

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Theresa Rita Walsh Treadwell, 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

...D.R. 16... 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 description

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, printing, 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.

Ray Blake, Raymond S. Blake Jr., Charles Ross Carozza, Contract purchaser

Theresa Rita Walsh Treadwell, Legal Owner
Address: 402 M. Pennsylvania Ave.
Towson, Maryland 21204

John O. Seiland, Petitioner's Attorney
Address: 202 M. Pennsylvania Ave.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of... 1977, at 1:00 o'clock

Theresa Rita Walsh Treadwell
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Theresa Rita Walsh Treadwell, 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 1802.20 (504V.B.2) to allow a front yard setback of zero feet instead of the required thirty feet and to allow variance to side yards to permit 5.3 feet on east side and 10 feet on west side instead of required 25 feet.

Contract purchaser 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 thirty-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 have the office addition in the rear with parking in the front yard which would be detrimental to the neighborhood. Further that strict compliance with the regulations would work a hardship upon your contract purchasers.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, printing, 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.

Ray Blake, Raymond S. Blake Jr., Charles Ross Carozza, Contract purchaser

Theresa Rita Walsh Treadwell, Legal Owner
Address: 402 M. Pennsylvania Avenue
Towson, Maryland 21204

John O. Seiland, Petitioner's Attorney
Address: 202 M. Pennsylvania Ave.
Towson, Maryland 21204

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Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, printing, 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.

Ray Blake, Raymond S. Blake Jr., Charles Ross Carozza, Contract purchaser

Theresa Rita Walsh Treadwell, Legal Owner
Address: 402 M. Pennsylvania Avenue
Towson, Maryland 21204

John O. Seiland, Petitioner's Attorney
Address: 202 M. Pennsylvania Ave.
Towson, Maryland 21204

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Theresa Rita Walsh Treadwell
Zoning Commissioner of Baltimore County.

JOHN O. SEILAND

ATTORNEY AT LAW
202 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

POST OFFICE BOX 8404

November 25, 1974

JOHN O. SEILAND
CHARLES A. JEDONSKI
BRUCE A. EBY

FILE 74043

NOV 26 74 AM

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

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

Dear Mr. Hogan:

Your attention is directed to the first paragraph of page 2 of the Evaluation Comments on subject petition.

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 we would still need the side yard variance for the existing building.

Very truly yours,

John O. Seiland

JOS:pe
cc: Evans, Hagan & Holdefer, Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Norman E. Gerber
Chief, Community Planning
To: Office of Planning and Zoning
Mr. James E. Dyer
FROM: Deputy Zoning Commissioner.
SUBJECT: Boundaries of Townsotowne Center
Case No. 75-198-RXA (Item No. 13)
N/S of Pennsylvania Avenue, 100' W
of Central Avenue - 9th District
Theresa Rita Walsh Treadwell - Petitioner

Please provide me with information as to the present and proposed boundaries of Townsotowne Center. I received conflicting testimony during the course of the above hearing and would like official, up-to-date information prior to writing my opinion.

JAMES E. DYER
Deputy Zoning Commissioner

JED/scw



C&P Telephone

February 21, 1975

Baltimore 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 zoning Reclassification Hearing for the October, 1974 - April, 1975 zoning Reclassification Cycle. Please forward the decision when it becomes available to Mr. Clyde L. Lev, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
Clyde L. Lev
Field Engineer

CLL/ak

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. / BALTIMORE, MD 21236 / 4101 668-1501
135 N. WILSON STREET / CAMDEN, MD 21613 / 301 388-3000
135 E. MAIN STREET / WESTMINSTER, MD 21157 / 301 848-1700
13 S. WASHINGTON STREET / EASTON, MD 21601 / 301 822-5433

August 21, 1974

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.

