

173-178-X #125 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Myrtle Lambert, 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 _____ zone to an _____ zone; for the following reasons:

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 _____ Office use.

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 of Baltimore County.

Myrtle Lambert
Contract purchaser
Legal Owner
Address: 547 Alleghany Avenue,
Towson, Maryland 21204
Protestant's Attorney
Address: _____

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day

of _____, 1973, 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, at the _____ day of _____, 1973, at 10:30 o'clock

Eric D. Hanna
Zoning Commissioner of Baltimore County.

(over)

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3000

RESIDENCE: 771-4392

October 13, 1972

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION OFFICES -
LOT 12, COLONIAL COURT, TOWSON MD.

BEGINNING for the same at a point on the West side of Bosley Avenue at a distance of 400 feet ± from the intersection formed by the West side of Bosley Avenue and the South side of Chesapeake Avenue, said point being the Northeast corner of Lot 12 as shown on the plat of Colonial Court, and recorded among the Land Records of Baltimore County in Plat Book 8, Folio 25, running thence and binding on the West side of Bosley Avenue S11°44'45" E 45 feet to the division line between Lots 12 and 13 as shown on said plat, running thence on the division line between Lots 12 and 13, N77°36'W 197.48 feet, thence N11°00'E 47.94 feet, thence S77°36'E 197.76 feet to the place of beginning.

CONTAINING 0.211 acres, more or less.

BEING Lot 12 part of Colonial Court and recorded among the Land Records of Baltimore County in Plat Book 8, Folio 25.

E. F. Raphael
Eugene F. Raphael
Reg. Professional Land
Surveyor #2246



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Office Use : COUNTY BOARD OF APPEALS
W/S of Bosley Avenue 400' :
S. of Chesapeake Avenue : OF
9th District :
Myrtle Lambert, : BALTIMORE COUNTY
Petitioner : No. 73-178-X

OPINION

This case comes before the Board on an appeal by the Protestants from an Order of the Deputy Zoning Commissioner, dated March 6, 1973, granting the requested Special Exception for Office Use.

The subject property is known as 220 Bosley Avenue, 9th Election District, Towson, Maryland. It is located on the west side of the street. Generally, it overlooks several residences, the Baltimore County Office Building, the Court House, Jail and parking lots; viewed toward the east. Adjacent, to the north of the subject, is a nursing home. To the rear and west is the five story Chesapeake Office Building, the Presbyterian church property and the Towson Y.M.C.A. Adjacent to the south of the subject and fanning out to the west and northwest are approximately two hundred well-kept residential houses.

The subject property is located in a D.R. 16 (Density Residential, 16 units per acre) zone according to zoning map 3-C, adopted by the County Council on March 24, 1971. It is improved by a two story frame residence and a garage situated on a lot 45 x 197 x 48 x 198 ±, containing 0.211 acres, (See plat, Petitioner's Exhibit #5). This property has been in the Petitioner's family for more than forty years.

If successful in obtaining the requested Special Exception, the Petitioner plans to retain ownership and to utilize the present dwelling for office use. She would remove the existing garage and provide nine parking spaces on site in lieu of six required spaces. No zoning reclassification is sought since an office use by Special Exception is permitted in the existing D.R. 16 zone.

Before a Special Exception shall be granted, it must appear that the requirements of Section 502.1 of the Zoning Regulations are satisfied in that the Special

Myrtle Lambert - #73-178-X

- The existing dwelling shall be removed from the site
- Nine (9) on site parking spaces shall be provided, be surfaced with a dustless material and be properly drained.
- A site plan indicating compliance to all Engineering, Traffic Engineering, and Planning and Zoning standards must be submitted and approved by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

John A. Miller

Robert L. Gilland

Myrtle Lambert - #73-178-X

2.

Exception will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air.

To support the petition the Petitioner rendered testimony that traffic on old Bosley Avenue, in front of the subject, will be greatly diminished by the opening of nearly completed new Bosley Avenue, which is an 88 foot wide right-of-way located just east of old Bosley Avenue. A 100 foot long connector street will join old and new Bosley Avenues at a point in front of the subject property. Old Bosley Avenue, to the north of the subject, will be excavated, covered with topsoil and landscaped, (See plat, Petitioner's Exhibit #6). Counsel stipulated that sewer and water utilities were adequate and available.

The Petitioner placed into evidence the Zoning Commissioner's file, #73-178-X, as Petitioner's Exhibit #3, which contains letters of comments from representatives of various Baltimore County departments as follows: The representative of the Office of Planning and Zoning stated: "The proposed use is consistent with the existing Master Plan and comprehensive zoning map." The Director of Environmental Services stated: "Since Metropolitan sewer and water are available no health hazard is anticipated." The Traffic Associate stated: "County standards call for a maximum 20 foot wide driveway for an office building. Should this Special Exception be granted, this site should be restricted to its present building." The Field Representative of the Board of Education stated: "No bearing on student population."

The Protestants testified as to their concern with encroachment of non-residential use into their area; that granting the Special Exception will beset other changes; that traffic volume and traffic hazards in front of the property will increase and that storm drain water runoff will increase across the yards of properties downhill from the subject. They also claim there is sufficient office space readily available in the

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Bosley Avenue, 400' S of
Chesapeake Avenue - 9th District
Myrtle Lambert - Petitioner
No. 73-178-X (Item No. 125)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Zoning Commissioner:

Please enter an appeal to the County Board of Appeals on behalf of the following protestants from the order of March 6, 1973, granting a Special Exception for an Office Building subject to three numbered restrictions:

Charles C. Duggs
304 Colonial Court
Towson, Maryland 21204

Dr. Clara Grether
5 Alabama Court
Towson, Maryland 21204

Dr. Ernst Niedermeyer
305 Colonial Court
Towson, Maryland 21204

Charles H. Rogers
335 Dixie Drive
Towson, Maryland 21204

Russell H. Spicer, Sr.
216 Bosley Avenue
Towson, Maryland 21204

Charles C. Duggs
Charles C. Duggs

Clara E. Grether
Dr. Clara Grether

Ernst Niedermeyer
Dr. Ernst Niedermeyer

I HEREBY CERTIFY that on this 4th day of March, 1973, a copy of the foregoing Order for Appeal was mailed to the Honorable R. Bruce Alderman, County Solicitor, County Office Building, Towson, Maryland 21204, and to James P. Offutt, Jr., Attorney for Petitioner, 197 Jefferson Building, Towson, Maryland 21204.

Charles C. Duggs

Myrtle Lambert - #73-178-X

3.

neighborhood.

