

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Marcella D. Swain Philip Deardorff
I, or we, Anna E. Grau John Burton 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 R.A.E. 1 and B.R.(C.S.-1) zone to an R.A.E. 2 zone; and (2) for the following reasons:

1. To bring the zoning within the concept of Bill 100.
2. To permit larger office complexes.
3. To develop land to its highest and best use.
4. To satisfy the needs of more office space and apartment space in the area.

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:

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.

Contract purchaser
Address: 408 Jefferson Building
Towson, Md. 21204
Towson, Md. 21204
Protestant's Attorney
Address: 408 Jefferson Building
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1972, 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, that 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 2nd day of October, 1972, at 10:30 o'clock.

Philip Deardorff
Zoning Commissioner of Baltimore County

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
for Reclassification from Existing BR-CS-1
Zone to R.A.E. 2 Zone

March 30, 1972

Beginning for the same at the intersection of the northeasterly side of West Burke Avenue with the division line between RAE-1 zoning and BR-CS-1 zoning, said division line being parallel to and 130 feet west of the center line of York Road and running thence binding on said division line North 11° 40' 54" East 213.50 feet; thence for a line of division South 69° 58' 36" East 13.44 feet; thence South 11° 40' 54" West 213.38 feet to the northeasterly side of West Burke Avenue; thence binding on said northeasterly side of West Burke Avenue along a curve to the right with a radius of 402.74 feet for a distance of 13.42 feet, said curve being subtended by a chord bearing North 69° 27' 22" West 13.42 feet to the place of beginning.

Containing 0.065 acres of land, more or less.



MEMORANDUM IN SUPPORT OF RECLASSIFICATION

FROM: RAE 1 and BR-CS-1
TO: RAE 2

Bill 100 as enacted by the County Council of Baltimore County, Maryland, provides at Section 202.1A as a statement of legislative policy: "RAE 2 zones provide for development of elevator-apartment buildings at relatively high density, in industrial settings close to the major commercial and cultural centers of the county, where amply utilities or other public facilities are available."

Sub-Section B states: "Establishment of zones limited to town's centers, and any RAE 2 zone must be located within a town center as defined in Section 101."

Section 101 defines TOWN as "a coherent urban area generally comprising: 3 to 5 communities (up to approximately 25 neighborhoods, 100,000 to 150,000 persons); a central concentration of public facilities, institutions, and commercial uses necessary or appropriate to serve the population of the area as a whole, including a high school and one or more major department stores; an industrial or similar major-employment uses."

"Water-Supply System, Public: A water-supply system which is operated by the county or a public agency of metropolitan or regional jurisdiction, and which is owned by or meets design and performance standards whereby it is eligible for ownership by the county or such agency, whether or not it is part of or connected with the physical facilities with metropolitan or regional water-supply system."

The tracts of land in question are directly behind Hollinshead's Texaco Service Station at York and Burke Avenue which then places these tracts within direct proximity to residential settings close to the major commercial and cultural centers of the county, such as the library and department stores which are just up York Road. There are ample utilities, facilities such as sewage, water and transportation immediately available.

By being directly across the street from Towson State College, it is in excellent juxtaposition with one of the finest cultural centers of the area. The town center should have as its natural boundary the circumferential loop of Burke Avenue as to be extended; said loop embodying not only the governmental agencies but the major department stores, schools, cultural centers and service areas. This property then would lie on the inside of the major loop and therefore be placed within the town center as defined by Bill 100.

The town center is being developed as the need for the growing business interests that are attracted to Towson. These sites, with a RAE 2 zone would definitely meet the need for apartment dwelling within a commercial cultural town concept and the obvious facilities necessary to serve a burgeoning Towson.

