

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NE/S of Towson College Drive, 1240' :
W of York Road - 9th Election District : ZONING COMMISSIONER
Greater Towson Development Corpor- :
ation - Petitioner : OF
NO. 75-124-XA (Item No. 75) :
: BALTIMORE COUNTY

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AMENDED EXTENSION ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of March, 1978, that the Extension Order, rendered in the subject case and dated January 24, 1978, is hereby AMENDED to read as follows:

"that the Special Exception for an office building and offices, granted December 9, 1974, be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, to a date eighteen months after July 19, 1977, said date representing certification from the Department of Public Works that the sewer moratorium has been lifted and that such facilities are now available and adequate to the public."

[Signature]
Zoning Commissioner of
Baltimore County

LAU OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
409 WASHINGTON AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
JAMES H. COOK
JOHN B. HOWARD
DAVID S. DOWNES
DANIEL D. TRACY, JR.
JOHN H. SHIP, III
JOSEPH C. VICK, JR.
HENRY R. PECK, JR.
DAVID C. SHANNAN
HERBERT R. OGDON, III
THOMAS L. HUBSON

February 1, 1978

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

RE: Greater Towson Development Corporation
Case No. 75-124-XA
Towson College Drive
9th Election District

Dear Eric:

Thank you very much for your letter of January 24 and Order of the same date extending the Special Exception for the above-captioned property to a date 18 months after certification from the Department of Public Works.

As mentioned in my letter to you of September 15, 1977, the first notice for certification as to the availability of Public Works was received from Mr. Mouring on July 19, 1977. (I forwarded you a copy of Mr. Mouring's letter with my letter of September 15, 1977). In order to avoid any future confusion, I would like to simply confirm by this letter that the extension of 18 months began to run on the date of Notice for Certification from Mr. Mouring, i.e. July 19, 1977. In other words, the extension of the Special Exception would continue until February 19, 1979.

Thank you for your attention in this matter.

Sincerely,

[Signature]
John B. Howard

JBH/mgm
c.c.: Thomas F. Mullen, III



S. ERIC DINENNA
ZONING COMMISSIONER

March 3, 1978

John B. Howard, Esquire
Mercantile-Towson Building
409 Washington Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Exception
NE/S of Towson College Drive,
1240' W of York Road - 9th
Election District
Greater Towson Development
Corporation - Petitioner
NO. 75-124-XA (Item No. 75)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter, in accordance with the attach:

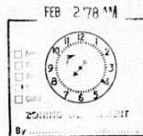
Very truly yours,

[Signature]
S. ERIC DINENNA
Zoning Commissioner

SED/arl

Attachment

cc: Mr. Thornton M. Mouring, Director
Department of Public Works



ORDER RECEIVED FOR FILING

DATE March 3, 1978
BY Stella P. Conway
ADMINISTRATIVE ASSISTANT

RE: EXTENSION OF SPECIAL EXCEP- : BEFORE THE
TION
NE/S of Towson College Drive, 1240' : ZONING COMMISSIONER
W of York Road - 9th Election District
Greater Towson Development Corpor- : OF
ation - Petitioner
NO. 75-124-XA (Item No. 75) : BALTIMORE COUNTY

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EXTENSION ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of January, 1978, that the Special Exception for an office building and offices, granted December 9, 1974, be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, to a date eighteen months after certification is obtained from the Department of Public Works, indicating that the sewer moratorium has been lifted and that such facilities are now available and adequate to the public.

[Signature]
Zoning Commissioner of
Baltimore County

John B. Howard, Esquire
McCasle-Towson Building
409 Washington Avenue
P.O. Box 5517
Towson, Maryland 21204

January 24, 1978

RE: Extension of Special Exception
NE/S of Towson College Drive,
1240' W of York Road - 9th
Election District
Greater Towson Development
Corporation - Petitioner
NO. 75-124-XA (Item No. 75)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter.
A copy of said Order is attached.

