£39						
TO	THE	ZONING	COMMISSIONER	OF	DALTIMODE	cornen.

, There is a kita Walsh Troadwell legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 ___zone; for the following reasons: Error in original zoning. Changes in the neighborhood make such a reclassification reasonable and necessary. (See attached Description and Plat)

See attached demoriation

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore 2.9. County, to use the herein described property, for .. Offices ...

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expense of above re-classification and/or Special Exception advertising, pidning, etc., upon filing of this petition, and further agree to and are to be bound by the arining regulations and restrictions of Ballimore Country depoted processing the Participations and the Special Country of the Speci tions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Blake & Small Story Theore Peter Walsh Tree book Raymond S. Blake Raymond S. Blake Ross Carozza Ross Carozz&ontract purchase ss _7400 _York _Road

INED

RECE

Legal Owner Theresa Rita Walsh Treadwell 402 W. Pennsylvania Ave. Towson, Maryland 21204 Towson, Maryland 21204 Declo

arohn O. Seiland Petitioner's Attorney Address 202 W. Pennsylvania Ave. Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day Ontober 1887/4, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townon, Baltimore County, on the 10th day of March Haroh 19875, at 1:00 o'clock

Zoning Commissioner of Baltimore County

John O. Seiland, Esquire 202 West Pennrylvania Avenue Towson, Maryland 21204

RE: Petition for Reclassification, Special Exception, and Variance N/S of Pennsylvania Avenue, 100' W of Central Avenue - 9th Election of Central Arthur District
Theresa Rita Treadwell - Petitioner
NO. 75-198-RXA (Item No. 13)

I have this date passed my Order in the above captioned matter in

Very truly yours, James & Hay JAMES E. DYER

JED/me

cet Mrs. Mary Ginn 606 Horncrest Road Towson, Maryland 21204

305 Alabama Road Towson, Maryland 21204

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, for we.

County and which is described in the description and plat attached hereto and made a part hereof

etition for a Variance from Section 1802, 28 (504V, B. 2) to allow a front

yard setback of zero feat instead of the required thirty feat and

to allow variance to side yards to permit 5.8 feet on east side and

10 feet on west side instead of required 25 feet.

10 feet on west side instead of required 25 feet.

of the Zoning Regulations of Bullimore County, the Zoning Law of Bullimore County, for the following required bullimore County in the Zoning Law of Bullimore County, for the County of the Extension of the Exten

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

I. or we, agree to pay expenses of above Variance advertising, puting, etc., upon filing of this petition, and further agree to are to be bound by the zoning regulations and restrictions Balmore Ceunity adopted pursuant to the Zoning Law For Baltimore County.

Ray Blake J. Milly There Ptr Walsh Trockwell

THERESA N/S of 1 Central

1199

TREADWELL

Charles Ross Carozza

Contract purchaser

Address _7400_York Road __

Towson, haryland 21204

John O. Seiland Petitioner's Attorney Address 202 W. Penngylvania Ave.
Towago, Maryland 21204
ORDERED By The Zoning Commissioner of

Zoning Commissioner of Baltimore County.

Theresa Rita Walsh Treadwell

Address 402 W. Pennsylvania Avenue

Towson, Maryland 21204

Protestant's Attorney

C&P Telephone

February 21, 1975

Saltimore County Office of Planning & Zoning County Office Building Towson, Maryland 21204

Re: Item 13 # 75 -198 -RXA

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled soning Reclassification Mearing for the Getober, 1974. April, 1975 soning Reclassification Cycle. Please forward the decision when it becomes available to Mr. Clyde L. Lew, Field Engineer, 305 W. Chesapacka Avenum, Tosson, Raryland, 2104.

Ch Lew

CLL/nk

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

Theresa Rita Walsh Treadwell legal owner of the property situate in Baltimore unity and which is described in the description and plat attached hereto and made a part hereo.

hereby petition for a Variance from Section 1802.28 (504V.B.2) to allow a front

vard setback of zero feet instead of the required thirty feet and

to allow variance to side yards to permit 5.8 f. on east side and

10 feet on west side instead of required 25 feet.

10 feet on west side instead of required 25 feet.

of the Zoning Regulations of Billinere County, the Zoning Law of Baltimore County, for the following reasons (indicate bardship or practical difficulty)

Contract purfermants propose to construct a one story addition to the front of the existing building for offices, which said addition will be approximately forty (40) feet long by chirty-four (34) feet wide in conformity with the existing building, a practical difficulty exists in that the office addition must be placed in the front yard so that parking spaces can be in the rear rather than haw when the parking spaces can be in the rear rather than haw the control of the conformation of the control of

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

I. we, agree to pay expenses of above Variance advertising, josting, etc., upon filing of this tined and further agree to and are to be bound by the zoning regulations and restrictions of limbus County adopted pursuant to the Zoning Law For Baltimore County. Ray Blake M. Steel Meleff Shiram Rite Malak Iron-Rock Steel Ray Sarozza Contract purchaser Theresa Rita Walsh Trondwell Legal Owner Address 402 W. Pennsylvania Avenue 7400 York Road DALE Towson, Maryland 21204 Towson, Maryland 21204 John O. Seiland Petitioner's Attorney

Address 202 W. Pennsylvania Ave.
Towers Maryland 204
ORDERED By The Zoning Commissioner of 254

, 197 __, that the subject matter of this petition be advertised, as of required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that proceed by be posted, and that the public hearing be had given to the county in Room 106. County Office Baltiming to Work Baltimore County in Room 106. County Office Baltiming to Towns Baltimore County in Room 106. County Office Baltiming to Towns Baltimore County in Room 106. County Office Baltiming to Towns Baltimore County in Room 106.

Zóning Commissioner of Baltimore County

GAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION FROM D.R. 5.5 TO D.R. 16 WITH SPECIAL EXCEPTIONS FOR OFFICES AND FRONT AND SIDE YARD VARIANCES.

ant 100.0 feet measured westerly along Pennsylvania Avenue from 50.00 feet thence leaving said 20 foot alley and running for a line ofdivision

Containing 0.172 acres of land, more or less

This dracription has been prepared for zoning purposes only and is

IOHN O. SEILAND ATTORNEY AT LAW
202 WEST PENNSTLVANIA AVE
TOWSON MARTLAND 2120-

November 25, 1974

FILE 74043

NOV 26 74 AM

Mr. Frank Hogan, Chairman Zoning Plans Advisory Committee County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Item #13
Zoning Cycle VIII, October, 1974
Owner: Theresa Treadwell
Location: N/S Pennsylvania Avenue
100' W/

CHARLES A. JEDNORSE

Your attention is directed to the first paragraph of

As discussed with former chairman, Mr. James B. Byrnes this date, the request for a front yard variance is necessitated by the proposed structure; however, the request for a side yard variance is not only requested because of the proposed structure but also because the existing structure is a non conforming use. Should the approval not be granted for the proposed structure would still need the side yard variance for the existing building.

JOS: ns

cc. Evans, Hagan & Holdefer, Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Chief, Community Planning TO Office of Planning and Zoning
Mr. James E. Dyer
FROM Deputy Zoning Commissioner

Date March 20, 1975

SUBJECT Boundaries of Towsontowne Center Case No. 75-198-RXA (Item No. 13) N/S of Pennsylvania Avenue, 100' V of Central Avenue - 9th District Theresa Rita Walsh Treadwell - Petitioner

Please provide me with information as to the present and proposed

houndaries of Towsontowne Center. I received conflicting testimony during

the course of the above hearing and would like official, up-to-date informati

JED/scw

RECEIVED FOR SABE M RE: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION, AND VARIANCE N/S of Pennsylvania Avenue, 100' W of Central Avenue - 9th Election District Theresa Rita Treadwell - Petitioner NO. 75-198-RXA (Item No. 13)

...

