

7-3-59 R #73-598 #50 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, International Trading Company, Inc. 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an RAE-2 zone; for the following reasons:

That the property, because of its topography (downgrade sharply from the road) is not adaptable to a DR-16 type of construction. That the reclassification of RAE-2 is requested in anticipation of placing a high-rise type condominium upon this property and others adjacent thereto. That this represents the highest and best use of this property, located in a town center area. In addition to this error, it is also obvious that there has been considerable change in the area where this property is located inclined toward commercial and high-rise type construction. And for such other and further reasons as shown on the attached brief.

Consent to use the herein described property, for:

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.

HONEYWELL DEVELOPMENT, INCORPORATED

By Peter F. Osterich General Pres.

Contract purchase at Site 101-22 W. Pa. Ave.

Towson, Md. 21204

Address 409 Washington Avenue

Towson, Maryland 21204

Protestant's Attorney

Protestant's Attorney

Protestant's Attorney

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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an RAE-2 zone; for the following reasons:

because of its topography (downgrade sharply from the road) is not adaptable to a DR-16 type of construction. That the re-classification of RAE-2 is requested in anticipation of placing a hi-rise type condominium upon this property and others adjacent thereto. That this represents the highest and best use of this property located in a town center area. In addition to this error, it is also obvious that there has been considerable change in the area where this property is located inclined toward commercial and high-rise type construction. And for such other further reasons as shown on the attached brief.

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.

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.

HONEYWELL DEVELOPMENT, INC.

By Peter F. Osterich General Pres.

Contract purchase at Site 101-22 W. Pa. Ave.

Towson, Md. 21204

Address 409 Washington Avenue

Towson, Maryland 21204

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Protestant's Attorney

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, EVELYN M. BLACK 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an RAE-2 zone; for the following reasons:

because of its topography (downgrade sharply from the road) is not adaptable to a DR-16 type construction. That the re-classification of RAE-2 is requested in anticipation of placing a hi-rise type condominium upon this property and others adjacent thereto. That this represents the highest and best use of this property, located in a Town Center Area. In addition to this error it is also obvious that there has been considerable change in the area where this property is located inclined toward commercial and hi-rise type construction. And for such other and further reasons as shown on the attached brief.

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.

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.

HONEYWELL DEVELOPMENT, INCORPORATED

By Evelyn M. Black Legal Owner

Contract purchase at Site 101, 22 W. Pa. Ave.

Towson, Maryland 21204

Address 503 East Joppa Road, Towson, Md.

21204

Protestant's Attorney

Protestant's Attorney

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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ALBERT M. GEBB 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an RAE-2 zone; for the following reasons:

because of its topography (downgrade sharply

RE: PETITION FOR RECLASSIFICATION
SE Corner of Joppa Road and
Fairmount Avenue - 9th District
International Trading Co., Inc. -
Petitioner
NO. 73-59-R (Item No. 20)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Reclassification from a D.R. 16 Zone to a R.A.E. 2 Zone for a parcel of property located on the southeast corner of Joppa Road and Fairmount Avenue, in the Ninth District of Baltimore County, containing 4.09 acres of land, more or less.

At the outset of the public hearing held on the matter, it was discovered that a portion of this property lies outside of the Town Center as established on the Town Center Map by the Baltimore County Planning Board. A prerequisite for granting a R.A.E. 2 Zone is that said property be located within the Town Center. Therefore, the Petitioner withdrew that portion of the request that was outside of the designated Town Center.