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachment

cc: Mr. Thornton M. Mouring, Director
Department of Public Works

S. Eric DiNenna, Zoning Commissioner

Page Two
September 15, 1977

We find the requirements of this paragraph clearly distinguishable from the first paragraph of Section 502.3 having to do with the manner in which the two-year period for utilization of a special exception may be extended. There it is stated that "... the Zoning Commissioner, at any time prior to expiration of the period of time authorized for its utilization, may grant one or more extensions of such period ...". Implicit in this language is the requirement that the property owner make a request of the Zoning Commissioner who then has discretionary authority with respect to an extension. Conversely, when sanitary sewer is inadequate or unavailable the language of that part of the Section explicitly makes it mandatory, by continued use of the word "shall", for the Commissioner to automatically pass an extension Order and for the Director of Public Works to give notice in the manner stipulated; and only after such notice is sent does the 18 month period begin to run.

The owners of the subject property were aware of the Jones Falls moratorium when the special exception was granted and knew that a public works agreement was not obtainable. At no time subsequent to that date did they receive notice in any form from the Director of Public Works that a public works agreement would be available for development of the subject property. Assuming, even though it is not in proper form, that the letter from Mr. Mouring to me of July 19 was such notice it seems abundantly clear that that would be the earliest date on which the 18 month period would commence.

Taking into consideration what I would submit to be the clear mandate of the Code along with above described set of circumstances, it is respectfully requested that an 18 month extension Order be passed by you commencing as of the date of Mr. Mouring's letter, July 19, 1977.

Thank you very much for your consideration of this matter.

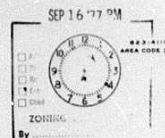
Very truly yours,
[Signature]
John B. Howard

JBH/sc
Enclosures

cc: Mr. Thomas F. Mullan, III

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
409 WASHINGTON AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

September 15, 1977



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

Re: Greater Towson Realty, Inc.
(Greater Towson Development Corporation)
Case No. 75-124-XA
Towson College Drive, Ninth Election District

Dear Eric:

This will confirm the several discussions that I have had with you regarding the above-captioned matter wherein you granted a special exception for an office building and offices and a height variance on December 9, 1974. Enclosed herewith, for immediate reference, are copies of the aforesaid Orders. Additionally you will find enclosed a copy of a letter that I received from Thornton M. Mouring dated July 19, 1977.

At the time of granting of the special exception and variance the Jones Falls moratorium was in effect. No request for extension of this special exception was made by the property owner and the site remains undeveloped.

In analyzing Section 503 of the Zoning Regulations specific provision, as you are aware, is made for a situation where public sewer facilities are inadequate or unavailable. The Regulations state that the Zoning Commissioner "shall extend such time for utilization to a date 18 months after such facilities become adequate and available". The Zoning Commissioner is required to pass an extension Order and forward a copy of it to the Director of Public Works. The Director of Public Works is required to give certified or registered mail notice when such public works agreement is obtainable; and the date on which the notice is sent shall be the commencement date for the running of the 18 month extension period in which there must be utilization of the special exception.

 **baltimore county**
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 19, 1977

John B. Howard, Esq.
Cook, Howard, Downes & Tracy
409 Washington Avenue
P.O. Box 5517
Towson, Maryland 21204

Towson Area
Sewer Moratorium

Dear Howard:

In reply to your letter of July 1, 1977, we reviewed the moratorium in the Jones Falls drainage area and have determined that the Department of Public Works and the State Health Department would not have approved your building application in December of 1974. Your building application, however, would have been approved by June of 1975.

If you have any further questions, please contact me at your convenience.

Very truly yours,

[Signature]
Thornton M. Mouring, P.E.
Director
Department of Public Works

TMM:RAM:irh

ORDER RECEIVED FOR FILING

DATE January 24, 1978

BY John B. Howard

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

GREATER TOWSON DEVELOPMENT

I, or we, CORPORATION, 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, Section 1 B02.1 (V.B.31.0) Ordinance No. 75-124-XA

See attached description

For a Special Exception for offices and office buildings in a DR-16 Zone pursuant to Section 1 B02.2A of the Zoning Ordinance of Baltimore County and further for a Variance under Section 307 thereof to permit an increase in the maximum height of buildings from 60 feet as provided for in Section 1 B02.2A to maximum height of 80 feet.

and for a Special Exception under the said Zoning Ordinance of Baltimore County, to use the herein described property for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Robert A. DiCicco, Esquire GREATER TOWSON DEVELOPMENT, CORP.

by: Thomas F. Mullan, III Owner

Address: Askew, Wilson & DiCicco Address:

208 W. Pennsylvania Avenue 208 W. Pennsylvania Avenue

Towson, Maryland 21204 Towson, Maryland 21204

Petitioner's Attorney Petitioner's Attorney

Address: Address:

Ordered By The Zoning Commissioner of Baltimore County, this 1st day

of November, 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 had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 5th day of December, 1974, at 10:00 o'clock

By: A. M.

