

February 7, 1975

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 71-25-RX
215 Bosley Avenue -
9th Election District

Dear Mr. Williams:

I am in receipt of your letter of December 26, 1974, in which you request information regarding the utilization of a Special Exception granted for the above referenced property.

In accordance with the Order of the Deputy Zoning Commissioner, concerning Zoning Violation Case No. 74-68-V, C-74-242, this office recognizes the utilization of the subject property as offices within the required two year period, subsequent to the Order granted in Case No. 71-25-RX. In light of this fact, this office further recognizes the aforementioned Special Exception to have the full force and effect of law, pursuant to Section 502.3 of the Baltimore County Zoning Regulations

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/ETH, Jr. /sw

cc: Mr. James E. Dyer
Deputy Zoning Commissioner

Mr. Franklin T. Hogans, Jr.
Zoning Technician III

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
KENNETH H. MASTERS

December 26, 1974

S. Eric DiNenna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Zoning file No. 71-25-RX; Doe, Inc.
and Glendalough, Petitioners.

Dear Commissioner DiNenna:

I am writing to you with reference to my partner's properties located on Bosley Avenue in Towson, which are the subject of a special exception for offices which you granted by your Decision and Order of January 7, 1971, which Decision was affirmed by the Decision and Order of the County Board of Appeals dated April 18, 1973.

Pursuant to Deputy Commissioner Dyer's Order of November 26, 1973, the formerly residential property located at 215 Bosley is being used as a field office by the Campbell Company and the State Highway Administration in connection with the improvements being made to Bosley Avenue here in Towson. In this regard, please refer to zoning files No. 74-68-V and No. C-74-242. Also see Change of Occupancy permit No. 55455.

It will be greatly appreciated if you will confirm by appropriate letter for the file that this office use of the property constitutes utilization of the special exception for offices granted in Case No. 71-25-RX. This office use has been continuous since prior to November of 1973, and will continue at least through September 1 of 1975 pursuant to Mr. Dyer's extension of the Order contained in his letter of November 13, 1974 in Case No. 74-68-V. At the present time I am working with a Baltimore County engineering firm in connection with a further plan to improve and upgrade these properties for office use as soon as the improvements to Bosley Avenue and the closing of Susquehanna Avenue have both been accomplished. Your confirmation of the exercise of the special exception for the file will be greatly appreciated. Thanking you for your attention to this matter, I am

Sincerely,

Newton

Newton A. Williams

NAW/hl

AREA CODE 301

TELEPHONE

410-288-7411



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **DOE, INC.**, legal owner, of the property situated 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 **R-6** zone to an **NE-10-A** zone; for the following reasons:

error in original zoning and/or the character of the neighborhood has changed to such an extent as to warrant the reclassification requested.

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 and 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.

DOE, INC.

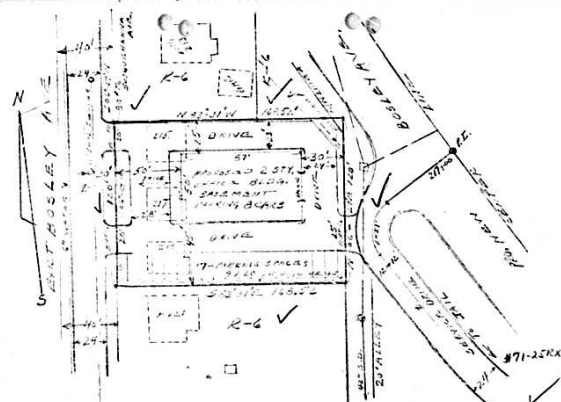
Pres. **GLENDALOUGH, INC.**
 Contact purchaser
 Address

Protestant's Attorney
Newton A. Williams, Plumbhoff & Williams
 Address: 204 W. Pennsylvania Ave.,
 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this **23rd** day of **June**, **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, the 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 **30th** day of **July**, **1970**, at **11:30** o'clock.

Edward D. Hardisty
 Zoning Commissioner of Baltimore County

(over)



Property of **Doe, Inc. and Glendalough, Inc.**
 No. 215, 217 & 219, Bosley Ave. Towson, Ninth District, Baltimore County

Area of parcel, 0.464 of an acre
 Present use, residential, proposed office bldg.
 Present zoning R-6, proposed zoning NE-10-A with special exception.
 Area of 2 sty. of ice bldg. 3700 sq. ft.
 Parking spaces needed 23, provided 25.
 Existing dwgs. to be removed.
 Existing water main and San. sewer available.