The Board is of the opinion that the Planning Board and the County Council instituted a D.R. 16 zone on this small 0.211 acre site so that it could be utilized by Special Exception for office use. The close proximity of the subject property to the ever expanding County government facilities deserves the consideration requested by the Petitioner, particularly since the petition is further fortified by the favorable comments of the Office of Planning that the proposed use is consistent with the existing Master Plan and the comprehensive zoning map.

The Board further believes that granting the petition will not result in any significant change in traffic problems than would normally occur if the property were used for residential purposes. As to the fear that other changes may follow in the neighborhood, such requests, if any, must stand on their own merits.

The Board believes that the Petitioner has met the burden required of him to satisfy the granting of the petition, and that the general welfare of the community will not be adversely affected thereby.

For these reasons and from all of the testimony and evidence presented, the Board hereby affirms the Order of the Deputy Zoning Commissioner, dated March 6, 1973, granting the Special Exception, but subject to the restrictions recited in the following Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of January, 1974, by the County Board of Appeals, ORDERED that the Special Exception for Offices petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

- The existing dwelling shall be used for offices
- The existing exterior residential appearance of the building shall be maintained and kept in good condition

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 29, 1973

FROM: Norman E. Gerber, Office of Planning and Zoning

SUBJECT: Petition #73-178-X. West side of Bosley Avenue 400 feet South of Chesapeake Avenue.
Petition for Special Exception for Office.
Petitioner - Myrtle Lambert

9th District

HEARING: Wednesday, February 14, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.
The proposed use is consistent with the existing master plan and comprehensive zoning maps.

NEG:rv



RE: PETITION FOR SPECIAL
EXCEPTION
W/S of Bosley Avenue, 400'
S of Chesapeake Avenue - 9th
District
Myrtle Lambert - Petitioner
NO. 73-178-X (Item No. 1 & 3)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for Office Use on a parcel or lot of ground located on the west side of Bosley Avenue opposite its intersection with Susquehanna Avenue, in the Ninth Election District of Baltimore County. The lot is approximately 45 feet wide and 197 feet deep, and is improved with a two-story dwelling containing a total floor area of 1,800 square feet, more or less.

Mr. Eugene F. Raphael, a registered professional and surveyor, gave the following testimony as to traffic, land use, and the proposed site improvements.

Traffic on this section of Bosley Avenue will be reduced by major road improvements planned for this area. (Baltimore County Construction Drawing No. 72-0447-1 was submitted as an Exhibit in connection with these improvements.)

The property in question, as well as the surrounding properties, was described as being zoned D.R. 16. Improvements and uses were described as follows: the properties to the east, across Bosley Avenue, are improved with single family homes which are presently the subject of a live zoning case (Special Exception request for office use); the property to the north is improved with a nursing home; the property to the west or rear is improved with a five story office building; and, the four properties immediately adjoining to the south are improved with individual homes. However, it was his opinion that their inclusion in the D.R. 16 Zone classification was a clear indication that the Planners were projecting office uses for these homes.

Mr. Raphael felt that the existing driveway or entrance was sufficient to handle the traffic that would be generated by the conversion of the 1,800 square foot dwelling. The existing two car garage will be removed to make way for an off-street parking area at the rear of the dwelling. No other exterior improvements were proposed on the Petitioner's site plan.

Testimony by the Petitioner, Mrs. Myrtle Lambert, was to the effect that she had owned the subject property since 1958, and that her father had owned the property many years before. She also indicated that she had no intention of selling the property, and has rented it for dwelling purposes for several years. However, during the past few years, it has become increasingly difficult to rent the property for any substantial period. The present lease is for six months and expires in June.

If the Special Exception should be granted, Mrs. Lambert plans to convert the existing structure with as few changes as possible. However, she reiterated that the garage would be removed to provide a parking area at the rear of the dwelling. Under cross-examination, Mrs. Lambert again indicated that she had no plans to add to or change the exterior of the existing dwelling, nor does she plan to raze the present structure and construct a new building. She had no particular type of office use in mind, but has been approached by a patent attorney who desires to lease the property for his office.

Several area residents were present in protest to the Special Exception. In describing their objections to the possible infiltration of office use within their community, they stated that the subject property is located on the border of a residential area that encompasses approximately 200 homes, 99 percent of which are in excellent repair. They felt that the County had a responsibility in maintaining the integrity of their community especially since these properties comprise an overall investment of several million dollars, adding considerably to the County's tax base. They were concerned with the domino effect that zoning changes have on an area and pointed to the five story office building at the rear of the subject site as an example. The original dwelling

on that site had been granted a Special Exception for office use much the same as the subject property is requesting. Subsequently the dwelling was removed and the present multi-story office building erected with later additions to the parking area.

OPINION

As pointed out by the Protestants, the subject property does border a substantial residential area. However, by the same token the property also borders or lies within a stone's throw of the parking area and the governmental complex that serves as the County seat for all of Baltimore County. As such, the subject property, as well as other dwellings that surround this governmental core, should not be expected to remain status quo while bearing the brunt of this exposure. Instead, it would appear that the residential community cores can best be protected by establishing buffer type uses with income producing possibilities that will permit them to be maintained in a satisfactory manner.

The Deputy Zoning Commissioner and other County zoning authorities have the authority and the responsibility of placing restrictions or conditions on such properties that would have the effect of maintaining the residential character or integrity of the community. Many dwellings in the Towson area that have been converted to office use are presently being maintained in better condition than existed prior to their conversion.

Comments were made by the Zoning Advisory Committee with regard to the Petitioner's plans. These comments requested that the plans be revised to reflect the proposed road improvements, and if granted, the use be restricted to the present building. No other problems existed with regard to traffic, utilities, schools, or other site planning factors.

Planning staff recommendations regarding the requested zoning action, indicated that the proposed use was consistent with the Masterplan and Comprehensive Zoning Maps.

Based on the above testimony and findings, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met all requirements of Section

502.1 and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6th day of March, 1973, that the herein described property or area should be Granted a Special Exception for an Office Building subject, however, to the following restrictions:

1. No exterior additions may be added to the existing structure.
2. The general exterior residential character of the structure must be maintained in good condition at all times.
3. A site plan indicating compliance to all Engineering, Traffic Engineering, and Planning and Zoning standards must be submitted and approved by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

James E. Diven
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE March 6, 1973

BY *John J. Dillon, Jr.*

ORDER RECEIVED FOR FILING

DATE March 6, 1973

BY *John J. Dillon, Jr.*

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 16, 1973

COUNTY OFFICE BUILDING
101 W. Chesapeake Ave.
Towson, Maryland 21204

John J. Dillon, Jr.,
Chairman

MEMBERS:

1. Mr. J. E. Diven
2. Mr. J. E. Diven
3. Mr. J. E. Diven
4. Mr. J. E. Diven
5. Mr. J. E. Diven
6. Mr. J. E. Diven
7. Mr. J. E. Diven
8. Mr. J. E. Diven
9. Mr. J. E. Diven
10. Mr. J. E. Diven

James F. Offutt, Jr.,
107 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 125
Myrtle Lambert - Petitioner

Dear Mr. Offutt:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the west side of Bosley Avenue, 400 feet south of Chesapeake Avenue, in the 9th District of Baltimore County. This residential (D.R. 16) zoned property is improved with a two-story residence and garage. The properties to the north are used as a nursing home and offices. The property to the rear is also used for offices. The property to the south is improved with a residence. The subject property is directly opposite Susquehanna Avenue.