Zoning Commissioner of Baltimore County.

(over)

10/00A 13/50A

Robert A. DiCicco, Esquire
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
NE/S of Towson College Drive,
1240' W of York Road - 9th
Election District
Greater Towson Development
Corporation - Petitioner
NO. 75-124-XA (Item No. 75)

Dear Mr. DiCicco:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/acw

Attachments

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

GREATER TOWSON DEVELOPMENT

I, or we, CORPORATION, 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 for a Variance from Section 1 B02.1 (V.B.31.0) Ordinance No. 75-124-XA

Ordinance of Baltimore County under Section 307 thereof to

permit an increase in the maximum height of buildings from

60 feet as provided for in Section 1 B02.2A to a maximum height of

80 feet as provided for in Section 1 B02.2A to a maximum height of

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

DOLLENBERG, GERHOLD, CROSS & ETZEL

Registered Professional Engineers & Land Surveyors

412 DELAWARE AVENUE

TOWSON, MARYLAND 21204

823-4470

September 25, 1974

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northeast side of Towson College Drive at the distance of 1240 feet northwesterly measured along the northeast side of said drive from the west side of York Road and thence leaving said drive and landing on the outline of the land of the petitioners herein North 27 degrees 42 minutes East 240.78 feet, thence binding on the outlines between the land of the petitioners herein and the Towson State College, the four following courses and distances viz: North 62 degrees 18 minutes West 31.00 feet, North 62 degrees 47 minutes 40 seconds West 162.29 feet, North 62 degrees 47 minutes 40 seconds West 276.63 feet and South 42 degrees 09 minutes 20 seconds East 216.96 feet to the northeast side of Towson College Drive and thence binding on the northeast side of said drive South 59 degrees 21 minutes 42 seconds East 524.76 feet to the place of beginning.

Containing 2.579 Acres of land more or less.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

COUNTY OFFICE BUILDING
111 W. Chaperone Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE HIGHWAY

ADMINISTRATION

BUREAU OF

ENGINEERING

PROJECT AND

DEVELOPMENT PLANNING

INDUSTRIAL

DEVELOPMENT

COMMISSION

BOARD OF EDUCATION

OFFICE OF THE

BUILDINGS ENGINEER

Robert A. DiCicco, Esq.
Askew, Wilson & DiCicco
208 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 75
Greater Towson Development
Corporation - Petitioners

Dear Mr. DiCicco:

The Zoning Plans 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 northeast side of Towson College Drive, approximately 1240 feet northwest of York Road, in the 9th Election District of Baltimore County. This parcel is directly abutted by properties of the Towson State College to both the north and opposite the Valley View Apartments existing on the tract on Towson College Drive.

The petitioner is requesting a Special Exception for an office building and proposes to erect a 7-story structure comprising 122,500 square feet. Off street parking is indicated for 274 vehicles with two points of ingress and egress along Towson College Drive.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 4, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-124-XA, Northeast side of Towson College Drive 1240 feet

Petition for Special Exception for Offices and Office Building.
Petition for Variance for Maximum Height.
Petitioner - Greater Towson Development, Corp.

9th District

HEARING: Thursday, December 5, 1974 (10:00 A.M.)

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

The concept of locating offices would not be inappropriate at this location. However, office development at the intensity and magnitude proposed by the petitioner is not consistent with the policies of the 1980 Subdivision. Intensive office development should be restricted to locations within the designated town center boundaries.

The site plan does not indicate sufficient information to determine if it is in compliance with the planning and zoning requirements.