JOSEPH K. POKORNY
KIMMEL & POKORNY
408 Jefferson Building
Towson, Maryland 21204
823-2000

- 2 -

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
for Reclassification from Existing R.A.E. 1
Zone to R.A.E. 2 Zone

March 30, 1972

Beginning for the same at the intersection of the northeasterly side of West Burke Avenue with the division line between RAE-1 zoning and BR-CS-1 zoning, said division line being parallel to and 130 feet west of the center line of York Road and running thence binding on said northeasterly side of West Burke Avenue the two following courses, viz: first along a curve to the right with a radius of 402.74 feet for a distance of 124.05 feet, said curve being subtended by a chord bearing North 59° 40' 38" West 123.56 feet and second along a curve to the right with a radius of 3773.72 feet for a distance of 344.52 feet, said curve being subtended by a chord bearing North 48° 14' 34" West 344.40 feet; thence for lines of division the eight following courses, viz: first North 6° 15' 39" East 71.42 feet, second North 42° 03' 25" East 58.70 feet, third North 86° 24' 56" East 66.81 feet, fourth South 6° 38' 49" West 66.57 feet, fifth South 82° 22' 41" East 149.00 feet, sixth South 13° 41' 11" East 33.50 feet, seventh South 36° 14' 48" East 44.91 feet and eighth South 68° 58' 36" East 124.56 feet; thence binding on the above described division line between RAE-1 zoning and BR-CS-1 zoning South 11° 40' 54" West 213.50 feet to the place of beginning.

Containing 1.751 acres of land, more or less.



OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 September 18 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna 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 18 day of September 1972; that is to say, the same was inserted in the issue of September 14, 1972.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 14, 1972

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 a week for one week before the 18 day of September 1972, the said publication appearing on the 14th day of September 1972.

THE JEFFERSONIAN
By: Linda Strickland
Manager

Cost of Advertisement, \$.....

KIMMEL & POKORNY
ATTORNEYS AT LAW
408 JEFFERSON BUILDING
108 W. CHEAPCHASE AVENUE
TOWSON, MARYLAND 21204

SAUEL KIMMEL
JOSEPH K. POKORNY

TELEPHONE
VA. 2-8000

September 22, 1972

Mr. Eric Dinenna
Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Reclassification Petition
3rd Zoning Cycle
Item #33
Swain and Grau Petitioners

Dear Mr. Dinenna:

Please use this letter as your authorization to strike my appearance as attorney in the above referenced matter. It is my understanding that Lee Harrison, Esquire will be entering his appearance.

Very truly yours,

JOSEPH K. POKORNY

cc: Dr. Phillip Deardorff
Lee Harrison, Esquire



PETITION FOR RECLASSIFICATION
FROM EXISTING R.A.E. 1 AND B.R.(C.S.-1) ZONING TO R.A.E. 2 ZONING
LOCATED South side of West Burke Avenue 130 feet West of York Road
OWNERS: Anna E. Grau, John Burton
LEGAL OWNER: Anna E. Grau, John Burton
ADDRESS: 408 Jefferson Building, Towson, Md. 21204
ATTORNEYS: KIMMEL & POKORNY
DATE: September 22, 1972
RE: Reclassification Petition 3rd Zoning Cycle Item #33 Swain and Grau Petitioners

PETITION FOR RECLASSIFICATION
FROM EXISTING R.A.E. 1 AND B.R.(C.S.-1) ZONING TO R.A.E. 2 ZONING
LOCATED South side of West Burke Avenue 130 feet West of York Road
OWNERS: Anna E. Grau, John Burton
LEGAL OWNER: Anna E. Grau, John Burton
ADDRESS: 408 Jefferson Building, Towson, Md. 21204
ATTORNEYS: KIMMEL & POKORNY
DATE: September 22, 1972
RE: Reclassification Petition 3rd Zoning Cycle Item #33 Swain and Grau Petitioners

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of JANUARY, 1973, that the herein described property or area should be and is hereby reclassified from R.A.E. 1 and R.A.E. 2 to R.A.E. 2.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of JANUARY, 1973, 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 to remain a R.A.E. 2 zone, and/or the Special Exception for R.A.E. 2 should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

Re: Reclassification Petition
3rd Zoning Cycle
Rem 33
Swain & Grau-Petitioners

Dear Mr. Pokorny:

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 north side of W. Burke Avenue, 130' west of York Road in the Ninth District of Baltimore County. The property is currently improved with a two and one-half story frame dwelling and detached garage and is being used as a dog nursery. The property to the south is the Towson State College and the property to the north and west is existing commercial land. The property on the east is an existing service station. This property contains 1.86 acres and curb and gutter exist along Burke Avenue at this location.

This petition, having met the requirements of the Zoning Commissioner's Rules of Practice and Procedure, is accepted for filing; however, revised plans should be submitted prior to the Hearing indicating all structures within 200' of the subject property. This Committee is in agreement that the requested change will increase the traffic burden already anticipated from the existing zoning classification.