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

Very truly yours,
John J. Dillon, Jr.
John J. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:GAE:JU
(Enclosure)

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

Bureau of Engineering
ELLSWORTH M. DIVEN, P.E. CHIEF

January 25, 1973

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

Re: Item #125 (1972-1973)
Property Owner: Myrtle Lambert
W/S Bosley Avenue, 400' S. of Chesapeake Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 9th No. Acres: 0.211 acres

Dear Mr. DiNenna:

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

Highways:

Bosley Avenue is an existing 26-foot curbed street on a 10-foot right-of-way. Highway improvements are proposed for this right-of-way, see Sheet No. 6 Drawing #72-0447, File 5, Job Order 5-201-1. Any additional construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with the further development of this site will be the full responsibility of the Petitioner.

The submitted plan must be revised to indicate the right-of-way, proposed road improvements and easements. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering.

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this site. Additional fire hydrant protection appears to be required in the vicinity.

Very truly yours,
Ellsworth M. Diven
Ellsworth M. Diven, P.E.
Chief, Bureau of Engineering

END:ENK:PM:iss
cc: J. Trenner
J. Loos

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

V. A. T. NELSON

January 17, 1973

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

Re: Item 125 - ZAC - January 9, 1973
Property Owner: Myrtle Lambert
Bosley Avenue S. of Chesapeake Avenue
Special exception for office use
District 9

Dear Mr. DiNenna:

The subject petition is requesting a special exception for an office building.

County standards call for a maximum of a 20 foot wide driveway for an office building. Should this special exception be granted, this site should be restricted to its present building. This plan should be revised to show the planned road improvements in this area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSP:nc

DR 16 ZONE
(USE) OFFICE

DR-16 ZONE
(USE)
OFFICE

GENERAL DATA

AREA OF PROP	0.211 AC.
EXIST ZONE	DR 16
EXIST USE	RESIDENTIAL
PROP ZONE	DR 16 3/4 OFFICE
PROP USE	OFFICE

PARKING DATA

AREA OF BLDG	884. +/-
PARKING RATIO	1/300 1 st FL = 4
	1/500 2 nd FL = 2
REQUIRED	5 SPACES
PROVIDED	9 "

DR 16 ZONE
(USE)
RESIDENTIAL

DR 16 ZONE
(USE)
NURSING HOME

BOSLEY

AVE

DR 16 ZONE
(USE) RESIDENTIAL

PUBLIC
(USE) PARKING

OFFICE COPY

PLAT TO ACCOMPANY PETITION
FOR SP/EX. OFFICE
LOT 12 COLONIAL COURT
3rd ELEC. DIST. TOWSON MD
SCALE 1"=30' OCT 13, 1972

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204



SUSQUEHANNA
AVE

2.C.
PET EX #1



DR-55 ← DR-16

DR 16 ZONE
(USE) OFFICE

N-11°00'E
47.34

191.43 4' High Concrete Wall with Screen

9 SPACES

EXIST. GARAGE
(To Be Removed)

macadam

191.16

DR-16 ZONE
(USE) OFFICE

GENERAL DATA

AREA OF PROP 0.211 AC.
EXIST ZONE DR 16
EXIST USE RESIDENTIAL
PROP ZONE DR 16 S/E OFFICE
PROP USE OFFICE

PARKING DATA
AREA OF BLDG 384 +/-
PARKING RATIO 1/500 1st FL: 4
1/500 2nd FL: 2
REQUIRED 6 2/3 SPACES
PROVIDED 3 "

DR 16 ZONE
(USE) RESIDENTIAL

N-11°36'W

26'-0" Existing Building

12'-0" Entrance

35'-0" Entrance

20'-0" Entrance

20'-0" Entrance

20'-0" Entrance

20'-0" Entrance

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Beginning
6'-400' to CHESAPEAKE

BOSLEY

SAN BENITO

DR 16 ZONE
(USE) RESIDENTIAL

DRIVE WAY

SUSQUEHANNA

TO BE CLOSED

AVE

TO BE CLOSED

PUBLIC

(USE) PARKING

PROPOSED

REALIGNMENT

TO BE CLOSED

TO BE CLOSED

PLAT TO ACCOMPANY PETITION
FOR SP/EX. OFFICE
LOT 12 COLONIAL COURT
3rd ELECT. DIST. TOWSON, MD
SCALE 1"=30' OCT 13-1972

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

E. F. Raphael

DR 16 ZONE
(USE) OFFICE

N-11°00'E
47.34

191.43 4' High Concrete Wall with Screen

9 SPACES

EXIST. GARAGE
(To Be Removed)

macadam

191.16

DR-16 ZONE
(USE) OFFICE

GENERAL DATA

AREA OF PROP 0.211 AC.
EXIST ZONE DR 16
EXIST USE RESIDENTIAL
PROP ZONE DR 16 S/E OFFICE
PROP USE OFFICE

PARKING DATA
AREA OF BLDG 384 +/-
PARKING RATIO 1/500 1st FL: 4
1/500 2nd FL: 2
REQUIRED 6 2/3 SPACES
PROVIDED 3 "

384
176
1060 TOTAL
FF.

DR 16 ZONE
(USE) RESIDENTIAL

N-11°36'W

26'-0" Existing Building

12'-0" Entrance

35'-0" Entrance

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Beginning
6'-400' to CHESAPEAKE

BOSLEY

SAN BENITO

DR 16 ZONE
(USE) RESIDENTIAL

DRIVE WAY

SUSQUEHANNA

TO BE CLOSED

AVE

TO BE CLOSED

PUBLIC

(USE) PARKING

PROPOSED

REALIGNMENT

TO BE CLOSED

TO BE CLOSED

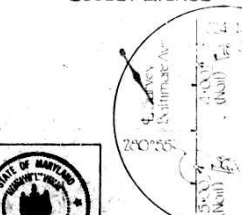
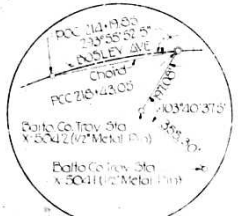
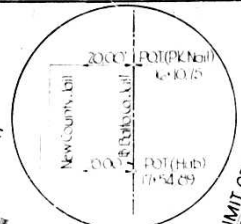
PLAT TO ACCOMPANY PETITION
FOR SP/EX. OFFICE
LOT 12 COLONIAL COURT
3rd ELECT. DIST. TOWSON, MD
SCALE 1"=30' OCT 13-1972

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

E. F. Raphael

10265

TOPOGRAPHY NOTE
 Numerous trees and shrubs which exist within the construction limits for this project are not shown on the plans.