BEFORE THE COMMISSIONER

OF : BALTIMORE COUNTY

111 111 111

This Petition contains three separate requests, a Reclassification from a D. R. 5.5 Zone to a D. R. 16 Zone, a Special Exception for offices, and Variances from area regulations that would permit a front yard setback of zero feet and side yard setbacks equal to those that presently exist for the dwelling situated on the subject property

Testimony and evidence presented during the course of the hearing established that the subject property lies one and one-half blocks from the new County Courts Building, is situated directly opposite or across Pennsy-Ivania Avenue from D. R. 16 zoned properties, and is flanked on either side by properties long since converted to apartments. Existing improvements, along the length of the block opposite the Petitioner's property, coasist of a parking lot at the corner of Central and Pennsylvania Avenues; a dwelling once granted a Special Exception for office use that has not been converted but remains as the residential premise of the original owner; a dwelling granted a Special Exception for office use and converted to that use; and a dwelling situated on the far end of the block, at the corner of Pennsylvania and Highland Avenues, that has also been converted to office use by way of a Special Exception. All buildings have retained their residential character, with no outward appearance of office use other than a permitted size and parking

The writer observed the area on two separate occasions, between the hours of 8:30 and 9:00 a.m. and between the hours of 7:30 and 9:30 a.m. During those times, the presence of the nearby governmental complex was

BRIEF SUPPORTING REASONS FOR RECLASSIFICATION AND SPECIAL EXCEPTION OF PROPERTY AT 402 WEST PENNSYLVANIA AVENUE, 9TH ELECTION DISTRICT, BALTHMORE COUNTY, MARYLAND

ERROR IN ORIGINAL ZONING

The subject parcel lies directly across the street from D.R. 16 zoning and on the east by D.R. 16 zoning east of Central The optimum use of the land is not for residential purposes as is evidenced by the abundance of offices in the neighborhood and its close proximity to the Court House.

CHANGE IN THE NEIGHBORHOOD

The subject property lies in a D.R. 5.5 zone but across the street from the subject property lies D.R. 16 zoning with special exception for offices Zoning Petition No. 69-277RX which represents three changes in zoning. In addition, zoning changes have occurred on the south side of Pennsylvania Avenue, one block east of subject site, Zoning Petition 72-111A and 74-178X additional zoning changes have taken place one block north of subject site on Alleghany Avenue at Zoning Petition 71-251 and 73-271X. Also to the south of subject site on Highland Avenue at Zoning Petition 70-107RX and 71-27-RX.

apparent by early morning traffic seeking on-street parking spaces. The street in question, between Central and Highland Avenues, vacant of parked vehicles with the exception of one or two at 7:30 a.m., was filled to capacity by 7:45 a.m. Very few of those who parked, entered the apartments or offices that front on Pennsylvania Avenue. Most either walked east to the governmental complex or south to other offices apparently situated outside the Towson ring road. Existing office uses in this area appeared to generate very little traffic during the time that the area was observed. The majority of the traffic consisted of cars that parked and those that wondered through looking for a place to park. There is no doubt that this condition apparently exists due to the nearby governmental complex and that it will continue to exist without regard to the uses on the block, due to its close proximity to the aforemention complex

The Baltimore County Planning Board recommendations, with regard to this Petition, contained the following comment:

> "Prior to the adoption of the comprehensive zoning maps, the subject property was zoned R. 6. During the preparation and processing of the comprehensive zoning maps, the Planning Board recommended that D. R. 16 zoning be extended westerly from the Towson Center to the YMCA property. In adopting the maps, the County Council reduced this proposal so that zoning for higher-density residential and office uses would be concentrated nearer the Towson Center.

In view of Council's decision, the Planning Board now feels that D. R. 5. 5 zoning here is correct. Further, any expansion of D. R. 16 zoning from Towson Center ought to be done com-prehensively."

A separate document, consisting of a preliminary report of the Planning oard, "The Policy Plan for Towson", dated January 16, 1975, intended to establish a framework to guide future planning and development in Towson was entered as evidence by the Petitioner. A map, included in the report, s a residential office mix on both sides of Pennsylvania Avenue, extending westerly from Bosley Avenue to Highland Avenue. The text of this ommends, however, that any changes in zoning densities necessary to implement the plan be done comprehensively when the maps are updated

- 2 -

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at four year intervals.

Representatives of the Greater Towson Council of Community Associations appeared in protest to the Petitioner's request. They pointed out that the aforementioned plan is preliminary and that changes of land uses in the area in question are presently under consideration. Other objections are amply outlined in the Protestants' Exhibit "A" and will not be repeated in detail in this Opinion.

The Petitioner based his request for Reclassification on both change and error. Changes in the neighborhood were not evident either by map review or field review. Dwellings have been converted to office use by the Special Exception process, and nearby roads have been constructed and improved, as proposed, prior to the adoption of the Comprehensive Zoning Map. This type of change has not resulted in and should not be considered as a change in the character of the neighborhood.

The testimony and evidence outlined herein does raise questions as to whether or not the subject property has been placed in a zoning classification that is compatible or consistant with surrounding land uses. There is, however little doubt in the writer's mind that the improvements required, as requested by the Contract Purchaser, would not be compatible or consistant with the character of the neighborhood. The dwalling in question, constructed in line with other buildings in the block, is proposed to be extended from the front ion wall to the street right-of-way line. This extensive change in the character of the dwelling would belie the spirit and intent of the Zoning Rerulations, and, for this reason, the Special Exception and Variances should no Without the proposed additions, the existing improvements would apparently be of little use to the Contract Purchaser and would raise viable as to the appropriateness of changing the zoning classification of this one property at a time when a complete comprehensive zoning review o

- 3 -

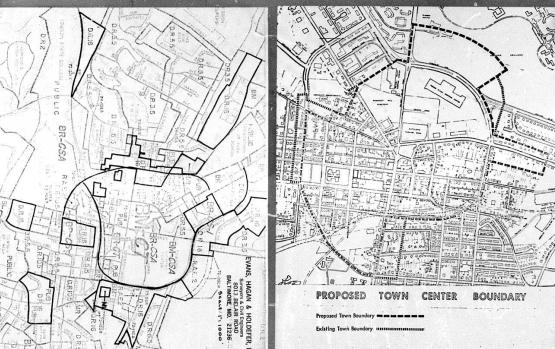
all properties is underway. The new zoning maps, resulting from this review, are scheduled to be adopted by October 15, 1976, and can be expected to stablish the critical boundary line beyond which expansion of office use into the West Towson area would not be logically expected. For these reasons, the Reclassification request has not been justified and should also be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 474 day of June, 1975, that the herein requested Reclassification, Special Exception, and Variances should be and the same are hereby DENIED.