Evidence on behalf of the Petitioner indicated that the remaining subject property lies within the Town Center and logically should be zoned R.A.E. 2. It was also stated that the subject property was zoned R.A. at the time of the adoption of the Comprehensive Zoning Map in 1955. At that time, this classification was based on the old roads that adjoined the subject property. At the time of the adoption of the Comprehensive Zoning Maps in March of 1971, Joppa Road and Fairmount Avenue were in the process of being widened and most of the buildings along Joppa Road, adjoining and opposite the subject property, had been converted to offices. The subject property is convenient to the center of Towson and it serves its employees with transportation.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner of Baltimore County, the remaining subject property should be reclassified to

a R.A.E. 2 Zone. The burden of proving error on the Comprehensive Zoning Map has been borne by the Petitioner. Since the subject property is located within a Town Center, and Joppa Road and Fairmount Avenue have been widened, a more intense use of this site is indicated.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of June, 1973, that the herein below described property or area should be and the same is hereby Reclassified from a D.R. 16 Zone to a R.A.E. 2 Zone from and after the date of this Order:

Beginning for the same at a point in the southeasterly right-of-way line of Fairmount Avenue as now laid out, at the intersection with the 2nd or S 69° 03' E 124'-4" line of that tract of land described in a deed dated March 21, 1945, and Recorded among the Land Records of Baltimore County in Liber R.J.S. 1381, Page 187 from Thomas C. Hughes and Mary C. Hughes, his wife, to Arthur R. Elk and Edith V. Elk, his wife, said point being located 37.41 feet from the beginning of the second line of above mentioned deed, thence from the said point of beginning along the right-of-way line of Fairmount Avenue and Joppa Road as shown on the Baltimore County Right-of-Way Plats:

- 1) by a line curving to the right having a radius of 160.00 feet, an arc length of 153.88 feet to a point of non-tangency
- 2) thence S 75° 19' 15" E 259.9 feet to a point of curve
- 3) thence by a line curving to the right having a radius of 2821.79 feet an arc length of 215.8 feet to a point.

Thence leaving the Southerly Right-of-Way Line of Joppa Road

- 1) S 28° W 215 feet
- 2) N 63° W by a line curving to the left having a radius of 2821.79 feet an arc length of 215.8 feet to a point
- 3) N 66° W 295 feet
- 4) N 20° 58 feet E 112 feet
- 5) N 69° 03 feet W 86.9 feet to the point of beginning.

Said being that portion of the subject property indicated on the plat hereto, said plat being the Zoning Commissioner's Exhibit No. 1 and incorporated herein and made a part hereof. Said being the subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

-2-

Further, IT IS ORDERED by the Zoning Commissioner of Baltimore County, that the portion of this Petition having been withdrawn, is DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

[Signature] (SEAL)
Mary C. Hughes

[Signature] (SEAL)
Josephine M. Donovan

[Signature] (SEAL)
Margaret R. McCune

[Signature] (SEAL)
John A. Huber, Jr.

[Signature] (SEAL)
Joseph M. Huber

[Signature] (SEAL)
Annelia M. Smith

[Signature] (SEAL)
Thomas J. Huber

[Signature] (SEAL)
George G. Huber

[Signature] (SEAL)
Sophia T. Herold

[Signature] (SEAL)
Frederick T. Huber

Legal Owners

ORDER RECEIVED FOR FILING

DATE June 20, 1973

BY *[Signature]*

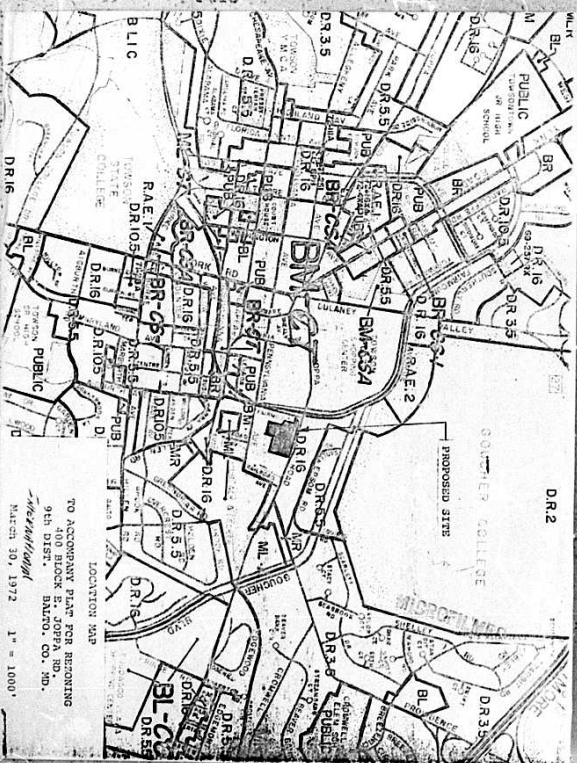
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LAW OFFICES OF
NOLAN, PLUMROFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
March 28, 1973