Scale 1 in. to 50 ft. Mar. 1970

Robert C. Morris, Reg. Surveyor, # 759
 Old Court Road, Balto. 21207



RE: PETITION FOR RECLASSIFICATION : BEFORE
 from R-6 zone to R.A. zone, and : COUNTY BOARD OF APPEALS
 SPECIAL EXCEPTION for Offices : OF
 and Office Building : BALTIMORE COUNTY
 E/S of Bosley Avenue 80' S. d.
 of Susquehanna Avenue
 9th District
 Doe, Inc. and Glendalough, Inc. : No. 71-25-RX
 Petitioners

ORDER OF DISMISSAL

Petition of Doe, Inc. and Glendalough, Inc. for reclassification from R-6 zone to R.A. zone, and for Special Exception for Offices and Office Building, on property located on the east side of Bosley Avenue 80 feet south of Susquehanna Avenue, in the 9th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed February 17, 1971 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioners-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners-Appellants requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of February 17, 1971.

IT IS HEREBY ORDERED, this **23rd** day of February, 1971, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

John A. Slawik
Walter A. Keller, Jr.
John A. Miller

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from R-6 to R-A, and : COUNTY BOARD OF APPEALS
 SPECIAL EXCEPTION for : OF
 Offices and Office Building : BALTIMORE COUNTY
 E/S of Bosley Avenue 80' S. :
 of Susquehanna Avenue
 9th District
 Doe, Inc. and : No. 71-25-RX
 Glendalough, Inc., Petitioners

OPINION

This case comes before the Board on an appeal by both the Petitioner and the Protestants from an Order, dated January 7, 1971, by the Deputy Zoning Commissioner. The subject properties are located on the east side of Bosley Avenue commencing approximately 80 feet south of Susquehanna Avenue, in the Ninth Election District of Baltimore County. Specifically the properties may be better identified as 215, 217 and 219 Bosley Avenue. In toto the land area of these three properties is approximately 0.464 acres. The original petition, as filed, requested a reclassification from R-6 to R-A and a special exception for offices and office building. By Order dated January 7, 1971, the Deputy Zoning Commissioner granted the reclassification and also granted the special exception subject to certain restrictions. It is from this Order that this appeal arises; the Petitioner appealing from certain restrictions placed upon the use of the special exception, and the Protestants generally appealing the findings and Order of the Deputy Zoning Commissioner. It is imperative to note at this point that subsequent to the date of the Deputy Zoning Commissioner's Order the Baltimore County Council, by a map adopted March 24, 1971, reclassified the subject property to D.R. 16. Hence, the reclassification of this site is not an issue before this Board as the properties are now zoned D.R. 16. The sole question before this Board is whether or not the proposed office use of this site satisfies the provisions of Section 502.1 of the Baltimore County Zoning Regulations. It is necessary that Section 502.1 be fully satisfied if the special exception is to be granted. Section 502.1 reads as follows:

"Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;

Doe, Inc., et al - #71-25-RX

2.

- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, convenience, or improvement;
- Interfere with adequate light and air.

The sole stockholder and President of the petitioning corporations is James D. Nolan, a Towson attorney who has had his law office in Towson since 1951. Mr. Nolan described to the Board that he proposes to construct upon this site a two-story office building containing approximately 4,350 square feet on each floor. The Petitioner seeks no access to the old Bosley Avenue, but plans to orient building and access to the new Bosley Avenue which will pass east of the subject property. Hugh Gelston, a real estate expert, and Bernard Willemain, a land planner, presented evidence and testimony supporting the petition.

Four neighborhood residents testified against the granting of the special exception noting among many objections that the new Bosley Avenue should act as a buffer zone between residential use and the Towson business community east of same, that one grant begets other grants, that non-residential use encroaches upon the residential character of the entire community and that, considering the vacant office space now available in the Towson business district, there is no need for additional office space.

Without further detailing the testimony and evidence presented in this case, the Board is satisfied that the Petitioner (subject to restrictions to be placed upon the special exception) will not violate the provisions of Section 502.1 by erecting the office building as proposed in this instance. Among the factors which impressed this Board are the factor that the topography of the subject property is such so that any development of this site can be easily oriented toward the new Bosley Avenue; the grade or slope of the lot - front to back - is now 7 feet and after the construction of the new Bosley Avenue said slope will be 12 feet down; i.e., west to east downward toward the new road; the residentially developed lots on the west side of the existing Bosley Avenue actually overlook the subject property and this situation will be magnified after the new Bosley Avenue is cut through and the grade is lowered, then any development on the subject lot will be below

Doe, Inc., et al - #71-25-RX

3.

the homes on the west side of Bosley; the view from the subject property will include the County Jail, the County parking lot, the County Office Building and the County multi-story parking garage which is now being constructed, as well as much of the remaining Towson business district.