DAT

CABE

00



DATE

JUL 1 6 1975

February 27, 1975

RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 to D.R. 16
PETITION FOR SPECIAL EXCEPTION FOR OFFICES AND OFFICE BUILDING PETITION FOR VARIANCE FOR FROM : ZONING COMMISSIONER OF DES AND OFFICE BUILDING : BALTIMORE COUNTY AMD SIDE YARDS.
North side of Pennsylvania Avenue
100 feet West of Central Avenue, 9th
District. THERESA KITA WALSH TREADWELL : Case No. 75-198

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



Maryland 2120

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 2th day of March, 1975 to John O. Seiland, Esquire, 202 W. Pennsylvania Avenue, Towson, Maryland, 21204, attorney for Petitioner.



I will not attend. JVH

BALTIMORE COUNTY PLANNING BOARD

PUBLIC HEARING

ON

A POLICY PLAN FOR TOWSON

THURSDAY, FEBRUARY 27, 1975

7-30 P.M

HEARING RULES

- Comment will be invited on any aspect of the subject matter of the hearing.
- Those desiring to address the Board will register at the Secretary's desk, and may do so either prior to or during the hearing
- Upon recognition by the chairman, the person addressing the Board shall state his name, address, and the organization he represents, if any.
- Time limit for comment will normally be five minute
- Comment will be made only from the speaker's rostrum provided for this purpose at the front of the hearing roum.
- Repetitive comment on the same issue by two persons will be allowed; the chairman, at his discretion, may permit additional persons to comment on the same issue.

2/26/75

TO: The Planning Board

EDOM The Staff of the Office of Planning and Zoning

Suggested Revisions to the Report entitled Preliminary Report SUBJECT

The staff recommends policy #1 be rephrased to read :

Future intensive growth (high-rise office, commercial and residential) should be contained within the boundaries of the designated Town Center. These boundaries should be limited as much as possible

Attached is a copy of a map showing the proposed town center

The staff of the Office of Planning and Zoning recommends a sub-stitution of the following pullcy statement for Policy # 10 which relates primarily to future land uses in west Towson:

House offices (conversions of existing dwellings to offices) should be used as a transition or buffer / entween the Town Center uses and adjacent residential areas. Cfices in these locations should be limited to conversion of existing buildings and should be required to retain an outward residential oppearance. The exact size and location of these transition or buffer areas should be determined by the comprehensive zoning map process and reviewed at the time of the comprehensive zoning map revision every four years.

As a result of the above modifications, the staff recommends that the second sentence of the fourth paragraph be deleted, and that the fifth paragraph be deleted in its entirety.

Again, as a result of suggested changes to Policy #1 and Policy #10 on pages 17 and 18, the staff recommends the following change to implementation Policy #1 on page 32, to read :

The 1976 Comprehensive Zoning Map process will be utilized to modify the zoning in and adjacent to the Towson Center to conform to the land use policies described in this report.

PROPOSED TOWN CENTER BOUNDARY

Proposed Town Boundary

Existing Town Boundary recesses

February 27, 1975

Bea

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 13 - 8th Soning Cycle

John O. Seiland, Espaltimore COUNTY OFFICE OF PLANNING & ZONING 202 W. Pennsylvenia Avenue Towson, Nanyland 21204 County Office Building

County Office Building 111 W. Chrsapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted

for filing this 25th

Seni la Munea

S. ERIC DINENNA. Zoning Commissioner

Petitioner Theresa Rita Walsh Treadwall Petitioner's Attorney John O. Seiland

Evens, Hagen & Holdefor, Inc 8013 Belair Ro-1 Beltimore, Md. 21236

Reviewed by Chemea & Byrree, W. Shairman, Zoning Advisory Committee

BUREAU OF PROJECT AND VELOPMENT PLANNING

> BUARD OF EDUCATION OFFICE OF THE

HENDERS

SEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF

STATE HIGHWAY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

John O. Seiland, Esq. 202 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Reclassification and Special Exception Petition Item 13 - 8th Zoning Cycle Theresa Rita Walsh Treadwell -Petitioner

Dear Mr. Seiland:

The Zoning Plans Advisory Committee has 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 ray 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 Fennsylvania Avenue, approximately 100 feet west of Central Avenue, in the 9th Election District of the 100 feet of the 100 feet with 100 feet wi containing two apartments. The properties opposite the site on Pennsylvania Avenue presently exist as dwellings that have been converted to law offices.

The petitioner is requesting a Reclassification from the existing DR 5.5 zone to a DR 16 zone, and additionally request a Special Exception for offices.

John O. Seiland, Esq. Re: Item 1? - 8th Zoning Cycle October 25, 1974

A one story addition to the front of the existing A one story addition to the front of the existing structure necessitates the request for a front and side yard Variance. The ultimate proposed structure offices, with off street parking drawn feet or offices, with off street parking drawn feet or alley immediated. Access is proposed via an existing 20 foot alley immediately to the rear of the property with access in conjunction with property immediately adjoining to the west.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1975, in order to allow time for final Committee roview and advertising. allow time for IInal Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1975, and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

Camica B. Byonia II JAMES B. BYRNES, III Chairman, Zoning Plans Advisory Committee

JBB: --

Enclosure

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236



Towson, Maryland 21204

175-7110

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Conmittee

Re: Property Owner: Theresa Rita Walsh Treadwell

Location: U/S of Pennsylvania Ave. 100 ft. W/ of Central Ave.

Zoning Agenda Oyele #8 - Cetaber 1, 1974

Pursuant to your request, the referenced property has been surveyed by this Eureau 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 read in accordance with Baltimore County Standards as published by the

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

EXCESSO the maximum allowed by the Fire Department.

| h. The site shall be made to comply with all applicable parts of the Fire Ferentian Code prior to occupancy or beginning of operations.
| 5. The buildings and structures calenting or proposed on the site of property with all applicable requirements of the flatiental Fire Forbestian Association Standard No. 101 "The Life Cadrey Codes, 1970 Exiting prior and the control of the flatient of t

() 6. Site plans are approved as drawn.

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

Reviewer: At J Killy Planning Group Special Inspection Division

Fire Prevention Bureau

Baltim re County, Marulani Bepartment Of Fublic Works

COUNTY OFFICE BUILDING

ELLEWORTH N. DIVER, P. E. CHIEF

October 30, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

> Re: Item #13 (Cycle VIII - October 1974 - April 1975) Idem #33 (Cycle Vill - October 1978 - April 1975)
> Property Owner: Thereas Rita Walsh Treadwell
> N/S of Pennsylvania Ave., 100'W. of Central Ave.
> Existing Coning: D.R. 55 V/Special Exception for offices,
> Proposed Zoning: D.R. 15 V/Special Exception for offices,
> Variance from Section 1802.28 (504-V.B.2) - front and side yards No. of Acres: 0.172 District: 9th

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.

Pennsylvania Avenue is an existing street which has been previously improved as 26-foot closed roadway section within a 65-foot right-of-way. The existing santicipated to be generated by redevelocement of the adjacent land. Therefore, Pennsylvania Avenue is proposed to be further improved in the future as a bli-foot closed roadway section within a 72-foot right-of-way. Highway right-of-way widening and a revertible slope esceent would be required along the frontage of this property in conjunction with the proposed development of this property.

The status of the 20-foot alley right-of-way is unknown to this office; however, we are in accord with the establishment of a 20-foot commercial alley. No additional alley improvements are required at this time; however, future improvements would be assessed against the adjacent property content.

