



BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 193 - ZAC - April 3, 1973
Property Owner: Calvert Ross Bregel
300 West Allegheny Avenue
Special Exception for offices and office building
District 9

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for an office building. The driveway to the site does not meet County standards and should be widened to a minimum of 20 feet.

Very truly yours,

A handwritten signature in cursive script, reading "Michael S. Flanigan".

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

EXISTING ZONING: DR-16
 PROPOSED ZONING: DR-16 WITH SPECIAL
 EXCEPTION FOR OFFICE USE

AREA OF TRACT: 0.2238 ± AC.

EXISTING BUILDING:
 FIRST FLOOR: 16,40.42'

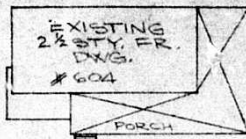
SECOND FLOOR: 1018.22'

THIRD FLOOR: 646.28'

PARKING REQUIRED: NONE REQUIRED

PARKING PROVIDED: 6 SPACES

EXISTING BLDG. TO REMAIN

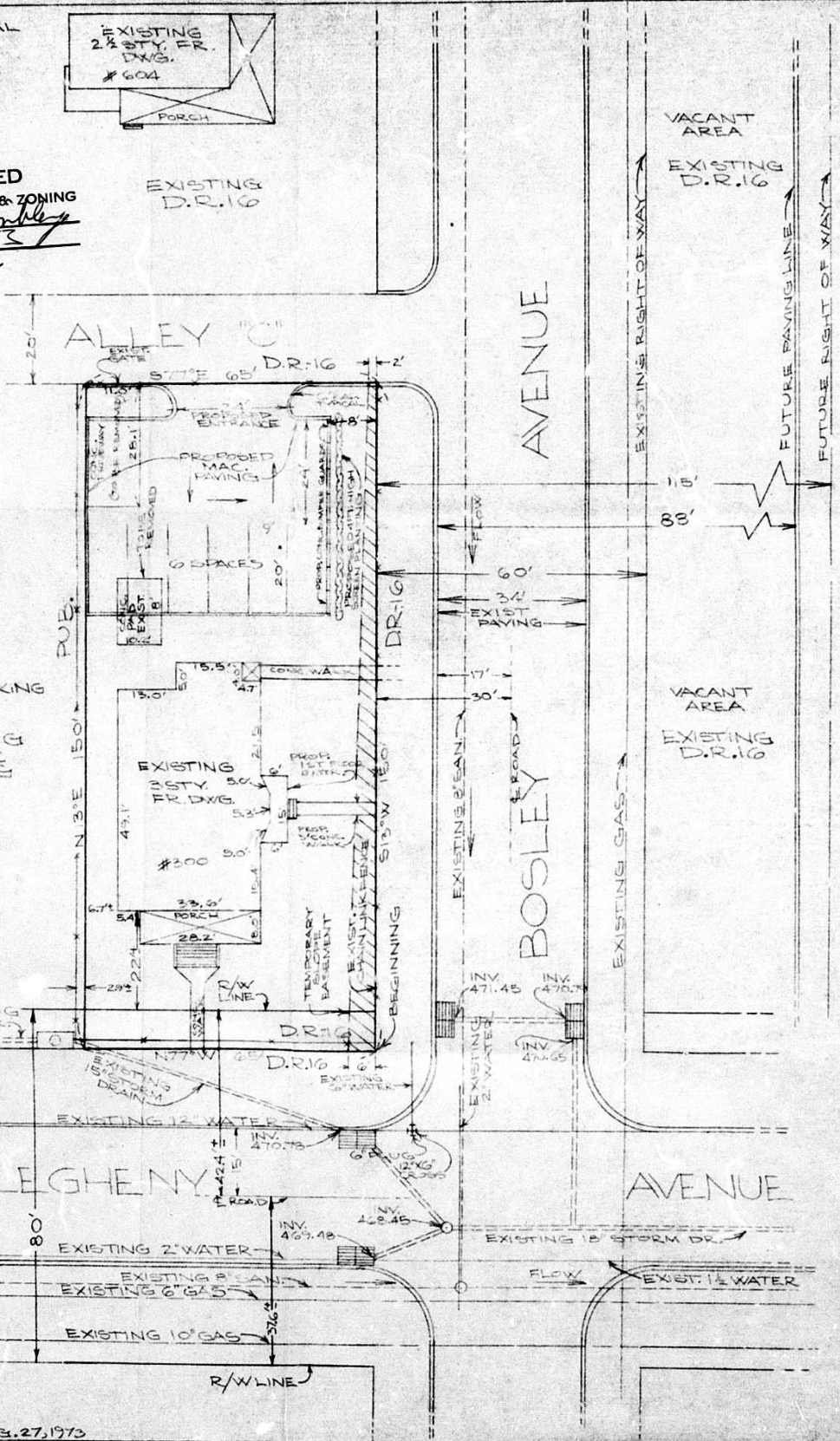


PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John A. Winkler*
 DATE: *8-28-73*
73-211-X

EXISTING
 D.R.16



William R. Hallinan



VICINITY MAP
 SCALE: 1"=900'

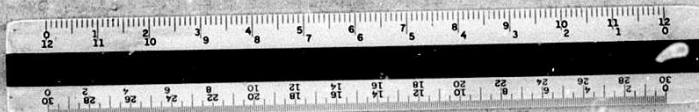
PLAT FOR CHANGE OF
 OCCUPANCY
 #300 WEST ALLEGHENY AVE.
 5TH DISTRICT
 BALTIMORE CO., MD.



Robert E. Hallinan
 JOSEPH D. THOMPSON
 SURVEYORS AND ENGINEERS
 101 SHELL BLDG. 200 E. JOPPA RD.
 TOWSON, MD. AUGUST 17, 1973
 SCALE: 1"=20'

REV. AUG. 27, 1973

3698



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Calvert Ross Bregel, 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 _____ offices and office building

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.

County: _____
City: _____
Address: _____
Contract purchaser: _____
Legal Owner: _____
Address: _____

JOHN GRASON TURNBULL, II
CHARLES E. BROOKS
BROOKS & TURNBULL
Petitioner's Attorney
305 W. Allegheny Avenue
Towson, Maryland 21204

Protestant's Attorney

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, on the _____ day of _____, 1973, at 11:00 o'clock

A. M. _____
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 27, 1973

COUNTY OFFICE BUILDING
211 E. Charles Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROOMS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Messrs. John Grason Turnbull, II
and Charles E. Brooks
305 W. Allegheny Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 193
Calvert Ross Bregel - Petitioner

Dear Sirs:

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 as to the appropriateness of the requested zoning.