William D. Fromm
Director of Planning

WDF:NEG:rw

Robert A. DiCicco, Esq.
November 14, 1974

Page 2

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,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

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 592.1 of the Baltimore County Zoning Regulations having been met,

the above reclassification should be had, and it further appearing that by reason of

a Special Exception for an Office Building and Offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of December, 1974, that the herein described property should be and the same is hereby reclassified from an

Special Exception for an Office Building and Offices should be and the same is hereby reclassified from an Office Building and Offices to a Special Exception for an Office Building and Offices. Granted from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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 1974, 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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit an increase in the maximum height of buildings of 80 feet in lieu of the required 60 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of December, 1974, that the herein Petition for a Variance to permit an increase in the maximum height of buildings of 80 feet in lieu of the required 60 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

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

October 31, 1974

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

Re: Item #75 (1974-1975)
Property Owner: Towson Development Corporation
N/ES of Towson College Dr., 1240' W. of York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1802.1 (V.B.3) to permit an increase in the maximum height of buildings from 60' as provided for in Sec. 1802.2A to a maximum height of 80'.
Special Exception for office and office building
No. of Acres: 2.579 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:

Towson College Drive is a recently constructed County road; no further highway improvements are required at this time.

The construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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, changing 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:

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

Item #75 (1974-1975)
Property Owner: Towson Development Corporation
Page 2
October 31, 1974

Storm Drains: (Cont'd)

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.

Drainage and utility easements and/or reservations may be required through this site to serve offsite properties.

Water:

The submitted plan does not indicate provisions for water supply or fire protection. A public 16-inch water main exists in Towson College Drive; the plan should be revised to indicate same.

Sanitary Sewer:

The submitted plan must be revised to indicate availability of public sewerage and the method proposed by the Petitioner for sewerage of this property. It appears that a public sanitary sewer extension is required. This property is tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

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

RND:RAM:FWH:ss

cc: G. Reier

1-4-74 Key Sheet
35 NE 1 & 2 Pos. Sheets
NE 9 A Topo
70 Tax Map



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 24, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attn: Mr. James B. Byrnes III

Re: 2-4-C meeting 10/2/74
Item 75
Property Owner: Towson Development Corporation
Location: NE/2 of Towson College Dr. 1240' W. of York Road (Route 45)
Existing Zoning: DR 16
Proposed Zoning: Variance from Sec. 1802.1 (V.B.3) to permit an increase in the max. height of buildings from 60 ft. as provided for in Sec. 1802.2A to a maximum height of 80 ft.
Spec. Except. for offices & office bldg.
No. of Acres: 2.579
Districts: 9th

Dear Sir:

The proposed 7-story office building would generate a considerable amount of additional traffic to an already congested section of York Road. The 1973 average daily traffic count on York Road in this area is 18,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
by: J. E. Meyers

CLJ:EM:bk

Baltimore County Fire Department

J. Austin Ortiz
Chief



Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Towson Development Corporation

Location: NE/2 of Towson College Dr. 1240' W. of York Rd.

Item No. 75 Zoning Agenda October 8, 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) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

(2) 2. A second means of vehicle access is required for the site.

(3) 3. The vehicle dead-end condition shown at

Exceeds the maximum allowed by the Fire Department.

(4) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
(5) 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. New State Law.

(6) 6. Site plans are approved as drawn.

(7) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. E. Meyers Noted and Approved: J. E. Meyers
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

October 23, 1974

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

Re: Item 75 - ZAC - October 8, 1974
Property Owner: Towson Development Corporation
Location: NE/2 of Towson College Dr. 1240' W. of York Road
Existing Zoning: DR 16
Proposed Zoning: Variance from Sec. 1802.1 (V.B.3) to permit an increase in the maximum height of buildings from 60 ft. as provided for in Sec. 1802.2A to a maximum height of 80 ft. SPECIAL EXCEPTION for offices and office buildings.

No. of Acres: 2.579
District: 9th

Dear Mr. DiNenna:

As presently zoned this site will generate approximately 310 trips per day; the proposed zoning will generate 1830 trips per day. This increase in traffic will intensify the existing traffic capacity problems in the York Road corridor.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Asso.

HSF/lb

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 24, 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 #75, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: Towson Development Corporation
Location: NE/2 of Towson College Drive 1240' W. of York Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1802.1 (V.B.3) to permit an increase in the maximum height of buildings from 60 ft. as provided for in Sec. 1802.2A to a maximum height of 80 ft. Special Exception for offices and office building
No. of Acres: 2.579
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan as submitted does not show enough detailed information to determine compliance with planning and zoning requirements such as:

- | | |
|------------------------------------|---|
| a. Traffic circulation | e. Exterior lighting |
| b. Driveway and parking lot grades | f. Ownership of adjacent property |
| c. Parking layout | g. All existing and proposed grades shown |
| d. All required screening | h. etc. |

If medical offices occupy any area on floors two through seven parking must be provided at a rate of 1 space for 300 square feet.