No provisions for accommodating storm water or drainage flows have been indicated on the plat; however, adequate facilities would be required in conjunction with the proposed development of the property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improp. 'installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #13 (Cycle VIII - October 1974 - April 1975) Property Owner: Theresa Rita Walsh Treadwell

Sediment Control:

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

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

The subject property is situated within the Baltimore County Netropolitan District and is included within the limits of the Baltimore County Comprehensive Natur and

Public water supply and sanitary sewerage are available to serve this property. According to our records, an S-inch sanitary sewer exists within the alley at the rear of this property, and a h-inch water main exists in Pennsylvania Avence.

This property is subject to restrictions imposed by the Maryland State Department of Health which prohibits increased sawage flows contributing to the Jones Falls

Very truly yours, Elswon 5. Newer ELISWORTH N. DIVER, P.E. Chicf, Bureau of Engineering

END: EAM: EMD: 8 8

N-NW Key Sheet 38 NE 1 Pos. Sheet NE 10 A Topo 70A Tax Hap

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

October 28, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Buildin

Re: Itam 13 - Cycle Zoning - October 1974 through April 1975
froperty Owner - Theresa Rita Walsh Treadwell
W/S of Pensylvania, 100 ft. W of Central Avenue
D.R. 16 with special exception for offices, variance from Section
1802.28 (DO-W-B.2.) - Front 6 side yard.

CRM/rmq

The Tourson plan and road system has been designed with the assumption that very limited office uses would be available west of Bosley Avenue. This continued piecemeal zoning of small parcels into office space without an adequately designed road system can only create problems in the future

> C. Raban Mer C. Richard Moore Assistant Traffic Engineer

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



October 11, 1974

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

Dear Mr. DiNenna:

Connents on Item 13 , Zoning Reclassification,

Property Owner: Theresa Rita Walsh Treadwell
Location: N/S of Pennsylvania Ave. 100 ft. W/
Central N/S of Pennsylvania Ave. 100 ft. W/
Existing Zoning: D. R. 3c.
Proposed Zoning: D. R. 3c.
Solve No. 2 to AntiANCE from Sec. 1802.2B
Froposed Zoning: (504V.B.2) to allow a fromt yard setback of zero ft. instead of the required
thirty ft. 6 to allow variance to side
yards to permit 5.8 ft. on East side is
ton ft. on West side instead of required
No. of Acres: 0.120
No. of Acres: 0.120
No. of Acres: 0.120
No. of Acres: 0.120

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on the buildings of the state 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 processing and fair following and industrial Hygiene, Baltimore County Department of

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

Very truly yours,

Thomas of Denti as Thomas H. Devlin, Director

CC--W.L. Phillips

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 9, 1974

Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Property Owner: Theresa Rita Walsh Treadwell Location: N/S of Pennsylvania Ave. 100 ft. W. of Central Ave. Proposed Zoning: D.R. 16 Variance from Section 1802.28 (504V.B.2) to

allow a front yard setback of zero ft. Instead of the required thirty (30) ft. and to allow variance to side yards to permit 5.8 ft. on East side and ten (10) ft. on West side Instead of the required twenty-five

Districts

WNP/ml

MRS ROBERT L BERNEY

No adverse effect on student population.

W. lid Ketional Field Representative.

ALVIN LORECK

MRS. RICHARD K. WUERFEL

WILLIAM D. FROMM S. ERIC DINENNA



October 24, 1974

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

Comments on Item #13, Zoning Cycle VIII, October 1974, are as follows:

Property Owner: Theresa Rita Walsh Treadwell Location: N/S of Pennsylvania Avenue 100 ft. W of Central Avenue Existing Zoning: D.R.5.5 Proposed Zoning: D.R.16 Variance from Section 1802.28 (504V.B.2) to allow a front yard setback of zero ft, instead of the required thrity ft. and to allow variance to side yard to permit 5.8 ft. on east side and ten ft. on west side instead of required twenty five ft. No. of Acres; 0.172

District: 9th

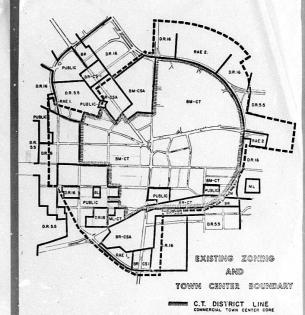
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a begring on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

The access to the site is very poor and the on-site traffic circulation is not adequate.

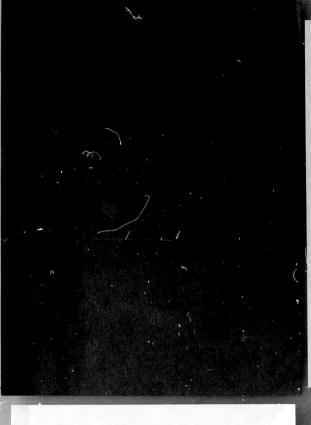
All exterior lighting must be shown on the site plan.

Very truly yours, John & Wently John L. Wimbley Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CI ESAPEAKE AVENUE SUITE 301 JEFFERSON BUILDING AREA CODE 301 PLANNING 494-3211 ZONING 494-3351



-- TOWN CENTER BOUNDARY



GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS

March 14, 1975

Mr. James Dyer Deputy Zoning Commissioner County Office Building Towson, Maryland 21204

RE: Item 12, Cycle VIII, Treadwell #75-198-AXA DR5.5 - DR16

Dear Mr. Dver:

Thank you for the opportunity of submitting this memoranda in opposition to the proposed reclassification.

First, the proposal to change the building from a residential use in a residential (D.R. 5.5) zone to office use is obnoxious to us and a definite infringement of all residents' rights.

Second, the proposal to build a 40' (39.89') one story office extension in the existing front yard with no regard for the neighbors on either side of and across the *treet from said property is a direct violation of:

- a. the rights of neighbors to light, air, and
- a. the rights of Respicts to Types on Plan.

 Far. FOLICY I of the pending Towson Plan.

 Fig. 100 Plan Plan Book and Revisions which have already been presented to the Planning Board by the Planning Staff in a Public Hearing.

 Plan Policy 10 of above Plan, q.v.

 Implementation Policy 1, Revised, q.v.

 Implementation Policy which seekers maintain would extend 6 feet beyond the 72 future right of way that their lawyer cited.

- would extend 6 feet beyond the 72 future right of way that their lawyer cited. Implementation Folicy 9 which, while aimed at a "unified and distinctive character for central Towson", presupposes continuation of the distinctive character surrounding same.

If granted, this reclassification would defeat the whole surpose of a mine-month in-depth study by the Chamber of Commerce, the Towson Morningside, Southland Hills, West Towson Improvement Association, and the Baltimore County Planning Staff representatives, which resulted in their unanimous approval of all of the above policies in THE TOWSON

Page Two

Mr. Dyer, you, as Deptty Zoning Commissioner, must defend this beautiful residential area from this dreadful encreachment. In order to give you further supporting evidence for your decision, we are submitting the accompanying map which shows the overwhelming percentage of residences in the area in clear relation to the two solitary Offices which are in existence west of the Towson Elementary School. The map also clearly shows that in even the three blocks facing on Bosley from Joppa to Chesapeake only 11 out of 30 buildings have been changed to office use (36.6%)

Surely this is propositive that this is still a fine residential meighborhood and that the present D.R. 16 area east of Central Avenue neighborhood on the control of the c

Even if the petitioners say those properties up for sale are unsuitable for their needs, they have contracted to buy a residential building which, by their own testimony "is not suitable for our needs" and furthermore is in a residential zone.