BEGINNING FOR THE SAME on the north side of Pennsylvania Avenue at a point distant 100.0 feet measured westerly along Pennsylvania Avenue from its intersection with the west side of Central Avenue, thence leaving said place of beginning and running and binding along the north side of Pennsylvania Avenue (1) North 76 degrees 00 minutes 00 seconds West 50.00 feet thence leaving the north side of said Pennsylvania Avenue and running for a line of division (2) North 14 degrees 00 minutes 00 seconds East 150.0 feet to the south side of a 20 foot alley thence running and binding along the south side of said alley (3) South 76 degrees 00 minutes 00 seconds East 50.00 feet thence leaving said 20 foot alley and running for a line of division (4) South 14 degrees 00 minutes 00 seconds West 150.0 feet to the place of beginning.

Containing 0.172 acres of land, more or less

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

L. Alan Evans



L. ALAN EVANS, P.E., L.S.
AND PARTNERS
ASSOCIATES
CAMDEN, NEW JERSEY
AND EASTON, JESSE W. HURLEY
GEORGE W. HOLDEFER, P.E.
RICHARD L. MULL

June 4, 1975

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

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)

Dear Mr. Seiland:

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

Very truly yours,
JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachment

cc: Mrs. Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

Mr. Joseph F. Davis
Southland Hills Improvement Association
305 Alabama Road
Towson, Maryland 21204

ELW:me

RE: PETITION FOR RECLASSIFICATION, : BEFORE THE
SPECIAL EXCEPTION, AND VARIANCE : DEPUTY ZONING
N/S of Pennsylvania Avenue, 100' W of :
Central Avenue - 7th Election District : COMMISSIONER
Theresa Rita Treadwell - Petitioner :
NO. 75-198-RXA (Item No. 13) : OF
: BALTIMORE COUNTY

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 Pennsylvania 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, consist 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 sign 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

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 wandered 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 aforementioned 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 comprehensively."

A separate document, consisting of a preliminary report of the Planning Board, "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, proposes a residential office mix on both sides of Pennsylvania Avenue, extending westerly from Bosley Avenue to Highland Avenue. The text of this document recommends, however, that any changes in zoning densities necessary to implement the plan be done comprehensively when the maps are updated

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 consistent 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 consistent with the character of the neighborhood. The dwelling in question, constructed in line with other buildings in the block, is proposed to be extended from the front foundation 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 Regulations, and, for this reason, the Special Exception and Variances should not be granted. Without the proposed additions, the existing improvements would apparently be of little use to the Contract Purchaser and would raise viable questions as to the appropriateness of changing the zoning classification of this one property at a time when a complete comprehensive zoning review of

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 establish 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 4th day of June, 1975, that the herein requested Reclassification, Special Exception, and Variances should be and the same are hereby DENIED.

James E. D.
Deputy Zoning Commissioner of
Baltimore County

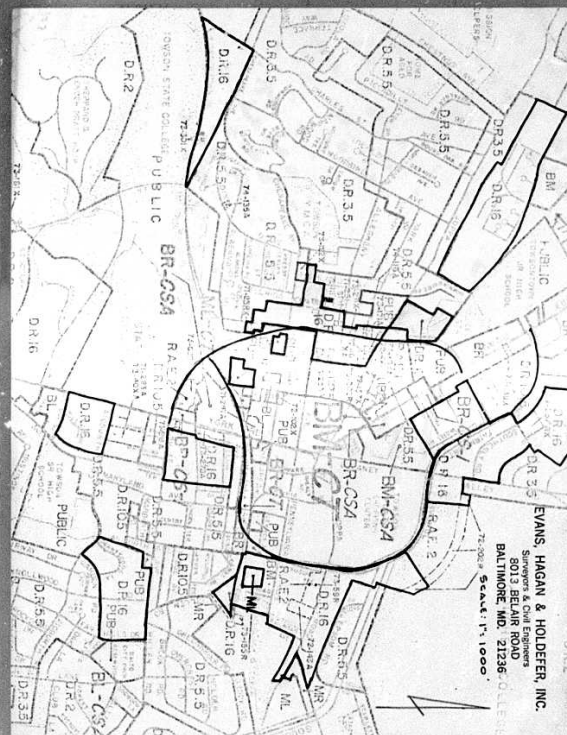
BRIEF SUPPORTING REASONS FOR
RECLASSIFICATION AND SPECIAL EXCEPTION
OF PROPERTY AT 402 WEST PENNSYLVANIA AVENUE,
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

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 Avenue. 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.



