



Baltimore County
Department of Permit and
Development Management

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

June 25, 1998

Amresco Capital, L.P.
c/o Ann Ramsey, Esquire
McGuire, Woods, Battle & Boothe, L.L.P.
1 North Charles Street
Suite 1300
Baltimore, MD 21201

RE: The Lafayette Building
40 W. Chesapeake Avenue
Zoning Case #74-239-A
9th Election District

Ladies and Gentlemen:

A letter from Ruth Mateo of the Law Offices of Miles & Stockbridge to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site, per the 1"=200' scale zoning map number NE-10A is B.M.-C.T. (Business, Major - Commercial, town-center core). As such, the use of an office building is permitted as of right.

In zoning hearing case number 74-239-A, the Deputy Zoning Commissioner granted a variance to allow a front yard setback of zero feet and a reduction of the required number of parking spaces from 227 to 102. Building permit numbers C-46-75 and C-407-77 for construction of the retail-office building were approved and issued. Numerous permits for interior alterations have been approved and issued. A structure damaged to any extent or destroyed by fire or other casualty may be restored to its prior condition. Since this site is an office-retail use, density is not applicable.

A review of files in the Code Enforcement Office found no violations or alleged violations or regulations applicable to the project pending, contemplated or within the past three years. All fees have been paid in connection with the development and use of the project and no fees are pending or contemplated.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

BALTIMORE COUNTY, MARYLAND		No. 055855	
OFFICE OF BUDGET & FINANCE			
MISCELLANEOUS RECEIPT			
DATE	6/10/98	ACCOUNT	001-6150
AMOUNT	\$ 40.00 (J/S)		
RECEIVED FROM	Miles & Stockbridge		
FOR	VERIFICATION #98-2231		
40 W. Chesapeake Avenue			
Baltimore County, Maryland			
PAID RECEIPT			
1000.00 ACTUAL TIME			
6/12/98 6/12/98 1511452			
REV. 4500 - CASHIER, J.C.C. AND BANNER			
15 MISCELLANEOUS RECEIPT			
Register # 00000			
CASH. 22255 40.00 CHECK			
Baltimore County, Maryland			
CASHIER'S VALIDATION			

4/10/98 15 200' E WASH.

LAW OFFICES
MILES & STOCKBRIDGE
A PROFESSIONAL CORPORATION
10 LIGHT STREET
BALTIMORE, MARYLAND 21202-1467
TELEPHONE: E 410-727-6464
FAX: 410-685-0700

4/10/98 15 200' E WASH.

RECEIVED JUN 13 1998

Mr. Arnold Jablon
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Verification for 40 West Chesapeake Avenue
Towson, Baltimore County, MD 21204

Dear Mr. Jablon:

Please provide a letter verifying zoning for the above-mentioned property and indicate whether there are current or outstanding zoning violations on the subject property.

Your letter should follow the format of the form letter enclosed. The letter should be addressed to Amresco Capital, L.P., c/o Ann Ramsey, Esq., McGuire, Woods, Battle & Boothe, L.L.P., 1 North Charles Street, Suite 1300, Baltimore, MD 21201.

Also enclosed is a check for \$40.00 to cover the fee for this request.

Please feel free to call me directly at (410) 385-3570 should you have any further questions.

Very truly yours,

Ruth E. Mateo
Legal Assistant

Enclosure
cc: Ann L. Ramsey, Esq.
Glenn C. Ercole
E:\apps\perm\40west.doc
11/17/98
6-2-98

(TO BE PLACED ON JURISDICTION'S APPLICABLE
ZONING OFFICE LETTERHEAD)

ZONING VERIFICATION

DATE: _____

TO: AMRESKO CAPITAL, L.P.
c/o [Outside Counsel]

Re: PROJECT: The Lafayette Building
ADDRESS: 40 West Chesapeake Avenue

Ladies and Gentlemen:

We have been advised that AMRESKO CAPITAL, L.P. is considering financing the above-described project. In that regard, we have been asked to provide you with certain zoning information in connection with this project.

1. Current Zoning: The project is currently zoned _____ which permits the use of the project as a _____ as a matter of right (if current zoning does not permit the use of the project as its current use as a matter of right, please explain) [please attach applicable ordinance]

2. Conformance with Current Zoning Requirements: Based on the materials available from our records, the project is:

- _____ A legally conforming use
- _____ A legally non-conforming use
- _____ A legally conforming structure
- _____ A legally non-conforming structure
- _____ Non-conforming

If non-conforming or legally non-conforming, to the best of your knowledge, the project is non-conforming (or legally non-conforming) in the following respects:

3. Right to Rebuild Following Casualty: In the event of casualty to the project, in whole or in part, the project:

_____ May be rebuilt substantially in its current form (i.e., no loss of square footage, same footprint, same number of apartments, units, if applicable)

_____ May not be rebuilt substantially in its current form except upon satisfaction of the following conditions and/or limitations: [insert specific requirements concerning restoration of the project and attach a copy of the applicable restoration requirements]

4. Density Requirements: Applicable _____ Not Applicable _____ If applicable, please specify the number of apartment units permitted per acre or square foot: _____ units per _____ [please attach applicable ordinance]

5. Parking Spaces Required at Project: Please specify the number of parking spaces required at the project [please attach applicable ordinance]

6. No Violations, All Development-Related Fees Paid: We are unaware of (a) the existence of any violations or alleged violations of any zoning, subdivision, building or similar ordinances or regulations applicable to the project within the past three years, or (b) any enforcement proceedings against the project that are pending or contemplated. All fees required to have been paid in connection with the development and use of the project, including any impact-related fees, have been paid, and no such fees which would have applicability to the project are otherwise pending or contemplated.

If you should have any questions concerning this matter, please contact me at: () _____

Sincerely yours,

[applicable jurisdictional office]

By _____
Title _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 22, 1999

The Manufacturers Life Insurance Co. (USA)
c/o John G. Wharton, Esquire
Niles Barton & Wilmer
Suite 1400
111 South Calvert Street
Baltimore, Maryland 21202

Ladies and Gentlemen:

RE: Zoning verification, The Lafayette Building, 40 West Chesapeake Avenue,
Zoning case #74-239-A, 9th Election District

A letter from Nancy E. Whiteman of the Law Offices of Miles & Stockbridge to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site, per the 1" 200' scale zoning map number NE-10A is B.M.-C.T. (Business, Major - Commercial, town-center core). As such, the use of an office building is permitted as of right.

In zoning hearing case number 74-239-A, the Deputy Zoning Commissioner granted a variance to allow a front yard setback of zero feet and a reduction of the required number of parking spaces from 227 to 102. Building permit numbers C-46-75 and C-407-77 for construction of the retail-office building were approved and issued. Numerous permits for interior alterations have been approved and issued. A structure damaged to any extent or destroyed by fire or other casualty may be restored to its prior condition. Since this site is an office-retail use, density is not applicable.

A review of files in the Code Enforcement Office found no violations or alleged violations or regulations applicable to the project pending, contemplated or within the past three years. All fees have been paid in connection with the development and use of the project and no fees are pending or contemplated.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:cjs

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Baltimore County Revenue Authority, 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 for a Variance from Section 393.2 - B.M. to permit a Variance.

with respect to the depth of the property and permit the building approximately 20 feet to 0 feet line to come to the sidewalks and Section 409 (Off-street Parking) to reduce the required parking from 227 spaces to 102 spaces which would be provided in the adjacent off-street parking garage.

To deny the Variance in this case would result in not only an impractical difficulty but also an unreasonable hardship to the users of the property and it would deny them the effective use of the land in question.

To grant the Variance would not affect any private or public persons but rather would result in the upgrading of the area and the benefit of the general public.

The requirements of the Zoning Regulations are intended to generally apply to situations, and the specific circumstances which occasion the need for the Variance requested will not subvert the Regulations but will in both instances be compatible with the protections Property is to be ported and advertised as prescribed by Zoning Regulations. Intended by the 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.

Arthur L. S. Moxley, Baltimore County Revenue Authority
Sidney Silber, Contract purchaser
Address: 402 Equitable - Towson 8124. Address: 10 W. Chesapeake Avenue, Towson, Maryland 21204
Richard C. Whiteford, Protestants Attorney
Address: 305 W. Pennsylvania Avenue, Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March 1974.

of March 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be held. The Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of April, 1974, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEINBERG, JR., & ASSOCIATES, INC.
SOCIETIES
P.O. BOX 6628, TOWSON, MD. 21204

Description to accompany Zoning Application
Requesting Variance for Front Setback
West Chesapeake Avenue

January 28, 1974

Beginning for the same on the north side of Chesapeake Avenue, 60 feet wide, at a point distant 151.06 feet westerly from the west side of York Road and running thence binding on the north side of said Chesapeake Avenue (1) N 82° 13' 59" W 265.02 feet, thence (2) N 7° 00' 36" E 44.87 feet to the south side of the Chesapeake Core Parking Facility, thence along the south side of said Facility (3) S 82° 59' 24" E 265.00 feet, thence (4) S 7° 00' 36" W 45.37 feet to the place of beginning.

Saving and excepting from the above description a strip of land along the north side of Chesapeake Avenue varying in width from 1.87 feet at the west end to 5.37 feet at the east end for the widening of Chesapeake Avenue.

RE: PETITION FOR VARIANCE : BEFORE THE
N/S of Chesapeake Avenue, 151.06' : DEPUTY ZONING
W of York Road - 9th District : COMMISSIONER
Baltimore County Revenue Authority - :
Petitioner : OF
NO. 74-239-A (Item No. 137) : BALTIMORE COUNTY

This Petition represents a request by the Baltimore County Revenue Authority for Variances to building setback and parking requirements. The property in question represents residue from a larger tract recently improved by the Revenue Authority with a 900 space parking garage. Said property is located on the north side of Chesapeake Avenue, 151.06 feet west of York Road, in the Ninth Election District of Baltimore County.

At the very out-set of the hearing, the Revenue Authority made clear that they do have sufficient parking spaces to comply with Baltimore County Zoning Regulations insofar as the proposed structure is concerned and that the Variance had been requested by the contract purchasers of the property on the basis that there was an inequity in the parking requirements as applied to the Towson area and their property in particular.

The Revenue Authority also made clear that they had planned the subject residue property from the conception of the parking garage in order that they could capitalize on the commercial value of the Chesapeake Avenue frontage to help defray the cost of the garage.

The contract purchasers of the residue property proposed to construct a six-story office-commercial complex with 4,130 square feet of restaurant space on the lower level, 8,260 square feet of retail space on the lobby level and 10,118 square feet of office space on each of the upper five levels. The structure would be 265 feet long, 43 feet deep and 92 feet high. The front foundation wall would be setback zero feet at street level, and would extend over the sidewalk area, approximately eight feet at the second floor level.

other sections of the County and should be granted a Variance of sorts with certain conditions and restrictions that would insure utilization of the adjoining parking garage by any customers of the restaurant or retail store that has need of an off street parking space while utilizing the subject premises.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of June, 1974, that the herein Petition for Variance to permit a front yard setback of zero feet and to reduce the required parking spaces from 227 to 102 should be and the same are hereby GRANTED, from and after the date of this Order. Said granting is subject to the following restrictions:

1. The Revenue Authority must assure at all times that a number of spaces equal to the amount required for the retail stores and restaurant will be available in the garage when and if required for customers shopping or eating in the proposed office-commercial complex.
2. Validation tickets for free parking space in said garage shall be made available to all customers of the restaurant and/or retail shops who have a need for such parking space.
3. Signs advertising free parking privileges for said customers shall be clearly posted in the parking garage and in the individual restaurant and shops.
4. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of
Baltimore County

The setbacks were based on the width of the right-of-way of Chesapeake Avenue after the proposed widening and would be in keeping with the setbacks of other major construction in the immediate area.

However, a recently constructed drive-in bank building on the west side of the subject property has raised questions as to whether or not the proposed structure would meet the average setback requirement, and for this reason, the setback Variance has been requested. They felt that they were faced with practical difficulty and/or unreasonable hardship in that it was questionable as to whether or not the small drive-in bank building was a permanent structure and the fact that the plans for the garage building, including the subject residue property, were approved with construction beginning before the drive-in bank building was started.

With regard to the parking Variance, the contract purchasers made clear that they would lease from the Revenue Authority the 102 spaces required to totally comply with the parking requirements for the office space. However, they felt that the restaurant and retail space would be utilized by people already in Towson and situated in parking spaces, i.e., the people in their proposed office building and the people in other surrounding office buildings. To substantiate this fact, a real estate leasing and development expert presented figures based on existing office buildings and Baltimore County employment information indicating that there is a population in excess of 13,000 people within six blocks of the unit block of West Chesapeake Avenue, in the general Towson central business district. The population estimates did not include any existing retail outlets. They also pointed out that two adjoining restaurants had flourished several years with very little if any parking, depending almost entirely on walk-in trade.