Very truly yours,

John L. Winkley
John L. Winkley
Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 424-3211 ZONING 424-3281

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

October 23, 1974

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

Dear Mr. DiNenna:

Comments on Item 75, Zoning Advisory Committee Meeting,
October 8, 1974, are as follows:

Property Owner: Towson Development Corporation
Location: NE/S of Towson College Dr. 1240 ft. W
of York Rd.
Existing Zoning: DR 16
Proposed Zoning: VARIANCE from Sec. 1802.1 (V.B.3)

to permit an increase in the maximum
height of buildings from 60 ft. as
provided for in Sec. 1802.2A to a
maximum height of 80 ft. SPECIAL
EXCEPTION for offices & office bldg.

No. of Acres: 2.579
District: 9th

Metropolitan water and sewer are available.

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

Food Protection Comments: If a food service facility
is proposed, complete plans and specifications must be submitted
to the Division of Food Protection, Baltimore County Department
of Health, for review and approval.

Page 2
Zoning Advisory Committee Meeting
October 8, 1974
Comments on Item 75
October 23, 1974

Parking Management Comments: The parking facilities
to be constructed on this site are subject to review and approval
under the Federal Environmental Protection Agency's Management of
Parking Supply Regulations. Specified information regarding the
proposed facilities must be submitted to the appropriate regional
reviewing authority. Contact the Baltimore County Division of
Air Pollution for additional information concerning the submittal
of an application for approval.

Jones Falls Moratorium: A moratorium was placed on new
sewer connections in the Jones Falls Drainage Basin by Dr. Neil
Solomon, Secretary of Health and Mental Hygiene, on November 13,
1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Bewell, Director
THOMAS H. BEWELL, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

JHB/vnc

CC: W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 10, 1974

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

Re: Item 75

Z.A.C. Meeting of: October 8, 1974

Property Owner: Towson Development Corporation
Location: NE/S of Towson College Dr. 1240 ft. W. of York Road
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.1 (V.B.3) to permit an in-
crease in the maximum height of buildings from 60 ft.
as provided for in Section 1802.2A to a maximum height
of 80 ft. Special Exception for offices & office bldg.

District: 9th
No. Acres: 2.579

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrusich
W. NICK PETRUSICH
Field Representative

WNP/ml

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

W. NICK PETRUSICH
Field Representative

W. NICK PETRUSICH
Field Representative

PETITION FOR
SPECIAL VARIANCE
AND EXEMPTION
NO. DISTRICT
FOR OFFICES AND OFFICE BUILDING
LOCATION: Northeast side of
Towson College Drive 1240
feet West of York Road.
DATE & TIME: THURSDAY,
DECEMBER 5, 1974 at
10:00 A.M.
PUBLIC HEARING: Room 100,
County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Board of Education of
Baltimore County, will hold a public
hearing on the petition for
Special Exception for Offices and
Office Building.
Petition for Variance from
the Zoning Regulations of
Baltimore County to permit an
increase in the maximum
height of buildings from 60 feet
as provided for in Section 1802.2A
to a maximum height of 80 feet.
The zoning regulation to be
excepted as follows:
Section 1802.1 - Maximum
Height: 60 feet.
All that parcel of land in the
Ninth District of Baltimore
County.
Beginning for the same at a
point on the northeast side of
Towson College Drive at the
distance of 1240 feet north-
westerly measured along the
northeast side of said drive
from the west side of York
Road and thence bearing and
distance as follows:
North 21 degrees 42 minutes
East 240.78 feet to the
center line of the petition
herein North 21 degrees 42
minutes East 240.78 feet
thence bearing on the section
between the end of the peti-
tion herein and the Towson
State College on the four follow-
ing corners and distances: V
North 45 degrees 10 minutes
East 21.28 feet, North 45
degrees 42 minutes 40 seconds
West 162.28 feet, North 45
degrees 42 minutes 40 seconds
West 216.48 feet to the north-
west corner of the section.
Containing 2.569 Acres of
land more or less.
Being the property of
Greater Towson Development
Corp., as shown on plat plan
filed with the Zoning Depart-
ment.
Hearing Date: Thursday,
November 14, 1974 at 10:00 A.M.
Public Hearing: Room 100,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
MD.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Nov. 13

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204
Nov. 18 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 18 day of November 1974 that is to say, the same
was inserted in the issue of November 15 - 1974.