The petitioners also neglected to provide a traffic expert. In the past, that, in itself (lack of putting up a real case), has been sufficient evidence for dismissal of cases.

We wish to point out the following facts about

-). the parking in the area:
- a. Bumper to bumper parking daily on street proper extending even into the arterial isosley despite recent completion of two new parking garages.
- b. No room for fire engines to maneuver because of parking on both sides.
- 2. the parking on their own property:
 - a. It will be reached by an alloy planned for residential use and since the plat shows the alley as 12'6" wide this precludes two cars passing. According to Baltimore County Traffic Department, a minimum of 16' is required to pass and 20' is preferred.
 - b. The exiting of the daily average of 50 cars (by County formula according to the plat sizes) will further compound the traffic problem on Highland Avenue.

Mr. James Dyer March 14, 1975 Page Three

c. The exiting of the same 50 cars on Central Avenue (which is one way north past the elementary school) would be even worse.

Even though the petitioners' plat would seem to satisfy the parking requirements spelled out in the zoning regulations, we seriously doubt it would satisfy the needs of the project selections because if one adds:

2nd Floor 1156
3rd Floor 900
Total 2056 which divided by 500 equals 4 spaces.

This is insufficient for their own proposed use of the 2nd and 3rd floors by seven employees, not to mention their visitors. The first floor (and its slots) are for their tenants---their testimony.

As a matter of fact, except for the cooperation of the present owner of this residence who happens to own the adjacent property to the west, the driveway [10] wide) would not accommodate the planned STACKED parking. In effect, this reclassification affects the residential property next door in a definite negative way.

Unless we completely ignore the future generations, we must consider that this encroachment would be in a residential zone WEST of the neighborhood schoul where ANY increase and the MEZARO ALERANY IN EVIDENCE for papils trader Elementary School'**. Children aged five and up walk to complete the control of the school had after school hours to use the playpround on Central Avenue, which is also used a great deal of the time for the activity programs of the Baltimore County Recreation Department.

There are no "Phase-out" plans for Towson Elementary School which has just gone through a complete renovation including:

a new heating plant a new roof a new library new lighting new windows new locker sections improved rest rooms

and a complete new paint job to add the final sparkle.

We feel the petitioner has not given either sine qua non, a proof of change or of error in the maps. To the contrary, this shows a

*Quote from Cycle Book VII, Item 14, p. 28, para. 3. Capitals added for emphasis.

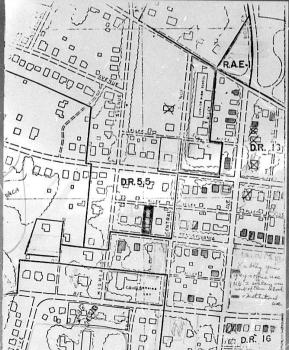
Mr. James Dyer March 14, 1975

viable, vital neighborhood containing three associations fighting to protect themselves from uncalled-for encroachment.

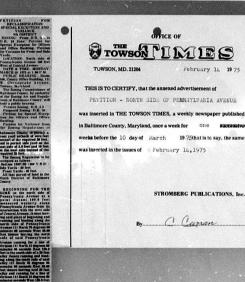
As for error in the maps, there has been no final determination in the courts showing error in the zoning of this area.

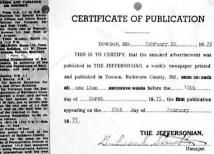
Sincerely yours.

Sound J. Dan Joseph F. Davis, Vice President

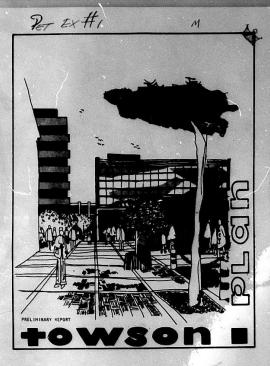


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PRELIMINARY REPORT OF THE PLANNING BOARD

A POLICY PLAN FOR TOWSON

a framework plan to guide future planning and development in Towson

January 16, 1975 Office of Planning and Zoning

part of this process, a broad-based Towson Plan Advisory Group was formed.

B. Today

Towson is:

- 1. centrally located within Baltimore Courty
- the major governmental center of Baltimore County, serving more than 600,000 people
- the strongest subcenter in the Baltimore Metropolitan Area
- 4. the trading center for approximately 300,000
- within a day's travel of most of the important markets of the eastern United States.

Towson has grown within the last six years by the addition of:

- 1. 850,000 square feet of floor area for office use
- 2. 50,000 square feet of floor area for commercial
- 3. 636 dwelling units

Presently, plans have been initiated for construction of three additional office buildings and one residential project, all of major proportions. It should also be noted that plans for a repid rail transit system in the region identify Towson as a transit stop, with direct connections to downtown Baltimore, Baltimore-Washington international Airport, and to the surrounding subcenters in the metropolitical area.

It is apparent that Towson will continue to grow rapidly, either within the framework of a plan or without. The Office of Planning and Zoning proposes the preparation and adoption of a plan for Towson; it was to the members of the Towson Plan Advisory Group that this office turned for assistance in the formulation of the goals and objectives of such a plan.

m. current major issues

The following is a compilation of major issues identified by members of the Towson Plan Advisory Group and the Planning staff:

- 1. Office and commercial expansion is encroaching upon the East Torson residential neighborhood; many units on Delaware, Virginia and Chesapeake Avenues that were once residential have been converted into commercial or office uses or have been convented into commercial or office uses or have been torn down with an eye to future commercial development. More recently, 318 E. Pennsylvania Avenue has been converted from residential to office/storage use. Since change and expansion seem inevitable, especially in Town Center, a plan for orderly development is needed to prevent a domino effect. Additionally, some 20 black families in East Torson are to be displaced by the Ring Road. Replacement housing for these residents must be found before major public improvements (e.g., the Ring Road) can be carried out.
- 2. Traffic volumes within the central core area are projected to double as "evelopment takes place. Condominiums and hirrise apartments will require a proper road network in combination with other modes, to avoid congestion that added densities bring to a given area. It is especially true in East Towson that the existing street system is not adequate to carry anticipated volumes.
- Turning movements along York Road will increase as new office and residential structures are built on Pennsylvania and Chesapeake Avenues, thus causing further congestion on this major arrerial.
- As traffic intensifies and development continues, pedestrian movement will become more and more difficult.
- 5. West Towson could experience more pressure from office expansion; already some residences have been converted into office space. Legislation must be enacted to establish a line of demarcation beyond which office expansion would not be allowed.

The physical mass of buildings could have a haphazard appearance in the absence of a unifying owerall development plan.
 Mew buildings could become isolated units with no apparent connection or unity to adjoining buildings.

A PLAN FOR TOUSO

CONTENTS

Introduction

Current Major Issues

Goals and Objectives

Growth Potentials

V. Policies and Proposals

VII. Policy Implementation

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Circulation Plan A Circulation Plan B

Landscape Plan Building Setback Plan

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- There are no existing standards or guidelines to establish any environmental amenities within the urban core; without these standards the central core could emerge as a sea of concrete, devoid of any benches, trees, parks, etc.
- ĉ. As new offices are constructed, there will be a heavy demand for new parking; with approximately 8,000 existing parking spaces, there could be a need for 40,000 more spaces assuming that the ratio of auto users remains as it is today. The possibility of different parking requirements of core areas or emerging Town Centers needs to be examined to include a flexibility to allow for nearby space leasing if necessary.
- There is no viable alternative to get to Towson from most sections of the County other than by private automobile.
- 10. Existing small businesses (for the most part renters) are now being and will in time be replaced by large, high-rise structures. Adequate provision must continue to be made in major developments such as the Equitable Building, Mampton Plaza and others to accommodate small businesses and shops.
- A central bus terminal should be planned with consideration given to the Mass Transit Stop.
- 12. Tax assessment inequities exist. The question of true land value versus current use needs to be resolved to insure that commercial uses are paying their fair way and to protect those residents unwilling to leave their land although it might have higher value in some other authorized zoning use.