Very truly yours,
Oliver L. Myers, Chairman
John J. Dillon, Jr., Zoning Tech. II

OLM:JDD:bbr

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

Division of Engineering
ELLENORTH & DIVER, P.E. CHIEF

April 21, 1972

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

Re: Item #33 (Cycle April - October 1972)
Property Owner: Marcella D. Swain, et al
N/S Burke Avenue, 130' W. of York Rd.
Present Zoning: R.A.E. 1 and 2
Proposed Zoning: Reclassification to R.A.E. 2
District: 9th No. Acres: 0.065

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

West Burke Avenue is an existing arterial street which has been previously improved as shown on the subject plat. No further highway improvements are required at this time; however, additional highway improvements are proposed for construction in the future at the intersection at York Road and will extend westerly to the proposed easternmost entrance to this site. No additional right-of-way is anticipated to be required from this property.

The entrance location is subject to the approval of the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Storm Drains

No provisions for accommodating storm water or drainage have been indicated on the subject plat; however, a drainage study and storm drainage facilities will be required prior to approval of any grading or building permit application for the proposed development of this property. The plat should be revised to indicate all existing and proposed drainage facilities and the location of Town Branch in respect to this property.

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.

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WILLIAM T. MELSER 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 33 - ZAC - 4-4-72
Property Owner: Marcella D. Swain, et al
Burke Avenue W. of York Road
Reclassification to R.A.E. 2
District 9

Dear Mr. Myers:

The subject petition is requesting a change, basically, from R.A.E. 1 to R.A.E. 2. This should increase the trip density from 350 to 720 trips per day.

Capacity problems presently exist at York Road and Burke Avenue and this increased density can be expected to only compound this problem.

Very truly yours,
C. Richard Moore
Assistant Traffic Engineer

CRR:mr



STATE HIGHWAY ADMINISTRATION 300 WEST PRESTON STREET BALTIMORE, MD 21201

April 11, 1972

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

Re: Item 33
Z. A. C. Meeting, April 14, 1972
Owner: Marcella D. Swain, et al
Location: N/S Burke Ave., 130'
West of York Road (Route 45)
Proposed Zoning: Reclass. to
R.A.E. 2
District 9 No. Acres: 0.065

Dear Mr. DiNenna:

Both the State Highway Administration and Baltimore County are experiencing severe traffic problems at the intersection of York Road and Burke Ave. The construction of a 17th floor office and apartment building near the intersection can only add to the problems.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CLJ:EMsk

Baltimore County Fire Department



Towson, Maryland 21204
872-7310

J. Austin Deitz
Chief

April 17, 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: Marcella D. Swain, et al
Location: N/S Burke Avenue, 130' W of York Road
Item No. 33 Zoning Agenda April 4, 1972

Gentlemen:

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

- (1) Fire hydrants for the referenced property are required and shall be located at intervals of 150 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 the site exceeds the maximum allowed by the Fire Department.
- (4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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: J. Austin Deitz, Chief
Planning Group
Special Inspection Division
Fire Prevention Bureau
Date: 4/17/72

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 21, 1972
Re: Item #33 (Cycle April - October 1972)
Sediment Control

Development of this property through striping, 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 striping of top soil.

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

Water

A 20-inch water main exists in West Burke Avenue and is available to serve this property. However, supplementary pumping will be required to provide adequate water pressure to the upper floors of the proposed structure. Fire protection requirements, including additional public fire hydrants, will be determined by the Fire Department.

Prior to the approval of any grading or building permits, 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 Sewers

The subject plan does not indicate the method or means of connection to public sanitary sewerage. Public sanitary sewers exist in several locations beyond the limits of this property; however, it appears that an extension of the public sewerage system, along West Burke Avenue from the west, is required to serve this property. The existing sewer, are part of the old Towson sewerage system and the most reliable information in regard to location and elevation is found on the Baltimore County Bureau of Engineering position sheets 36 and 37 N.E. 2 and 3. However, the petitioner's engineer is responsible for determining, to his own satisfaction, the location and elevations of the existing sewer.

The subject plan does not indicate anticipated sewage flows, however, a sanitary sewerage study will be required prior to approval of any grading or building permits to determine the adequacy of the existing sewerage system to accommodate sewage flows anticipated from the proposed development of this property. The proposed development of this site is also subject to the approval of the Maryland State Department of Health.