AREA CODE 301
TELEPHONE
867-1800

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

Re: Case No. 73-59-R
Item No. 20

Dear Mr. DiNenna:

As you may recall, this office represents Evelyn A. Black, one of the owners of a lot of ground located on the south side of Joppa Road, which was part of the property that is subject to the above-referenced proceedings. Today I checked the file and found that no decision has been rendered. Your favoring this office with a copy of your decision would be greatly appreciated and would be necessary in the event that some action will be required on the part of my client.

Thanking you and with kind personal regards,

I am

Sincerely yours,

[Signature]
JAMES D. NOLAN

JDN/Lab

cc: Mrs. Evelyn A. Black



MICROFILMED

September 7, 1972

David Ebersole, Esq.,
Suite 101
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Reclassification Petition
Item 20
International Trading Co., Inc. - Petitioner

Dear Mr. Ebersole:

After a review of the Planning Board comments, of which you were sent a copy, I have the following additional comments regarding the above referenced petition. Since the Town Center boundaries traverse this property 250 feet from the center line of Joppa Road and the RAE-2 zone cannot be applied outside of the Town Center, I am requesting that a revised plat be submitted prior to the hearing that indicates the following information:

- 1.) Indicate the Town Center Generation line.
- 2.) Clearly indicate what the various levels and uses in each wing shall be.
- 3.) Revise the density calculations for both the proposed RAE-2 zone and the remaining DR 16 zone.
- 4.) Indicate that portion of the building within the DR 16 zone as not to exceed 60 feet in height.
- 5.) Clarify the term "plaza" - Will this be an open plaza or a shopping plaza? No commercial uses can be permitted within the DR 16 zone other than offices.
- 6.) Submit a profile view of the proposed structure with complete height tent calculations from each side.
- 7.) Indicate existing and proposed topography.

Should you have any further questions regarding this matter, please

David Ebersole, Esq.,
Suite 101
Page 2
September 7, 1972

Do not hesitate to contact me.

Very truly yours,

JOHN J. DILLON, JR.,
Chairman
Zoning Advisory Committee

JJD:JO

cc: Alexander Whitney, Jr.,
Ewell Joubert & Assoc.,
Baltimore, Maryland 21201

S. Eric DiNenna, Zoning Commissioner
James E. Gyar, Deputy Zoning Commissioner
File

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**BRIEF IN SUPPORT OF ATTACHED PETITIONS
FOR RE-CLASSIFICATION TO RAE-2**

LOCATION:

There are in fact, five (5) different properties under consideration in the attached Petitions.

1. Hughes/Huber - E. Joppa Road and Fairmount Ave.
2. I. T. C. - E. Joppa Road
3. Gebb - 417 E. Joppa Road
4. Evan - 419 E. Joppa Road
5. Black - 503 E. Joppa Road

They are located, as indicated on the map attached (Exhibit 1) on the South side of Joppa Road beginning at Fairmount Avenue and continuing to the now present Manor Care Nursing Home at 509 E. Joppa Road.

PRESENT ZONING:

All of the properties involved with the exception of that owned by I.T.C. (Levin on the map) are presently zoned D.R. 16 and located in a Town Center Area. The I. T. C. owners were recently granted a Special Exception for purposes of constructing an office building.

PURPOSE OF PETITION:

Your Petitioners move for the re-classification of this zoning to RAE-2 as to all these properties for the purpose of constructing a high rise building to consist principally of condominium apartments, to supplement housing needs in the area.