. Introduction

A. 1946 to Date

Planned growth for Towson could be said to have begun with the establishment of the first Baltimore County Zoning Ordinance in 1946; perior to that time planning consisted entirely of individual private development efforts. By the 1950's plans were formulated for an extension of the governmental complex as well as for the construction of a "ring road" to relieve traffic congestion in the center of Towson as shopping centers and other high-intensity uses mushroomed along the edges of Towson Center. The rapid growth of the Towson area during this period brought with it severe traffic congestion, and, to a lesser degree, deterioration in some areas of the center.

In the early 1960's the Regional Planning Council designated Towson as a Metrotown. In 1962, with formation of the Redevelopment and Rehabilitation Commission. Towson was one of two urban centers selected for redevelopment; however, the attempted reconstruction program for Towson, together with the concept of urban renewal, was rejected by the voters in 1964. Additional development in the surrounding area, along with the construction of large apartment and office buildings in the center, contributed to a new modern image for Towson, but existing problems were merely compounded. At the request of the Planning Board, a study was undertaken in 1968 to ascertain growth potentials and to formulate several alternative plans for Towson; The Architectural Affiliation, with assistance from Larry Smith & Co. (economic consultants) and Alan Vorbees & Associates (transportation and planning consultants), undertook this study. Additionally, the Towson Planning Council, a community organization, was formed to assist in the first phase of this study. It is significant that the commonhensive zoning mans adopted by the County Council in 1971 reflected many of the land use proposals set forth in that study.

Despite the continued growth of Towson, a master plan to guide that growth had not been approved: the Baltimore County Office of Planning and Zoning has undertaken to develop and obtain approval of such a plan; as a

m. goals and objectives

The Advisory Group decided upon the following set of goals and objecttives upon which decisions could be based in preparing the central core plan:

- Eliminate chaos, stop the wasteful use of land and prevent the deterioration of the environment as attributed to unplanned development; adopt a framework of concepts, standards, and ideals to coordinate future growth.
- (deals to coordinate ruture grown.
 2. Stimulate the expansion of an economically viable commercial and business community within the central core perimeter by providing appropriate access and parking facilities as well as such amonfities as narrish and landscaline.
- Successed a balanced community with both a daytime and nighttime population base by providing appropriate areas for residential development as well as for commercial and employment activities through the judicious application of zoning classifications.
- 4. Provide for an environmental character that will enhance the "human" aspects of the commercial center by encouraging the provision of locations for independent merchants as well as providing space for new major retail outlets.
- 5. Create a satisfying urban environment by:
 - a. encouraging a pedestrian system for safe and enjoyable movement throughout the center;
 - providing sufficient open space and park areas for rest and relaxation;
 - c. developing design standards that will provide for a human scale at the peder | an level:
 - d. Duilding bicycle trails and facilities.
- Develop a circulation system to relieve the congested conditions within the central core area.
- Stimulate active citizes interest and encourage participation in community affairs; help promote a sense of pride in Towson.

- Establish a permanent citizen-government task force which will seek ways to implement specific components of the plan.
- 9. Develop a single, high-density center within the central correarea (inside the ring road) as the only practicable alternative to strip-sprawl urban growth around Towson. It was felt that Towson should have a high-intensity center with growth in an upward direction in order to accommodate the forecast growth and avoid sprawl development. This vertical-devel ment decision was reinforced by considerations of the natural energy crisis and the problem of auto-pollution. It was also agreed that use of vertical development would allow for the provision of a balanced major center with its environmental and human needs.
- In order to avoid wasteful duplication, services and facilities of individual component parts of the center should be coordinated.
- Insure a variety of services by encouraging mixed or multiple uses within individual structures.
- Consider the environmental impact of future growth on the central core as well as the peripheral areas.
- 13. Set boundaries and staging for core expansion and growth.
- 14. Establish an integrated circulation system, considering all movement aspects of people and goods.

IV. growth potentials

The growth projection material which follows is taken from The Architectural Affiliation Report on Central Towson, October 1966, and is based on data from the Office of Planning and Zoning, TAA's studies and Larry Smith and Company, Inc., economic consultants. The population and building area projections $(4_k, 4_p, 4_b, a_b, a_b, a_b)$, are preceded by the "central Towens study boundaries" (4_k) , and are followed by "Daily Traffic Volumes in Core" (7_{3k}) , "Parking Needs" (7_{11}) , and "Land Use Analysis" (4_k) .

Additionally, the existing zoning map for Towson (page 16) is provided to show the types of uses anticipated within the ring road. This is particularly significant along York Road where about 90: of the properties are leased and where existing zoning and owner preference will dictate the type and timing of development on individual tracts. The Town Center boundary line is also shown on this existing zoning map. The "C.T." District, located within the town center boundary, is a zoning classification applied in town centers to central business areas where intensive business and residential development should be fostered and prime retail frontage protected. Additionally, in a C.T. District, apartments are permitted above the first floor level; maximum floor area ratio is 5.5.

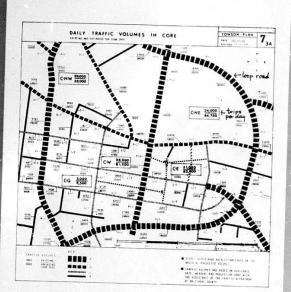
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v. policies and proposals

A. Plan Policies

- I Future intensive growth should be contained within the boundaries of the town-center distributor-by-pass road ("ring road") as opposed to allowing sprawl growth at a lower intensity over a
- 2. Mixed-use (office, retail, residential, and cultural, etc.) development should be encouraged to promote a 24-hour population for central Towson.
- 3. A pedestrian system linking the government complex with officeareas, commercial areas and other residential areas should he built.
- 4. A commercial mall should be part of the podestrian system.
- 5. A rapid-transit station should be located within the ring road, somewhere along the pedestrian system (alternate autside the ring road along with feeder-bus system to the core).
- 6. The construction of all new public parking facilities should be done in concert with the pedestrian system corridor.
- New-development set back lines should be located to allow flexibility in widening streets at a future date and/or to increase pedestrian, street-planting and furniture areas, and to allow for a mail. Landscaping and furniture requirements for new development set-back lines should be in visu-1 conformity with the site lines of existing structures.
- 8. Several parklets should be built on parcels of un-committed land and a 2-4 acre formal park would be located and established on the east side of Towson.
- 9. Sidewalk and street-furniture design and standards should be established for central Towson.



- 10. In existing D.R.-16 zoned residential areas adjacent to and out side the ring road in West Towson, conversion to offices should he limited to existing houses where D.R. 16 has been granted by the Comprehensive Map process. The requirement to maintain an out and residential appearance will be recommended.
- II Completion of the time mad after suitable relocation housing has been found for those East Towson residents to be displaced by its construction. Encourage redevelopment of the area east of Fairmount Avenue for residential use by those residents of East Towson displaced by public improvements and commercial expansion.

