....., 1971..., that the subject matter of this petition be advertised, as

Coward N. Hardesty

required by the Zoning Law of Baltimore County, in two newspapers of general carculation throughcet Balta, ore County, that property be posted, and that the public hearing be had before the Zoning Baltimore County in Room 106, Courty Office Building in Towson, Baltimore 15th day of Murch 197 1 at 2:00 o'clock

- 698 -271 \*\*\*\*

415 Alabama Road Towson, Maryland 21204

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

Re: 71-234-XA

### Dear Mr. Hardesty:

This letter will serve to advise you that I am withdrawing my objection to the proposed zoning of the properties known as 201 and 203 Alleghany Avenue and 502, 506 and 508 Baltimere

> Very truly yours, Charlotte & Whiteley

Mrs. Charlotte I. Whiteley

DOLLENBERG BROTHERS Registered Professional Engineers & Land Surveyors 708 WASHINGTON AVENUE AT YORK ROAD

TOWECN 4. MD. December 31, 1970

\$71-234XE

MPP

Zoning Description

NE-10-A is the Minth election district of Baltimore County, State of Arryland and XA described as follows to wit:

Beginning for the first thereof at the corner formed by the Saltianor Avenue with the wear sixe of Saltianor Avenue and the saltianor and the saltianor and the saltianor avenue and training force of a saltianor and the saltianor avenue and training force of the saltianor and the saltianor

Containing O. by of an Acre of land more or less.

Destinance of the second thereof at a soint on the west side of measured along the west side of the second filters and the second filters are second filters and the second filters are second filters.

Containing 0.22 of an Acre of land more or less.

Being the land of the petitioners herein as shown on a plat filed in the wifee of the multimore Sounty Zoning Commissioner.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 3, 1971

BUREAU OF FIRE PREVENTION

BEALTH DEPARTMEN

PROJECT PLANSING

FOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

James F. Offutt, Jr., Esq. 107 Jefferson Building Towson, Maryland 21204 OLIVER L. MYERS

RE: Type of Hearing: Social Exception for office building Location: SV Cor. Boltsonc & Alleghamy Avec. Petitioner: Kanneth Greetzinger, et al Committee Meeting of January 19, 1971 9th District Iten 102

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced netion 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 located on the southwest corner of Alleghay and Baltimore Annuals. It is currently instruction and alleghay Annuals and the subject of the subject

#### BUREAU OF ENGINEERING:

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.

### General Comments:

Public utilities exist in all public streets and alleys around the perienter of this property. Since the proposed structures are indicated to be constructed with a zero setback distance, the petitioner is cautioned that no structure, including feotings, will be merited to encrosch on the public including feotings, will be merited to encrosch on the bublic rights of way or easternats. Extrem caution shall have to be exercised in any excavation adjacent to the optimizer of this property so that adequate lateral support is provided to the existing public utilities, some of which are in close proposed and existing utilities, some of which are in close proposed and existing utilities adjacent to or within the subject property.

James F. Offutt, Jr.,Esq. Item 102 Page 2

a February

February 3, 1971

Also, consideration must be given to the structural design of the foundation walks so that allowance for the lateral support of the public streets and alleys will be afforded due to increased pavement widths and abnormal loads that can be anticipated during the construction period,

Any restriction or use of the existing streets and alleys adjacent to this property for the convenience of the contractors engaged in the development of the site is subject to the encroval and permits required by the Bureau of Highways and other government agencies having jurisdiction.

Alleghary Avenue and Baltimore Avenue are existing County streets which have been membered as 10 ft., Le closed readway sections within 80 ft. and 60 membered as 30 ft., Le closed readway sections within 80 ft. and 60 membered as a 40 ft. wide closed readway section within the existing right-of-way and Baltimore Avenue is precosed to be further improved as a 40 ft. wide closed readway section within a 76 ft. right-of-wdy. In conjunction with the processed highway improvements, 16 ft wide public sidewalks will be required.