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ARGUMENT

**POINTS OF ERROR COMMITTED IN CLASSIFYING THE SUBJECT
PROPERTIES DR -16**

- A. The topography of the land where these properties are located is not adaptable to D. R. 16 type construction. As is shown on the attached "Topo" (Exhibit #2) there is a distinct downgrade from the frontage on Joppa Road, which would prohibit the construction of "Garden-type" apartments, except on that portion which fronts upon the roadway. Any units built upon the property South of that point would be victimized by an unsurmountable drainage problem to say nothing of the fact that they would not be attractive to prospective tenants because of lack of view, accessibility and many other practical reasons too numerous to mention including problems of parking, etc.
- B. TOPOGRAPHY AND PARKING. The Topography of this land is readily adaptable for the type of construction under consideration by the Petitioners herein since the distinct downgrade will be advantageous in providing parking facilities for the owners of the condominium apartments.
- C. That the general skyline in this area would be improved by a building of the high rise type as opposed to construction based on DR 16 zoning.
- D. That other high rise type of construction existed in the area at the time the new zoning maps were approved.

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- 2 -

- E. That these properties are located in what is considered to be a Town Center Area.
 - F. That there is a present need and demand for housing of a condominium type.
 - G. TRAFFIC - As you will note the property will be accessible from the corner of Fairmount Avenue as well as Joppa Road and will contain adequate parking facilities so that no traffic hazard will be created.
 - H. UTILITIES - A check with Baltimore County Authorities concerning the question of utilities discloses that ample sewerage and water is available.
2. That there is and has been a continuing change in this area indicating a transition toward high-rise type of construction.
- a. As is indicated on the attached photographs numbered Exhibits 3, 4 and 5, looking westward from these properties one finds several structures of the high rise type dotting the skyline, although the Hampton House Apartments and the Investment Building predated the new Zoning Maps, the Hampton Plaza structure was completed since that time. The view looking Eastward from these properties show the recently completed Blue Cross building situated nearby. Certainly it is obvious that the area under consideration is undergoing a distinct change.

- 3 -

The construction your Petitioners have under consideration is in keeping with the change taking place and will, among other things, be an esthetic improvement.

3. And for such other and further reasons as may be disclosed upon further study and conveyed to the Zoning Board prior to hearing on the Petition herein.

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

COUNTY OFFICE BLDG.
111 E. Calverton Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
PUBLIC PRESENTATION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

David Ebersole, Esquire
Suite 101, 22 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Reclassification Petition
3rd Zoning Cycle
Item 20
International Trading Company, Inc.
Petitioner

Dear Mr. Ebersole:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an onsite field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located on the southeast corner of Fairmount Avenue and E. Joppa Road in the Ninth Election District of Baltimore County. This property is currently improved with three (3) existing dwellings that front on Joppa Road. This property also drops off sharply toward the south. There are existing dwellings on the east side of Fairmount Avenue and Joppa Road. The property to the east is developed as the Manor Care Nursing Home. The northwest corner of Joppa Road is improved with the new Hampton Plaza highrise office-apartment building and the northeast corner is improved with the Donald E. Grempler real estate office building. New curb and gutter and curb channelization exist at this location.

The subject petition is accepted for filing; however, revised plans that indicate the following information must be submitted prior to the hearing. The topography of the lot, the "height" "tent" view (all 4 sides) and all structures within 200 feet of the subject site.

Very truly yours,
OLIVER L. MYERS, Chairman
JOHN J. DILLON, JR., Zoning Tech. II

OLM:JJD:bbf

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Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 26, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #20 (Cycle April - October 1972)
Property Owner: International Trading Company
S/E cor. of Joppa Rd. and Fairmount Ave.
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to R.A.E. 2
District: 9th No. Acres: 4.09 acres

Dear Mr. Myers:

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:

Joppa Road is an improved divided County arterial street in the vicinity of this property. Fairmount Avenue and the off-ramp therefrom to Joppa Road Highway is being improved as a divided highway to be known as Townsown Boulevard. No further highway improvements are required at this time. Access for this site cannot be approved adjacent to the ramp as indicated on the submitted plan. Construction or reconstruction of any sidewalk, curb and gutter, entrance, etc. required in connection with redevelopment of this site would be the full responsibility of the Developer.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 26, 1972

Re: Item #20 (Cycle April - October 1972)

Storm Drains: (Cont'd)

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

A drainage study will be required in connection with any grading or building permit application.