Very truly yours,

Edmund A. River
Edmund A. River, P.E.
Chief, Bureau of Engineering

END:RAN:RDS:ess

M-W 500' Key Sheet
36 NE 2 & 3 Position Sheets
NE 9 & 10 A 200' Scale Topo

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 18, 1972

DONALD J. ROOP, M.D., M.P.H.
HEALTH STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. Myers:

Comments on Item 33, Zoning Advisory Committee Meeting,
April 4, 1972, are as follows:

Property Owner: Marcella D. Swain, et al
Location: N/S Burke Avenue, 130' W of York Road
Present Zoning: R.A.E.1 and B.R.
Proposed Zoning: Reclassification to R.A.E.2
District: 9
No. Acres: 0.065

Metropolitan water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Shopping Center and Apartment House Comments: Approval for a shopping center or apartment house is based upon owner responsibility for the collection, storage and disposal of refuse in accordance with Health Department requirements.

Very truly yours,

J. Stravohn, Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

JS:mn

GEORGE E. GAVRELIS
Director
Jefferson Building
Suite 201
Towson, Md. 21204
(410-221)



S. ERIC DINENHA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410-221)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 9, 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 33, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Marcella D. Swain, et al
Location: N/S Burke Avenue, 130' W of York Road
Present Zoning: R.A.E. 1 and B.R.
Proposed Zoning: Reclassification to R.A.E.2
District: 9
No. Acres: 0.065

Height "Tall" drawings must be submitted to determine compliance with Sec. 201.3, Bulk Regulations in R.A.E.2 zones, of the Baltimore County Zoning Regulations.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #33

TOWSON, MARYLAND - 21204

Property Owner: Marcella D. Swain
District: 9
Present Zoning: RAE 1 + BR
Proposed Zoning: RAE 2
No. Acres: 0.065

No effect on student population

H. EMELIE PARCE, President
EUGENE E. HESS, Vice President
MAY: ROBERT L. BERNY

MRS. JOHN H. CROCKER
JOSEPH N. MCGRAW
ALVIN LORRECK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. YEACEY, V.M.
MRS. RICHARD K. WILSON

CERTIFICATE OF POSTING BALTIMORE COUNTY, MARYLAND

#73-62-R

Towson, Maryland

District: 9 Date of Posting: Sept. 14, 72

Posted for: Hearing Monday, Oct. 2, 1972, 9:15 A.M.

Petitioner: Marcella D. Swain

Location of property: N/S of West Burke Ave. 130' West of York Rd.

Location of Sign: 1 Sign Located on Post of District Sign of Hearing

Remarks: None

Posted by: Paul H. Hess Date of return: Sept. 21, 72

Joseph K. Palomsky, Esquire
408 Jefferson Building
Towson, Maryland 21204

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 3rd day of July 1972.

S. ERIC DINENHA
Zoning Commissioner

Petitioners: Swain and Glass

Petitioner's Attorney: Joseph K. Palomsky, Esquire

Reviewed by: [Signature]
Advisory Committee

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:										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3601

DATE: May 9, 1972 ACCOUNT: 03-662

AMOUNT: \$50.00

DISTRIBUTION
WHITE - CASHIER
De. P.C. Beardscott
7100 York Road
Baltimore, Md. 21212
Yellow - CUSTOMER
Petition for Reclassification

500.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5046

DATE: Oct. 2, 1972 ACCOUNT: 03-662

AMOUNT: \$71.12

DISTRIBUTION
WHITE - CASHIER
Dr. John Birtan
595 St. Francis Road
Baltimore, Md. 21204
Yellow - CUSTOMER
Advertising and posting of property for Marcella Swain, et al

711.2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

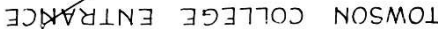
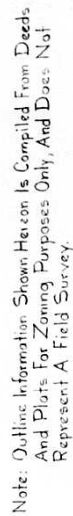
No. 5045