The 20 ft, wide alley, as it now exists, is unsatisfactory to accommon the second of the sec

Therefore, highway right-of-way widening and construction, including alley improvements will be required in connection with the approval of any prading or building permits for the prosoned development of this property. The petitioner, or his engineer, should contact the Chief of the Road, Street and Bridge Design Group of this office in regard to the design requirements for the above mentioned highway and alley improvements.

All entrances, to or from all public streets and alleys, are subject to the approval and requirements of the Office of Planning and Zoning and the Department of Traffic Engineering.

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a drainage study and storm drainage facilities will be required prior to approval of any grading or building permits for the proposed development of the subject property.

James F. Offut: Jr., Esq. Item 102

The petitioner must provide necessary drainings facilities (\*emborary or permanent) to prevent creating any nuisances or dawayes to aspacent properties, especially by the concentration of surface waters, corruction of any popularity permutt, due to improper installers under the provided provided the properties of the properties of the provided provided the provided provided the provided provided

#### Sediment Control Comments:

Open comment of this preserty through stripning, grading and stabilization could result in a sediment pollution problem, damaging private and ubults holdings downstream of the property. A grading permit is, therefore, necessary for all grading, 'ncluding the stripning 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.

### Sanitery Sewer Comments:

Public sanitary severs exist in Allegham, Avenue and the nublic alleys adjacent to this site. These severs are next of the old Towson severage systems and the most reliable information in regard to location and elevation is found on the Baltimore County Bureau of Engineering position sheets 39 NL; 2 and 39 NL; 2. Newsery, the omittioners sections; responsible for determining, to his own ratisfaction, the location and slevetime of the existing sewer.

The subject blan does not indicate anticipated sewage flows, however, a sanitary sewarage study will be required prior to approval of any grading or building permits to externine the adequacy of the existing sewarage system to accommodate theorem to the adequacy of the distinguishment of this site is also subject to the approval of the Naryland State Department of Health.

A 12" water main exists in Alleghany Avenue and a 15" water main exists in Baltimore Avenue. Subject to amoroval by the Baltimore City Burea of Engineering, Vater Division, water service connection may be taken from the existing 16" water main in Baltimore Averue. However, supplied with any multi-story of the Month of the Subject of the Subject water pressure to the under the Subject of the Su

James F. Offutt, Jr., Esq. Item 102 Page 4

Prior to approval of any grading or building permis, the petitioners' engineer will be required to furnish this office with complete data in regard to water demands, including fire protection requirements, so that the adequety of the existing water supply system can be determined.

### PROJECT PLANNING DIVISION:

#### BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409,104.

### DEPARTMENT OF TRAFFIC ENGINEERING:

The subject plan shows, major access to the proposed office buildings to via 20 foot alley running parallel to Baltimore Avenue. To provide adequate access to and from this alley, the alley's interaction with Alloghamy Avenue and Pennsylvania Avenue must be at lesst 36 feet wide. This will allow for two 12 foot lanes out and one "Y foot lane" to the 12 foot lanes out and one "Y foot lane".

#### FIRE DEPARTMENT:

This office has no comment on the proposed site.

# BOARD OF EDUCATION:

## DEPARTMENT OF HEALTH:

Public water and sewer is available to this site.

#### Air Pollution Comment:

The building or buildings on this size 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.

If a food establishment is planned, complete plans and specification must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

James F. Offutt, Jr., Esq. Item 102 Page 5

February 4, 1971

# ZONING ADMINISTRATION DIVISION:

Subject petition is being withheld for approval until the ents for the Bureau of Engineering and Traffic Engineering and complied

Very truly yours,

Silver of Men. OLIVER L. HYERS, Chairman

OL HT JD

ant to the advertisement, posting of preperty, and public hearing on the above petition, and

it appearing that by reason of the requirements of Section 502. 1 of the Baltimore Coun-

it appearing that by wears of the INSQUISTENCERS of S-YGUES 502.1.of, the Baltimore Countries to Lordon Research Countries appearing that the Teach of the following Buildings should be granted; and it further appearing that by reason of the following Buildings of locks: Balt Strick compliance the Baltimore Countries appearing that by reason of the following findings of locks: Balt Strick compliance and the Baltimore Countries of the Baltimore Countr

IT IS ORDERED by the Zoning Commissioner of Baltimore County this IT IS ORDERED by the Zoning Commissioner of Baltimore County this.

