading or improper installation of creatings facilities, bould on the full responsibility approper installation of creatings facilities, bould on the full responsibility.

Development of this property through stripping, grading and stabilization could result in a seciment collution problem, demanding private and public holdings constream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of ter-

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building

Water and Sanitary Sewer:

Public water and sanitary sewer are available to serve this site.

DEPARTMENT OF TRAFFIC ENGINEERING:

Although its not clearly pointed out, it would appear this petition Although its not clearly pointed out, is mount opposed this process is only for redistricting and would, therefore, create no change in trip censity. However, the slan as shown is not satisfactory since it shows no access, parking or circulation.

Owner shall be required to comply with all applicable requirements of the 101 life Safety Code, 1967 edition, and the life Prevention code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and must be in accordance with the Boltimore County Standards .

BOARD OF EDUCATION:

No bearing on stucent population.

BUILDING ENGINEER'S CEFFICE

Petitioner to usually with all applicable requirements of Baltimure County building Come and Regulations when plans are sommitted.

BALTIMORE COUNTY, MARYLAND

NIER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty Date July 24, 1970

Zoning Commissioner Mr. George E. Gavrelis, Director of Planning

SURJECT Patition #71-24-R. Northeast corner of Penna. and Virginia Avenues Petition for Redistricting from C.S.A. District to C.T. District Towson Center, Inc. - Petitioners

HEARING: Thursday, July 30, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for change in district classification from C.S.A. to C.T. for property situate in East Towson area. This change in district classification is precisely in tune with both staff and consultant studies for future growth

We recommend the granting of this petition.

GEG:msh

Arme Kay Kramer, Esq. Item 314 Page 3

June 24, 1970

HEALTH DEPARTMENT:

Public water and sewers are available.

food lervice Corrects: If a food service facility is planned, complete plans and specifications must be submitted to the Division of Food Control, Ballinore County Department of Health, for review and

Air Polistin Comments: The building or buildings on this site may be subject to registration and combinance with the Maryland State Health Air Polistin Control Regulations. Zuditional Information may be obtained from the Division of Air Polistine. Poststone County Experiment of health for review and approval.

ZONING ADMINISTRATION DIVISION:

The petitioner must submit revised plans to this office indicating the following prior to the nearing.

1. A tent diagram of the proposed building.

2. The proposed road known as Maryland Avenue to tie in with an existing road known as Payne Avenue.

This petition is accorded for filling on the date of the enclosed filling 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 filling certificate, will be forwarded to you in the mear future.

Very cruly yours.

OLIVER L. MYERS, Chairman

BALTIMORE COUNTY, MARYLAND

NTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty To Zoning Commissioner

Date July 1, 1970

FROM Richard B. Williams Project Planning Division
SUBJECT Coron. Building Application #314

> May 12, 1970 Towson Center, Inc. N/E corner, Int. of Pennsylvania

This office has reviewed the subject site-plan and offers the following comments:

We will withhold comments pending submittal of a revised plan

BALTIMORE COUNTY, MARYLAND

THENT OF TRAFFIC ENGIN

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty Attn: Oliver L. Myers

C. Richard Moore

TO:

FROM

Item 314 - ZAC - May 12, 1970 Property Owner: Towson Center, Inc. NE Corner - Pennsylvania & Virginia Aves. Redistrict to C.T. District

Although its not clearly pointed out, it would appear this petition is only for redistricting and would therefore create no change in trip density. However, the plan as shown is not satisfactory since it shows no access, parking or circulation.

Date June 1, 1970

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing that by reason of the requirements of Section 259. 2. B. of the Baltimore Courty Zoning Regulations having been met. the above Re-districting should be 8-d; and stylesther-presering that by day of August, 196.70, that the herein described property or area should be and the same is hereby re-districted, from G.S.A. to a C.T. from and after the date of this order, subject to the approval of the site plan by Bureau of Public Services and Office of Planning and Zoning.

DE PLTY Zuning Commissioner of Baltimore County 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-districting should NOT BE HAD, and or the Special Exception should NOT BE 196 that the above re-districting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and and or the Special Exception for

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Zoning Commissioner of Baltimore County

MICKUTILMED

CERTIFICATE OF PUBLICATION

TOWSON MD. July 9a 19, 79 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towsoa, Baltimore County, Md., once in each of one time amounterweeks before the 30th eppearing on the ... 9th ... day of July

THE JEFFERSONIAN,

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date July 14, 19/0

FROM Ellsworth N. Diver, P.E.

NUMBER Idea 314, (1969-1970)
Property Owner: Townson Center, Inc.
Structure 1 to Pennsylvania Avenua
and Virtue 1 to Pennsylvania Avenua
Avenua 1 to Present Coning: C.S.A. Ristrict
Proposed Zoning: Redistrict to C.T. District
Districts 9th
No. Acres: 171,977 sq. ft.

Based on decisions of a secting held Tuesday, June 30, 1970, in the effice of the Director of Tubilc Works, which was attended by representatives of the Office of Planning and Zoning, Department of Traffic Engineering and the Bursau of Engineering, we wish to revise the comments, dated May 28, 1970 and submitted in connection with the subject soning item, by rescinding all refresure to highway improvements proposed for the extension of 1057system Avenue.

END: EAM: RMD:

TOUSDH CENTER, INC. #71-24-R #E/cor. of Penns. & Virginia Aves. 9th

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Was

4-10

TOWSON DE MIES

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty
Zoning Commissioner of Baltimore County
Zoning to the County
was inserted in THE CHIMCOGON TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one

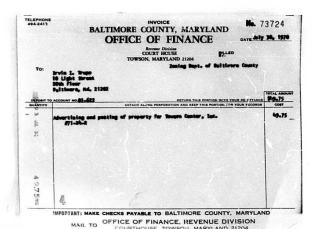
weeks before the 13th day of July 1970, that is to say, the same

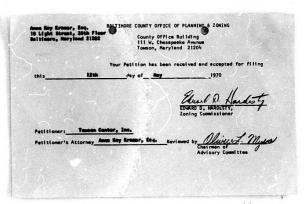
was inserted in the issue of July 9, 1970.

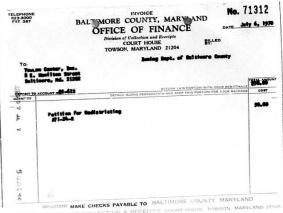
STROMBERG PUBLICATIONS, Inc.

1 Ruth Morgan

CERTIFICATE OF POSTI ZONING DEPARTMENT OF BALTIMORI TOURISM, Maryland	NG (1) #71-34-R
District 9 1 Protect for Harring July 30 Protect for Harring Sharring July 30 Protection Townson Content Inc.	ote of Posting July 9-90 1970 @ 1.00 PM
tocation of Signar Q Land on June Ore	
Remarks Fosted by Mass W. Mare Date of	return) 1.64 - 16 7.6







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