DESIGNED: A.L.D.	ENGINEER: W.T. BALLARD - ENGINEERS	DATE: 7/1/82
DRAWN: R.V.	SIGNATURE: [Signature]	DATE: 7/1/82
CHECKED: E.G.H.	DATE: 7/1/82	DATE: 7/1/82

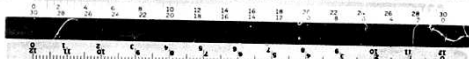
BUREAU OF ENGINEERING	DEPARTMENT OF PUBLIC WORKS	BALTIMORE COUNTY - DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING
PROJECT: BOSLEY AVENUE FROM TOWSONTOWN BLVD TO KENILWORTH DRIVE	DISTRICT NO. 3	SCALE: 1" = 40'
DATE: 7/1/82	REVISION: 1	BY: [Signature]
SHEET NO. 6 OF 39		FILE NO. 72043RXI72-0447-6

LIMIT OF WORK
 STATION 212+05
 S.H.A. CONT NO B 896-1-415
 F.A.P. NO 1365-1(4)
 SEE NOTE A THIS SHEET

NOTE A: The Limit of Work Sta. at the beginning of Contract No. B 896-1-415 shall be equal to the Limit of Work Station at the end of Contract No. B 896-1-415. Work to be performed under this contract extends back to Sta. 10+20 on Burke Ave to Sta. 10+41 on Towson Town Blvd.

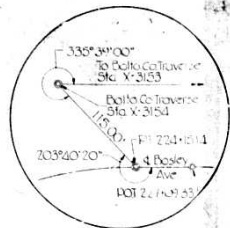
- Grade Reference Notes:**
- For details of the Towson Town Blvd intersection, see sheet No. 10.
 - For details of the Jail Drive and the Baltimore Ave. & Exist. Bosley Ave. connections, see sheet No. 11.
 - For ramp, Jail Entrance, curb line, and median curve data, see sheet No. 10 & 11.
 - For Easement dimensions, see sheet No. 10 & 11.
 - For retaining wall details, see sheet No. 10.
 - For Test Pit Data, see sheet No. 27.
 - For storm drain plan, see sheet No. 27.
 - For Main of Traffic Details, see sheet No. 17.

KEY SHEETS	N-NW
POSITION SHEET	37 NE 2
	38 NE 1, 2
	39 NE 1, 2
	40 NE 1, 2
	41 NE 1, 2
	42 NE 1, 2
	43 NE 1, 2
	44 NE 1, 2
	45 NE 1, 2
	46 NE 1, 2
	47 NE 1, 2
	48 NE 1, 2
	49 NE 1, 2
	50 NE 1, 2
	51 NE 1, 2
	52 NE 1, 2
	53 NE 1, 2
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	93 NE 1, 2
	94 NE 1, 2
	95 NE 1, 2
	96 NE 1, 2
	97 NE 1, 2
	98 NE 1, 2
	99 NE 1, 2
	100 NE 1, 2



1496

LAMBERT



TOPOGRAPHY NOTE
 Numerous trees and shrubs which exist within the construction limits for this project are not shown on the plans.

REFERENCE AT PT 224+5.14
 BOSLEY AVENUE

Remove Existing Paving & Landscape Area 2' to 10' from Road Edge

Remove Existing Paving & Landscape Area 2' to 10' from Road Edge

Curve Data - Bosley Ave. Curve #18
 Δ 34°06'00"
 D 5°57'39"
 R 961.20'
 T 294.80'
 L 572.09'
 SF .020611 RI
 PCC 216+13.05
 PT 224+13.14

Curve Data - Median Left Turn Lane
 Left Face of Median
 Curve #19
 Δ 9°08'52"
 D 12°06'43"
 R 471.75'
 T 37.74'
 L 75.32'
 PC 225+22.00
 PRC 225+97.1
 PT 226+72.00

Right Face of Median
 Curve #21
 Δ 9°08'52"
 D 12°06'43"
 R 471.75'
 T 37.74'
 L 75.32'
 PC 227+14.00
 PRC 227+69.1
 PT 228+64.00



DESIGNED: A.L.D.	ENGINEER: W.T. BALLARD-ENGINEERS	DEPARTMENT OF PUBLIC WORKS	BUREAU OF ENGINEERING	BALTIMORE COUNTY	DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING	DISTRICT NO. 9	SCALE	DATE	REVISION	BY	JOB ORDER	CONTRACT	SHEET NO.	OF 39
DRAWN: R.V.	SIGNATURE: <i>W.T. Ballard</i>	APPROVED:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
CHECKED: E.G.H.	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12	DATE: 1/10/12

CURB & GUTTER STAKEOUT
 FRONT OF PROPOSED BLDG



FED. ROAD DIST. NO.	STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
2	MD	US-1365(4)	7	39

STATION	OFFSET LT	OFFSET RT
221+00 to 221+50	See Sh 11	See Sh 12
222+00 to 224+00	See Sh 12	See Sh 12
224+50	4	4
225+00	3	3
225+50	2	4
226+00	3	3
226+00 to 227+50	See Sh 12	See Sh 12
227+50	7	7
228+00	7	7
228+00 to 229+00	2 (Alley)	3
229+00	2	3
229+50	2	3
230+00	3	17
230+50 to 231+50	See Sh 12	See Sh 12
231+50	4	5
232+50	3	8

MATCH LINE - SEE SHEET NO. 6

Note A
 Re 700 Pennsylvania Ave. Existing shrubs and fence disturbed by the Bosley Ave. construction are to be relocated as directed by the Engineer. Seven (7) concrete wheel stops are to be furnished and installed on the existing parking lot adjacent to the relocated fence at the direction of the Engineer.

Note B
 Re Women's Club of Towson. Existing hedge shall not be disturbed except as required for construction. If the new entrance is to be planted on the graded slope (See the special provisions).

- Cross Reference Notes
- For intersection details of Chesapeake, Pennsylvania and Allegheny Avenues see sheet No. 12
 - For Test Pit Data see sheet No. 28
 - For profiles see sheet Nos. 13 & 17
 - For storm drain plan see sheet No. 28
 - For water main plan see sheet No. 37

S.H.A. CONTRACT NO. B 896-1-415

PLAN - BOSLEY AVE FROM STA. 221+00 TO STA. 232+50

SHEET NO. 7 OF 39

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Myrtle Lambert, 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 _____ zone to an _____ zone; for the following reasons:

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 _____ Office Use.