It is significant to note the size of the subject property; i.e., 0.464 acres.

Considering same, the specific location of this property and the D.R. 16 classification placed on this property by the County Council in March of 1971, this Board would be caused to assume that the County Council perceived the possibility of office use on this small 0.464 site rather than apartment development.

After carefully reviewing all of the testimony and evidence presented in this case, the sum of which has been briefly detailed above, it is the judgment of this Board that the Petitioner has successfully met the provisions of Section 502.1 and, therefore, the petitioned special exception shall be granted subject to the restrictions set out in the Order cited below.

ORDER

For the reasons set forth in the foregoing Opinion, it is this **18th** day of April, 1973, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

- No access shall be permitted to the existing Bosley Avenue from the subject site unless said access for good cause is required by some State or County agency.
- Site plan approval by the Department of Public Works, State Highway Administration and the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

John A. Slawik
Walter A. Keller, Jr.
John A. Miller

60335
 1/4c
 2/17/71

PETITION FOR
 RECLASSIFICATION
 AND
 SPECIAL EXCEPTION
 E/S of Bosley Avenue, 80'
 South of Susquehanna Avenue
 9th District
 Doe, Inc. and Glendalough, Inc.
 Petitioners
 No. 71-25-RX (Item No. 246)

ORDER OF DISMISSAL OF APPEAL

Mr. Clerk:

Please dismiss the appeal taken by the Petitioners, Doe, Inc. and Glendalough, Inc. from the Order of January 7, 1971.

Newton A. Williams
 Newton A. Williams

Nolan, Plumbhoff & Williams
 Nolan, Plumbhoff & Williams
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204
 Telephone: 823-7800
 Attorneys for Petitioners

I HEREBY CERTIFY that on the 17th day of February 1971, a copy of the foregoing Order of Dismissal was mailed to the Honorable R. Bruce Alderman, County Solicitor, County Office Building, Towson, Maryland 21204, to Mr. Eugene L. Kibbe, Jr., 312 Alabama Road, Towson, Maryland 21204, and to Mr. John Higinbotham, 411 Alabama Road, Towson, Maryland 21204.

Newton A. Williams
 Newton A. Williams
 Attorney for Petitioners

60335
 1/4c
 1/19/71

RE: PETITION FOR
 RECLASSIFICATION
 AND
 SPECIAL EXCEPTION
 E/S of Bosley Avenue, 80'
 South of Susquehanna Avenue
 9th District
 Doe, Inc., and Glendalough, Inc.
 Petitioners
 No. 71-25-RX (Item No. 246)

ORDER FOR APPEAL

Mr. Deputy Commissioner:

Please enter an appeal to the County Board of Appeals on behalf of the Petitioners, Doe, Inc., and Glendalough, Inc., from your Order of January 7, 1971, only as to the three (3) numbered restrictions which are attached to the granting of the special exception.

Newton A. Williams
 Newton A. Williams

Nolan, Plumbhoff & Williams
 Nolan, Plumbhoff & Williams
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204
 Telephone: 823-7800
 Attorneys for Petitioners

I HEREBY CERTIFY that on this **20th** day of January, 1971, a copy of the foregoing Order for Appeal was mailed to the Honorable R. Bruce Alderman, County Solicitor, County Office Building, Towson, Maryland 21204, to Mr. Eugene L. Kibbe, Jr., 312 Alabama Road, Towson, Maryland 21204, and to Mr. John Higinbotham, 411 Alabama Road, Towson, Maryland 21204.

Newton A. Williams
 Newton A. Williams
 Attorney for Petitioners

LAW OFFICE
 NOLAN, PLUMHOFF
 & WILLIAMS
 TOWSON, MD.