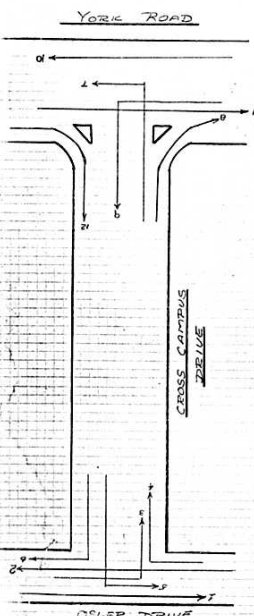
STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

PROJECT: TRAFFIC COUNT
SUBJECT: TRAFFIC COUNT
BY: JOHN A. HARRIS ET AL.
DATE: DEC 4/74

SHEET NO. 1 OF 2
DATE: DEC 4/74



DATE	TIME	1	2	3	4	5	6	7	8	9	10	11	12
11-4-74	7:30-8:00 AM	163	242	52	39	30	40	73	37	19	358	381	169
11-4-74	8:00-8:30 AM	192	246	50	40	23	57	60	30	18	379	495	61
11-4-74	8:30-9:00 AM	208	264	46	25	33	122	207	97	26	351	534	57
11-4-74	9:00-9:30 AM	201	188	34	18	23	60	54	36	32	390	470	40
11-5-74	7:00-7:30 AM	94	107	45	15	17	33	17	9	51	189	287	134
11-5-74	7:30-8:00 AM	148	179	91	32	34	87	38	27	99	346	300	216
11-5-74	8:00-8:30 AM	129	140	59	20	27	84	33	33	40	406	370	67

DATE	TIME	NO. #	GREEN TIME	PHASES	LOADED
DEC 4	7:30-8:00 AM	7	2 MIN 47 SEC	21	2
DEC 4	8:00-8:30 AM	7	3 MIN 12 SEC	21	2
DEC 4	8:30-9:00 AM	7	1 MIN 15 SEC	21	13
DEC 4	9:00-9:30 AM	7	3 MIN 59 SEC	21	0
DEC 4	9:30-10:00 AM	5	2 MIN 36 SEC	21	0
DEC 4	10:00-10:30 AM	5	1 MIN 47 SEC	21	0
DEC 4	10:30-11:00 AM	5	2 MIN 47 SEC	21	0
DEC 4	11:00-11:30 AM	5	4 MIN 32 SEC	21	0
DEC 5	7:00-7:30 AM	9	19 MIN 7 SEC	21	0
DEC 5	7:30-8:00 AM	9	12 MIN 19 SEC	20	2
DEC 5	8:00-8:30 AM	9	13 MIN 51 SEC	21	0
DEC 5	8:30-9:00 AM	3	18 MIN 39 SEC	21	0
DEC 5	9:00-9:30 AM	3	10 MIN 33 SEC	21	0
DEC 5	9:30-10:00 AM	3	11 MIN 19 SEC	21	0

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
PROJECT: TRAFFIC COUNT
SUBJECT: TRAFFIC COUNT
BY: JOHN A. HARRIS ET AL.
DATE: DEC 4/74