It was the opinion of both the Revenue Authority and the contract purchasers, that the above circumstances established serious doubts as to

- 2 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 19, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-239-A, North side of Chesapeake Avenue 151.06 feet West of York Road.

Petition for Variance for Front Yard and Off-Street Parking
Petitioner - Baltimore County Revenue Authority

9th District

HEARING: Wednesday, April 24, 1974 (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 granting of the setback variances will not adversely affect the 1980 Guideplan, the County's official master plan.

The parking variance would be consistent with the planning principles being formulated if the parking spaces are to be made available in the parking structure immediately behind the proposed buildings.

William D. From
Director of Planning

WDF:REG:rv

APP 22 74 AM

June 13, 1974

Richard C. Whiteford, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of Chesapeake Avenue, 151.06' W
of York Road - 9th District
Baltimore County Revenue Authority -
Petitioner
NO. 74-239-A (Item No. 137)

Dear Mr. Whiteford:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachments

cc: R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204
Mr. Charles E. Helms, Jr.
Baltimore County Revenue Authority
10 West Chesapeake Avenue
Towson, Maryland 21204

Mr. John M. Sheehan
President
South Hills Improvement Assoc.
417 Georgia Court
Towson, Maryland 21204

ORDER RECEIVED FOR FILING

DATE: June 13, 1974
BY: [Signature]

March 8, 1974

Richard C. Whiteford, Esq.,
365 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 137
Baltimore County Revenue
Authority - Petitioners

Dear Mr. Whiteford:

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 north side of Chesapeake Avenue, approximately one hundred and fifty-one (151) feet west of York Road and is presently unimproved.

The site is directly adjacent to the Revenue Authority parking garage. To the south, across Chesapeake Avenue, and to the east, along York Road are various business establishments which comprise part of the central business district of Towson.

The petitioner is requesting a Variance to permit a front yard setback of zero (0) feet instead of the required twenty (20) feet and a

Richard C. Whiteford, Esq.
Re: Item 137
Page 2
March 8, 1974

Variance to permit one hundred and two (102) parking spaces instead of the required two hundred and twenty-seven (227).

This petition is being withheld from filing until such time as the plans are revised to reflect the comments of the Bureau of Engineering, Bureau of Traffic Engineering, and the Project and Development Planning Office.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MELSER
DEPUTY TRAFFIC ENGINEER

March 11, 1974

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

Re: Item 137 - ZAC - February 12, 1974
Property Owner: Baltimore County Revenue Authority
N/S of Chesapeake Avenue, 151.06 feet W of York Road
Variance to permit the building line to come to the sidewalks approximately 20 feet to zero feet and reduce required parking from 227 spaces to 102 spaces.

Dear Mr. DiNenna:

The subject petition is for a variance to the setback from the right of way line and to reduce the parking requirement from 227 spaces to 102 spaces. Parking in the Towson area has been a problem for several years and to reduce the parking requirement can be expected to make this problem more serious. Plans should be revised so that the parking being leased by the petitioner should include a breakdown of the already committed parking by the Revenue Authority and a statement as to the fact that the petitioner is leasing the parking from the Revenue Authority.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Baltimore County Revenue Authority

Location: N/S of Chesapeake Avenue, 151.06 feet W of York Road

Item No. 137 Zoning Agenda February 19, 1974

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 _____
- () 4. _____ the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

MSF
4/16/73

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

February 28, 1974

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

Re: Item #137 (1973-1974)

Property Owner: Baltimore County Revenue Authority
N/S of Chesapeake Avenue, 151.06' W. of York Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit the building line to come to the sidewalks approximately 20' to 0', and reduce required parking from 227 spaces to 102 spaces
No. of Acres: 265' x 48.37' District: 9th

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:

Chesapeake Avenue, an existing County street, is proposed to be improved in the future as a full-width closed-type roadway cross-section generally on a 75-foot right-of-way. In respect with this site, the proposed right-of-way will be of variable width. The right-of-way line is to be contiguous to the front of the lobby and lower levels of the proposed structure and the upper floors will overhang the proposed right-of-way by 8 feet.

Highway improvements including highway right-of-way widening will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering and the plan must be revised accordingly.

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

Sediment Control:

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

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



March 8, 1974

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 #137, Zoning Advisory Committee Meeting, February 12, 1974, are as follows:

Property Owner: Baltimore County Revenue Authority
Location: N/S of Chesapeake Avenue, 151.06 feet W of York Road
Existing Zoning: B.M.
Proposed Zoning: Variance to permit the building line to come to the sidewalks approximately twenty (20) feet to zero (0) feet, and reduce required parking from 227 spaces to 102 spaces.
No. of Acres: 265' x 48.37'
District: 9th

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 & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2211 ZONING 484-3351

Item #137 (1973-1974)
Property Owner: Baltimore County Revenue Authority
Page 2
February 28, 1974

Storm Drainage

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

This property is tributary to the Towson Run - Roland Run - Jones Falls sanitary sewerage system and is subject to State Department of Health imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:PNH:iss

cc: G. Peter
J. Trenner

N-W Key Sheet
38 NE 3 Pos. Sheet
NS 10 A Topo
70 and 70A Topo Maps

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 5, 1974

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

Z.A.C. Meeting of: February 12, 1974

Re: Item 137
Property Owner: Baltimore County Revenue Authority
Location: N/S of Chesapeake Ave, 151.06 ft. W. of York Rd.
Present Zoning: B.M.
Proposed Zoning: Variance to permit the building line to come to the sidewalks approximately twenty (20) ft. to zero (0) ft. and reduce required parking from 227 spaces to 102 spaces.

District: 9th
No. Acres: 265' x 48.37'

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

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

H. EMELT PARKS, MRS. J. EUGENE E. HICKS, MRS. MRS. EUGENE L. BERNY

MARSHALL M. WATKINS, J. THOMAS M. MCGRAW, ALVIN L. LEACH

T. HARVEY MILLER, JR., RICHARD W. HENRY, JAMES W. HENRY, JR., MRS. RICHARD W. HENRY, JR.

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
305 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 325-5121
March 5, 1974

305 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
SUN LIFE BUILDING
CHARLES CENTER
BALTIMORE, MARYLAND 21201

Mr. James Byrnes
Office of the Zoning Commissioner
County Office Building
Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for a Zoning Variance
Property of Baltimore County
Revenue Authority
Chesapeake Avenue
Contract purchasers - Arthur L. S. Waxter
Sidney Silber

Dear Mr. Byrnes:

When I originally filed the Petition in the above-captioned matter, I indicated to you that there was a possibility that there were some Leasing Agreements between the owner and contract purchaser. A review of my file indicates that this is not the case and there is a binding Contract of Sale between the parties. I believe, therefore, that you have all of the information that you need at this time.

If there is any additional information that I may have overlooked, please do not hesitate to call.

Very truly yours,

James Byrnes
James Byrnes

JNB/jm



File in
REV. 6/24/74

74-239-A

May 1, 1973

Mr. Charles E. Heintz, Jr.
The Baltimore County Revenue Authority
10 W. Chesapeake Avenue
Towson, Maryland

Re: Chesapeake Avenue HI-Rise
Towson, Maryland

Dear Mr. Heintz:

We have been retained by the First National Bank to design a building to the maximum size allowed by zoning on their property which is directly adjacent to your existing parking facility at 50 W. Chesapeake Avenue. The structure of approximately 110,000 sq. ft. is possible only if devoted solely to office use as is zoned, would require about 20 parking spaces. What should their proposal be attached and you will note that it is noted that a modern building can be built between their building and your existing facility. The details for such a bridge can be worked out at a later date if it is an acceptable idea.

In our discussion with you yesterday, you indicated that the site was not available for lease but that you believed that the Revenue Authority would only enter into a lease on a first come first served basis. A developer presented a building permit and indicated its ability to proceed with the building. This would seem a considerable investment on the part of our developer. He could obtain a building permit. In many cases such a procedure does not allow the Revenue Authority sufficient time to respond to the need. Therefore, it is our belief that some form of prior commitment is needed that would assure a developer of available parking before money is spent on design.

I understand that the Board of Review will be required and that they may want to see the proposed building. However, since there is a possibility of other rational requests that may come to the Board of Review, it would be wise to place the First National Bank for 110,000 sq. ft. in the request for the parking spaces to be made available in the future. I also note that a standard procedure of commitment be established for the Board of Review and the Revenue Authority that would allow them to move forward in fulfilling the needs of the community and minimize the risk of other parties.

We will be most willing to assist in arriving at an equitable procedure.

Very truly yours,

The Architectural Affiliation

Peter G. Christie

cc: Mr. Edwin L. Elm
Mr. J. Allan Thompson, Jr.

W. C. Pinkard & Co., Inc. • Real Estate • 752-4285
1600 First National Bank Building • Light and Redwood Streets • Baltimore, Maryland 21202

MEMORANDUM

TO: Richard C. Whiteford
FROM: Philip C. Iglehart
REFERENCE: ARCADE ASSOCIATES
DATE: April 22, 1974

Based on the office building facts listed below, and the Baltimore County Employment Information, we have estimated that there is a population in excess of 11,000 people within six blocks of the unit block of West Chesapeake Avenue, in the general Towson Central Business District. These population estimates do not include any retail outlets that exist.

The following office buildings, and square footage areas, were used to arrive at the above estimated population.

1. Alex Brown Building - 47,000 SF
2. Allegheny Plaza Building - 20,000 SF
3. 31 Allegheny Avenue - 12,000 SF
4. Campbell Building - 24,000 SF
5. Chesapeake Building - 80,000 SF
6. Equitable Towson Building - 110,000 SF
7. Hampton Plaza - 250,000 SF
8. Investment Building - 164,000 SF
9. Jefferson Building - 80,000 SF
10. Loyola Federal Building - 36,000 SF
11. Mercantile Towson Building - 126,000 SF
12. Penthouse Building - Office Space - 28,000 SF
13. 11 West Pennsylvania Avenue - 5,000 SF
14. Shell Oil Building - 40,500 SF
15. 621 York Road - 18,000 SF
16. Miscellaneous converted residences - 40,000 SF

Total square footage area - 1,083,500 square feet

Based on 100 square feet per person, the resulting population is 10,835.

Plan Affiliates • Society of Industrial Planners

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
305 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
April 29, 1974

Mr. James E. Dyer
Deputy Zoning Commissioner
Office of Planning and Zoning
Jefferson Building
Towson, Maryland 21204

Re: Item No. 137 - Variance Petition
Baltimore County Revenue Authority
Our File No. D-11,806

Dear Mr. Dyer:

This letter is in response to your request at the end of the zoning hearing on April 24, 1974, for a memorandum in support of the Petitioner's position.

In regard to our Petition requesting a zero set-back from the front of the building, we have produced the testimony of Mr. Charles E. Heintz, Jr., Executive Director of the Baltimore County Revenue Authority, who indicated that the Revenue Authority, in its financial planning for the Chesapeake Avenue parking facility, accounted for expected receipts from the sale of the land. The land has an extremely narrow depth from Chesapeake Avenue varying from 44 feet to 48 feet. A portion of this depth will be devoted to Baltimore County for future widening of West Chesapeake Avenue. The maximum depth at the ground floor level of this structure as planned is 35 feet. The upper floors, which will extend over the sidewalk, have a depth of 43 feet. Mr. Heintz has indicated that unless the variance as to the front yard is granted, he would encounter substantial problems in selling the property because there would be insufficient depth to construct a building.

In regard to the Petitioner's request for parking variances, Mr. Heintz testified that he had no objection to the variance. He also affirmed that the Revenue Authority was prepared to enter into a long-term lease commitment with the owner of the property to provide necessary parking for the proposed building.

Mr. James E. Dyer
April 29, 1974
Page 2

Mr. Arthur Waxter testified that a building with a 35-foot depth as ground level and a 43-foot depth on the upper floors was the minimum-sized structure that he could economically justify building upon the land. If the front yard variance was not granted and if the set-back was required, equaling the average between the First National Bank drive-in facility on the west and the locksmith's shop on the east, no building could be built. This average of set-backs, as apparently required by Section 303.2 of the Zoning Code, would mean that the building would have insufficient depth to be commercially developed. Thus, without the front yard variance, he would not purchase the property.

In regard to the parking variance, the Petitioner asked a variance from parking for the proposed restaurant facility to be obtained on the bottom floor and the retail shops to be located on the first floor. The cost to provide 83 parking slots in the adjacent Chesapeake Avenue parking facility would be \$24,900.00 annually for the restaurant. This equals \$6.00 per square foot per year in addition to the rent of the restaurant. If faced with this cost, the developer would have to entirely abandon a restaurant in the building since the parking cost, when added to the normal rental cost (another \$6.00 per square foot), would make a restaurant facility economically impossible.

