



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 27, 1996

State Farm Life Insurance Company
One State Farm Plaza
Bloomington, Illinois 61710

RE: Zoning Verification
Ruxton Towers
8415 Bellona Avenue
9th Election District

Dear Gentlemen:

Your letter of May 9, 1996 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

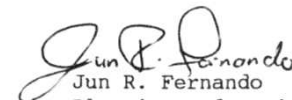
The property known as Ruxton Towers, 8415 Bellona Avenue, is currently zoned D.R.-16 (Density Residential, 16 density units per acre). Please be advised that based upon the recorded plat, the property, as approved, represents a conforming use and meets all applicable zoning ordinances. The use of the first floor of this building was converted from apartment use to offices in zoning case #68-76-X, dated September 5, 1968. In zoning case #72-30-X, dated March 22, 1972, by the decision of the Baltimore County Board of Appeals, the second floor of this building was converted from apartment usage to offices. All improvements must be in accordance with the approved plans on the above referenced hearing cases. Further, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning, livability, or building violations on the subject property as of this date.

Enclosed, please find a copy of the Baltimore County zoning map #NW-11A pertaining to the above referenced property.

Mr. Michael S. Kosmas
June 27, 1996
Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,


Jun R. Fernando

Planning and Zoning Associate III
Zoning Review

JRF:rye

c: #72-30-X
#68-76-X

Enclosure

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE CLARIDGE TOWERS COMPANY, 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 (a) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ to an _____, and for the following reasons:

MAP
ELECTION
DISTRICT
DATE
TYPE
HEARING
BY
FINAL
BY

See attached description

(b) For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ offices for the second floor of the Claridge Towers Company, formerly R.A.A. Room B.R. 16.

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, 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.

The Claridge Towers Company

Contract purchaser

Willard Hackerman Legal Owner
Address: 6229 N. Charles Street
Baltimore, Maryland 21218

Petitioner's Attorney

Protestant's Attorney

Venable, Baetjer and Howard
1800 Mercantile Bank & Trust Building

ORDERED by the Zoning Commission of Baltimore County, this _____ day

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

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ day of August, 1971, at _____ o'clock

Deputy Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION :
for offices on the second floor :
Northwest corner of Charles Street :
and B. Iona Avenue :
9th District :
OF :
The Claridge Towers Company :
Petitioner :
BALTIMORE COUNTY :
No. 72-29-X

OPINION

This case is a petition for a special exception for the purpose of converting the second floor of a highrise apartment house to office use. There is already in effect a special exception allowing office use of the first floor of the same building (Case #68-76-X, September 5, 1968). The building involved is the apartment house known as Ruxton Towers on Bellona Lane, in the 9th District of Baltimore County. Bellona Lane as presently constituted is a deadend street leading from old Bellona Avenue to the right of way of the Baltimore County Beltway west of Charles Street.

Undisputed testimony in the case indicates that the apartment house has yielded little or no profit from operations, and that the second floor is virtually unoccupied at the present time. The physical and topographical condition is such that the view from the rear windows of the second floor apartments is to a dirtbank leading up to the bed of Charles Street where it crosses the Beltway. Across the street are the Charlesgate Apartments newly constructed, which are almost entirely rented. There was further testimony that the proposed use would not increase traffic on Bellona Lane sufficiently to create any congestion on this deadend street, and there was testimony in the case to indicate that the petitioners have met the burden of proof on the requirements of Section 502.1 of the Zoning Regulations relating to special exceptions.

The only objections raised by protestants at the hearing, in addition to the traffic question, were that they feared that the entire building might at some later date be changed to office use. We do not believe these fears are well founded.

The Director of Planning of Baltimore County, in his comments found in the file, has no objection to the present petition; however, he does point out that "the subject request for additional office use represents the maximum amount of offices that should take

The Claridge Towers Company - No. 72-30-X

2.

place on the tract consistent with the capabilities of this site to provide parking and in a manner which maintains residential character and commitments west of Charles Street." With this we agree, and on the above findings of fact we will therefore affirm the decision of the Zoning Commissioner granting the special exception requested, subject to the restriction that no further office uses above the second floor of the subject building be allowed.

ORDER

For the reasons set forth in the foregoing Opinion, it is this _____ day of March, 1972, by the County Board of Appeals ORDERED, that the special exception petitioned for be and the same is hereby GRANTED, subject to the restriction that no further office uses above the second floor of the subject building be allowed.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Chairman
W. Giles Parker
Waller A. Reiter, Jr.