RE: PETITION FOR
RECLASSIFICATION
AND
SPECIAL EXCEPTION

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

E/S of Bosley Avenue, 80' South of Susquehanna Avenue 9th District
Doe, Inc., and Glendalough, Inc.,
Petitioners
No. 71-25-RX (Item No. 248)

ORDER FOR APPEAL

Mr. Deputy Commissioner:

Please enter an appeal to the County Board of Appeals on behalf of the following protestants from your Order of January 7, 1971 granting reclassification of the above captioned property from R-6 Zone to R.A. Zone subject to Special Exception for an office building and offices subject to three numbered restrictions:

Paul E. Jarboe
3 Alabama Court
Towson, Maryland 21204

Lloyd L. Curtin
4 Alabama Court
Towson, Maryland 21204

Dr. Clara Grether
5 Alabama Court
Towson, Maryland 21204

F. Roderick Deland
6 Alabama Court
Towson, Maryland 21204

James E. Kookogey
300 Colonial Court
Towson, Maryland 21204

Charles C. Biggs
304 Colonial Court
Towson, Maryland 21204

David L. Gregory
307 Colonial Court
Towson, Maryland 21204

Eugene L. Kibbe, Jr.
312 Alabama Road
Towson, Maryland 21204

Paul E. Jarboe
Lloyd L. Curtin
Dr. Clara Grether
F. Roderick Deland

James E. Kookogey
Charles C. Biggs
David L. Gregory
Eugene L. Kibbe, Jr.

I HEREBY CERTIFY that on this 4 day of January, 1971, a copy of the foregoing Order for Appeal was mailed to the Honorable R. Bruce Alderman, County Solicitor, County Office Building, Towson, Maryland 21204, to Newton A. Williams, Nolan, Plunhoff and Williams, Attorneys for Petitioners, 204 West Pennsylvania Avenue, Towson, Maryland 21204.

Paul E. Jarboe

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

E/S of Bosley Avenue, 80' South of Susquehanna Avenue - 9th District
Doe, Inc. and Glendalough, Inc.,
Petitioners
No. 71-25-RX (Item No. 248)

The Petitioners seek a Reclassification from a R-6 Zone to a R.A. Zone and, further, request a Special Exception for an office building and offices, for a parcel of land consisting of 0.464 of an acre, more or less, located on the east side of Bosley Avenue, eighty (80) feet south of Susquehanna Avenue and also known as No. 215, No. 217 and No. 219 Bosley Avenue.

Evidence on behalf of the Petitioners indicated that it was their intention to construct a two (2) story office building to be used as law offices. A real estate expert, on behalf of the Petitioners, testified to the enormous growth of the immediate Towson area, including construction of several high rise office buildings, the proposed Court House Complex, and the relocation of Bosley Avenue, which is imminent. He also cited various zoning changes in what is known as West Towson, where this property is located.

The Petitioners further testified that they would acquire and provide access to Bosley Avenue Relocated which would provide ingress and egress to the proposed office building.

Testimony on behalf of the Petitioners further indicated that immediately to the rear of this property is a Baltimore County parking lot, which will be part of the new Bosley Avenue Relocated, and that the Baltimore County Jail is adjacent thereto to the south.

Residents of the area, in protest to the subject Petition, indicated that traffic along Bosley Avenue is heavy and that the granting of this Petition would be detrimental to their health, safety and general welfare.

After reviewing all the evidence presented at the hearing, it is the opinion of the Deputy Zoning Commissioner, that since the adoption of the Comprehensive Zoning Maps for this area in 1955, the immediate commercial and

office use area surrounding, which is known as Court House Square Complex, has grown and expanded immensely, and that there have been many zoning and characteristic changes within the last ten (10) years. The construction of Bosley Avenue Relocated will have a major impact on this area and the granting of this Petition would create a buffer between Bosley Avenue Relocated and the residential homes to the west of the subject property.

Furthermore, the granting of the Special Exception for an office building and offices would not be detrimental to the health, safety, and general welfare of the community in that the Petitioners would provide access to Bosley Avenue Relocated, and it would not be necessary for the present Bosley Avenue to be used for ingress and egress.

Therefore, IT IS ORDERED this 7 day of January, 1971, that the herein described property or area should be and the same is hereby reclassified from a R-6 Zone to a R.A. Zone; the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an office building and offices should be and the same is GRANTED subject to the following:

1. That access be provided from the subject property to Bosley Avenue Relocated upon the construction of this road.
2. That no less than twenty-five (25) parking spaces be provided.
3. That subject to the requirements of the Office of Public Works, the present Bosley Avenue not be used as a means of ingress and egress to the property upon the construction and completion of Bosley Avenue Relocated.