The subject property is located on the northwest corner of Bosley Avenue and West Allegheny Avenue, in the 9th District of Baltimore County. The subject property is currently zoned DR 16 and is improved with a 3-story frame dwelling and has been at this location for many years. This property is well maintained and is directly adjacent to the Board of Education structures and is directly south of other dwellings on Bosley Avenue that have previously received Special Exceptions for office structures. The properties on the east side of Bosley Avenue are residential in nature or have already received Special Exceptions for office uses. Bosley Avenue is proposed to be widened substantially at this location in the near future. The property to the south is improved with the Towson Women's Club. Curb and gutter exists at this location. Petitioner's site plan indicates that all parking and entrances will be via a 20-foot alley at the rear of the site and will be screened properly from all adjacent properties.

In keeping with the general character of the area, this Committee feels that should this Special Exception be granted that it be restricted to the existing structure with only

Messrs. John Grason Turnbull, II
and Charles E. Brooks
Page 2

April 27, 1973

modernization to the building, and that should this structure be removed a new hearing should be held to review any proposed structure on this site. Also, that the petitioner attempt to provide landscaping and maintain this property in keeping with this residential area.

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

JJDjr:JO

(Enclosure)

cc: Joseph D. Thompson
101 Shell Bldg., 200 E. Joppa Rd.
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Ortiz
Chief



Towson, Maryland 21204
622-7316

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Eric DiNenna, Chairman
Zoning Advisory Committee

Re: Property Owner: Calvert Ross Bregel

Location: 300 West Allegheny Avenue

Item No. 193 Zoning Agenda Tuesday, April 3, 1973

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 _____

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.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: Eric DiNenna Noted and Approved: Paul H. Reinke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mis
4/25/72

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

May 3, 1973

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

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

Re: Item 193
Property Owner: Calvert Ross Bregel
300 West Allegheny Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and office building
District: 9 No. acres 0.2235 acres

Dear Mr. DiNenna:

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

Bosley Avenue, an existing County street, is proposed to be improved in the future as an 88-foot divided highway cross-section on a 116-foot right-of-way.