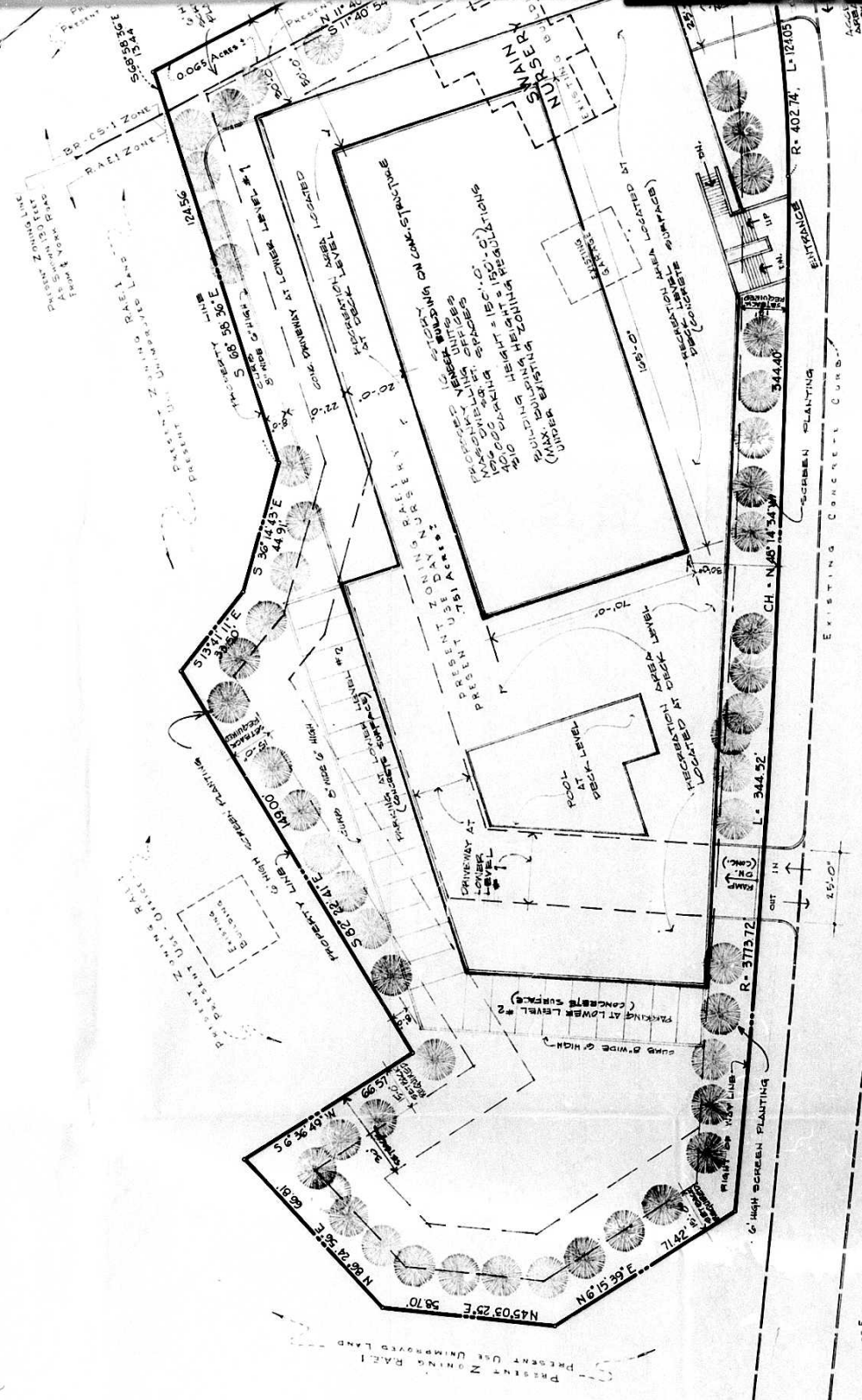
DATE: Oct. 2, 1972 ACCOUNT: 03-662

AMOUNT: \$71.13

DISTRIBUTION
WHITE - CASHIER
Dr. Rolly G. Beardscott
7100 York Road
Baltimore, Md. 21212
Yellow - CUSTOMER
Advertising and posting of property for Marcella Swain, et al

711.3

2297-N2



W. BURKE AVENUE

TOWSON COLLEGE ENTRANCE

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING RAE-1 AND BR-C-1 ZONES
TO R.A.E. 2 ZONE
NORTHEAST SIDE W BURKE AVENUE 1/2 WEST OF CENTER LINE YORK ROAD
T O W S O N
SHEET 1 OF 2



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
303 ALLEGANY AVE.
TOWSON 4, MARYLAND