The approval of the site plan is subject to the Bureau of Public Services and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/27/71
BY J. C. Harris, Clerk

PROPERTY OF DOE, INC.
9TH ELECTION DISTRICT OF BALTIMORE COUNTY

I. DESCRIPTION OF PROPERTY

The property is located on the east side of Bosley Avenue and is presently known as 215, 217, and 219 Bosley Avenue. Each lot consists of 40 feet with a depth of approximately 170 feet, making a total lot of 120 feet along the east side of Bosley Avenue with a depth of 168 feet. The rear of the lots binds on a 20 foot alley, on the east side of which is located the parking lot used by employees of Baltimore County, which lot is located just north of the Baltimore County Jail.

II. PRESENT ZONING

The property is presently zoned R-6.

III. REQUESTED ZONING

The property is best suited for office use and, therefore, a zoning classification of residential apartment (RA) to be used with a later to be requested special exception for office use is respectfully sought.

IV. BASIS FOR REQUESTED ZONING

The property is presently improved by three old houses, all badly in need of repairs. The land value is such that these properties cannot be improved to a point where it would make it economically feasible to rent it at a figure that would give the owner a return commensurate with the land value.

The entire character of this neighborhood has changed and the Planning Staff is recommending RA zoning for 215 Bosley Avenue, and we feel that to proceed to develop it, would require reclassification of 217 and 219 to RA.

The character of the neighborhood will change even more with

the relocation of Bosley, most of which rights-of-way have been acquired by Baltimore County, and Bosley Avenue as relocated will straddle the rear of 215 Bosley Avenue.

Needless to say, the new Court House will have a tremendous impact on these and other properties in the neighborhood. This property is located between the new Court House complex and Towson State College, which is about to commence construction of a multi-story dormitory located at the end of Bosley Avenue, as presently located. An office complex on these properties will be a much greater asset to Baltimore County and to the neighborhood than the presently deteriorating rental houses.

Your consideration of this request will be greatly appreciated and if any further data is required, I will be happy to submit it.

Respectfully submitted,

James D. Nolan, President
Doe, Inc.

Robert C. Norris, Reg. Surveyor
Old Court Road, Balto. Md.

Mar. 28, 1970

Description for a parcel of land on Bosley Ave., Towson, Md.

Beginning for the same at a point on the East side of Bosley Avenue, South 06 degrees 29 minutes West 80 ft. from the corner formed by the East side of Bosley Ave. and the South side of Susquehanna Ave., thence running along the East side of Bosley Ave. South 06 degrees 29 minutes West 120 ft.; thence running on a line drawn parallel to Susquehanna Ave. S 83 degrees 31 minutes East 168.52 ft. to the West side of an alley thence situate; thence running and binding on the West side of a 20 foot alley, North 06 degrees 29 minutes East 120 ft.; thence running North 83 degrees 31 minutes West 168.52 ft. to the point of beginning.

Containing 0.464 of an acre more or less and being designated as No. 215, No. 217 and No. 219 Bosley Ave. owned by The Doe, Inc. and The Glendalough, Inc.



Robert C. Norris, Reg. Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Zoning Commissioner
FROM: Mr. George E. Gavrellis, Director of Planning
SUBJECT: Petition #71-25-RX. East side of Bosley Avenue 80 feet South of Susquehanna Avenue
Petition for Reclassification from R-6 to R.A. Zone
Petition for Special Exception for Offices and Office Building
Doe, Inc., - Petitioners

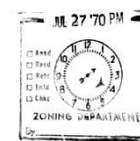
9th District
HEARING: Thursday, July 30, 1970 (1:30 p.m.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. zoning together with a special exception for offices. It notes that the map approved for comprehensive rezoning in this area by the Planning Board last February does recommend some expansion of R.A. zoning outwardly from Towson center, but only the first property - 215 Bosley Avenue - is included in this recommendation.

As of the writing of these comments, we are not sure as to whether or not this property would have access to the new road traversing diagonally through the County parking lot immediately to the east. Similarly, questions occur relative to the quantity and quality of access to existing Bosley Avenue. It is to be noted that access to Towson Boulevard from this road will be removed at such time as the new road is connected.

The issues of zone boundaries, traffic implications, and ultimately land use patterns were not completely resolved by the Planning Board subcommittee at its July meeting. The Planning staff would request additional time for further evaluation and recommendation relative to the new map before it can make final comment on this case.

GEG:mdh



JUN 27 1973

JAMES D. NOLAN
J. EDWARD HARDESTY
NEWTON A. WILLIAMS
WILLIAM H. HESSEN, JR.

LAW OFFICES OF
NOLAN, PLATZHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

July 7, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
Baltimore County, Maryland
County Office Building
Towson, Maryland 21204

Attention: Mr. James E. Dyer
Zoning Supervisor

Dear Mr. Hardesty: Re: Zoning 215,217, 219 Bosley Avenue

Reference is made to your letter of July 2, 1970, addressed to me relative to the above captioned matter.