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 FRONT AND SIDE YARDS.
North side of Pennsylvania Avenue, 100 feet West of Central Avenue, 9th District.
THYRESA RITA 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.

Charles E. Kuntz
Charles E. Kuntz
Deputy People's Counsel

John W. Hennessey
John W. Hennessey, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 24th day of March, 1975 to John O. Seiland, Esquire, 202 W. Pennsylvania Avenue, Towson, Maryland, 21204, attorney for Petitioner.



I will not attend. JWH

BALTIMORE COUNTY PLANNING BOARD

PUBLIC HEARING

ON

A POLICY PLAN FOR TOWSON

THURSDAY, FEBRUARY 27, 1975

7:30 P.M.

HEARING RULES

1. Comment will be invited on any aspect of the subject matter of the hearing.
2. Those desiring to address the Board will register at the Secretary's desk, and may do so either prior to or during the hearing.
3. Upon recognition by the chairman, the person addressing the Board shall state his name, address, and the organization he represents, if any.
4. Time limit for comment will normally be five minutes.
5. Comment will be made only from the speaker's rostrum provided for this purpose at the front of the hearing room.
6. 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
FROM: The Staff of the Office of Planning and Zoning
SUBJECT: Suggested Revisions to the Report entitled Preliminary Report Towson Plan

pa. 17 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 within the ring-road system.

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

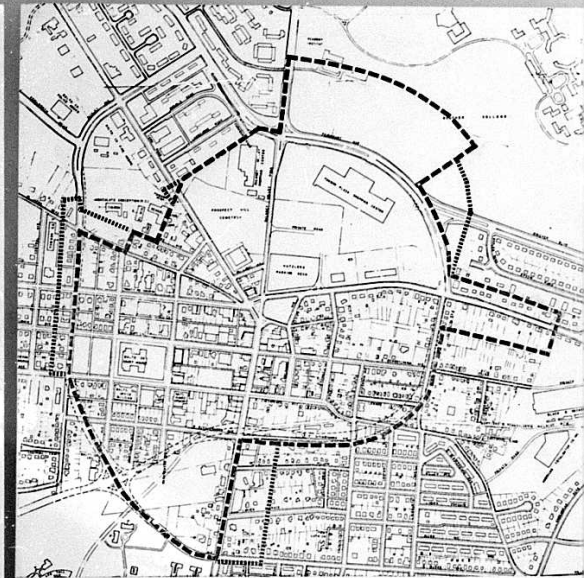
pa. 18 The staff of the Office of Planning and Zoning recommends a substitution of the following policy statement for Policy #10 which relates primarily to future land uses in West Towson:

House offices (conversions of existing dwellings to offices) should be used as a transition or buffer between the Town Center uses and adjacent residential areas. Offices in these locations should be limited to conversion of existing buildings and should be required to retain an outward residential appearance. 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.

pa. 19 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.

pa. 32 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 Town Center to conform to the land use policies described in this report.



PROPOSED TOWN CENTER BOUNDARY

Proposed Town Boundary - - - - -

Existing Town Boundary - - - - -

February 27, 1975

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 13 - 8th Zoning Cycle

John O. Seiland, Esq. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
202 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted
for filing this 25th day of October 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner *Theresa Rita Walsh Treadwell*

Petitioner's Attorney *John O. Seiland* Reviewed by *James B. Byrnes, III*
Chairman, Zoning Advisory Committee
cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

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

James B. Byrnes, III
Chairman

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 reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

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

The subject property is located on the north side of Pennsylvania Avenue, approximately 100 feet west of Central Avenue, in the 9th Election District of Baltimore County. It is presently improved with a 2-1/2 brick structure containing three apartments and an existing three car brick garage. The property immediately adjoining on the east side is presently improved with a 2-1/2 story frame residence, and the property abutting to the west is improved with a 2-1/2 story frame structure containing two apartments. The property 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 13 - 8th Zoning Cycle
October 25, 1974