Mr. Waxter further testified that the cost for parking per square foot on the retail space would be extremely burdensome. Shopping centers, such as Towson Plaza, lease retail space for approximately \$7.00 per square foot. This is the approximate figure for which the developer could lease retail space. If required to provide 42 parking places, the cost to the developer would be an additional \$1.50 per square foot of leaseable store space. This would force the rent on the retail space to \$8.50 per square foot, a level much higher than competitive space in shopping centers.

In further testimony, Mr. Waxter stated that he will enter into a long-term lease commitment with the Baltimore County Revenue Authority for parking spaces to serve the structure.

Mr. Waxter is asking for a variance on the restaurant and retail store parking requirements only and not for the parking requirements for the office spaces.

Mr. Philip C. Iglehart, a real estate leasing and development expert, testified that there are approximately 11,000 people in the central Towson core on a normal business

Mr. James E. Dyer
April 29, 1974
Page 3

day. I have attached a copy of Mr. Iglehart's memorandum computing the Towson business population. These people are already in Towson and already occupying Towson parking spaces. The restaurant and retail space proposed to be built on Chesapeake Avenue will serve the walk-in trade, the professional and clerical personnel already in the Towson area. Mr. Iglehart felt that it was unnecessary to provide parking facilities for people who were already in the central Towson core and who would be walking to the restaurant and retail outlets.

Mr. Iglehart also verified the impossibility of establishing a restaurant if that restaurant would have to bear the cost of 83 parking spaces. The restaurant facility would simply have to be abandoned unless there was a variance on those spaces.

Mr. Iglehart indicated that it would be much more difficult to lease the retail space if the retail store tenant was burdened with the \$1.50 per square foot cost of parking.

In summary, I believe that the Petitioner's testimony shows that strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship. It is, therefore, respectfully requested that the Petition be granted.

Yours very truly,

Richard C. Whiteford
Richard C. Whiteford

RCW:kag

Enclosure

cc: Mr. Sidney Silber
Mr. Arthur L. S. Waxter
R. Taylor McLean, Esquire

SOUTHLAND HILLS IMPROVEMENT ASSOCIATION
OF BALTIMORE COUNTY, INC.

417 GEORGIA COURT
TOWSON 4, MARYLAND

Mr. S. Eric DiNenna
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. DiNenna:

Regarding 'Petition for Variance for Off-Street Parking, North Side Chesapeake Avenue 151.06 ft. West of York Road, Public Hearing, Wednesday, April 24, 1974, 10:30 A.M.', I will be unable to attend this hearing but would still like to offer comments for the record in opposition to decreasing required parking spaces from 227 to 102:

1. Mr. Richard Moore, of Traffic, stated to me over the telephone that he would be willing to testify that 102 spaces is not enough. I therefore request that he be subpoenaed to appear and make such a statement.
2. The growth of parking problems in the residential areas around Towson has been partly attributable to commercial and office uses not providing enough parking. I believe the 300 sq. ft. divider should be used for all floors of an office, not just the first floor. (I note that parking for offices here is based on the 500 sq. ft. divider).
3. I spot-checked, on Friday, April 19, 1974, at 11:00 A.M. (which was a rainy day), the parking garage, and counted 250 empty spaces (not 298 (500-602) as shown on petitioner's drawing). I would suggest that if spot-checks were made by the County we would see a pattern of actual use exceeding estimates of use - again pointing to the inadequacy of the methods of estimating.
4. In any case, even the petitioner's own calculations indicate that the parking garage has more than enough spaces to take care of the 227 required by law.

I therefore urge you deny this requested variance.

Sincerely yours,
John M. Sheehan
John M. Sheehan
President

JMS/bg

Mr. Sheriff:

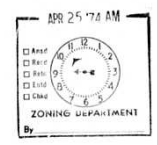
Please issue summons in accordance with the above.

Zoning Commissioner of Baltimore County

CARROLL W. ROYSTON
ATTORNEY AT LAW
100 WEST FREDERICK AVENUE
TOWSON, MARYLAND 21204
C. S. KUNZLEHOFER III
THOMAS & McLEAN
MARKET & MARYLAND

ROYSTON, MUELLER, THOMAS & McLEAN
ATTORNEYS AT LAW
100 WEST FREDERICK AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
803-7700

April 24, 1974



Mr. James E. Dyer
Deputy Zoning Commissioner
Office of Planning and Zoning
Jefferson Building
Towson, Maryland 21204

Re: Item No. 137 (1973-74)
Property Owner - Baltimore County Revenue Authority
North side Chesapeake Avenue

Dear Mr. Dyer:

This letter is being written in response to your request at the end of the hearing today on the above referred to request for variance that Mr. Whiteford and I provide you with memoranda on the subject.

The front yard depth variance as provided in §303.2 of the Baltimore County Zoning Regulations is only required in this case if the recently constructed, but still unused, First National Bank Drive-in is considered a "permanent commercial building" within the meaning of §303.2. That structure has a substantial setback because of the nature of drive-in banking business and the need for "stack lanes" for the cars using the facility. There is no need for a variance for the proposed Water-Silber structure based on the location of the other buildings in the block.

Assuming a variance is required, we believe it should be granted. The testimony is that it is not economically feasible to build a commercial building with a depth of less than 35 feet. Common sense, as well as the expert's testimony, makes this plain, we believe. Thus, if the variance is not granted, the zoning regulations will have the effect of rendering the property useless. Such a result clearly works an unreasonable and confiscatory hardship on whomever owns the property.

ROYSTON, MUELLER, THOMAS & McLEAN

Mr. James E. Dyer
April 24, 1974
Page 2

It also frustrates the plan of the Revenue Authority to so locate its parking facility that the Chesapeake Avenue frontages could still be used for retail and office use as was the case before the Revenue Authority condemned this land. It would have been an easy matter to extend the parking facility to the south side of Chesapeake Avenue, but this was not considered in the best interests of the public. Also, at the time the plan was conceived and the parking facility commenced, the First National Bank structure (which may now make the variance necessary) did not exist, and the other structures on Chesapeake Avenue were and are so located as to make a front yard depth variance unnecessary.

In view of the above the variance should be granted, perhaps with a comment that it may not be necessary at all.

With regard to the request for parking variance, the Revenue Authority is willing to provide the purchaser with all the parking it needs at the going rate of \$25 per month per space. On the other hand, the Revenue Authority does believe that the people who will be patronizing the restaurant and retail stores will already be in the Towson community through their employment. To the extent that there are people who drive to Towson just to patronize the stores and restaurant, there is plenty of space for them in the Revenue Authority's parking facilities either at their expense or through a parking validation plan.

Please contact me if you have any questions or wish anything further.

Very truly yours,
R. Taylor McLean
R. Taylor McLean

RTMcL/mh

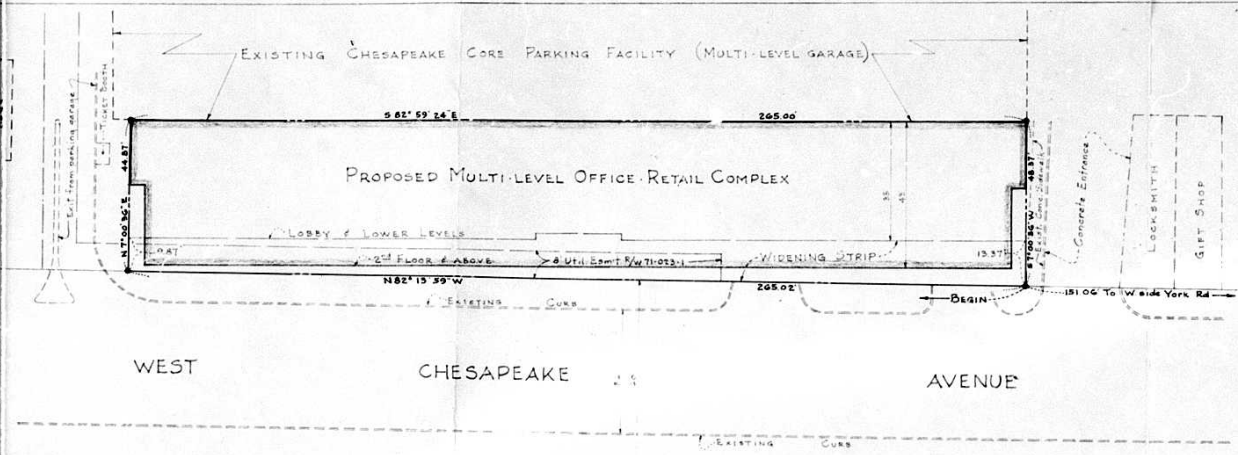
cc/Richard C. Whiteford, Esq.
Mr. Charles E. Heintz, Jr.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 8, 1974

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 or about the 8th day of April, 1974, the 1st day of April, 1974, the 2nd day of April, 1974, the 3rd day of April, 1974, the 4th day of April, 1974, the 5th day of April, 1974, the 6th day of April, 1974, the 7th day of April, 1974, the 8th day of April, 1974, the 9th day of April, 1974, the 10th day of April, 1974, the 11th day of April, 1974, the 12th day of April, 1974, the 13th day of April, 1974, the 14th day of April, 1974, the 15th day of April, 1974, the 16th day of April, 1974, the 17th day of April, 1974, the 18th day of April, 1974, the 19th day of April, 1974, the 20th day of April, 1974, the 21st day of April, 1974, the 22nd day of April, 1974, the 23rd day of April, 1974, the 24th day of April, 1974, the 25th day of April, 1974, the 26th day of April, 1974, the 27th day of April, 1974, the 28th day of April, 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the 27th day of March, 1976, the 28th day of March, 1976, the 29th day of March, 1976, the 30th day of March, 1976





Plan Scale 1"=20'

TABULATION

1 - 4130 s.f. = 50	83 Spaces Req'd
2 - 8260 s.f. = 200	42 Spaces Req'd
3 - 50740 s.f. = 500	102 Spaces Req'd
Total spaces req'd:	227

AVAILABLE PARKING SPACES		
CHESAPEAKE CORE PARKING FACILITY		
Capacity		900
Monthly leases	487	
Maximum transient (at any given time)	105	
Total spaces occupied 2/1/74	602	
Less move County employees 4/1/74	276	
Total spaces occupied 9/1/74	327	327
Spaces available 9/1/74		573
Assumes slide in current business will level off		

The Baltimore County Revenue Authority will enter into a Lease Agreement with the Arcade Associates for 102 parking spaces to serve this building.

vested from Sections 2351 and 303.2
ent setback of 0' instead of the required
proved lots on either side.

ing - B.M. C.T. District

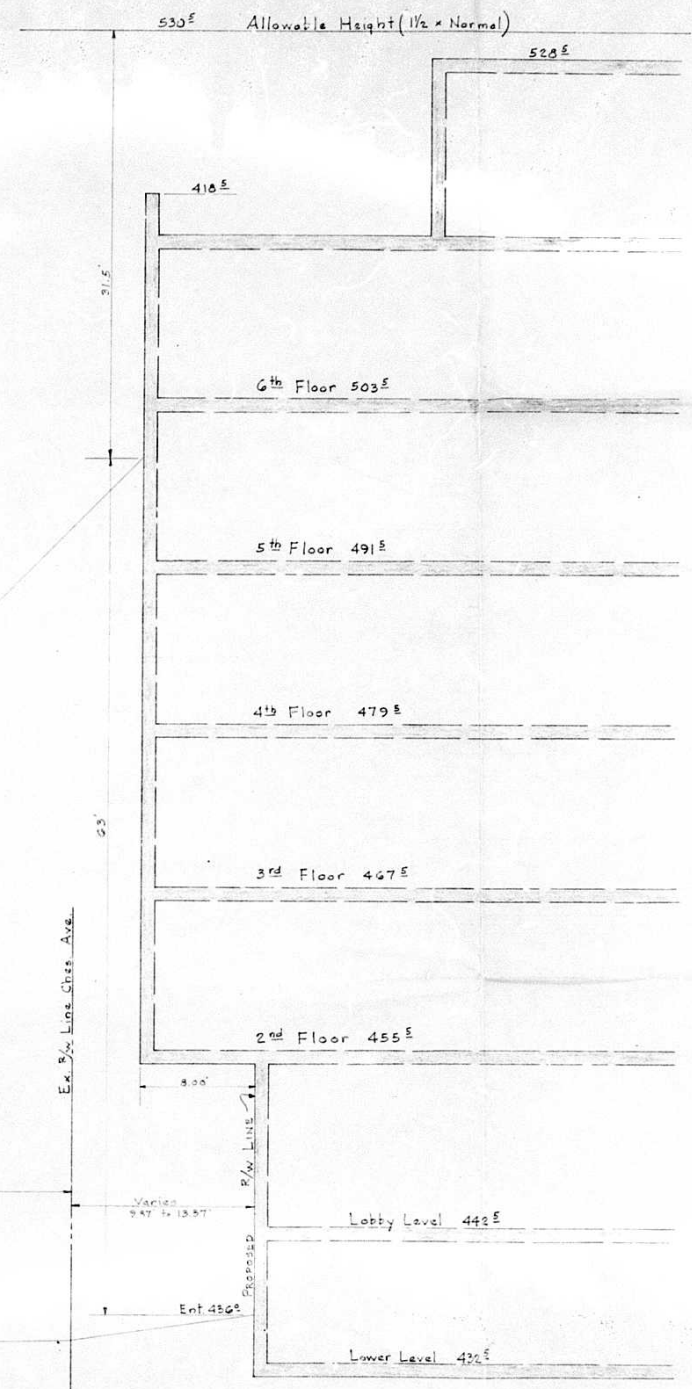
led "Widening Strip" along the front
y is to be dedicated to Baltimore County
q of Chesapeake Avenue.

ing spaces required are to be assigned
king facility adjoining the building on

ated from Section 409 to permit
02 cars instead of the required 227.