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, 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 _____ Legal Owner _____
Address _____ Address: 547 Allegheny Avenue,
Towson, Maryland 21204
Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on _____ day of February, 1973, at 10:30 o'clock.

Eric D. Senna
Zoning Commissioner of Baltimore County.

(over)

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

RESIDENCE: 771-4522

October 13, 1972

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION OFFICES -
LOT 12, COLONIAL COURT, TOWSON MD.

BEGINNING for the same at a point on the West side of Bosley Avenue at a distance of 400 feet ± from the intersection formed by the West side of Bosley Avenue and the South side of Chesapeake Avenue, said point being the Northeast corner of Lot 12 as shown on the plat of Colonial Court, and recorded among the Land Records of Baltimore County in Plat Book 8, Folio 25, running thence and biding on the West side of Bosley Avenue S11°44'W 45 feet to the division line between Lots 12 and 13 as shown on said plat, running thence on the division line between Lots 12 and 13, N77°36'W 197.48 feet, thence N11°00'E 47.94 feet, thence S77°36'E 197.76 feet to the place of beginning, CONTAINING 0.211 acres, more or less.

BEING Lot 12 part of Colonial Court and recorded among the Land Records of Baltimore County in Plat Book 8, Folio 25.

Eugene F. Raphael
Eugene F. Raphael
Reg. Professional Land
Surveyor #2246

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Office Use : COUNTY BOARD OF APPEALS
W/S of Bosley Avenue 400' :
S. of Chesapeake Avenue : OF
9th District : BALTIMORE COUNTY
Myrtle Lambert, :
Petitioner : No. 73-178-X

OPINION

This case comes before the Board on an appeal by the Protestants from an Order of the Deputy Zoning Commissioner, dated March 6, 1973, granting the requested Special Exception for Office Use.

The subject property is known as 220 Bosley Avenue, 9th Election District, Towson, Maryland. It is located on the west side of the street. Generally, it overlooks several residences, the Baltimore County Office Building, the Court House, Jail and parking lots; viewed toward the east. Adjacent, to the north of the subject, is a nursing home. To the rear and west is the five story Chesapeake Office Building, the Presbyterian church property and the Towson Y.M.C.A. Adjacent to the south of the subject and fanning out to the west and northwest are approximately two hundred well-kept residential houses.

The subject property is located in a D.R. 16 (Density Residential, 16 units per acre) zone according to zoning map 3-C, adopted by the County Council on March 24, 1971. It is improved by a two story frame residence and a garage situated on a lot 45 x 197 x 48 x 198 ±, containing 0.211 acres, (See plat, Petitioner's Exhibit #5). This property has been in the Petitioner's family for more than forty years.

If successful in obtaining the requested Special Exception, the Petitioner plans to retain ownership and to utilize the present dwelling for office use. She would remove the existing garage and provide nine parking spaces on site in lieu of six required spaces. No zoning reclassification is sought since an office use by Special Exception is permitted in the existing D.R. 16 zone.

Before a Special Exception shall be granted, it must appear that the requirements of Section 502.1 of the Zoning Regulations are satisfied in that the Special

Myrtle Lambert - #73-178-X

- The existing garage shall be removed from the site
- Nine (9) on site parking spaces shall be provided, be surfaced with a dustless type material and be properly drained.
- A site plan indicating compliance to all Engineering, Traffic Engineering, and Planning and Zoning standards must be submitted and approved by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

John A. Miller

Robert L. Gifford

Myrtle Lambert - #73-178-X

2.

Exception will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air.

To support the petition the Petitioner rendered testimony that traffic on old Bosley Avenue, in front of the subject, will be greatly diminished by the opening of nearly completed new Bosley Avenue, which is an 88 foot wide right-of-way located just east of old Bosley Avenue. A 100 foot long connector street will join old and new Bosley Avenues at a point in front of the subject property. Old Bosley Avenue, to the north of the subject, will be excavated, covered with topsoil and landscaped. (See plat, Petitioner's Exhibit #6). Counsel stipulated that sewer and water utilities were adequate and available.

The Petitioner placed into evidence the Zoning Commissioner's file, #73-178-X, as Petitioner's Exhibit #3, which contains letters of comments from representatives of various Baltimore County departments as follows: The representative of the Office of Planning and Zoning stated: "The proposed use is consistent with the existing Master Plan and comprehensive zoning map." The Director of Environmental Services stated: "Since Metropolitan sewer and water are available no health hazard is anticipated." The Traffic Associate stated: "County standards call for a maximum 20 foot wide driveway for an office building. Should this Special Exception be granted, this site should be restricted to its present building." The Field Representative of the Board of Education stated: "No bearing on student population."

The Protestants testified as to their concern with encroachment of non-residential use into their area; that granting the Special Exception will beget other changes; that traffic volume and traffic hazards in front of the property will increase and that storm drain water runoff will increase across the yards of properties downhill from the subject. They also claim there is sufficient office space readily available in the

Myrtle Lambert - #73-178-X

3.

neighborhood.

The Board is of the opinion that the Planning Board and the County Council instituted a D.R. 16 zone on this small 0.211 acre site so that it could be utilized by Special Exception for office use. The close proximity of the subject property to the ever expanding County government facilities deserves the consideration requested by the Petitioner, particularly since the petition is further fortified by the favorable comments of the Office of Planning that the proposed use is consistent with the existing Master Plan and the comprehensive zoning map.

The Board further believes that granting the petition will not result in any significant change in traffic problems than would normally occur if the property were used for residential purposes. As to the fear that other changes may follow in the neighborhood, such requests, if any, must stand on their own merits.

The Board believes that the Petitioner has met the burden required of him to satisfy the granting of the petition, and that the general welfare of the community will not be adversely affected thereby.