West Allegheny Avenue, also an existing County street, is proposed to be improved in the future in the vicinity of this site as a 60-foot minimum closed-type roadway cross-section on an 80-foot right-of-way.

Highway improvements are not required at this time. However, highway right-of-way widening including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. The submitted plan must be revised to indicate the highway right-of-way requirements. Further information may be obtained from the Baltimore County Bureau of Engineering.

Access to the proposed parking area is indicated via the alley along the north side (rear) of this property. The status of this alley is unknown and assumed to be residential. To satisfactorily accommodate vehicular movements anticipated to be generated in the area, this alley must be reconstructed in accordance with Baltimore County Standards to provide a pavement width as required by the Department of Public Works. Reversible slope easements may be required to accomplish the reconstruction.

When the County deems it necessary that the entire alley be improved, the abutting property owners will be assessed for the full cost of the improvements.

Item 193
Property Owner: Calvert Ross Bregel
Page 2
May 3, 1973

Highways (Continued):

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

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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 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 property. It appears that additional fire hydrant protection may be required in this vicinity.

Ellsworth H. Dyer
Chief, Bureau of Engineering

EDH:KAP:mg

W. - E.W. - Top Sheet
36 - 10 - 2 - Position Sheet
W.S. 10-4 - Type
70 and 70-1 - Box Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 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 193, Zoning Advisory Committee Meeting
April 3, 1973, are as follows:

Property Owner: Calvert Ross Bregel
Location: 300 West Allegheny Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and office building
District: 9
No. Acres: 0.2238

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

Very truly yours,

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

HVB:mg

JUL 05 1973

ORD 6 RECEIVED FOR FILING
DATE May 9, 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should be and is further appearing that by reason of
a Special Exception for an Office Building and Offices should be granted
IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this
day of May, 1973, that the above described property be and the same is hereby
granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.
Deputy Zoning Commissioner of Baltimore County

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above reclassification 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 zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

William D. Fromm
Director
Jefferson Building
Suite 201
Towson, Md. 21204
686-2211



S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
686-2211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 24, 1973

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 #193, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

Property Owner: Calvert Ross Bregel
Location: 300 West Allegheny Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and office building
District: 9
No. Acres: 0.2238 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 6, 1973

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

Z.A.C. Meeting of: Tuesday, April 3, 1973

Re: Item 193
Property Owner: Calvert Ross Bregel
Location: 300 West Allegheny Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and office building

District: 9
No. Acres: 0.2238 acres

Dear Mr. DiNenna:

Acres too small to have an effect on student population.

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

H. ENSLIE PARKS, President
CUDENE C. HESS, Vice President
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH A. MEDWAN
ALVIN LORECK
JOSHUA B. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. MURKEL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 4, 1973

FROM: William D. Fromm, Director

SUBJECT: Petition #73-271-K, Northwest corner of Allegheny Avenue and Bosley Avenue.
Petitioner for Special Exception for Offices and Office Building.
Petitioner - Calvert Ross Bregel

9th District

HEARING: Monday, May 7, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comment to make.

This request is consistent with the objectives of the Central Sector Comprehensive Zoning Maps.

If the proofs of Section 502.1 are met, the special exception should be limited to conversion of the existing structure.

William D. Fromm
William D. Fromm, Director

WDF:NEC:rv



JOSEPH D. THOMPSON, P.E., L.S. CIVIL ENGINEERS & LAND SURVEYORS

1180 101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Vail: 3-8830

DESCRIPTION FOR SPECIAL EXCEPTIONS TO ZONING 300 W. ALLEGHENY AVENUE, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the North side of W. Allegheny Avenue, 66 feet wide, and the West side of Bosley Avenue, 60 feet wide, and running thence and binding on the Northside of W. Allegheny Avenue, North 77 Degrees West 65.00 feet thence leaving the North side of W. Allegheny Avenue and running North 13 Degrees East 150.00 feet to the Southside of a 20 foot alley, known as Alley "C" and running thence and binding thereon South 77 Degrees East 65.00 feet to the West side of Bosley Avenue herein referred to and running thence and binding thereon South 13 Degrees West 150.00 feet to the place of beginning.
CONTAINING 0.2238 acres of land, more or less.