Ex. S/W Line Ches. Ave.

Ex. S/W Line Ches. Ave.



Tent Scale Ver. 1"=5'
Hor. 1"=5'



REVISED PLANS

Item #137
Baltimore County
Revenue Authority

PLAT TO ACCOMPANY ZONING APPLICATION
REQUESTING VARIANCES FOR FRONT SETBACK AND PARKING
WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND

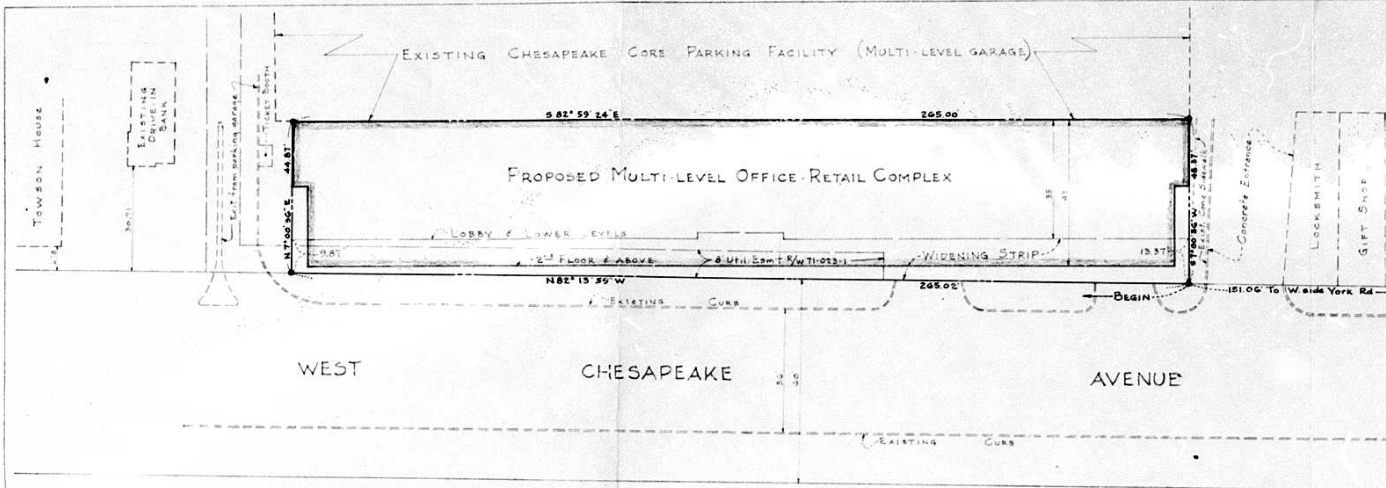
Baltimore Co., Md.
Scale: As shown

Elect. Dist. #9
Dec 31, 1973

Revised 3/15/74 - Parking note added.
Revised 8/13/74 - Widening to Lower Level.

EPHENG, JR.
S. INC.
AVE.
LAND





Plan Scale 1"=20'

PARKING TABULATION

Restaurant	
Lower Level - 4130 s.f. - 50	83 Spaces Req'd.
Retail Stores	
Lobby Level - 8260 s.f. - 200	42 Spaces Req'd.
Office Space	
2nd thru 6th Levels	
5 x 10148 + 50740 s.f. - 500	102 Spaces Req'd.
Total spaces req'd.	227

AVAILABLE PARKING SPACES CHESAPEAKE CORE PARKING FACILITY

Capacity	900
Monthly leases	497
Maximum transient (at any given time)	102
Total spaces occupied 3/11/74	602
Less move County employees 9/3/74	278
Total spaces occupied 9/3/74	327
Spaces available 9/3/74	573
Assumes slide in current business will level off	

The Baltimore County Revenue Authority will enter into a Lease Agreement with the Arcade Associates for 102 parking spaces to serve this building.

NOTES

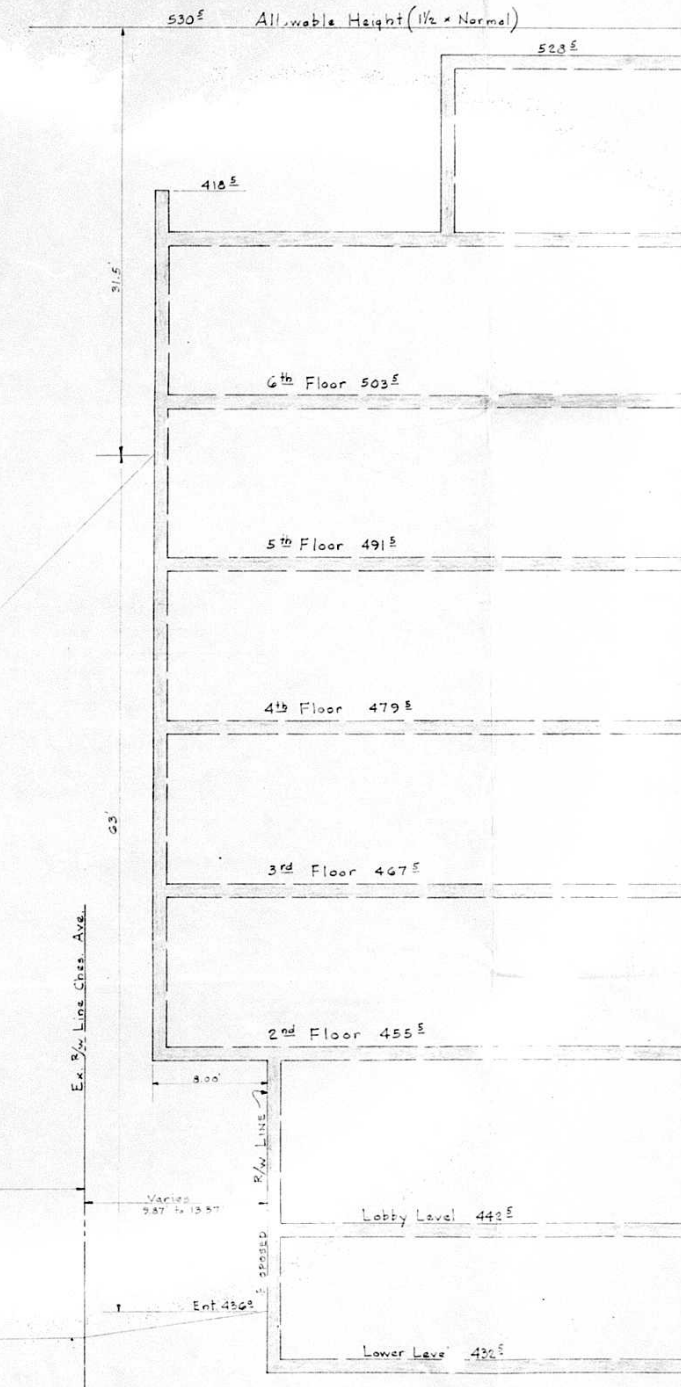
Variance requested from Sections 235.1 and 303.2 to permit front setback of 0' instead of the required average of improved lots on either side.

Existing Zoning - B.M. C.T. District

The area labeled "Widening Strip" along the front of the building is to be dedicated to Baltimore County for the widening of Chesapeake Avenue.

The 227 parking spaces required are to be assigned within the parking facility adjoining the building on the north.

Variance requested from Section 409 to permit parking for 102 cars instead of the required 227.



Text Scale Var. 1"=5' Hor. 1"=5'

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

PLAT TO ACCOMPANY
REQUESTING VARIANCES FOR
WEST CHESAPEAKE
TOWSON

Baltimore Co., Md.
Scale: As shown



EXISTING CHESAPEAKE CORE PARKING FACILITY (MULTI-LEVEL GARAGE)

PROPOSED MULTI-LEVEL OFFICE-RETAIL COMPLEX

WEST

CHESAPEAKE

AVENUE

Plan Scale 1" = 20'

SOLUTION

100 s.f. = 50 83 Spaces Req'd
 50 s.f. = 200 42 Spaces Req'd
 10 s.f. = 500 102 Spaces Req'd
 Spaces req'd 227

AVAILABLE PARKING SPACES CHESAPEAKE CORE PARKING FACILITY		
Capacity		900
Monthly Leases	497	
Maximum transient (at any given time)	105	
Total spaces occupied 3/11/74	602	
Less move County employees 9/3/74	278	
Total spaces occupied 9/3/74	324	327
Spaces available 9/3/74		573
Assumes slide in current business will level off		

The Baltimore County Revenue Authority will enter into a Lease Agreement with the Arcade Associates for 102 parking spaces to serve this building.

From Sections 235.1 and 303.2 back of D' instead of the required lots on either side.

B.M. C.T. District

Wideening Strip along the front be dedicated to Baltimore County Chesapeake Avenue.

Spaces required are to be assigned facility adjoining the building on

From Section 409 to permit be instead of the required 227.

Ex. 3/4 Line Ches. Ave.

Ex. 3/4 Line Ches. Ave.

Prop. Wideening Line

Text Scale: Vert. 1" = 5' Hor. 1" = 5'

530' Allowable Height (1 1/2 x Normal)

6th Floor 503'

5th Floor 491'

4th Floor 479'

3rd Floor 467'

2nd Floor 455'

Lobby Level 442'

Lower Level 430'

Sheet #137

Baltimore County Revenue Authority

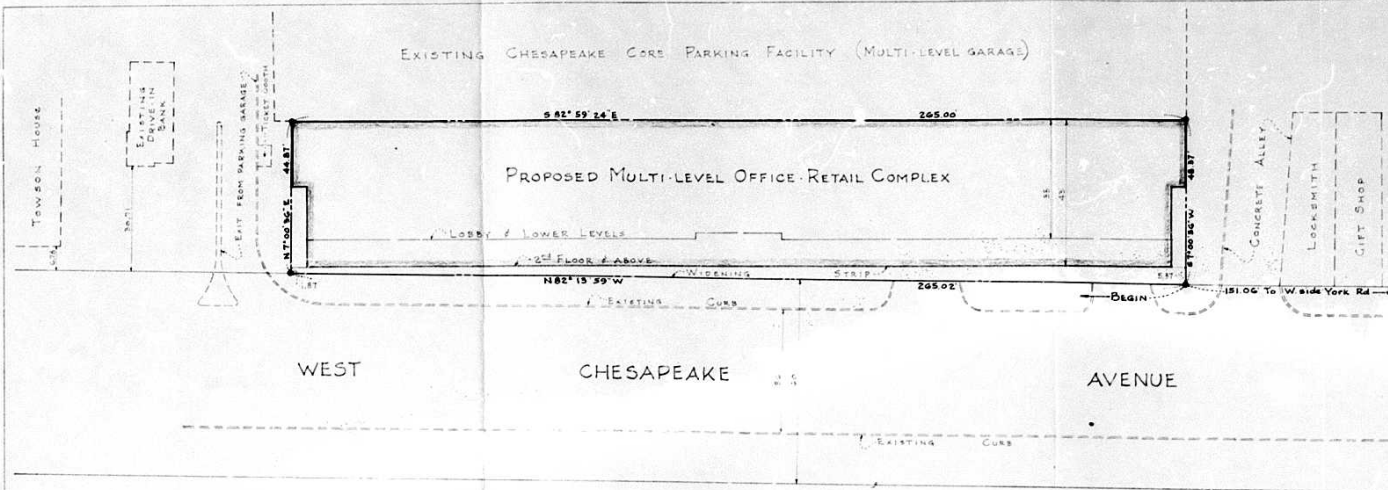
PLAT TO ACCOMPANY ZONING APPLICATION
 REQUESTING VARIANCES FOR FRONT SETBACK AND PARKING
 WEST CHESAPEAKE AVENUE
 TOWSON, MARYLAND

Balto. Co., Md.
 Scale: As shown

Elect. Dist. #9
 Dec. 31, 1973.

Revised: 3/12/74 - Parking note added.