For these reasons and from all of the testimony and evidence presented, the Board hereby affirms the Order of the Deputy Zoning Commissioner, dated March 6, 1973, granting the Special Exception, but subject to the restrictions recited in the following Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of January, 1974, by the County Board of Appeals, ORDERED that the Special Exception for Offices petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

- The existing dwelling shall be used for offices
- The existing exterior residential appearance of the building shall be maintained and kept in good condition

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Bosley Avenue, 400' S of
Chesapeake Avenue - 9th District
Myrtle Lambert - Petitioner
No. 73-178-X (Item No. 125)

REPORT THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Zoning Commissioner:

Please enter an appeal to the County Board of Appeals on behalf of the following protestants from the order of March 6, 1973, granting a Special Exception for an Office Building subject to three numbered restrictions:

Charles C. Diggs
304 Colonial Court
Towson, Maryland 21204

Dr. Clara Grether
5 Alabama Court
Towson, Maryland 21204

Dr. Ernst Niedermeyer
305 Colonial Court
Towson, Maryland 21204

Charles H. Rogers
335 Dixie Drive
Towson, Maryland 21204

Russell H. Spicer, Jr.
216 Bosley Avenue
Towson, Maryland 21204



Charles C. Diggs
Charles C. Diggs

Clara E. Grether
Dr. Clara Grether

Ernst Niedermeyer
Dr. Ernst Niedermeyer

Charles H. Rogers
Charles H. Rogers

Russell H. Spicer
Russell H. Spicer

I HEREBY CERTIFY that on this 14th day of March, 1973, a copy of the foregoing Order for Appeal was mailed to the Honorable R. Bruce Alderman, County Solicitor, County Office Building, Towson, Maryland 21204, and to James F. Offutt, Jr., Attorney for Petitioner, 197 Jefferson Building, Towson, Maryland 21204.

Charles C. Diggs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiSenna, Zoning Commissioner Date: January 29, 1973

FROM: Norman E. Gerber, Office of Planning and Zoning

SUBJECT: Petition #73-178-X, West side of Bosley Avenue 400 feet South of Chesapeake Avenue.
Petition for Special Exception for Office.
Petitioner - Myrtle Lambert

9th District

HEARING: Wednesday, February 14, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The proposed use is consistent with the existing Master plan and comprehensive zoning maps.

NEG:rw



RE: PETITION FOR SPECIAL
EXCEPTION
W/S of Bosley Avenue, 400'
S of Chesapeake Avenue - 9th
District
Myrtle Lambert - Petitioner
NO. 73-179-X (Item No. 125)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for Office Use on a parcel or lot of ground located on the west side of Bosley Avenue opposite its intersection with Susquehanna Avenue, in the Ninth Election District of Baltimore County. The lot is approximately 45 feet wide and 197 feet deep, and is improved with a two story dwelling containing a total floor area of 1,800 square feet, more or less.

Mr. Eugene F. Raphael, a registered professional and surveyor, gave the following testimony as to traffic, land use, and the proposed site improvements.

Traffic on this section of Bosley Avenue will be reduced by major road improvements planned for this area. (Baltimore County Construction Drawing No. 72-0447-5 was submitted as an Exhibit in connection with these improvements.)

The property in question, as well as the surrounding properties, was described as being zoned D.R. 16. Improvements and uses were described as follows: the properties to the east, across Bosley Avenue, are improved with single family homes which are presently the subject of a live zoning case (Special Exception request for office use); the property to the north is improved with a nursing home; the property to the west or rear is improved with a five story office building; and, the four properties immediately adjoining to the south are improved with individual homes. However, it was his opinion that their inclusion in the D.R. 16 Zone classification was a clear indication that the Planners were projecting office uses for these homes.

Mr. Raphael felt that the existing driveway or entrance was sufficient to handle the traffic that would be generated by the conversion of the 1,800 square foot dwelling. The existing two car garage will be removed to make way for an off-street parking area at the rear of the dwelling. No other exterior improvements were proposed on the Petitioner's site plan.

Testimony by the Petitioner, Mrs. Myrtle Lambert, was to the effect that she had owned the subject property since 1958, and that her father had owned the property many years before. She also indicated that she had no intention of selling the property, and has rented it for dwelling purposes for several years. However, during the past few years, it has become increasingly difficult to rent the property for any substantial period. The present lease is for six months and expires in June.

If the Special Exception should be granted, Mrs. Lambert plans to convert the existing structure with as few changes as possible. However, she reiterated that the garage would be removed to provide a parking area at the rear of the dwelling. Under cross-examination, Mrs. Lambert again indicated that she had no plans to add to or change the exterior of the existing dwelling, nor does she plan to raze the present structure and construct a new building. She had no particular type of office use in mind, but has been approached by a patent attorney who desires to lease the property for his office.

Several area residents were present in protest to the Special Exception. In describing their objections to the possible infiltration of office use within their community, they stated that the subject property is located on the border of a residential area that encompasses approximately 200 homes, 99 percent of which are in excellent repair. They felt that the County had a responsibility in maintaining the integrity of their community especially since these properties comprise an overall investment of several million dollars, adding considerably to the County's tax base. They were concerned with the domino effect that zoning changes have on an area and pointed to the five story office building at the rear of the subject site as an example. The original dwelling

on that site had been granted a Special Exception for office use much the same as the subject property is requesting. Subsequently the dwelling was removed and the present multi-story office building erected with later additions to the parking area.

OPINION

As pointed out by the Protestants, the subject property does border a substantial residential area. However, by the same token the property also borders or lies within a stone's throw of the parking area and the governmental complex that serves as the County seat for all of Baltimore County. As such, the subject property, as well as other dwellings that surround this governmental core, should not be expected to remain status quo while bearing the brunt of this exposure. Instead, it would appear that the residential community cores can best be protected by establishing buffer type uses with income producing possibilities that will permit them to be maintained in a satisfactory manner.

The Deputy Zoning Commissioner and other County zoning authorities have the authority and the responsibility of placing restrictions or conditions on such properties that would have the effect of maintaining the residential character or integrity of the community. Many dwellings in the Towson area that have been converted to office use are presently being maintained in better condition than existed prior to their conversion.

Comments were made by the Zoning Advisory Committee with regard to the Petitioner's plans. Those comments requested that the plans be revised to reflect the proposed road improvements, and if granted, the use be restricted to the present building. No other problems existed with regard to traffic, utilities, schools, or other site planning factors.

Planning staff recommendations regarding the requested zoning action, indicated that the proposed use was consistent with the Masterplan and Comprehensive Zoning Maps.

Based on the above testimony and findings, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met all requirements of Section

502.1 and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6th day of March, 1973, that the herein described property or area should be Granted a Special Exception for an Office Building subject, however, to the following restrictions:

1. No exterior additions may be added to the existing structure.
2. The general exterior residential character of the structure must be maintained in good condition at all times.
3. A site plan indicating compliance to all Engineering, Traffic Engineering, and Planning and Zoning standards must be submitted and approved by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE March 6, 1973

BY *John J. Dillon, Jr.*

Chairman, Zoning Advisory Committee

ORDER RECEIVED FOR FILING

DATE March 6, 1973

BY *John J. Dillon, Jr.*

Chairman, Zoning Advisory Committee

ORDER RECEIVED FOR FILING

DATE March 6, 1973

BY *John J. Dillon, Jr.*

Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

COUNTY OFFICE PLANS
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS
EUGENE J. CALFORD, JR.
DEPARTMENT OF
TRAFFIC ENGINEERING
EUGENE J. CALFORD, JR.
DEPARTMENT OF
TRAFFIC ENGINEERING
EUGENE J. CALFORD, JR.
DEPARTMENT OF
TRAFFIC ENGINEERING

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 16, 1973

James F. Offutt, Jr.
107 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 125
Myrtle Lambert - Petitioner

Dear Mr. Offutt:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the west side of Bosley Avenue, 400 feet south of Chesapeake Avenue, in the 9th District of Baltimore County. This residential (D.R. 16) zoned property is improved with a two-story residence and garage. The properties to the north are used as a nursing home and offices. The property to the rear is also used for offices. The property to the south is improved with a residence. The subject property is directly opposite Susquehanna Avenue.