LAW OFFICES
HESSIAN & IGLEHART
1000 E. BALTIMORE AVENUE
TOWSON, MARYLAND 21204

December 13, 1971

S. Eric Di Nenna, Esq.
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
NW corner of Charles Street and
Bellona Avenue - 9th District
The Claridge Towers Company -
Petitioner
No. 72-30-X (Item No. 193)

Dear Mr. Di Nenna:

On behalf of John Reiter, et al, please enter an appeal to the County Board of Appeals from your Order of November 16, 1971, granting special exception for offices in connection with the above entitled rezoning application, concerning the above captioned property. A check for \$70.00 for costs is enclosed.

Very truly yours,

John N. Hessian, III

JNH:vh

Enclosure

cc: Harwood B. Orick, Esq.
Mr. John Harrison

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 23, 1971

COUNTY OFFICE BUILDING
1111 CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDIVIDUAL DEVELOPMENT

Venable, Baetjer and Howard
1800 Mercantile Bank & Trust Building
Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception
Location: NW Cor. Charles and Bellona Ave.
Petitioners: The Claridge Towers Co.
Committee Meeting of June 29, 1971
9th District
Item 193

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition 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 west side of Charles Street and south of Bellona Avenue. It is currently improved with a high rise apartment and office building. There are apartments being constructed on the west side of the subject site; the Baltimore County Beltway to the north, and there is an apartment and office building project on the east side of the subject site.

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.

Comments:

The subject plan is essentially the same as the plans reviewed in connection with Zoning Items #1 and #133 (10/29-12/70). The comments furnished your office in regard to these items remain valid and in effect. (Copy attached)

DEPT. OF TRAFFIC ENGINEERING

There have been several petitions reclassifying various parts of this building for offices. If this situation continues,

Venable, Baetjer and Howard
1800 Mercantile Bank & Trust Building
Item 193
July 23, 1971

trip density from this building can also be expected to increase. As a high rise apartment building, a trip density of 900 vehicles a day can be expected. With two floors of offices, the trip density will be increased to 1200. If the entire building is converted to offices, the expected trip density is 2800 trips per day.

PROJECT PLANNING

This office has reviewed the subject site plan and offers the following comments: The one-way system must be noted on the plan.

BUILDINGS ENGINEERS OFFICE

No comments from this office at this time.

BOARD OF EDUCATION

No bearing on student population.

FIRE PREVENTION BUREAU

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

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

ZONING ADMINISTRATION DIVISION

Subject petition is accepted for filing. However, the petitioners will be required to construct the additional required parking before an Occupancy Permit is granted.

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 this date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:MD
Enc.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Di Nenna, Zoning Commissioner Date: August 16, 1971

FROM: George E. Gavell, Director of Planning

SUBJECT: Petition #72-30-X. Petition for Special Exception for offices for the second floor. Northwest corner of Charles Street and Bellona Avenue. The Claridge Towers Company - Petitioner

9th District

HEARING: Wednesday, August 18, 1971 (11:00 a.m.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to make.

However, we think that the subject request for additional office use represents the maximum amount of offices that should take place on the tract consistent with the capabilities of this site to provide parking and in a manner which maintains residential character and commitments west of Charles Street. We will oppose any future request for additional office use here.

GEG:mh

FROM THE OFFICE OF
GEORGE E. GAVELL, JR. & ASSOCIATES
P. O. BOX #6828, TOWSON, MD. 21204

Description to Accompany Petition
For Special Exception for Second
Floor Office
Ruxton Towers.

March 29, 1971

Beginning for the same at a point at the southwestern corner 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 558 feet more or less, and second leaving the centerline of Bellona Lane North 85° 09' 50" East 120 feet more or less, to the aforementioned southwestern corner of said building, running thence binding on the exterior walls forming the outline of said building the twelve following courses, viz: "A" North 4° 50' 10" West 384 feet more or less, "B" North 85° 09' 50" East 32.6 feet more or less, "C" South 4° 40' 10" East 69 feet more or less, "D" North 85° 09' 50" East 2 feet more or less, "E" South 4° 50' 10" East 21 feet more or less, "F" South 85° 09' 50" East 204 feet more or less, "G" North 8° 09' 50" East 2 feet more or less, "H" South 4° 50' 10" East 21 feet more or less, "I" South 85° 09' 50" East 2 feet more or less, "J" South 85° 09' 50" East 2 feet more or less, "K" South 4° 50' 10" East 69 feet more or less, and "L" South 85° 09' 50" East 52.6 feet more or less to the place of beginning.

Containing 20,286 square feet more or less.



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 having been met...

the above reclassification should be held and is further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met...

a Special Exception for a... Offices for the Second Floor... should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of... 1971, that the above described property... be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1971, that the above described property... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION... THE JEFFERSONIAN... Manager.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 29, 1971. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 10th day of August, 1971, the first publication appearing on the 29th day of July, 1971.