Page 2

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 is to include approximately 4500 square feet of offices, with off street parking for 13 vehicles indicated. 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 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,

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

JBB

Enclosure

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

16

Mr. James Dyer
March 14, 1975
Page Four

visible, vital neighborhood containing three associations fighting to protect themselves from uncalculated 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,

James F. Linhard
James F. Linhard, President

Joseph F. Davis
Joseph F. Davis, Vice President

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-A
DRS-5 - DR16

Dear Mr. Dyer:

Thank you for the opportunity of submitting this memorandum 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 street from said property is a direct violation of:

- the rights of neighbors to light, air and view.
- PLAN POLICY I of the pending Towson Plan.
- See accompanying Towson 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 7, which seeks to maintain proper building setbacks. The proposed building would extend 8 feet beyond the 72' future right of way that their lawyer cited.
- Implementation Policy 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 purpose of a nine-month in-depth study by the Chamber of Commerce, the Towson Business Association, 8-9 neighborhood associations, including Morningstars, 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 PLAN.

Mr. James Dyer
March 14, 1975
Page Two

Mr. Dyer, you, as Deputy Zoning Commissioner, must defend this beautiful residential area from this dreadful encroachment. 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 proof positive that this is still a fine residential neighborhood and that the present D.R. 16 area east of Central Avenue (and the Towson Elementary School) is not even approaching the saturation point for offices by special exceptions. Moreover, there are several properties for sale in the said D.R. 16 zone east of Central Avenue.

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

1. the parking in the area:

- Bumper to bumper parking daily on street proper extending even into the arterial roadway despite recent completion of two new parking garages.
- No room for fire engines to maneuver because of parking on both sides.

2. the parking on their own property:

- It will be reached by an alley 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.

- The exiting of the daily average of 50 cars (by County formula according to the plat lines) will further compound the traffic problem on Highland Avenue.

Mr. James Dyer
March 14, 1975
Page Three

- 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 proposed offices because if we add:

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 school where ANY increase in traffic "would compound the HAZARD ALREADY IN EVIDENCE for pupils at Towson Elementary School". Children aged five and up walk to our school both during school and after school hours to use the playground 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 side a quoniam, 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.



PETITION FOR RECLASSIFICATION SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSION OF BALTIMORE COUNTY

FROM: JAMES F. LINHARD, President
TOWSON BUSINESS ASSOCIATION

LOCATION: North side of
Central Avenue, between
Highland Avenue and Bosley
Avenue, Block 10, Lot 10.

DATE & TIME: WEDNESDAY,
MARCH 14, 1975 at 1:00 P.M.

PUBLIC HEARING: Room 106,
County Office Building, 111
W. Chesapeake Avenue, Towson,
MD.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, do hereby hold a public hearing.

Proposed zoning: D.R. 16.

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Proposed zoning: D.R. 16.

Proposed zoning: D.R. 16.

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204

February 14, 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTH SIDE OF PENNSYLVANIA AVENUE

was inserted in THE TOWSON TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one

weeks before the 10 day of March 1975 that is to say, the same

was inserted in the issues of February 14, 1975

STROMBERG PUBLICATIONS, Inc.

By *A. Curran*

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSION OF BALTIMORE COUNTY

FROM: JAMES F. LINHARD, President
TOWSON BUSINESS ASSOCIATION

LOCATION: North side of
Central Avenue, between
Highland Avenue and Bosley
Avenue, Block 10, Lot 10.

DATE & TIME: WEDNESDAY,
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Proposed zoning: D.R. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 20, 1975