B. Land Use Plan Proposals

In keeping with Towson Plan Policy number 2, all land uses. shown in color on plans A & B, with the possible exception of the Government Center area, are anticipated to include some mixed uses. However, solid shadings reflect the dominant use proposed in any particular area, while vertical stripes denote areas where mixed uses, as indicated, are proposed. For example, the area shown in brown, devoted predominantly to office uses. may also contain some apartments on the pedestrian level; in the commercial areas, shown in red, devoted for the most part to retail comparison-type shopping and services, some mix of residential and office uses on the upper floors may be expected.

**Definition of Shopping Services

Convenience Shopping: Commercial uses to satisfy everyday non-comparison needs - shoe repair, stationery store, banks, drugs, food serives, etc.

opportunities to satisfy shopping needs for clothing,

Comparison Shopping: Commercial-recail uses ofering the buyer two or more It is important to note that the plans do not encourage major com-parison-type commercial services in the office building area or in the residential-office areas.

15

The ridge on both sides of York Road is characterized by high density rasidential with the degree of offices and mixed commercial services a matter of emphasis for both Plan A and Plan B.

The Dulaney Valley Shopping Center is shown as a commercial convenience center with supermarket to provide day-to-day shopping

On both plans land use classifications outside the ring road generally reflect existing uses and intensities. Several notable exceptions are:

1. Property owned by Goucher College opposite and to the north of Towson Plaza which is undeveloped and zoned RAE 2. a zone restricted solely to Town-Center locations. (Residence, Apartment Elevator, maximum density 80 units per acre with commercial uses permitted.)

2. Property on the north side of West Burke Avenue between the proposed ring road and York Road, where the proposed classification provides for high-intensity resi ential and office

3. The alternate location for the rapid-transit station to be discussed under land use Plan B.

In the case of existing office uses west of the County Courts Building it is proposed that such uses remain, with no further intensification proposed on either plan.

Where plans A & B differ, those differences are due principally to the alternate placement of the rapid-transit station and the resultant influence on development

Land Use Plan A (page 25)

The location of the rapid-transit station in the central core will put it within convenient walking distance of government center and the employment, commercial and residential areas. The relationships of the Government Center to office buildings, to comparison shopping, and to residential areas place these activities within reasonable walking distance and should make future expenditure of funds for a pedestrian system more acceptable and meaningful. This arrangement, plus the future pedestrian system, should significantly reduce the need for automobiles in Central Towson.

Land Use Plan B (page 26)

This plan locates the rapid-transit station on the periphery of the central core close to Towson State College. The transit station will be a people generator, and, as such, development activity is seen taking place around it. Fragmentation of employment and retail commercial is expected to follow this development outside the ring road system and result in a significant lessening of occilopment intensity in Towson Core. Increased impact on residential neighborhoods in the York Road - Burke Avenue area is then seen as inevitable.

Plan "B" would then reflect the following three major nodes without a connecting link, leaving the heart of Towson without growth stimulus or a 24-hour population:

- 1. Towson Plaza reinforced as the primary commercial area unconnected with the rapid-transit station
- 2. The rapid-transit station node separated from central core by the ring road with a marked impact on the immediate residential area.
- 3. A Government Center office building node lacking a major people generator essential to a lifeline corridor between Towson Plaza and the transit station nodes.

Under Plan B, a community minibus becomes necessary because of the distance from the major activity centers in the central core. The attendant inconveniences of transfer, more time and added fare may tend to make the use of rapid transit to Towson less attractive to motorists.

Traffic Parking Landscaping and Pedestrian Movement Man

- A. Automobile traffic for Central Towson is proposed to be handled by a three-fold system; namely, bi-pass, feeder and
- 1. Bi-pass traffic: The "blue" ring road with a tentative alignment section shown from Bosley to Pennsylvania Avenue; this section is scheduled for consultant study of alternate alignments and public hearings before final alignment will be determined. The consultant is committed to work with the Towson Plan Advisory Group in his study
- 2. Feeder traffic into core: The Black-marked roads-Joppa, York Road-Washington Avenue-vill provide feeder service into Towson Core from the ring road. The Hillen Road tie-in with Pennsylvania Avenue will also be under study
- 3. Internal traffic service: The Red-marked avenues are intended to provide the primary internal traffic service within Central Towson.

The building set-back map shows existing and proposed building setback distances along the traffic corridors in central Towson. It is most important to note that proposed building setback distances will be applicable to new land use construction only.

^{*}Colors refer to the display maps available for inspection in the Baltimore County Office of Planning and Zoning, Suite 301, Jefferson Building, Towson, Maryland, 21204. Black and white prints of these maps are on pages 25, 26, 27, 28, and 29.

- B. Public parking structures existing and proposed are shown: Existing
- 1. Towson Plaza
- 2. Hutzlers
- 3. Revenue Authority Chesapeake Avenue
- 4. Revenue Authority Susquehanna Avenue
- 5. Nottingham Properties, Inc.
- 6. Penthouse

Proposed

- An East Towson general location between Pennsylvania and Chesapeake Avenues.
- A general location within the York Road, Allegheny, Washington, Pennsylvania Avenues block.

C. Landsciped Areas

Shown shaded solidly in green color and include all open space, public and private, existing and proposed.

Existing

- 1. The Old Court House
- 2. School property between Jefferson & Lennox Avenue
- 3. Catholic Church and School and other Church properties
- 4. Cemetery between York and Dulaney Valley Road

Proposed

- 1. East and West sides of New Courts Building Park
- 2. East and West of Bosley Avenue at Susquehanna Park
- 3. Between Susquehanna Avenue and tentative ring road Parklet
- 4. Joppa and Dulaney Valley Roads Parklets
- 5. East of Towson Library Parklet
- 6. East Towson Park

D Pedestrian movement is shown by two systems, existing and proposed.

Existing

The sidewalk network shown by solid green lines for which we propose new landscaping treatment. Proposed

Pedestrian corridors or "litelines" shown by broken green lines; these are not actual alignments but reflect, mainly, general directional movement. Actual alignments will require additional study as will any contemplated pedestrian mall.

Public moving-space standards

A chart is provided showing public moving-space requirements that will be minimum standards in the Plan. From left to right a 3' slowalk space for a window shopper, and a 2-1/2' space for each line of pedestrian traffic planned for; 5' space for landscaping; 10' space for auto-parking lane; 11' to 12' for each moving lane; a 4' dividing median space and a 10' space for a turning lane. The arrangement on this chart is not intended to reflect any specific sequence or juxtaposition. The spaces stand by themselves as individual standards.

Plan Revisions

The plan for Central Towson should be revised and updated every four years concurrently with the County wide Comprehensive Plan, or more often, if necessary, in order to consider such evolving or expanding needs as:

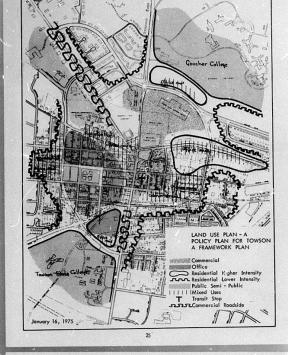
Parking standards Cultural facilities needs Street landscaping standards

Street furniture to include signs, klosks, benches, paving, etc.