Water:

Public water supply is available to serve this property. The Developer would be entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system which will require supplementary private onsite pumping facilities to serve elevations above 430 feet, the maximum elevation that can be adequately served in the Towson 4th Zone of Water Service. Fire protection requirements, including any additional public fire hydrants, will be determined by the Fire Bureau.

The Petitioner's engineer will be required to furnish this office with complete data in regard to water demands, including fire protection requirements, so that the adequacy of the existing water system can be determined.

Sanitary Sewer:

The submitted plan should be revised so as to indicate the method of providing sanitary sewer service to the proposed hi-rise structure. Public sanitary sewerage exists in Joppa Road and Fairmount Avenue. The Petitioner's engineer is responsible for determining, to his own satisfaction, the location and elevations of the existing sewer which are part of the old Towson Sewerage System.

The submitted plan does not provide anticipated sewage flows. A sanitary sewerage study will be required prior to approval of any grading or building permit application, to determine the adequacy of the existing sewerage system to accommodate sewage flows anticipated from the proposed redevelopment of this property. The proposed redevelopment of this site is also subject to the approval of the Maryland State Department of Health.

Very truly yours,

Elizabeth N. Diver
Elizabeth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:ms

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. F. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 28, 1972

Mr. Oliver L. Myers
Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning III
Item 20 - ZAC - 4-4-72
Property Owner: International Trading Company
SE Corner Joppa Road & Fairmount Avenue
Reclassification to R.A.E. 2 - District 9

Dear Mr. Myers:

The subject petition is requesting a change from DR 16 to R.A.E. 2. This should increase the trip density from 480 to 1600 trips per day.

The present density was taken into consideration at this location in the recent planning of the overall road system for Towson. The intersection of Fairmount Avenue and Joppa Road was designed to its maximum, based on future projections. The continued increase of density in this area can only create further capacity problems at the intersection of Fairmount Avenue and Joppa Road.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CR:mr

Baltimore County Fire Department

J. Austin Oritz
Chief



Towson, Maryland 21204

April 25, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATT: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: International Trading Company
Location: S/E corner of Joppa Road and Fairmount Avenue
Item No. 20 Zoning Agenda 4/4/72

Gentlemen:

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code" 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *At J. E. Kelly* Noted and Approved: *Paul R. Kane*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau
mb 4/17/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

Donald J. Rupp, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 12, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 20, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: International Trading Company
Location: S/E Corner Joppa Road and Fairmount Avenue
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to R.A.E. 2
District: 9
No. Acres: 4.09

Metropolitan water and sewer being available to the site, no health hazards are anticipated.

Very truly yours,

John H. Strickhorn
John H. Strickhorn
Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

GEORGE E. GAVRELIS
Director
Jefferson Building
Suite 301
Towson, MA 21204
484-3211



S. ERIC DIMENHA
Zoning Commissioner
County Office Building
111 N. Chesapeake Ave.
Towson, MA 21204
484-3331

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 8, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 20, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: International Trading Company
Location: S/E corner of Joppa Road and Fairmount Avenue
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to R.A.E. 2
District: 9
No. Acres: 4.09 acres

Another means of access should be provided to adequately serve this site.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

ITEM #20

TOWSON, MARYLAND - 21204

Property Owner International Trading Company
District 9
Present Zoning DR16
Proposed Zoning RA 2
No. Acres 4.09

Schools servicing this area are:

	Cap.	Enroll.	+/-
Towson Elementary	725	479	-246
Towson Junior	1040	1126	+186
Towson Senior	1775	2021	+316

Past history has shown that high rise apartments yield few students. We can anticipate approximately 4 junior high and 10 senior high pupils from this proposed development.