TAYNE AND KELLY, INC.
ARCHITECTS PLANNERS
BALTIMORE MARYLAND
SCALE 1" = 20'

ELECT. DIST. NO. 9
MARCH 30, 1972

BALTO. CO. MD.
SCALE 1" = 20'

SCHEDULE

PROPOSED APARTMENT/OFFICE BUILDING	R.A.E. 1, BR. C-1	R.A.E. 2
EXISTING ZONING	1.816 ACRES	1.816 ACRES
PROPOSED ZONING		
GROSS AREA		
DESIGNED DENSITY		
GROSS UNITS	190 DWELLING UNITS	190 DWELLING UNITS
TOTAL UNITS	190	190
EFFICIENCY UNITS	68	68
ONE BEDROOM	68	68
TWO BEDROOM	122	122

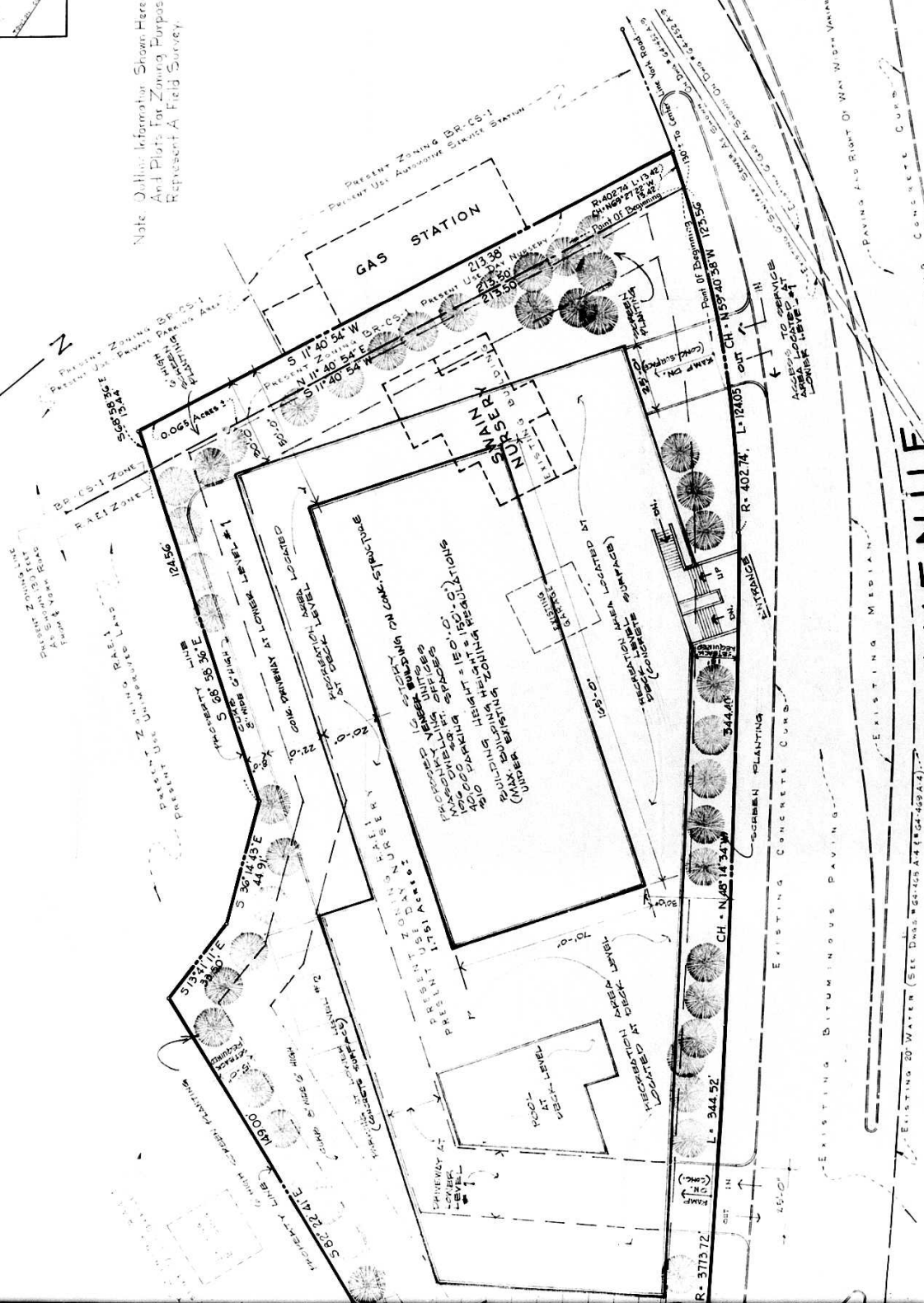
TOTALS:	NUMBER OF DWELLING UNITS PROVIDED	190
	NUMBER OF EFFICIENCY UNITS PROVIDED	68
	NUMBER OF ONE BEDROOMS PROVIDED	68
	NUMBER OF TWO BEDROOMS PROVIDED	122