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

Very truly yours,

John J. Dillon, Jr.
Chairman,
Zoning Advisory Committee

JJD:GAE:JU
(Enclosure)

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

Bureau of Engineering
ELLSWORTH H. DYER, P.E. CHIEF

January 25, 1973

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

Re: Item #125 (1972-1973)
Property Owner: Myrtle Lambert
W/S Bosley Avenue, 400' S. of Chesapeake Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 9th No. Acres: 0.211 more

Dear Mr. DiMenna:

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

Highways:

Bosley Avenue is an existing 24-foot curbed street on a 40-foot right-of-way. Highway improvements are proposed for this frontage, see Sheet No. 6 Drawing #72-0447, File #, Job Order 5-201-1. Any additional construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with the further development of this site will be the full responsibility of the Petitioner.

The submitted plan must be revised to indicate to the right-of-way, proposed road improvements and easements. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering.

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

Storm Drains:

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 runoffs which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewers are available and serving this site. Additional fire hydrant protection appears to be required in the vicinity.

Very truly yours,

Eugene J. Calford, Jr.
EUGENE J. CALFORD, JR., P.E.
Chief, Bureau of Engineering

END TRANSMITTAL
cc: J. Trenner
J. Loos

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CALFORD, JR. P.E. CHIEF
WILLIAM T. MELTZER
DEPUTY TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 125 - ZAC - January 9, 1973
Property Owner: Myrtle Lambert
Bosley Avenue S. of Chesapeake Avenue
Special exception for office use
District 9

Dear Mr. DiMenna:

The subject petition is requesting a special exception for an office building.

County standards call for a maximum of a 20 foot wide driveway for an office building. Should this special exception be granted, this site should be restricted to its present building. This plan should be revised to show the planned road improvements in this area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 10, 1973

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

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

Dear Mr. DiNenna:

Comments on Item 125, Zoning Advisory Committee Meeting,
January 9, 1973, are as follows:

Property Owner: Myrtle Lambert
Location: W/S Bosley Avenue, 400' S of Chesapeake Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 9
No. Acres: 0.211

Since metropolitan water and sewer are available, no
health hazard is anticipated.

Very truly yours,

Thomas H. DeVin
Thomas H. DeVin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
Tel. 211

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
494-2381

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #125, Zoning Advisory Committee Meeting, January 9, 1973
are as follows:

Property Owner: Myrtle Lambert
Location: W/S Bosley Avenue, 400' S of Chesapeake Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 9
No. Acres: 0.211 acres

The site plan should be revised to show the proposed Bosley Avenue widening
along with the proposed paving and driveway. Since the driveway is very narrow,
it is suggested that the special exception be limited to existing building.

Very truly yours,

John L. Winaley
John L. Winaley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 10, 1973

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

Re: Item 125

Property Owner: Myrtle Lambert
Location: W/S Bosley Avenue, 400' S of Chesapeake Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use

District: 9
No. Acres: 0.211 acres

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BODANSKI
JOSEPH N. MURPHY
ALVIN LORECK
JOSHUA M. WHEELER, CLERK

T. DAYTON WILLIAMS, JR.
BENJAMIN A. STACEY, V.M.D.
MRS. RICHARD J. GIBBS

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: JAN 13 1973
Posted for: ADJUDICATE
Petitioner: MYRTLE LAMBERT
Location of property: W/S OF BOSLEY AVE. 400' S OF CHESAPEAKE AVE.
Location of Sign: 111 W. Chesapeake Ave.
Remarks:
Posted by: *Charles C. Diggs* Date of return: JAN 13 1973

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: JAN 22 1973
Posted for: SPECIAL EXCEPTION
Petitioner: MYRTLE LAMBERT
Location of property: W/S OF BOSLEY AVE. 400' S OF CHESAPEAKE AVE.
Location of Sign: 111 W. Chesapeake Ave.
Remarks:
Posted by: *Charles C. Diggs* Date of return: JAN 22 1973

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 25, 1973

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 25th
day of January, 1973, at least once before the 14th
day of February, 1973, the first publication
appearing on the 25th day of January, 1973.

THE JEFFERSONIAN
Richard L. Stroman
Manager

Cost of Advertisement, \$.....

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 January 29 - 1973

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 29 day of January 1973 that is to say, the same
was inserted in the issue of January 25, 1973.

STROMBERG PUBLICATIONS, Inc.

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 Z.C., R.A., C.C., C.A.										
Reviewed by: <i>CP</i>	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
James F. Offutt, Jr.,
107 Jefferson Building
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 9th day of January 1973.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Myrtle Lambert

Petitioner's Attorney: James F. Offutt, Jr. Reviewed by: *John J. DeVin*
Chairman, Zoning Committee
James F. Offutt & Associates
205 Courtyard House
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 this 3rd day of
January 1973. Item #

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Myrtle Lambert Submitted by: James F. Offutt, Jr.
Petitioner's Attorney: J.F. Offutt, Jr. Reviewed by: *J. DeVin*
Chairman, Zoning Committee

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 7047
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 14 1973 ACCOUNT 01-662

AMOUNT \$45.50

DISTRIBUTION
WHITE - CASHIER
MYRTLE LAMBERT
James F. Offutt, Jr., Esq.
107 Jefferson Building
Towson, Md. 21204
Advertising and posting of property
#73-178-X

YELLOW - CUSTOMER
45.50 CASH

BALTIMORE COUNTY, MARYLAND No. 7006
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 22, 1973 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
James F. Offutt, Jr., Esq.
Jefferson Building
Towson, Md. 21204
Petition for Special Exception for Myrtle Lambert
#73-178-X

YELLOW - CUSTOMER
50.00 CASH

BALTIMORE COUNTY, MARYLAND No. 8257
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 9, 1973 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER
CUST OF Appeal and Posting of Property on Case
No. 73-178-X
W/S of Bosley Avenue, 400' S of Chesapeake Ave.
1st District
Myrtle Lambert - Petitioner
Sent to Mr. Charles C. Diggs