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: <i>OFM</i>	Revised Plans: Change in outline or description Yes Map # <i>9-3C</i> No									
Previous case:										

MICROFILMED

M. ENGLE PARKS, President
EUGENE C. HERS, Vice President
MR. ROBERT L. BENNEY

MRS. JOHN M. BRICKER
JOSEPH N. MCDONALD
ALVIN L. BRECK
JOSEPH B. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. BRADY, V.M.C.
MRS. A. DIANE S. WRIGHT

MICROFILMED

MICROFILMED

DAVID K. EBERSOLE, JR.
ATTORNEY AT LAW
1800 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

Exhibits 3, 4, + 5

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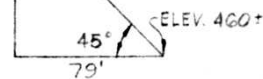
MICROFILMED



MICROFILMED

MAXIMUM HEIGHT @
1.5x BASIC HEIGHT = 19.5'
BASIC HEIGHT = 79'

HEIGHT TENT
Not To Scale



9th District
Existing Zoning D.R. 16
Proposed Zoning R.A.E. 2
Total Net Area of Tract 4.09± Ac.
Net Density Permitted

80 Density Units Per Acre For 4.09 Acres = 327 Density Units

Proposed Apartment Usage:

144 1 Bedroom Dwelling Units @ 0.75 Density Units Each = 108 Density Units
135 2 Bedroom Dwelling Units @ 1.0 Density Units Each = 135 Density Units

Total Dwelling Units Proposed 279

Total Density Units Proposed 243

Adjusted Gross Floor Area 32,400 Sq. Ft. / Story x

12 stories = 388,800 Sq. Ft.

Floor Area Devoted to Offices, Retail Uses & Service Uses = 25% x 388,800 = 97,200 Sq. Ft.

Floor Area Devoted to Apartment Uses = 75% x 388,800 = 291,600 Sq. Ft.

Proposed Gross Floor Area Devoted to Apartment Usage 291,600 Sq. Ft.

No. of Dwelling Units Proposed 279

Required Parking for Apartment Usage

1 space per dwelling unit = 279 spaces

Required Parking for Office Uses

Ground Floor Area 32,400 S.F. ÷ 1 Parking Space per 300 S.F. = 108 spaces

Upper Floor Areas 64,800 S.F. ÷ 1 Parking Space per 500 S.F. = 130 spaces

Total 238 spaces

Less 50% of Apartment Usage Spaces

Total Parking for Office Use

Total Parking Required 279+99 = 378 spaces

Total Parking Provided 394 spaces

All Parking Spaces 9' x 19'

Amenity Open Space Provided 78,530 S.F.

Adjusted Gross Floor Area 388,800 S.F.

Amenity Open Space Ratio Required 0.20 minimum

Amenity Open Space Ratio Provided 78,530 = 0.202

388,800

Loading Decks Required 388,800 S.F. + 50,000 S.F. = 8 req'd.

Loading Decks Provided 8

FAIRMOUNT (ARTERIAL STREET) AVENUE

MAP: 3C
NO. 10-A
SECTION 4
DISTRICT 4
DATE 4/9/72
TYPE
DRAWN BY: R/L
LY: 4/7
RECAL:
BY:

EXISTING ZONING D.R. 16

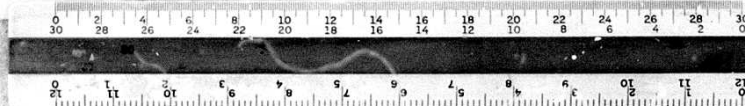


Claudia Whitte
3/30/72

MICROFILMED

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

PLAT FOR REZONING
400 BLOCK E. JOPPA RD.
9th DISTRICT
BALTIMORE COUNTY, MD.



HEIGHT TENT
Not To Scale

Loading Decks Required 388,800 S.F. + 50,000 S.F. = 8 req'd.
 Loading Docks Provided 8

FAIRMOUNT (ARTERIAL STREET) AVENUE

EXISTING ZONING D.R.16

MICROFILMED

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

PLAT FOR REZONING
400 BLOCK E. JOPPA RD.
9th DISTRICT
BALTIMORE COUNTY, MD.