Plan Scale 1" = 20'

PARKING TABULATION

Restaurant	
Lower Level - 4130 sf - 50	83 Spaces Req'd.
Retail Stores	
Lobby Level - 8260 sf - 200	42 Spaces Req'd.
Office Space	
2nd thru 6th Levels	
5 x 10148 - 50740 sf - 500	102 Spaces Req'd.
Total spaces req'd	227

AVAILABLE PARKING SPACES CHESAPEAKE CORE PARKING FACILITY

Capacity	900
Monthly leases	497
Maximum transient (at any given time)	105
Total spaces occupied 3/11/74	502
Less move County employees 1/3/74	278
Total spaces occupied 3/3/74	327
Spaces available 3/3/74	573
Assumes slide in current business will level off	

The Baltimore County Revenue Authority will enter into a Lease Agreement with the Arcade Associates for 102 parking spaces to serve this building.

NOTES

Variance requested from Sections 235.1 and 303.2 to permit front setback of 0' instead of the required average of improved lots on either side.

Existing Zoning - B.M. C.T. District

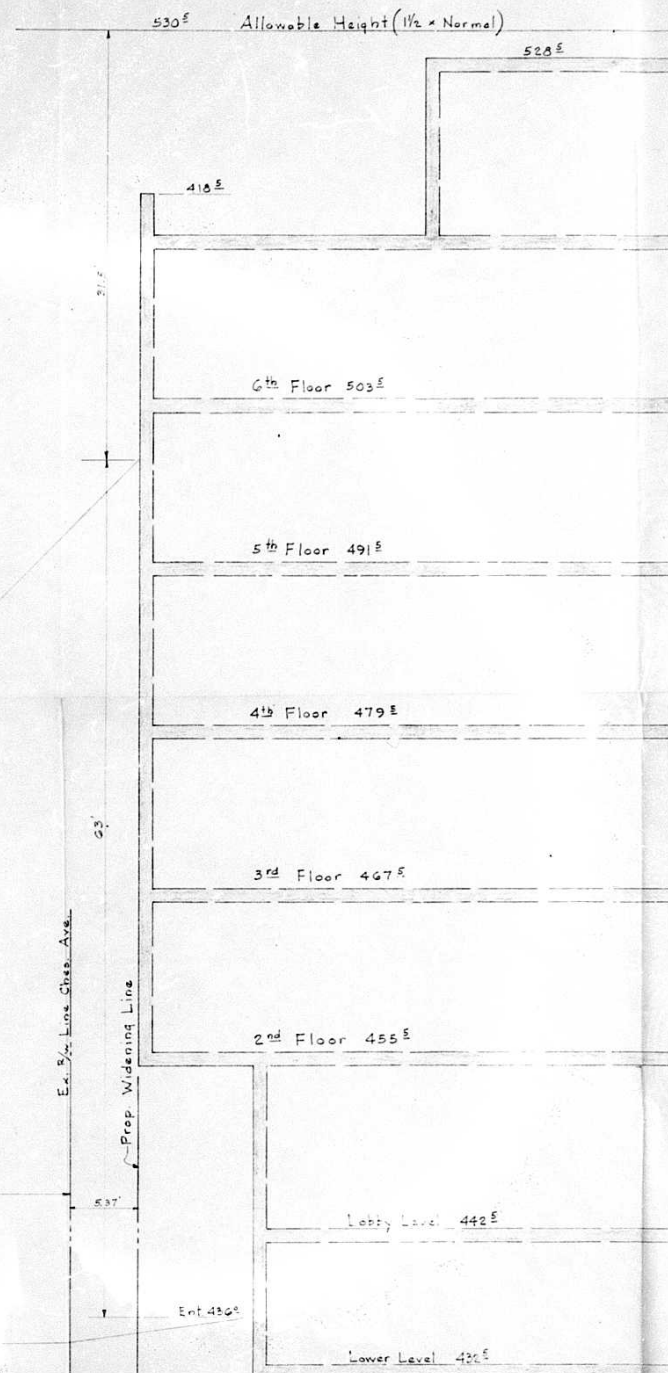
The area labeled "Widening Strip" along the front of the building is to be dedicated to Baltimore County for the widening of Chesapeake Avenue.

The 227 parking spaces required are to be assigned within the parking facility adjoining the building on the north.

Variance requested from Section 409 to permit parking for 102 cars instead of the required 127.



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



Vert. Scale: 1" = 5'
Hor. Scale: 1" = 5'

PLAT TO ACCOMPANY
REQUESTING VARIANCES FOR
WEST CHESAPEAKE
TOWSON, MD.

Baltimore Co., Md.
Scale: As shown



EXISTING CHESAPEAKE CORE PARKING FACILITY (MULTI-LEVEL GARAGE)

9 62' 59" 14' E 205.00

PROPOSED MULTI-LEVEL OFFICE-RETAIL COMPLEX

LOBBY & LOWER LEVELS

2nd Floor & Above

N 52° 15' 59" W

EXISTING CURB

WIDENING STRIP

245.02

131.06' To West York Rd

131.06' To West York Rd

131.06' To West York Rd

131.06' To West York Rd

131.06' To West York Rd

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131.06' To West York Rd

WEST

CHESAPEAKE

AVENUE

Plan Scale 1"=20'

SOLUTION

90 s.f. = 50 83 Spaces Req'd.

50 s.f. = 200 42 Spaces Req'd.

740 s.f. = 500 102 Spaces Req'd.

spaces req'd. 227

from Sections 205.1 and 303.2
back of O' instead of the required
lots on either side.

B.M. - C.T. District

Widening Strip along the front
be dedicated to Baltimore County
Chesapeake Avenue.

spaces required are to be assigned
facility adjoining the building on

from Section 409 to permit
ars instead of the required 227.

Ex. 5/8" Line Ches. Ave.

Ex. 5/8" Line Ches. Ave.

Prop Widening Line

Ent. 436'

Tent Scale Var. 1"=5'
Hor. 1"=5'

530' Allowable Height (1 1/2 x Normal)

528'

416'

6th Floor 503'

5th Floor 491'

4th Floor 479'

3rd Floor 467'

2nd Floor 455'

Lobby Level 442'

Lower Level 436'

NO. 10-A
9
1-4-74
V
MH
1-1-74
MH

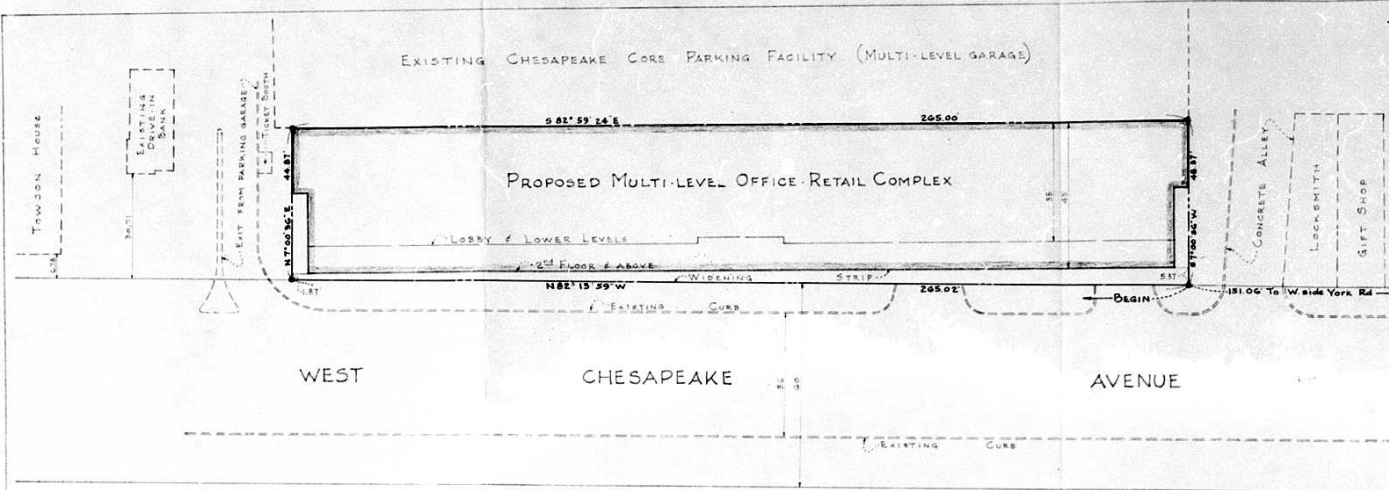
Det. EX #1

PLAT TO ACCOMPANY ZONING APPLICATION
REQUESTING VARIANCES FOR FRONT SETBACK AND PARKING
WEST CHESAPEAKE AVENUE
TOWNSHIP, MARYLAND.

Balto. Co., Md.
Scale: As shown

Elect. Dist. #9
Dec. 31, 1973.

7.54 PN 3123



Plan Scale 1"=20'

PARKING TABULATION

Restaurant	
Lower Level - 4130 s.f. = 50	83 Spaces Req'd.
Retail Stores	
Lobby Level - 8260 s.f. = 200	42 Spaces Req'd.
Office Space	
2nd thru 6th Levels	
5 x 10148 = 50740 s.f. = 500	102 Spaces Req'd.
Total spaces req'd.	227

NOTES

Variance requested from Sections 235.1 and 303.2 to permit front setback of 0' instead of the required average of improved lots on either side.

Existing Zoning - B.M. C.T. District

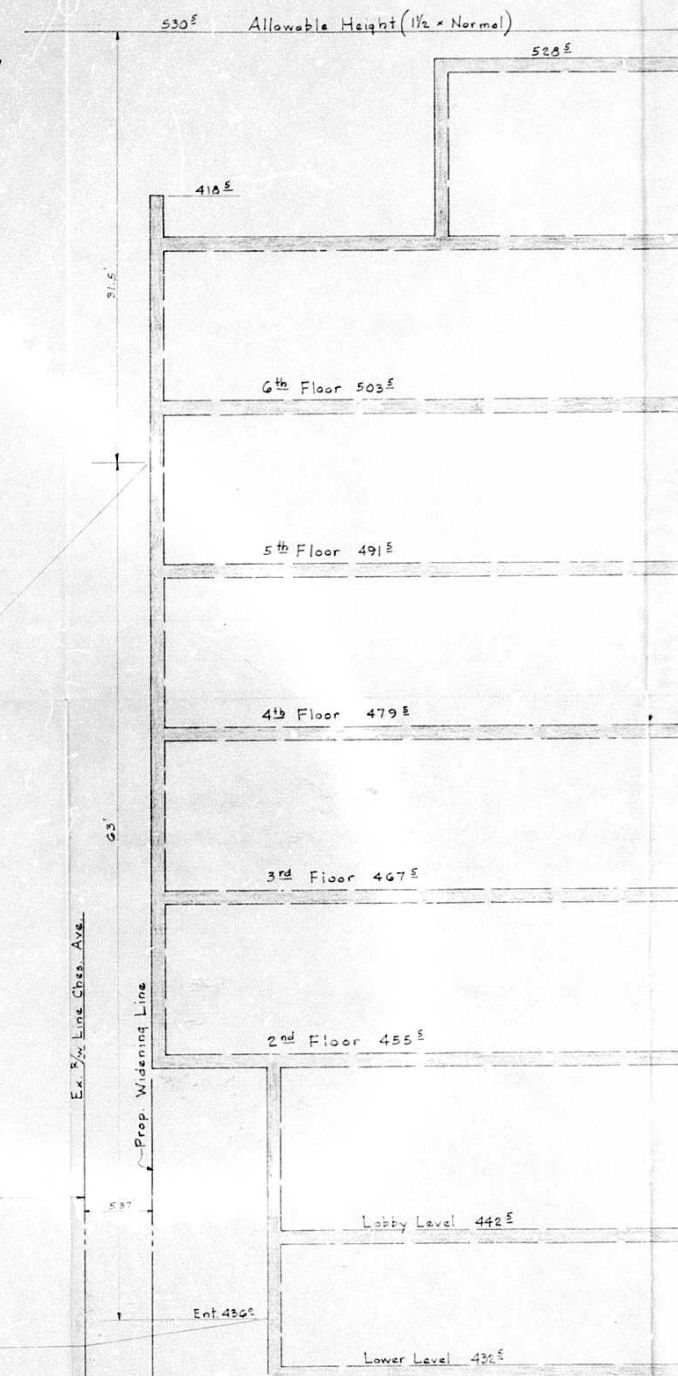
The area labeled "Widening Strip" along the front of the building is to be dedicated to Baltimore County for the widening of Chesapeake Avenue.

The 227 parking spaces required are to be assigned within the parking facility adjoining the building on the north.

Variance requested from Section 409 to permit parking for 102 cars instead of the required 227.