THE JEFFERSONIAN
L. L. Lusk, Jr., Manager.

Cost of Advertisement, \$...

PETITION FOR SPECIAL EXCEPTION... THE TOWSON TIMES... Manager.

OFFICE OF THE TOWSON TIMES

THIS IS TO CERTIFY, that the annexed advertisement of The 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 2nd day of August, 1971 that is to say, the same was inserted in the issue of July 29, 1971.

STROHSEAG PUBLICATIONS, Inc.

By Ruth Morgan

INVOICE No. 84937
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: July 23, 1971
TO: Cash
REPORT TO ACCOUNT NO. 01-622
QUANTITY: 1
TOTAL AMOUNT: \$6.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE No. 81277
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: July 23, 1971
TO: Edward G. Brink, Esq.
Stansbury, Beutjer and Howard
1000 Harcourt Bldg & Trust Bldg.
Baltimore, Md. 21201
REPORT TO ACCOUNT NO. 01-622
QUANTITY: 1
TOTAL AMOUNT: \$5.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: [Signature]					
Previous case: 5326 XVA					

Revised Plans: Change in outline or description Yes No
Map # 3C

2 SIGNS 72-30-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9TH
Posted for: SPECIAL EXCEPTION
Petitioner: CHARLIS TOWERS CO.
Location of property: NW COR. OF CHARLES ST. AND BELLOUA AVE.
Location of Signs: @ N.W. BELLOUA AVE. 25 FT. - N. OF CHARLES ST.
Remarks: [Signature]
Posted by: [Signature] Date of return: Aug 5, 1971

2 SIGNS 72-30-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9TH
Posted for: SPECIAL EXCEPTION
Petitioner: THE CLARIDGE TOWERS CO.
Location of property: NW COR. OF CHARLES ST. AND BELLOUA AVE.
Location of Signs: @ N.W. BELLOUA AVE. 25 FT. - N. OF CHARLES ST.
Remarks: [Signature]
Posted by: [Signature] Date of return: Aug 12, 1971

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1448
DATE: Dec 14, 1971
ACCOUNT: 01-622
AMOUNT: \$70.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
70.00

2 SIGNS 72-30-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9TH
Posted for: SPECIAL EXCEPTION
Petitioner: CHARLIS TOWERS CO.
Location of property: NW COR. OF CHARLES ST. AND BELLOUA AVE.
Location of Signs: @ N.W. BELLOUA AVE. 25 FT. - N. OF CHARLES ST.
Remarks: [Signature]
Posted by: [Signature] Date of return: Aug 5, 1971

1 SIGN 72-30-R
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9TH
Posted for: APPEAL
Petitioner: CHARLIS TOWERS CO.
Location of property: NW COR. OF CHARLES ST. AND BELLOUA AVE.
Location of Signs: @ N.W. BELLOUA AVE. 25 FT. - N. OF CHARLES ST.
Remarks: [Signature]
Posted by: [Signature] Date of return: Aug 5, 1971