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 each

at one time successive weeks before the 10th

day of March 1975, the first publication

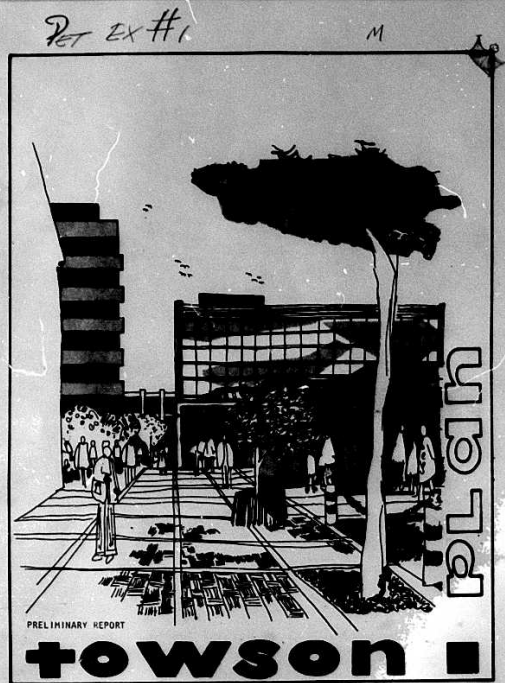
appearing on the 20th day of February

1975.

THE JEFFERSONIAN,

A. L. Curran
Manager

Cost of Advertisement, \$



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

A PLAN FOR TOWSON

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I. 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; prior 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 re-construction 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 Voorhes & 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 comprehensive zoning maps 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

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

B. Today

Towson is:

1. centrally located within Baltimore County
2. the major governmental center of Baltimore County, serving more than 600,000 people
3. the strongest subcenter in the Baltimore Metropolitan Area
4. the trading center for approximately 300,000 people
5. 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 use
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 rapid 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 metropolitan 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.

II. 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 Towson 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 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 Towson 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 development takes place. Condominiums and hi-rise 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.
3. 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 arterial.
4. 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.

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

7. 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.

8. 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.

9. 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, Hampton Plaza and others to accommodate small businesses and shops.

11. 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.

III. Goals and Objectives

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

1. 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.
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 amenities as parks and landscaping.
3. Encourage 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;
 - b. providing sufficient open space and park areas for rest and relaxation;
 - c. developing design standards that will provide for a human scale at the pedestrian level;
 - d. building bicycle trails and facilities.
6. Develop a circulation system to relieve the congested conditions within the central core area.
7. Stimulate active citizen interest and encourage participation in community affairs; help promote a sense of pride in Towson.

- 6

The growth projection material which follows is taken from the Architectural Affiliation Report on Central Townson, October 1968, 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 (q_4 , q_5 , q_9 and q_{10}), are preceded by the "Central Townson study boundaries" (q_1), and are followed by "Daily Traffic Volumes in Core" (q_3), "Parking Needs" (q_{11}), and "Land Use Analysis" (q_2).

7

9101112

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

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

C. Landscaped 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 Dulany 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 Dulany Valley Roads - Parklets
5. East of Towson Library - Parklet
6. East Towson Park

22

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 "lifelines" 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' sidewalk 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

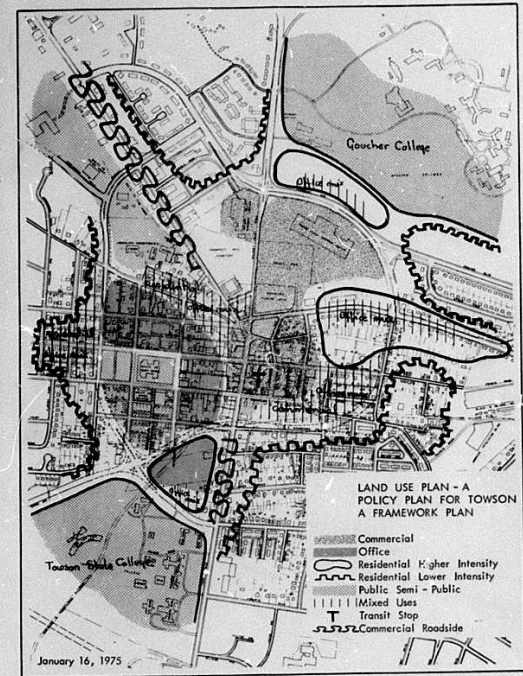
The plan for Central Towson should be revised and updated every four years concurrently with the County wide Comprehensive Plan, or more often, if necessary, in order to consider such evolving or expanding needs as:

- Parking standards
- Cultural facilities needs
- Street landscaping standards
- Street furniture to include signs, kiosks, benches, paving, etc.