Some time ago Baltimore County had requested that Mr. Nolan sign a deed for fee simple and easement taking of part of the property known as 215 Bosley Avenue. At that time Mr. Nolan pointed out to the persons in the Land Acquisition Office that he had access to Susquehanna Avenue through an existing 30 foot alley, as is shown on several plats, including a plat entitled "Maryland State Road Commission Contract No. B 896-1-415."

If Baltimore County does not desire to permit Mr. Nolan to use the service drive to the jail entrance, then he should be provided with other means of access to either Susquehanna Avenue, which he now has a legal right for, or to the new Bosley Avenue. It is for this reason that he is reluctant in submitting a plat to show the arrangements of access from the rear of the properties Nos. 215,217 and 219 Bosley Avenue.

We will be happy to meet with you or any other County agency to discuss this matter.

Very truly yours,

Newton A. Williams
Newton A. Williams

NAW:mk



BALTIMORE COUNTY, MARYLAND
N-W Key Sheet
37 NE 2 Position Sheet
NE 10-A Tape

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty, Zoning Commissioner Date: April 29, 1969
ATTN: Oliver L. Myers
FROM: Ellsworth S. Dyer, P.E.
SUBJECT: Item #246 (1969-1970)
Property Owner: Doe, Inc. and Glendalough, Inc.
215, 217, 219 Bosley Avenue
Present Zoning: R-6
Proposed Zoning: Reclass. to RA w/ S.E. for office building
District: 9th
No. Acres: 0.464

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Bosley Avenue is an existing 24-foot curbed street on a 40-foot right-of-way of which no improvements are scheduled at this time.

The proposed realignment of Bosley Avenue will traverse the northeast corner of this site. Right-of-way and slope easements have not been dedicated from this site for the proposed realignment. Access will not be provided from the jail service drive which was designed for limited usage only.

Sewer Drainage:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

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.

Water and Sanitary Sewer:

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

END:RAM:ROP:as
cc: Highway Design

Ellsworth S. Dyer
Ellsworth S. Dyer
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
Zoning Commissioner Date: May 14, 1970
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #246

April 21, 1970
Doe, Inc. and Glendalough, Inc.
215,217,219 Bosley Avenue

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

- 1) The minimum width entrance is 24'.
- 2) The entrance to the jail drive should be eliminated.

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 246 - ZAC - April 21, 1970
Property Owner: Doe, Inc. & Glendalough, Inc.
215, 217, 219 Bosley Ave.
Reclass. to RA with S.E. for office building

Date: April 22, 1970

The subject petition is requesting a change from R6 to RA with special exception for offices of .46 acres. The increased density from this size parcel should have no major effect on traffic volumes. However, should the land surrounding this parcel be changed to RA, some traffic problems may be created.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nr

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF April 21, 1970

Petitioner: Doe, Inc. & Glendalough, Inc.
Location: 215, 217, 219 Bosley Ave.
District: 9
Present Zoning: R-6
Proposed Zoning: RA w/ S.E. for office building
No. of Acres: 0.464

Comments: A rezoning to permit an office building should not increase the student population.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Zoning Commissioner Date: April 22, 1970
Attn: Mr. Myers
FROM: Inspector Thomas E. Kelly
Fire Department
SUBJECT: Property Owner: Doe, Inc. and Glendalough, Inc.
Location: 215, 217, 219 Bosley Avenue
Item #246

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

Inspector T. E. Kelly

cc: Mr. M. J. Hanna

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: April 23, 1970
FROM: Everett B. Reed, Plans Review
SUBJECT: #246 Doe, Inc. & Glendalough, Inc.
215-219 Bosley Avenue
District: 9

Petitioner to comply with all applicable requirements for Baltimore County Building Code and regulations when plans are submitted.

Everett B. Reed
Everett B. Reed, Plans Review

EBR:mch

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: April 28, 1970
FROM: Ian J. Forrest
SUBJECT: Item 246 - Zoning Advisory Committee Meeting, April 21, 1970

246. Property Owner: Doe, Inc. and Glendalough, Inc.
Location: 215, 217, 219 Bosley Ave.
Present Zoning: R-6
Proposed Zoning: Reclass to RA w/ S.E. for office building
District: 9th
No. Acres: 0.464

Public water and sewers are available.

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.