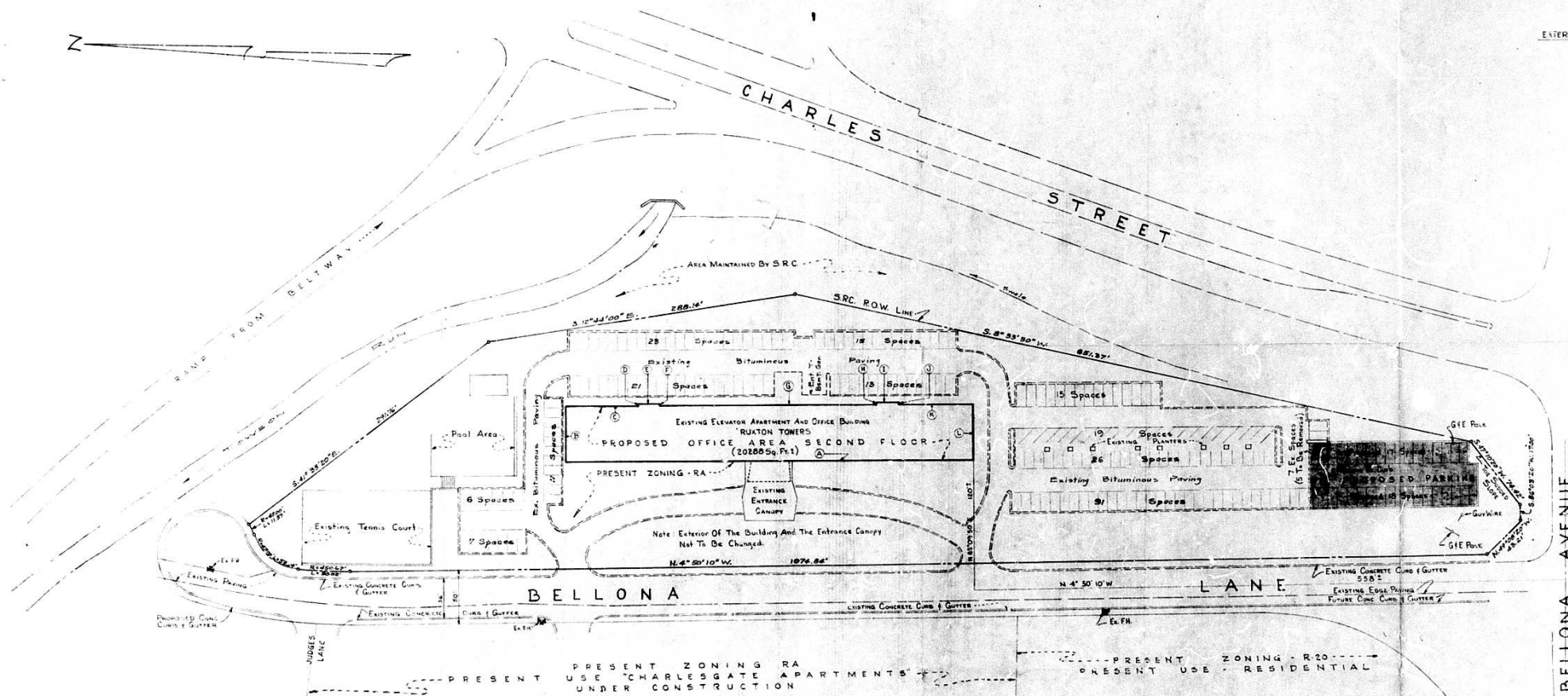
Verble, Beutjer and Howard
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 29th day of June 1971
Petitioner: The Claridge Towers Co.
Petitioner's Attorney: Verble, Beutjer and Howard
Edward G. Brink, Esq.
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1523
DATE: Feb 1, 1972
ACCOUNT: 01-622
AMOUNT: \$5.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
5.00



EXTERIOR OUTLINE OF PROPOSED OFFICE AREA

N 04° 50' 10" W	384' ±
N 85° 09' 50" E	574' ±
S 04° 50' 10" E	494' ±
N 85° 09' 50" E	2' ±
S 04° 50' 10" E	21' ±
S 85° 09' 50" W	21' ±
S 04° 50' 10" E	204' ±
N 85° 09' 50" E	2' ±
S 04° 50' 10" E	21' ±
S 85° 09' 50" W	21' ±
S 04° 50' 10" E	69' ±
S 85° 09' 10" W	524' ±



NOTE: EXISTING UTILITIES AS FOLLOWS:
12" WATER IN BELLONA LANE: REFER TO DWG. #55-1373-74-175, A-46.
6" SANITARY SEWER IN BELLONA LANE: REFER TO DWG. #64-019-A-10.
STORM DRAINAGE FROM PROPERTY CARRIED OFF BY TOWSON RUN.

PARKING REQUIREMENTS
BASED ON SECTION 409 OF THE BALTIMORE
COUNTY ZONING REGULATIONS
FIRST FLOOR OFFICES (17163 Sq Ft) @ 1 SPACE/500 Sq Ft = 37 SPACES
SECOND FLOOR OFFICES (20289 Sq Ft) @ 1 SPACE/500 Sq Ft = 41 SPACES
APARTMENTS 3796 Sq Ft @ 1 SPACE/100 Sq Ft = 38 SPACES
TOTAL PARKING REQUIRED = 116 SPACES

PARKING TABULATION:
EXISTING PARKING SPACES
BASEMENT 15 SPACES @ 2 EACH = 30
NORTH LOT 6-7-11 SPACES = 24
EAST LOT 23-15-13-21 SPACES = 72
SOUTH LOT 15-19-26-31-17 SPACES = 98
EXISTING PARKING = 224
PROPOSED PARKING
EXISTING SPACES (224) LESS 5 SPACES FOR
ACCESS TO PROPOSED ADDITION = 219
PROPOSED ADDITIONAL SPACES = 35
TOTAL PARKING = 254

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION FOR
PROPOSED SECOND FLOOR OFFICES
RUXTON TOWERS

BALTIMORE COUNTY, MD
SCALE 1" = 50'

ELECTION DISTRICT NO. 9
JANUARY 20, 1971

DN 1887



MAY 15 1972