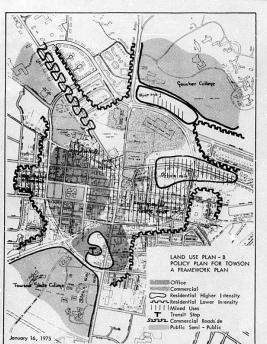
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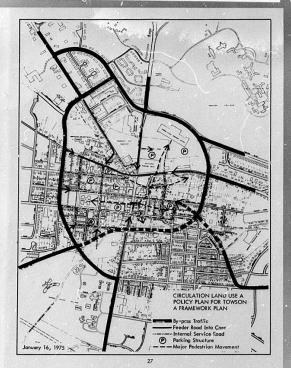
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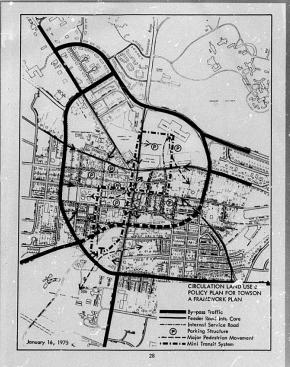
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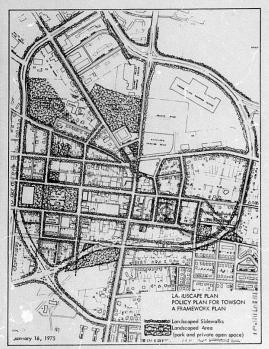


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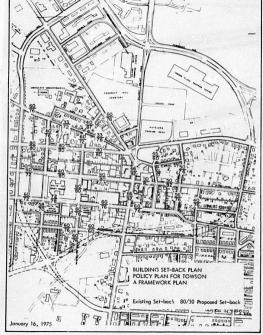


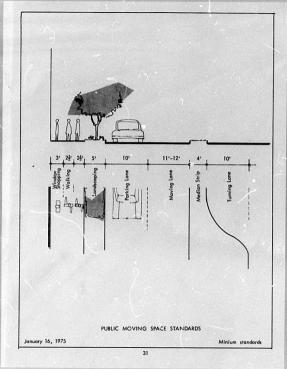






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vii, policy implementation

- Policy I. Rezoning of land outside the "ring road" for lowintensity uses through the 1976 Countywide zoning mar process.
- Policy 2. New parking standards within the ring road will be proposed to provide incentives for mixed-use development; these standards will include a reduction in number of parking spaces required and will allow more flexible locations.
- Policy 3. Prepare design studies on a pedestrian system and and 4. mall.

Investigate more immediate measures to safeguard pedestrian traffic throughout the core.

Determine the feasibility of alternate mouns of financing the new pedestrian system and mail through:

- a. County Capital Program
 b. Monies from other Government sources
- c. Private enterprise
- d. Some combination of a, b, and/or c.
- Policy 5. Wark closely with the M.T.A. Phase !! Study to select the best station location.
- Policy 6. Develop a long-range parking plan in concert with the County Revenue Authority.
- Policy 7. Maintain building setback lines to guarantee public space for people movement, both pedestrien and vehicle.

- Policy 8. Work closely with the County Department of Recreation and Parks to prepare a specific park plan and to program acquisition by capital funds.
- Policy 9. Publish a "Street Treatment Design Manual" to be used as a guide in creating a unified and distinctive character for Central Towson.

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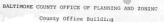
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 9th	Date of Posting F.P.B. 22, 19 CLASSIFICATION (E) SPECIAL EXCEPTION (S) VARIBA
Posted for: PETITIONS FOR O RG	CLASSIFICATION (E) SPECIAL EXCEPTION (3) VARIBA
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Location of property: N/S of Penni	A. Ave. 100'W OF CENTRAL AVE.
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75-198-RXA

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE NOV. 20, 1974 ACCOUNT 01-662 AMOUNT \$50.00 PINK - AGENCY Raymond S. Blake, Jr. 74,00 York Road Towson, Mdo. 21204 Petition for Reclassification and Special Exception and

50.00 CHIE



County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 27th, day of

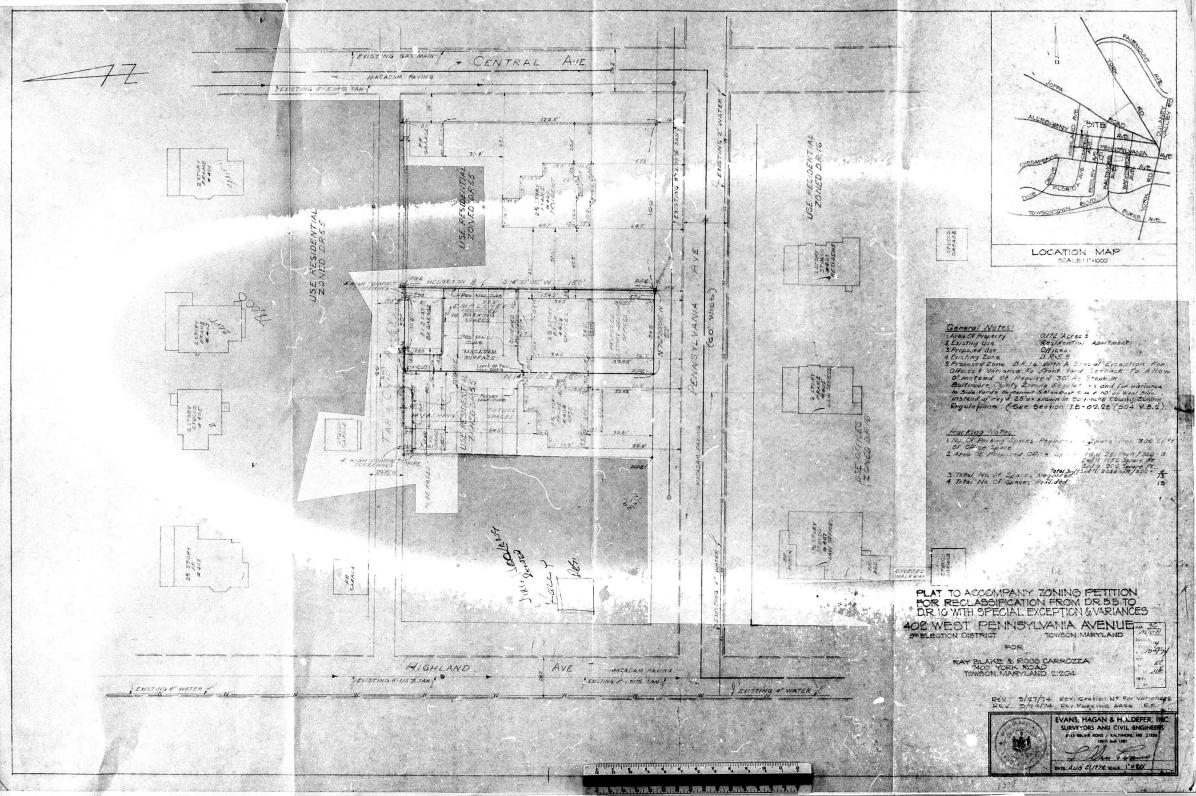
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	S.Eric DiNenna,
	Zoning Commissioner

Petitioner Treadwell Submitted by Suland Petitioner's Attorney Suland Reviewed by GHT

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



Variance for Tueress Treadwell



JUL 1 6 1975