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

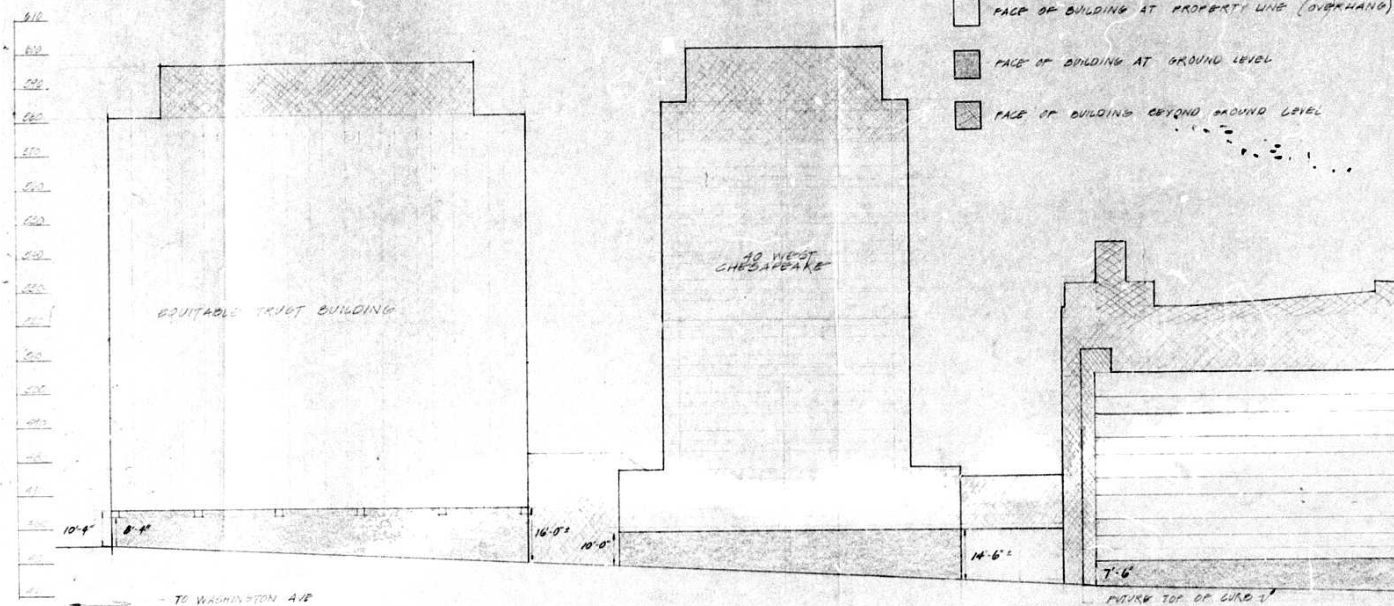


Vertical Scale 1"=5'
Horizontal Scale 1"=5'

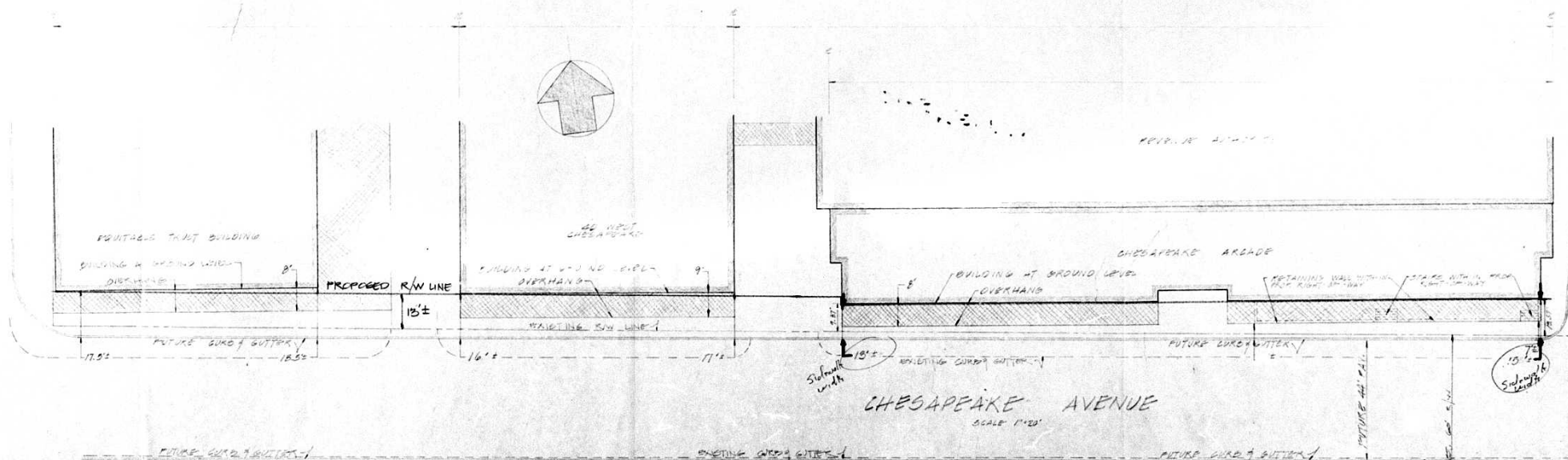
DET EX-41
PLAT TO ACCOMPANY
REQUESTING VARIANCES FOR
WEST CHESAPEAKE
TOWSON, MD.

Baltimore Co., Md.
Scale: As shown



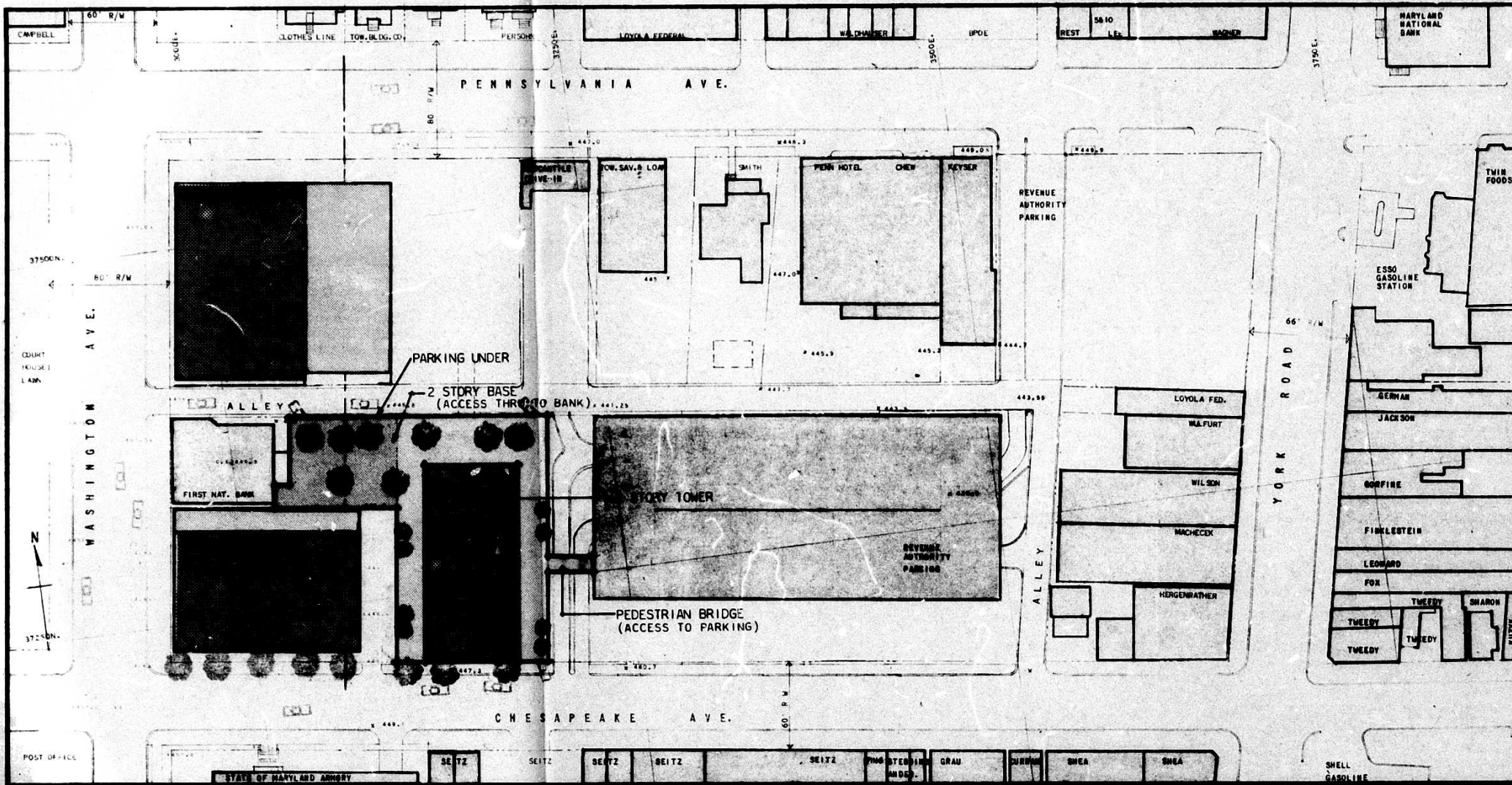


CHESAPEAKE AVENUE
SCALE: 1" = 20'



CHESAPEAKE AVENUE
SCALE: 1" = 20'





NOTE: PROPERTY LINES AND BUILDING LOCATIONS AND SHAPES ARE APPROXIMATELY TO SCALE.