Application of the County of the

It is further ORDERED that the Variance to permit two hundred and twenty (220 feet in height instead of the required thirty-five (131) (1900)

Zoning Commissioner of Battimore County

GRANGER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... ...... 197 ... 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

Zoning Commissioner of Baltimore Counts

be and the same is hereby DENIED

MICROFILMED

V

SWCor. of Alleghamy & Beltimore
Ave. 9th

451605 71-234-XA

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY

District. 9 74	Date of Posting FEB 27 1971
	SPECIAL FICEPTION
Petitioner KENUETH GROE	THINGER
Location of property Su/COA	OF ALLECHAUX & BALTHORE AVE.
	BUTHORE ALE. 25 FE to 5 OF AMEDINEY ALE
344 Sts OF AllEGHANY	AUT. 25 FT. + W. O.F. BLUTHORE AVE.
Remarks:	
Posted by Carle 11.11	Lee Date of return: 1470 # 5-1971

PETITION	M	APPI	NG	PRC	GRE	SS	SHEI	T		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	dute	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			yspi	DOK	4541	ARK				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JAPiller		-	1	Revise Chang Map #	e in ou	tline	or des	c ripti	on	Yes No

TELEPHONE 400-16 EL	BALTIMORE COUNTY, MARYLAND Nº 76396
	OFFICE OF FINANCE DATE Morch 16, 197
	Revene Division COURT HOUSE TOWSON, MARYLAND 21204
To:	Zoning Dept. of Boiltimes County
%Jame	o of Ellen L. Audorem r F. offsets, Equ/ yam heliding ja Mel 21286 ja
- 1	Advertising and posting of property for Easenth Swetzinger, et al. 92-75
9 2.75 mc	
1	MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
	MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE TOWSON, MARYLAND 21204

AND DESCRIPTION OF THE PARTY OF	
67 defferen beliefer 67 defferen beliefer 68 de	PLANKING AND ZONTHO
County Office B	
111 W. Chesapeck	a Avenue
Towson, Harylan	d 21204
nour retition has been receiv	ed and accepted for filing this
	_ day of
	, - 1 /
	Thereof D. Hardet
	EDMARD D. HARDESTY.
	Zoning Commissioner
Petitioner Beauth Greatstane, at 51	1. 1.
Petitioner's Attorney	Reviewed by Miver of Much
	Chairman of the
	Advisory Committee

TELEPHONE		ALT TO	RE COUN	E TY, MARY	AND	Nº	78357
				FINANC		DATE FOR	. 22, 1971
			COURT HO TOWSON, MARY	OUSE	Biltrep		
To:				ning Oupt. of B	al timero Co	unty	
Jeff	or F. Offutt and brace Building on, Rd. 21205 ACCOUNT NO. 01	422		RETURN THIS POR			SSO.OC
					STATE OF THE PARTY OF	APPLICATION OF THE PARTY OF THE	Total Control of the Control
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20 22	Fatition for #71-234-75	Special Con	esption and Var	lencos for Kane	etir Greetzi	inger,et :	50.00

ZONING: Petition for Special Ex-coption for Elevator Office Build-ing. Petition for Variance for Front. Side and Resr Vards, building beignt and path on for Variance for Front, and Rear Yards, building and parking 19 71

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 25 "HIS IS TO CERTIFY that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimo, e County, Md., successivesed of one time \_\_\_\_successive weeks before the \_\_\_\_15th ....., 19.71, the first publication appearing on the .. 25th .... day of February THE JEFFERSONIAN.

> 724 YORK ROAD TOWSON, MD 21204 March 1, 1971 CERTIFY, that the arreyed advertisement of Stward D. Hardesty, Zoning Commissioner of Ballisore County
>
> TOWON
> was insetted in THE DEET TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for Onc. week/before the 1st day of March, 1971 that is to say, the same was inserted in the 'ssue of Feb. 25, 1971. STROMBERG PUBLICATIONS, Inc. B, Ruth Morgan