PETITION FOR
SPECIAL VARIANCE
AND EXEMPTION
NO. DISTRICT
FOR OFFICES AND OFFICE BUILDING
LOCATION: Northeast side of
Towson College Drive 1240
feet West of York Road.
DATE & TIME: Thursday, December
5, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 100,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Baltimore
County, by authority of the Board
of Education of Baltimore County,
will hold a public hearing on the
petition for Special Exception for
Offices and Office Building.
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit an increase in the
maximum height of buildings from
60 feet as provided for in Section
1802.2A to a maximum height of
80 feet.
The zoning regulation to be
excepted as follows:
Section 1802.1 - Maximum Height
60 feet.
All that parcel of land in the
Ninth District of Baltimore County.
Beginning for the same at a point
on the northeast side of Towson
College Drive at the distance of 1240
feet northwesterly measured along
the northeast side of said drive
from the west side of York Road
and thence bearing and distance
as follows:
North 21 degrees 42 minutes
East 240.78 feet to the center
line of the petition herein North
21 degrees 42 minutes East 240.78
feet thence bearing on the section
between the end of the petition
herein and the Towson State College
on the four following corners and
distances:
North 45 degrees 10 minutes
East 21.28 feet, North 45 degrees
42 minutes 40 seconds West
162.28 feet, North 45 degrees 42
minutes 40 seconds West 216.48
feet to the northwest corner of
the section.
Containing 2.569 Acres of land
more or less.
Being the property of Greater
Towson Development Corp., as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Thursday, Decem-
ber 5, 1974 at 10:00 A.M.
Public Hearing: Room 100,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
MD.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Nov. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD., NOVEMBER 14, 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., once in each
of one time successive weeks before the 5th
day of December, 1974, the first publication
appearing on the 14th day of November
1974.

THE JEFFERSONIAN
John L. Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Date of Posting: Nov. 16, 1974
Posted for: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
Petitioner: GREATER TOWSON DEV. CORP.
Location of property: NE/S OF TOWSON COLLEGE DR. 1240 FT. W. OF YORK RD.
Location of Signs: NE/S OF TOWSON COLLEGE DR. 1240 FT. W. OF YORK RD.
Remarks: TOWSON COLLEGE DR. NEW NAME: CROSS CAMPUS DR.
Posted by: J. L. Smith
Signature: J. L. Smith
Date of return: Nov. 17, 1974

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Well Map		Original		Duplicate		Indexing		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, GC, CA										
Reviewed by: <i>gbb</i>	Revised Plans: Change in outline or description					Yes ☐ No ☐				
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30th day of Sept 1974. Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner GREATER TOWSON DEVELOPMENT CORPORATION Submitted by _____
Petitioner's Attorney ROBERT A. DICICCO Reviewed by gbb

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Item 75

Robert A. DiCicco, Esq.
Ankew, Wilson & DiCicco
208 W. Penna. Ave.
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 1st day of November 1974.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Greater Towson Development Corporation
Petitioner's Attorney Robert A. DiCicco Reviewed by gbb
cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17108

DATE Nov. 13, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
Messrs. Stengel, Ankew and Wilson
208 W. Penna. Ave.
Towson, Md. 21204

DISTRIBUTION
PINN. AGENCY
YELLOW - CUSTOMER

Petition for Special Exception and Variance for Greater Towson Dev. Corp. 75-124

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

No. 17176

DATE Dec. 5, 1974 ACCOUNT 01-662

AMOUNT \$63.00

WHITE - CASHIER
Messrs. Stengel, Ankew and Wilson
208 W. Penna. Ave.
Towson, Md. 21204

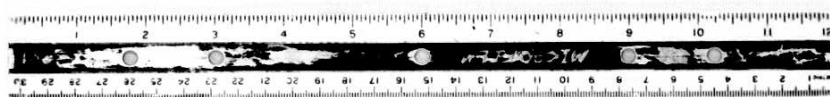
DISTRIBUTION
PINN. AGENCY
YELLOW - CUSTOMER

Advertising and posting for property for Greater Towson Dev. Corp. 75-124



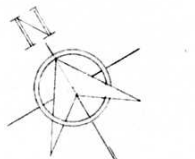


EXHIBIT #2



15-4 SW

4



TOWSON STATE COLLEGE
Public Land

TOWSON STATE COLLEGE
Public Land

BEGINNING
STONE
N 62° 18' W
31.00'

276.65
N 62° 47' 40" W

162.29

4' high screen planting

375

MACADAM PAVING

SERVICE
AREA
150' x 0'

PROPOSED 7 STORY OFFICE BUILDING

PAVED PARKING AREA

DR-16

S 42° 09' 20" W 216.96'

95'

70' x 0'

30' x 0'

35' x 0'

70' x 0'

S 59° 21' 42" E 524.76'

10' WIDE SIDEWALK

30' x 0'

MACADAM CURB

4' high screen planting

N 27° 42' E 240.76'

1,240' TO YORK RD.