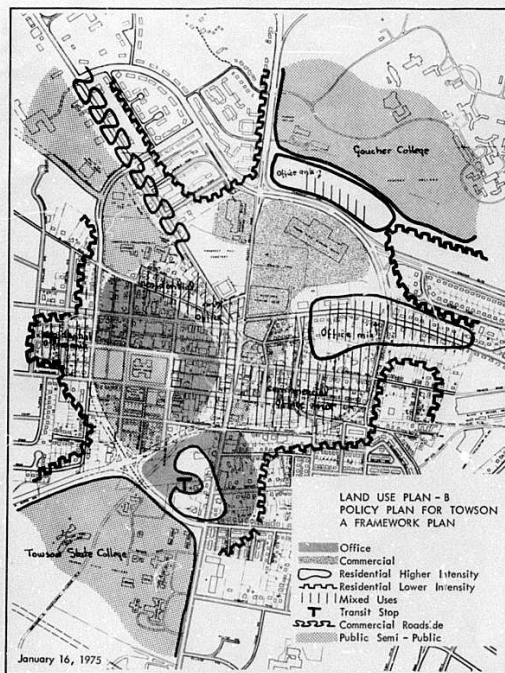
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vi. the plan

24



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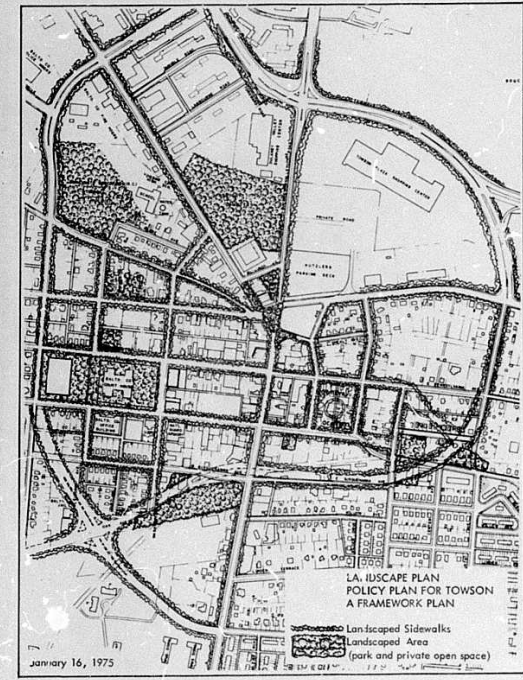
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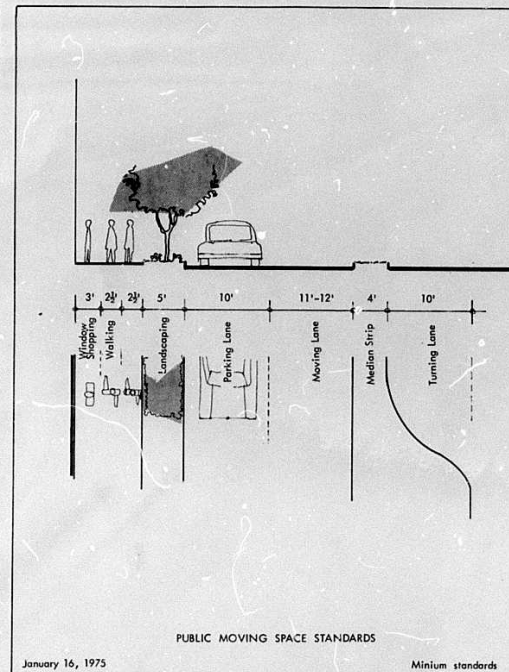
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VII. policy Implementation