LOCATION MAP
Scale 1" = 100'

Note: Outline Information Shown Hereon Is Compiled From Deeds And Plats for Zoning Purposes Only, And Does Not Represent A Field Survey.



AVENUE

TOWSON COLLEGE ENTRANCE

SCALE 1" = 20'-0"

SCHEDULE

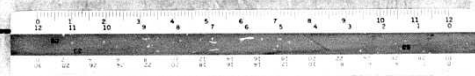
PROPOSED APARTMENT/ OFFICE BUILDING	R-4E-1, R-4E-2
EXISTING ZONING	R-4E-2
PROPOSED ZONING	R-4E-2
GROSS AREA	1.216 ACRES
DESIGNED DENSITY	20 DENSITY UNITS PER ACRE
GROSS TOTAL UNITS	24
EFFICIENCY UNITS	16
TWO BEDROOM	8

OFF STREET PARKING	NUMBER OF SPACES REQUIRED = 300
PARKING DATA:	NUMBER OF SPACES PROVIDED = 310
PARKING SPACES	PROVIDED BASED ON (1) SPACE PER DWELLING UNIT AND PER OFFICES
GROUND FLOOR AREA AND TOTAL FLOOR AREA	EACH 500 SQ. FT. OF TOTAL AREA OF UPPER FLOORS
LOWER LEVEL # 1	USE: 1
LOWER LEVEL # 2	USE: 2
LOWER LEVEL # 3	USE: 3

GROUND LEVEL USE:	OFFICES - 15,000 SQ. FT.
DECK LEVEL USE:	OFFICES - 9,000 SQ. FT.
2ND FLOOR USE:	APARTMENTS - 100 DWELLING
NOTE:	PARKING SPACE SIZE = 9' x 20'
	LIGHTING: FLUORESCENT TUBES & MOUNTED AT CEILING FOR EXTERIOR LIGHTING
	3'-0" HIGH FOR EXTERIOR PARKING

TOTALS:	NUMBER OF DWELLING UNITS: 24
	NUMBER OF PARKING SPACES REQUIRED: 300
	NUMBER OF PARKING SPACES PROVIDED: 310

TOTAL OFFICE FLOOR AREA:	40,000 SQ. FT.
NUMBER OF PARKING SPACES REQUIRED:	114
NUMBER OF PARKING SPACES PROVIDED:	114



SIDE YARD TENT
SCALE
1" = 20'-0"

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING RAE-1 AND BR-CS-1 ZONES
TO R.A.E. 2 ZONE

NORTHEAST SIDE W. BURKE AVENUE 117' WEST OF CENTER LINE YORK ROAD
T O W S O N

BALTO. CO., MD.

ELECT. DIST. NO. 9
MARCH 30, 1972

SHEET 2 OF 2

STREET AND REAR YARD TENTS
SCALE
1" = 20'-0"

125'
R.O.W.

SETBACK
REQUIRED
AT CORNER OF
TOWER BLDG.

PROPERTY LINE

BUILDING HEIGHT
150'

20'

17TH FLOOR

14 APARTMENT FLOORS

REAR YARD TENT

5'

MAX. BUILDING HEIGHT = 150'
MAX. BUILDING HEIGHT UNDER ZONING
REGULATIONS = 1.5 X 100 (BASIC HT.) = 150'

DECK LEVEL

GROUND LEVEL

LOWER LEVEL #1

LOWER LEVEL #2

LOWER LEVEL #3

15'

22'

30'

15'

17'

OFFICES

OFFICES

OFFICES AND PARKING

PARKING

PARKING

PROPERTY LINE

W. BURKE AVENUE