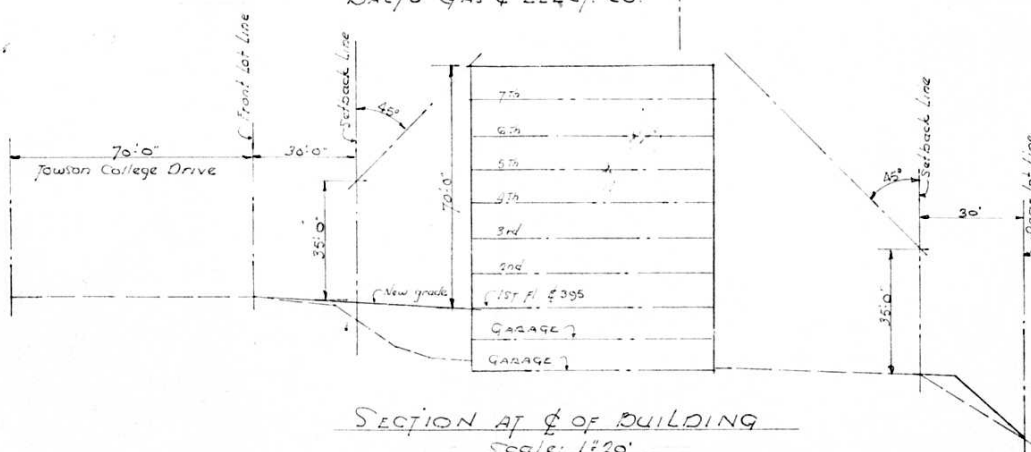
PETITIONER'S
EXHIBIT #3

TOWSON COLLEGE DRIVE

DR-16

BALYO GAS & ELECT. CO.

SITE PLAN scale 1"=20'



9TH ELECTION DISTRICT
AREA OF PROPERTY = 2.579 ACRES ±
PROPERTY ZONE DR-16

AREA OF BUILDING $150' \times 70' = 10,500 \text{ SQ. FT.}$
TOTAL SQ. FT. OF OFFICE = 122,500 SQ. FT.

PARKING REQUIREMENTS
AREA OF 1ST FLOOR = $\frac{10,500}{300} = 35$ CARS
AREA OF 2ND THRU 7TH FLOORS = $\frac{112,000}{300} = 373$ CARS

PARKING TO BE PROVIDED
EXTERIOR ON SITE PARKING SPACES 100
GARAGE (2 FLOORS) 100
TOTAL PARKING = 200 CARS. SPACES 5' x 20'

SURVEY & TOPO DATA TAKEN FROM SURVEY PLAT
& TOPO DRAWINGS PREPARED BY DOLLENDER BROTHERS.



NEUMAYER & FOUTZ
ARCHITECTS
11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

PROPOSED
OFFICE BUILDING
TOWSON COLLEGE DRIVE

1
Sey 16.74 7105

JAN. 20, 1975

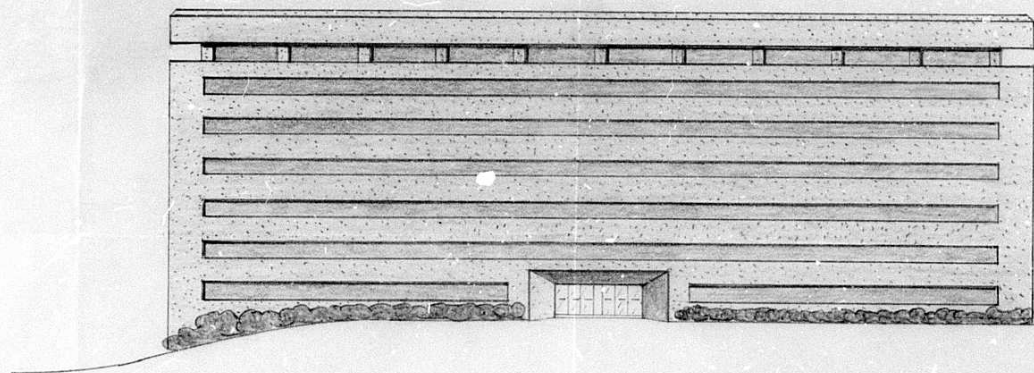


EXHIBIT #1

Scale: 1/16" = 1'-0"

PROPOSED OFFICE BUILDING
TOWSON COLLEGE DRIVE

July 17, 1974

NEUMAYER & FOUTZ
ARCHITECTS
11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

7/05