Taa
THE ARCHITECTURAL AFFILIATION

22 WEST PENNSYLVANIA AVENUE
BOWEN, MARYLAND, 21204
TELEPHONE 873-7882

40 west chesapeake ave

JOB NO.	7366
SCALE	1" = 50'-0"
DATE	6-7-73
LAST REV.	1-8-73

T-1

BANKERS WAY

FIRST NATIONAL BANK

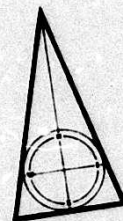
EQUITABLE TRUST BUILDING

PARKING
EL. 442

UP TO GROUND
FLOOR LOBBY

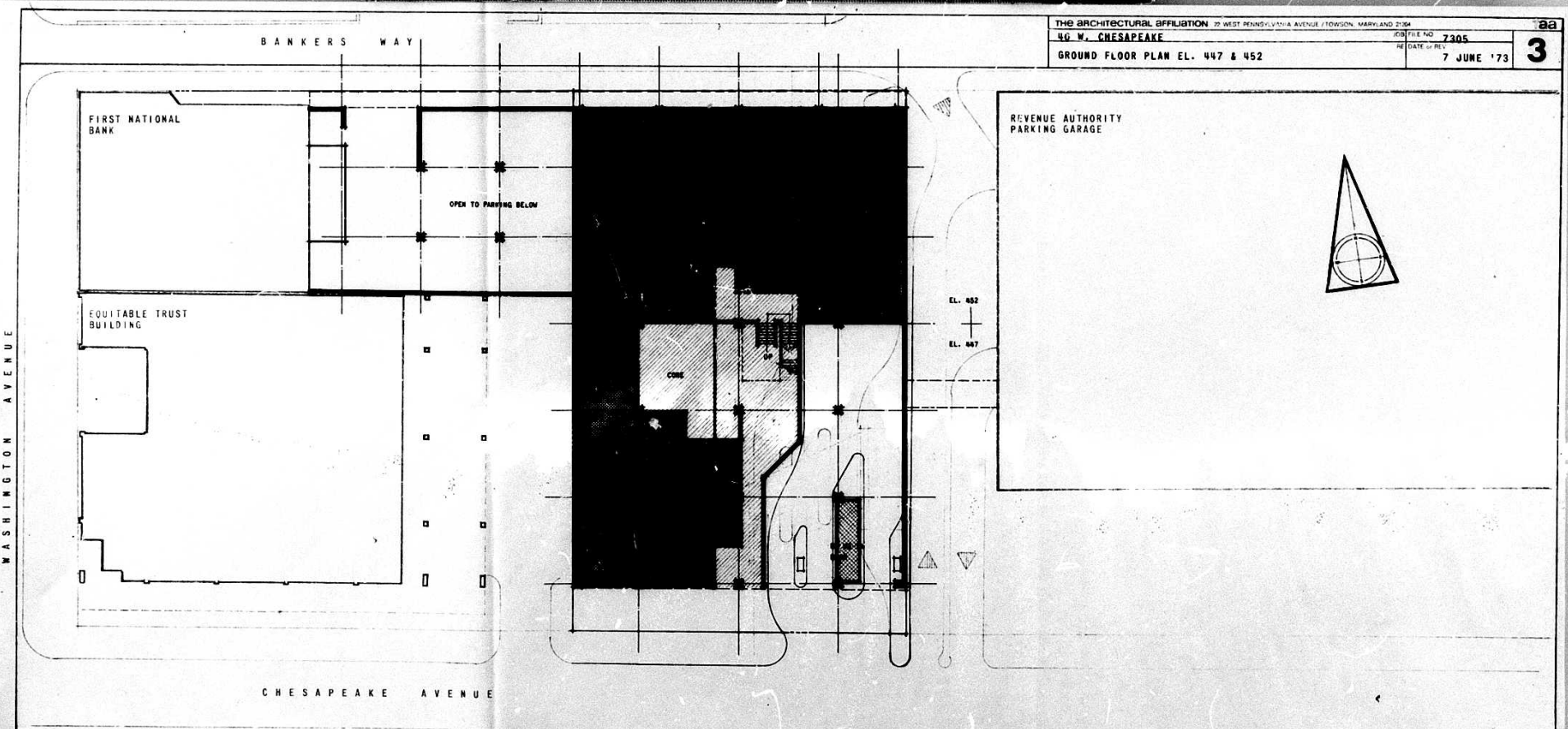
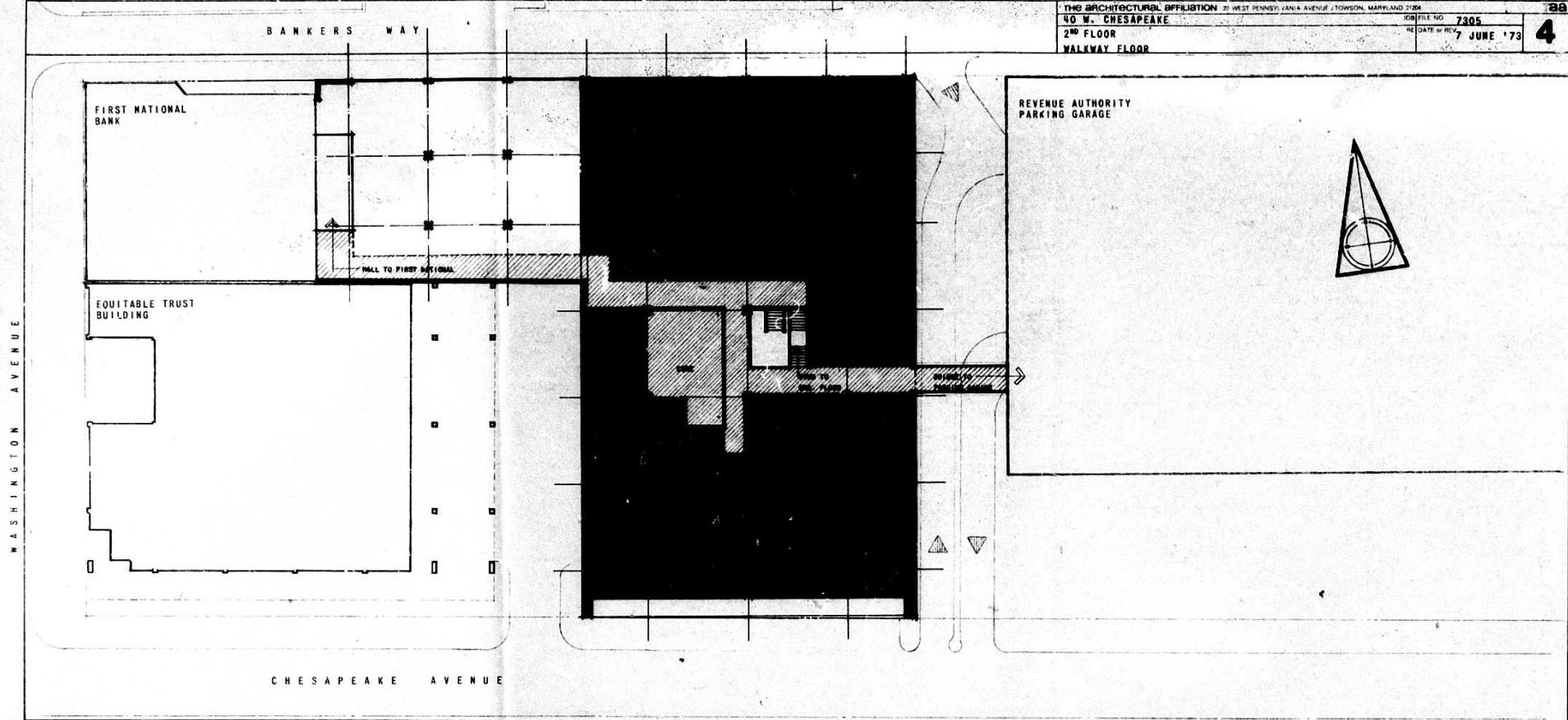
RAMP UP TO
DRIVE-IN

REVENUE AUTHORITY
PARKING GARAGE.



CHESAPEAKE AVENUE





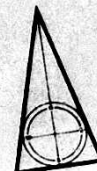
BANKERS WAY

WASHINGTON AVENUE

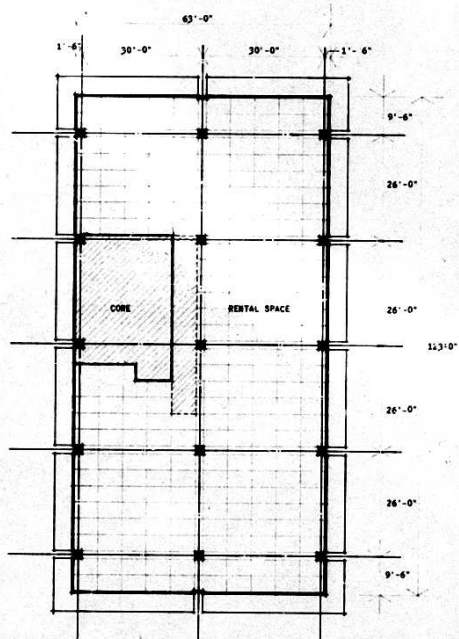
FIRST NATIONAL BANK

EQUITABLE TRUST BUILDING

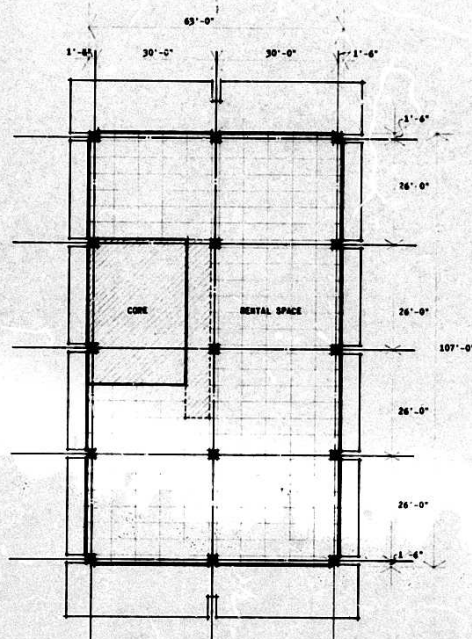
REVENUE AUTHORITY
 PARKING GARAGE



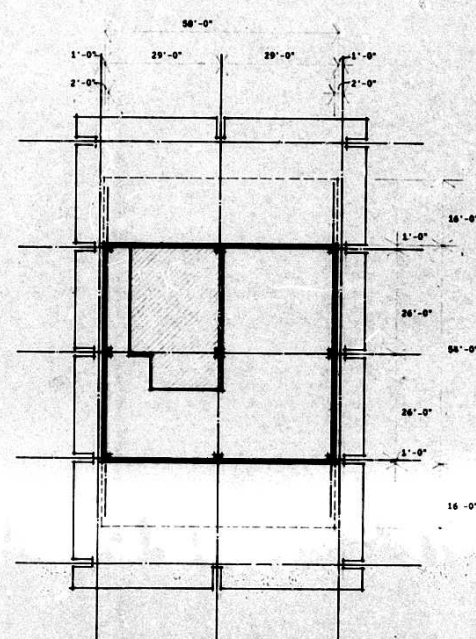
CHESAPEAKE AVENUE



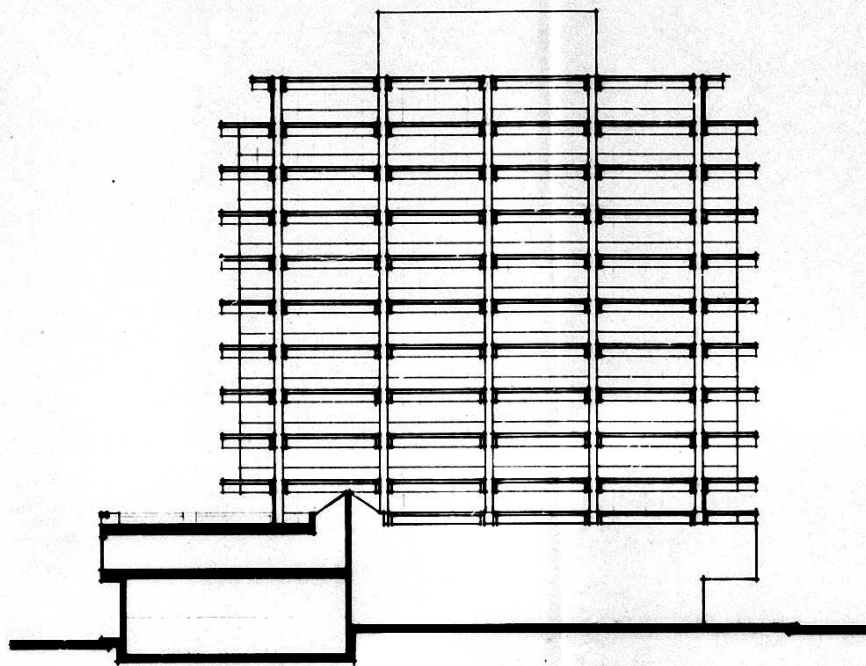
TYPICAL FLOOR
 4TH THRU 11TH



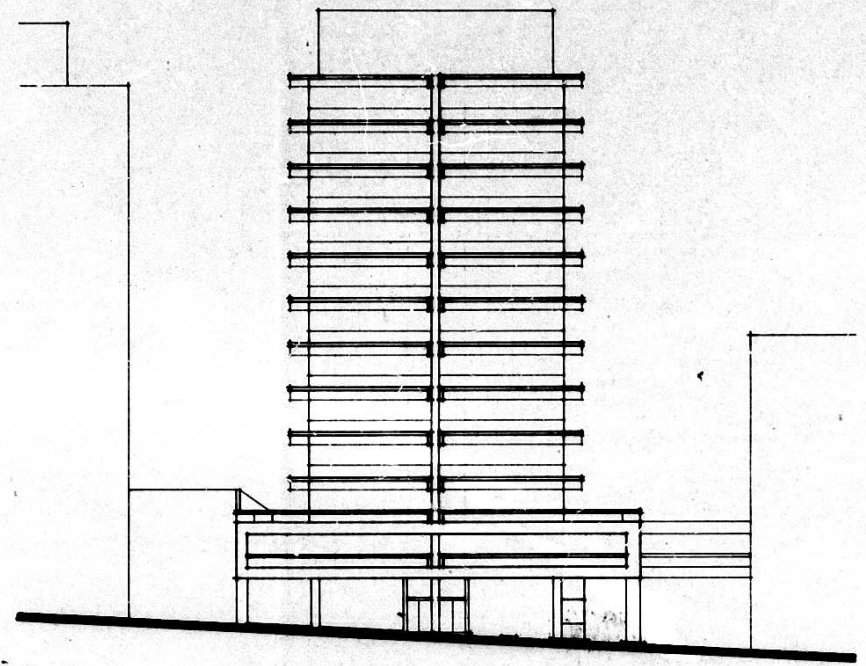
12TH FLOOR
 EL. 573



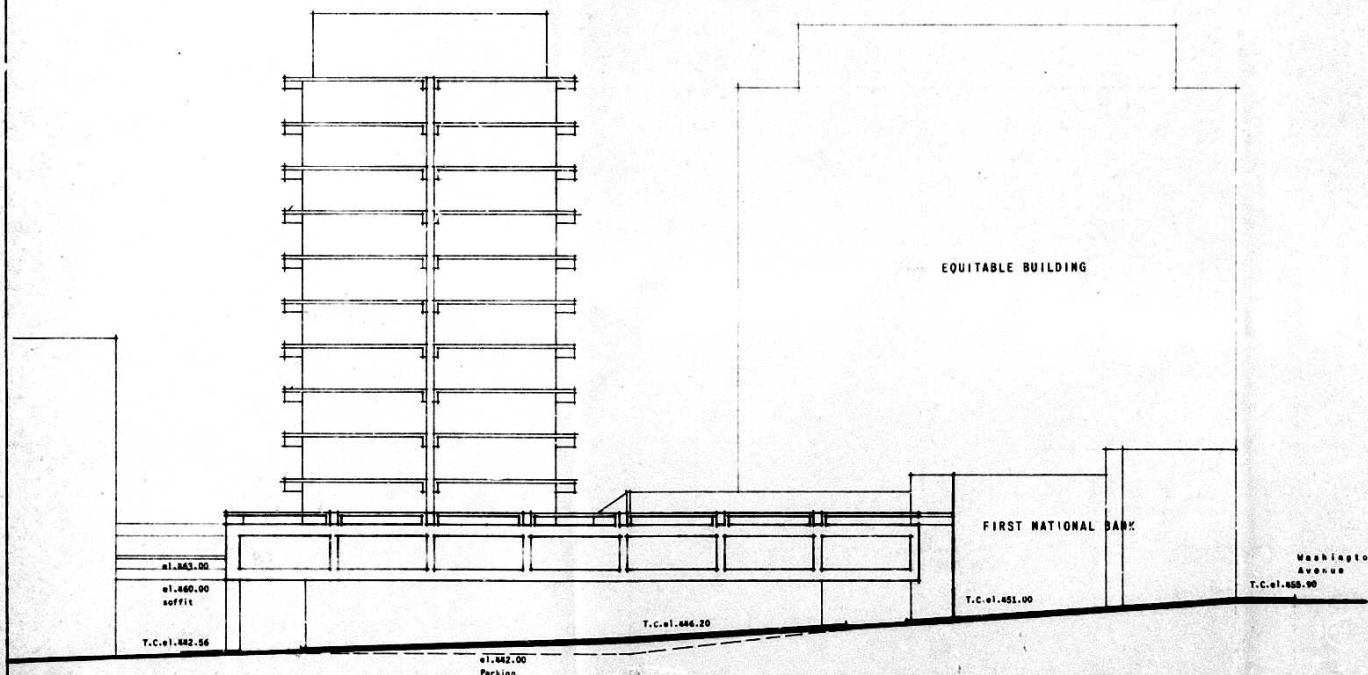
13TH FLOOR
 EL. 584



WEST ELEVATION



SOUTH ELEVATION



BANKERS WAY ELEVATION



Office of
DONALD E. RATCLIFFE
ARCHITECTS
34 W. 55TH ST. BALTIMORE, MD.