- Policy 1. Rezoning of land outside the "ring road" for low-intensity uses through the 1976 Countywide zoning map 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 mall.
- Investigate more immediate measures to safeguard pedestrian traffic throughout the core.
- Determine the feasibility of alternate means of financing the new pedestrian system and mall through:
- County Capital Program
 - Monies from other Government sources
 - Private enterprise
 - Some combination of a, b, and/or c.
- Policy 5. Work closely with the M.T.A. Phase II 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 pedestrian 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.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, RA, CC, CA										
Reviewed by: <u>JES</u>	Revised Plans: Change in outline or description				Yes		No			
Previous case: _____	Map # _____									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: FEB. 22, 1975
 Posted for: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION VARIANCE
 Petitioner: THEBES RITA WALSH TREADWELL
 Location of property: N/S of PENNA. AVE. 100 W. of CENTRAL AVE.
 Location of Signs: FRONT 402 PENNSYLVANIA AVE.
 Remarks: _____
 Posted by: THOMAS S. BOLAND Date of return: FEB. 28, 1975
 Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of

Sept 1974. Item # _____

H. H. H.
S. Eric DiNenna,
Zoning Commissioner

Petitioner Treadwell Submitted by Edland

Petitioner's Attorney Edland Reviewed by JES

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

BALTIMORE COUNTY, MARYLAND No. 17925
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 10, 1975 ACCOUNT 01-662

AMOUNT \$161.03

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Raymond S. Blake, Jr.
7100 York Road
Towson, Md. 21204
Advertising and posting of property for Theresa
S. Treadwell - 75-198-RXA 1010344

BALTIMORE COUNTY, MARYLAND No. 17132
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Raymond S. Blake, Jr.
7100 York Road
Towson, Md. 21204
Petition for Reclassification and Special Exception and
Variance for Theresa Treadwell 50000



72

2 STORY FRAME #401

2 STORY FRAME #402

2 STORY FRAME #403

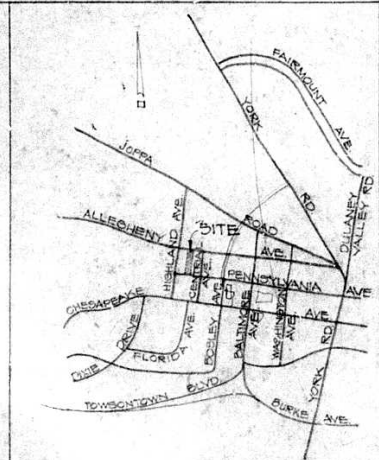
24 STORY FRAME #404

USE RESIDENTIAL ZONED DR 5.5

USE RESIDENTIAL ZONED DR 5.5

USE RESIDENTIAL ZONED DR 16

USE OFFICES ZONED DR 16



LOCATION MAP
SCALE: 1"=1000'

General Notes:

1. Area of Property: 0.172 Acres
2. Existing Use: Residential Apartment
3. Proposed Use: Offices
4. Existing Zone: D.R. 5.5
5. Proposed Zone: D.R. 16 With A Special Exception For Offices & Variance To Front Yard Setback To Allow 0' Instead Of Required 30' As Shown In Baltimore County Zoning Regulations and for variance to Side Yard Setback 5' and 10' as West Side. Instead of Reg'd 25' as shown in Baltimore County Zoning Regulations. (See Section 15-02.02 (504 V.B.2).

Parking Notes:

1. No. Of Parking Spaces Required: 1 Space Per 300 Sq. Ft. Of Office Space
2. Area Of Proposed Office: 19,411 25' x 77' = 1,500.9 Sq. Ft. 1154 Square Ft. 300 Sq. Ft. 300 Square Ft.
3. Total No. Of Spaces Required: 19
4. Total No. Of Spaces Provided: 19

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION FROM DR 5.5 TO
DR 16 WITH SPECIAL EXCEPTION & VARIANCES

402 WEST PENNSYLVANIA AVENUE
ELECTION DISTRICT TOWSON MARYLAND

FOR
RAY BLAKE & ROSS CARROZZA
7400 YORK ROAD
TOWSON, MARYLAND 21204

REV. 3/27/74 REV. SECTION 16 FOR VARIANCES
REV. 3/24/74 REV. PARKING AREA P.E.



EVANS, HAGAN & HILDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8115 BELAIR ROAD / BALTIMORE, MD 21204
(410) 486-1500
DATE AUG 21/74 SCALE 1"=20'