Ian J. Forrest
Ian J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

ORIGINAL
TOWSON TIMES
224 YORK RD. 221-7500
TOWSON, MD 21204

July 13 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardisty
Zoning Commissioner of Baltimore County
was inserted in THE **TOWSON TIMES**, a weekly newspaper published
in Baltimore County, Maryland, once a week for **one** week
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.
By Ruth Morgan

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~~ before the **10th**
day of **July** 1970 the first publication
appearing on the **2nd** day of **July**
1970.

THE JEFFERSONIAN
Richard M. Hall
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District **9th** Date of Posting **July 10, 1970**

Posted for: **RECLASSIFICATION FROM R-6 TO R-1 / SPECIAL EXCEPTION FOR OFFICE BLDG.**

Petitioner: **DOE, INC.**

Location of property: **E. of BOSLEY AVE. 80 FT. S. OF SUSQUEHANNA AVE.**

Location of Signs: **162 - 219 BOSLEY AVE. 34 ft. - 217 BOSLEY AVE. 566 215 BOSLEY AVE.**

Remarks:

Posted by: *Charles M. Hall* Date of return: **July 17, 1970**
Signature # 71-25-RX

INVOICE No. 78324
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: **Mrs. Janet L. Lindsay,**
413 Georgia Court,
Towson, Md. 21204

DATE: **2/4/71**

REPORT TO ACCOUNT NO. **01-622** TOTAL AMOUNT **\$80.00**

QUANTITY	DESCRIPTION	UNIT	AMOUNT
1	Cost of appeal, property of Doe, Inc. et al.		\$70.00
2	71-25-RX	2 sigs	10.00
			\$80.00

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

INVOICE No. 73719
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: **Do, Inc.,**
204 W. Pennsylvania Ave.,
Towson, Md. 21204

DATE: **July 28, 1970**

REPORT TO ACCOUNT NO. **01-622** TOTAL AMOUNT **\$71.25**

QUANTITY	DESCRIPTION	UNIT	AMOUNT
1	Advertising and posting of property		\$71.25

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District **9th** Date of Posting **FEB 8 - 1971**

Posted for: **ADDITIONAL**

Petitioner: **DOE, INC. AND GLENDALEIGH, INC.**

Location of property: **E. of BOSLEY AVE. 80 FT. S. OF SUSQUEHANNA AVE.**

Location of Signs: **219 BOSLEY AVE. 217 BOSLEY AVE. 215 BOSLEY AVE.**

Remarks:

Posted by: *Charles M. Hall* Date of return: **FEB 17, 1971**
Signature

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

Your Petition has been received and accepted for filing this
2nd day of **June** 1970.

Edward D. Hardisty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner **Do, Inc. and Glendaleigh, Inc.**

Petitioner's Attorney **Harmon A. Williams, Esquire** Revised by *Harmon A. Williams*
Chairman of the
Advisory Committee

INVOICE No. 71313
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: **Do, Inc.,**
204 W. Pennsylvania Ave.,
Towson, Md. 21204

DATE: **July 6, 1970**

REPORT TO ACCOUNT NO. **01-622** TOTAL AMOUNT **\$20.00**

QUANTITY	DESCRIPTION	UNIT	AMOUNT
1	Position for Reclassification and Special Exception		\$20.00

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

INVOICE No. 78311
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: **James D. Nolan, Esq.,**
204 W. Pennsylvania Ave.,
Towson, Md. 21204

DATE: **2/2/71**

REPORT TO ACCOUNT NO. **01-622** TOTAL AMOUNT **\$15.00**

QUANTITY	DESCRIPTION	UNIT	AMOUNT
1	Cost of posting property of Doe, Inc. et al. for appeal hearing		\$15.00