DEVELOPER
ARCADE ASSOCIATES

CHESAPEAKE ARCADE

CHESAPEAKE AVENUE BALTIMORE COUNTY MARYLAND

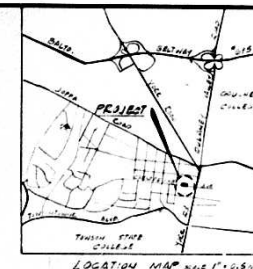
Sheet Title
SITE PLAN

Drawn By
Scale 1/4" = 10'

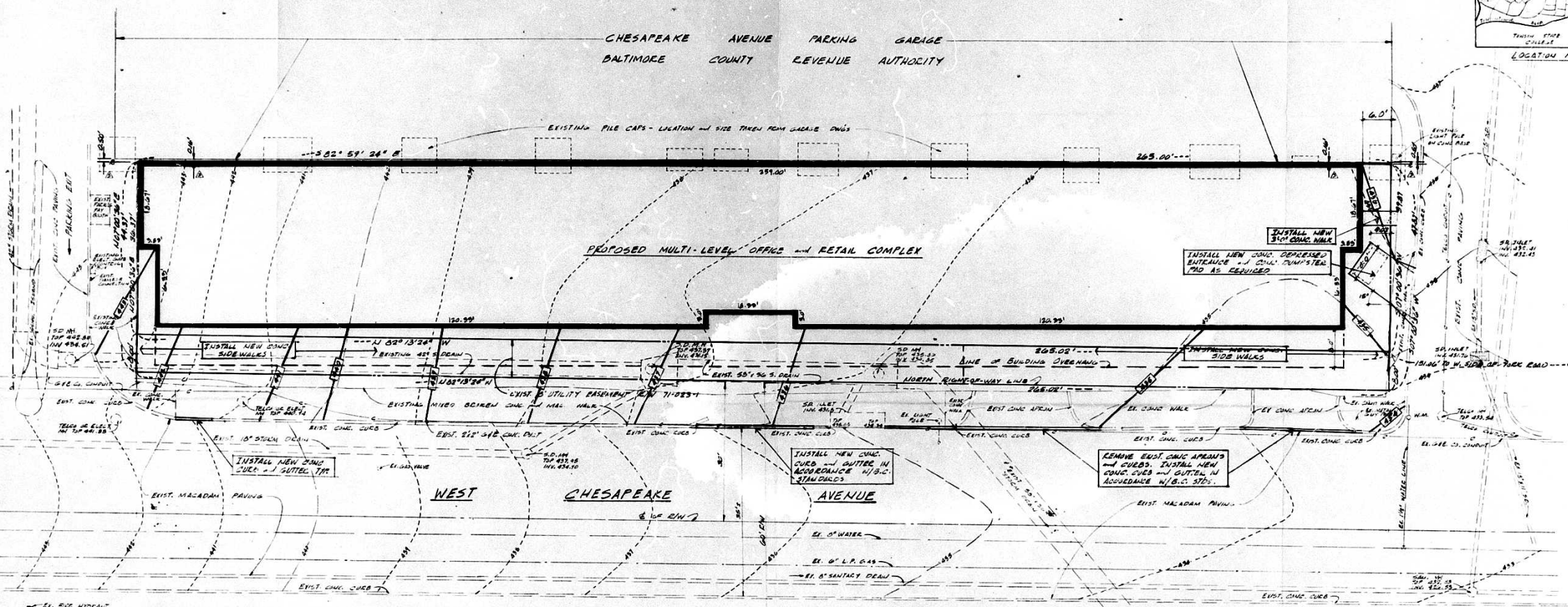
Approved By
DATE 10-24-74

Revised
DATE 10-24-74

Checked By
DATE 10-24-74



CHESAPEAKE AVENUE PARKING GARAGE BALTIMORE COUNTY REVENUE AUTHORITY



PARKING TABULATION

RESTAURANT		
LOBBY LEVEL - 4130 SQ. FT. + 50	83 SPACES REQ'D	
RETAIL STORES		
LOBBY LEVEL - 6260 SQ. FT. + 200	42 SPACES REQ'D	
OFFICE SPACE		
2ND FLOOR 5TH LEVELS		
5 x 10198 + 50740 SQ. FT. + 500	108 SPACES REQ'D	
TOTAL SPACES	233	
LESS SPACES MAINTAINED BY VARIANCE	115	
TOTAL SPACES REQ'D	118	

AVAILABLE PARKING SPACES CHESAPEAKE CONC. PARKING FACILITY

CAPACITY	100
MONTHLY LEASES	497
MAXIMUM TRAILER/RENT AT ANY GIVEN TIME	105
TOTAL SPACES OCCUPIED 11/1/74	503
LESS 1408 COUNTY EMPLOYEES 11/1/74	376
TOTAL SPACES AVAILABLE 11/1/74	327
SPACES AVAILABLE 11/1/74	327
ASSUMES SLIVER IN CURRENT BUSINESS	575
WILL BE AVAILABLE	575

THE BALTIMORE COUNTY REVENUE AUTHORITY HAS ENTERED INTO A LEASE AGREEMENT WITH THE ARCADE ASSOCIATES FOR 10% PARKING SPACE TO SERVE THIS BUILDING.

GENERAL NOTES

- EXISTING CONDITIONS - AS SHOWN
- PROPOSED CONDITIONS - AS SHOWN
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY *[Signature]*

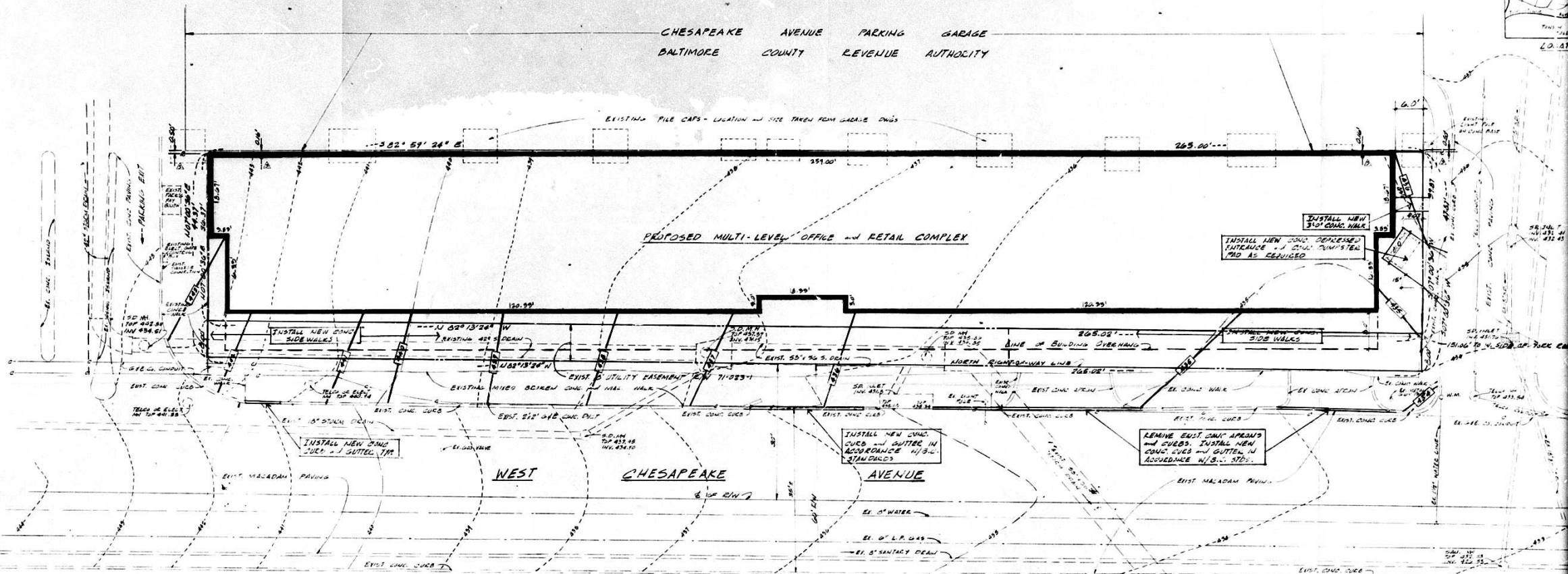
DATE 10-24-74

74-239-A

SITE PLAN SCALE 1/4" = 10'
ELECTION DISTRICT NUMBER 9



CHESAPEAKE AVENUE PARKING GARAGE
BALTIMORE COUNTY REVENUE AUTHORITY



A. PARKING TABULATION

RESTAURANT	LINEAR LEVEL - 4170 SQ. FT. ± 50	85 SPACES REQ'D
RETAIL STORES	LOBBY LEVEL - 8260 SQ. FT. ± 200	48 SPACES REQ'D
OFFICE SPACE	2ND FLOOR 80' LEVELS 5.10MG ± 50' WIDE 50' FT. ± 500	108 SPACES REQ'D
	TOTAL SPACES	137
	LESS SPACES WAIVED BY VARIANCE	15
	TOTAL SPACES REQ'D	122

B. AVAILABLE PARKING SPACES CHESAPEAKE COVE PARKING LOT

CAPACITY	100
MONTHLY LEASES	497
MAXIMUM TRAFFIC (AT ANY GIVEN TIME)	1500
TOTAL SPACES OCCUPIED 11/1/74	602
LESS BALTIMORE COUNTY EMPLOYEES 9/1/74	276
TOTAL SPACES AVAILABLE 9/1/74	327
SPACES AVAILABLE 9/1/74	327
ASSUMES SLIDE IN CURRENT BUSINESS	575
MIN. LEVEL OFF	

THE BALTIMORE COUNTY REVENUE AUTHORITY HAS ENTERED INTO A LEASE AGREEMENT WITH THE GARAGE ASSOCIATES FOR 100 PARKING SPACES TO SPECIFIC THIS BUILDING.

NOTE:
INFORMATION SHOWN HEREON TAKEN FROM
TOPOGRAHICAL SURVEY PREPARED BY
GARAGE WILLIAM STEPHENS, JR. AND ASSOCIATES INC.
LAND SURVEY & ENGINEERS 303 ALLEGANY AVE.
TOWSON 4, MARYLAND SURVEY DATE: 12/10/74
PROPERTY OUTLINE SHOWN HEREON TAKEN FROM
PLAN PREPARED BY GARAGE WILLIAM STEPHENS, JR. AND
ASSOCIATES INC. LAND SURVEY & ENGINEERS 303
ALLEGANY AVE. TOWSON 4, MARYLAND PLAN DATED
SEP. 5, 1975 REVISED FEB. 24, 1975

GENERAL NOTES

1. EXISTING CONTIGUOUS - - - - -
2. PROPOSED CONTIGUOUS - - - - -
3. CONTRACTOR SHALL VERIFY ALL LINES, LEVELS AND CONDITIONS
AND BE RESPONSIBLE FOR THE SAME.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 11-24-78

74-239-A

SITE PLAN SCALE 1"=10'
ELECTION DISTRICT NUMBER 7