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 19, 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., once a week on one time consecutive weeks before the 21st day of May, 1973, the first publication appearing on the 19th day of April 1973.

THE JEFFERSONIAN
B. Leach Smith
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION - NEW SURVEY
ZONING: Petition for Special Exception for Office Building
LOCATION: Northwest corner of Allegheny Avenue and Bosley Avenue, 9th District, Baltimore County, Maryland
DATE & TIME: Monday, May 7, 1973, at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for the same at the corner formed by the intersection of the North side of W. Allegheny Avenue, 66 feet wide, and the West side of Bosley Avenue, 60 feet wide, and running thence and binding on the Northside of W. Allegheny Avenue, North 77 Degrees West 65.00 feet to the Southside of a 20 foot alley, known as Alley "C" and running thence and binding thereon South 77 Degrees East 65.00 feet to the West side of Bosley Avenue herein referred to and running thence and binding thereon South 13 Degrees West 150.00 feet to the place of beginning.
CONTAINING 0.2238 acres of land, more or less.
Being the property of Calvert Ross Bregel, as shown on plat 214 filed with the Zoning Department.
Dated: Monday, May 7, 1973 at 11:00 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
S. ERIC DINENNA
Zoning Commissioner
Baltimore County
Apr 19



TOWSON, MD. 21204 April 23 - 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 consecutive week before the 23 day of April 1973 that is to say, the same was inserted in the issue of April 19, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: APRIL 19, 1973
Posted for: SPECIAL EXCEPTION
Petitioner: Calvert R. Bregel
Location of property: NW COR. OF ALLEGHENY AVE. AND BOSLEY AVE.
Location of Sign: NW COR. OF ALLEGHENY AVE. & BOSLEY AVE.
Remarks: [Signature]
Posted by: [Signature] Date of return: APRIL 26, 1973

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: <u>JBE</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>JBE</u>	Map # <u> </u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this March 1973 day of Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner Bregel Submitted by Turnbull

Petitioner's Attorney Turnbull Reviewed by JBE

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

Messrs. John Groom Turnbull, II
and Charles E. Brooks
305 W. Alleghany Avenue
Towson, Maryland 21204

Item 193

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted* for filing

this 6th day of April 1973

S. Eric DiNenna
Zoning Commissioner

Petitioner Calvert Ross Bregel

Petitioner's Attorney Messrs. John Groom Turnbull, II Reviewed by John P. Diller
Charles E. Brooks Chairman, Zoning Advisory Committee
601 South Street, 200 E. Joppa Rd. (21204)

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

No. 8279

DATE April 13, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Brooks & Turnbull
305 W. Alleghany Ave.
Towson, Md. 21204
Petition for Special Exception for Offices and Office
Bldg for Calvert R. Bregel - #73-271-X
500 C REC

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

No. 10802

DATE May 24, 1973 ACCOUNT 01-662

AMOUNT \$48.25

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Brooks & Turnbull
305 W. Alleghany Ave.
Towson, Md. 21204
Advertising and posting of property for Calvert
R. Bregel
#73-271-X
4825 REC

THIRD FLOOR: 646.23"
PARKING REQUIRED: NONE REQUIRED
PARKING PROVIDED: 5 SPACES

EXISTING
2 1/2 STY. FR
DWS.
#404

OFFICE COPY

MAC.PARKING
AREA

PLAT FOR SPECIAL
EXCEPTION TO ZONING
#300 WEST ALLEGHENY AVE.
9TH DISTRICT
BALTIMORE CO., MD.



JOSEPH D. THOMPSON
SURVEYORS AND ENGINEERS

101 SHELL BLDG. 200 E. JOPPA RD.
TOWSON, MD. MARCH 19, 1973
SCALE: 1"=20'

3698