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

INVOICE No. 75490
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

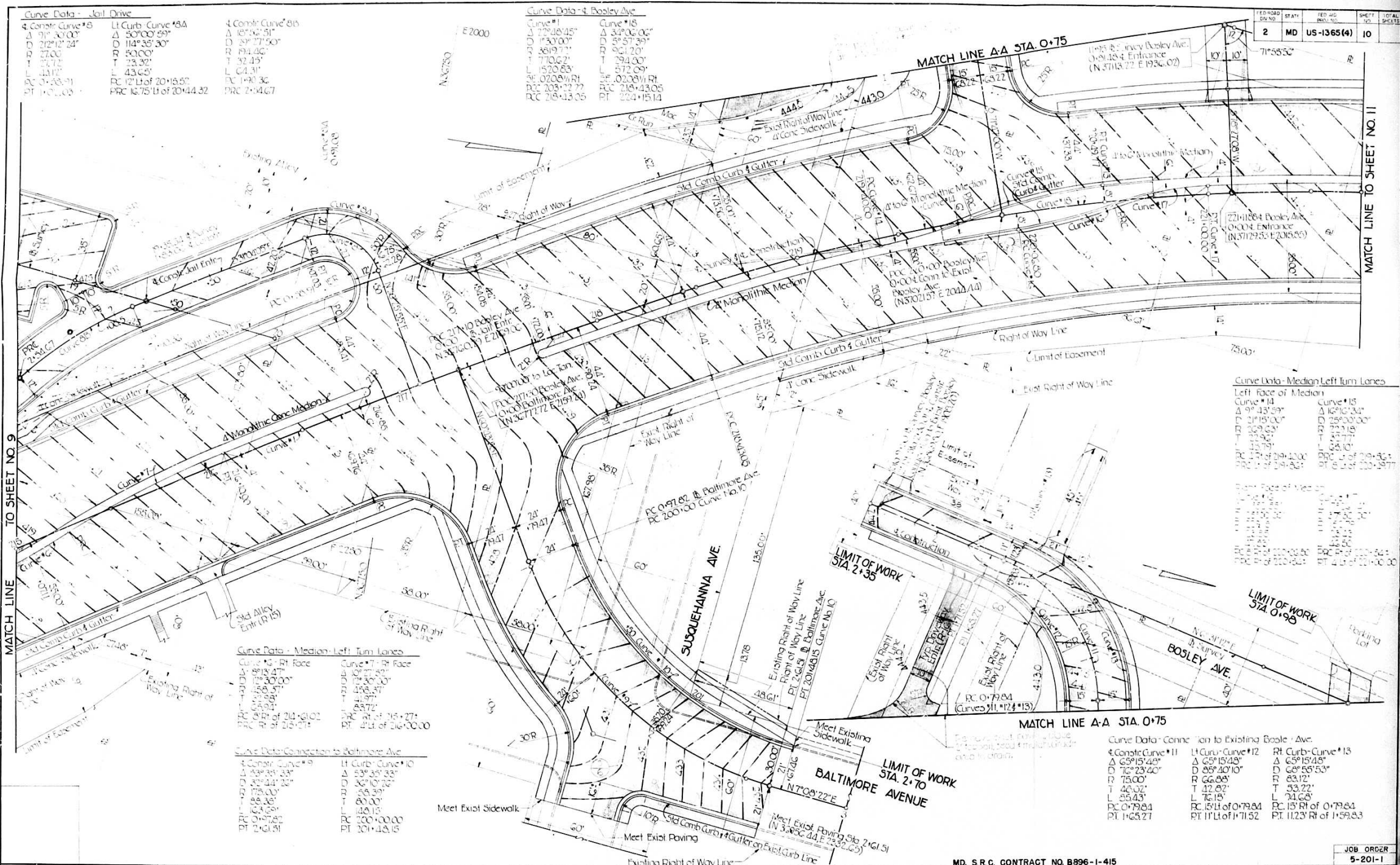
TO: **James D. Nolan, Esq.,**
204 W. Pennsylvania Ave.,
Towson, Md. 21204

DATE: **1/22/71**

REPORT TO ACCOUNT NO. **01-622** TOTAL AMOUNT **\$70.00**

QUANTITY	DESCRIPTION	UNIT	AMOUNT
1	Cost of appeal, Doe, Inc. et al. owners		\$70.00

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



MATCH LINE TO SHEET NO. 9

MATCH LINE TO SHEET NO. 11

FEEDBACK	STATUS	FEEDBACK NO.	SHEET NO.	TOTAL SHEETS
2	MD	US-1365(4)	10	

DESIGNED: E.M.P.	DRAWN: R.V.	CHECKED: E.G.H.	DATE: 10/20/20	LIC NO.: 22	BUREAU OF ENGINEERING	DEPARTMENT OF PUBLIC WORKS	LEVEL BY: DETAIL BY:	BALTIMORE COUNTY - DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING	DISTRICT NO.: 9	SUBDIVISION:	SCALE: 1"=20'	DATE:	REVISION:	BY:	CONTRACT:	SHEET: 10 OF 20	FILE NO.:
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INTERSECTION DETAIL PLAN - JAIL DRIVE, CONN TO BALTO. AVE. & CONN. TO BOSLEY AVE.

SHEET NO. 10 OF