YELLOW - CUSTOMER
75.00 CASH

DR 16 ZONE
(USE) OFFICE

DR-16 ZONE
(USE)
OFFICE

DR 16 ZONE
(USE)
RESIDENTIAL

DR16 ZONE
(USE)
NURSING HOME

BOSLEY

AVE

DR16 ZONE
(USE) RESIDENTIAL

PUBLIC
(USE) PARKING

SUSQUEHANNA
AVE

GENERAL DATA

AREA OF PROP	0.211AC
EXIST ZONE	DR 16
EXIST USE	RESIDENTIAL
PROP ZONE	DR16 3/E OFFICE
PROP USE	OFFICE

PARKING DATA

AREA OF BLDG	384' ±
PARKING RATIO	1/500 1 st FL: 4
	1/500 2 nd FL: 2
REQUIRED	5 SPACES
PROVIDED	5

PLAT TO ACCOMPANY PETITION
FOR SP/EX. OFFICE
LOT 12 COUSLAND COURT
3rd ELEC. DIST. TOWNSHIP MD
SCALE 1" = 30' OCT 13, 1973

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204



2.C
PET EX #1



DR-55 → DR-16

DR 16 ZONE
(USE) OFFICE

N-11-00E
41.54

191.43 4' High Concrete Retaining Wall

9 SPACES

EXIST. GARAGE TO BE REMOVED

MACADAM DRIVE

191.16

DR-16 ZONE
(USE) OFFICE

GENERAL DATA

AREA OF PROP 0.21 AC.
EXIST ZONE DR-16
EXIST USE RESIDENTIAL
PROP ZONE DR-16 S/E OFFICE
PROP USE OFFICE

PARKING DATA
AREA OF BLDG 584 sq ft
PARKING RATIO 1/800 1st FL: 4
1/500 2nd FL: 2
REQUIRED 6 SPACES
PROVIDED 3 "

DR 16 ZONE
(USE) RESIDENTIAL

191.16

EXISTING BUILDING

35'

ENTRANCE

191.16

DR-16 ZONE
(USE) NURSING HOME

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

BOSLEY
SAL 191.16

24' AVE

TO BE CLOSED

PROPOSED REALIGNMENT

PUBLIC (USE) PARKING

TO BE CLOSED

SUSQUEHANNA AVE

TO BE CLOSED

DR-16 ZONE (USE) RESIDENTIAL

PLAT TO ACCOMPANY PETITION
FOR SP/EX. OFFICE
LOT 12 COLONIAL COURT
5th ELECT. DIST. TOWNSHIP 110
JAN 15-1972

R. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

R. F. Raphael

DR 16 ZONE
(USE) OFFICE

N-11-00E
41.54

191.43 4' High Concrete Retaining Wall

9 SPACES

EXIST. GARAGE TO BE REMOVED

MACADAM DRIVE

191.16

DR-16 ZONE
(USE) OFFICE

GENERAL DATA

AREA OF PROP 0.21 AC.
EXIST ZONE DR-16
EXIST USE RESIDENTIAL
PROP ZONE DR-16 S/E OFFICE
PROP USE OFFICE

PARKING DATA
AREA OF BLDG 584 sq ft
PARKING RATIO 1/800 1st FL: 4
1/500 2nd FL: 2
REQUIRED 6 SPACES
PROVIDED 3 "

984
176
1060 TOTAL
FF.

DR 16 ZONE
(USE) RESIDENTIAL

191.16

EXISTING BUILDING

35'

ENTRANCE

191.16

DR-16 ZONE
(USE) NURSING HOME

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

191.16

ENTRANCE

BOSLEY
SAL 191.16

24' AVE

TO BE CLOSED

PROPOSED REALIGNMENT

PUBLIC (USE) PARKING

TO BE CLOSED

SUSQUEHANNA AVE

TO BE CLOSED

DR-16 ZONE (USE) RESIDENTIAL

PLAT TO ACCOMPANY PETITION
FOR SP/EX. OFFICE
LOT 12 COLONIAL COURT
5th ELECT. DIST. TOWNSHIP 110
OCT 15-1972

R. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

R. F. Raphael

TOPOGRAPHY NOTE
 Numerous trees and shrubs which exist within the construction limits for this project are not shown on this plan.



REFERENCE AT POC 208+00 WEST BURKE AVE.



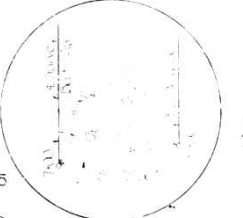
REFERENCE AT POC 211+68.47 BOSLEY AVE - POT 310+40.37 TOWSONTOWN BLVD.



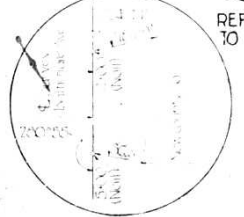
REFERENCE AT PC 15+81.82 TOWSONTOWN BLVD.



REFERENCE AT PCC 218+43.05 BOSLEY AVENUE



REFERENCE TIE & BALTO AVE TO BALTO CO JAIL



REFERENCE AT POT 4+00 & POT 5+00 & SURVEY BALTO AVE AT JAIL



DESIGNED: A.D.	ENGINEER: N.T. BALLARD - ENGINEERS	BUREAU OF ENGINEERING	DEPARTMENT OF PUBLIC WORKS
DRAWN: R.V.	SIGNATURE: [Signature]	APPROVED: [Signature]	DATE: 10/1/88
CHECKED: E.B.H.	DATE: 7/1/88	LIC NO: 4682	

NOTE: The Limit of Work Station 212+05 S.H.A. CONTRACT NO. B 896-1-415 FAP NO 1365(4) SEE NOTE A THIS SHEET

- Grade Reference Notes:**
- For details of the Towsontown Blvd intersection, see sheet No. 10
 - For details of the Jail Drive and the Baltimore Ave & Exist. Bosley Ave connections, see sheet No. 11
 - For ramp, Jail Entrance, curb line and median curve data, see sheet No. 10 & 11
 - For Easement dimensions, see sheet No. 10 & 11
 - For retaining wall details, see sheet No. 10
 - For test Pit Data, see sheet No. 27
 - For profile, see sheet No. 15 & 17
 - For storm drain plan, see sheet No. 27
 - For Map of Traffic Details, see sheet No. 19

SUSQUEHANNA AVENUE

KEY SHEETS	N-NW	POSITION SHEET	37 NE 2	31 NE 1,2	21W REF NO	21W 05-193	JOB ORDER	5-201-2
				SHEET: 5 OF		CONTRACT: 72043RX172-0447-5		

PLAN-BOSLEY AVE FROM TOWSONTOWN BLVD TO STA 221+00

SHEET NO. 6 OF 39



1496 LAMBERT

