

MEMORANDUM IN SUPPORT OF PETITIONS FOR
RECLASSIFICATION AND REDISTRICTING

Subsequently on December 12, 1973 Padonia Tower Associates purchased a relatively small rectangular parcel of land from one Lang inadvertently believing that this parcel was encompassed within the

Respectfully submitted,

John B. Howard
Cook, Mudd, Murray & Howard

ORDER NO ENTRY APPEARANCE

Mr. Commissioner:

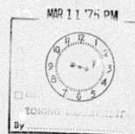
Pursuant to authority contained in Section 52a.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel

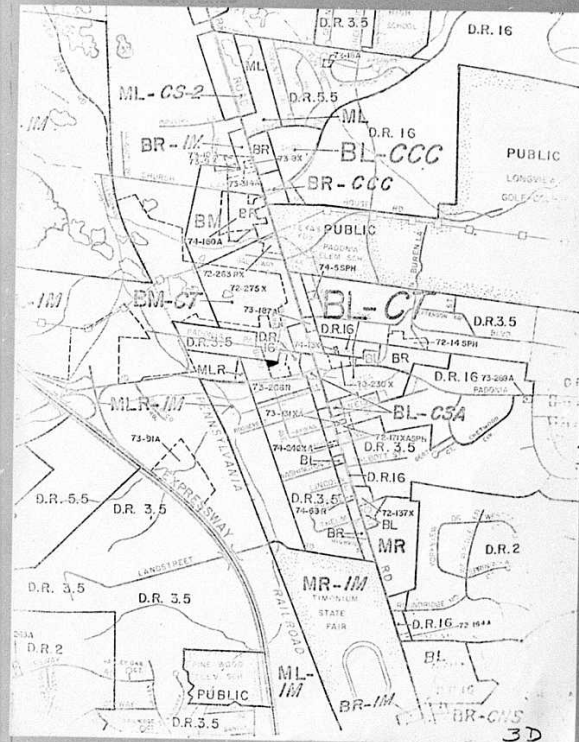
John W. Heslian, III
JOHN W. HESLIAN, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 11th day of March, 1975, to John B. Howard, Esquire, Cook, Mudd, Murray & Howard, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III



I WILL NOT ATTEND



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION	COMMENTS
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Baltimore County Fire Department

J. Austin Deit
Chief



Towson, Maryland 21204

825-7210

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: **Property Owner:** Padonia Tower Associates

Location: E/S of Broad Ave. 219.43 S/ of Old Padonia Rd.

Item No. 17 Zoning Agenda Cycle #8 - October 1, 1974

Gentlemen:

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

- () 1. Fire hydrants for the referenced properties are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for this site.
- () 3. The vehicle dead-end condition shown at _____
RECEDES the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: HJC Kelly Noted and Approved: Paul H. Renshaw
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

JUL 16 1975

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

John B. Howard, Esq.
Cook, Mudd, Murray & Howard
409 Washington Avenue
Towson, Maryland 21204

RE: Redistricting from an
Undistricted to C.T. District
Petition
Item 17 - 8th Zoning Cycle
Padonia Tower Associates -
Petitioners

Dear Mr. Howard:

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

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

The subject property is located on the northeast side of Broad Avenue, approximately 219 feet southeast of Old Padonia Road, in the 8th Election District of Baltimore County, and is presently unimproved.

This 1806 square foot parcel is indicated to be included in the development of an adjacent parcel containing almost two acres of land. Various residential uses exist both to the northwest and opposite the site on Broad Avenue.

The petitioner is requesting a Reclassification from the existing DR 16 zone to a Business Major zone, and, additionally, a redistricting from undistricted land to a C.T. District. This small

John B. Howard, Esq.
Re: Item 17 - 8th Zoning Cycle
October 25, 1974

Page 2

parcel is proposed to be used for off street parking in combination with the aforementioned larger parcel.

The overall development proposed includes a combination office and apartment structure of 12 floors with off street parking indicated for 304 vehicles.

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:JD

Enclosure

cc: Dollenberg Brothers
709 Washington Avenue at York Road
Towson, Maryland 21204

September 23, 1974

Mr. Carl L. Gerhold, Registered Engineer
Dollenberg Brothers
Surveyors and Civil Engineers
412 Delaware Avenue
Towson, Maryland 21204

Re: Review and Approval of
Padonia Towers Construction

Dear Mr. Gerhold:

The Federal Environmental Protection Agency has promulgated regulations, effective July 1, 1974, governing the management of parking facilities in the Baltimore Metropolitan Air Quality Region. These regulations require pre-construction review and approval of all proposed parking facilities with capacity greater than 250 parking spaces for which construction will begin after January 1, 1975. Information regarding such facilities must be submitted for review to the appropriate regional office of the EPA. Approval will be based on the determination that the proposed parking facility will not have a detrimental impact on the air quality of the surrounding area.

The plans for the construction of Padonia Towers, at Padonia road and Broad Avenue, indicate that 304 parking spaces will be provided. This project must therefore comply with the EPA regulations.

Please contact the Baltimore County Division of Air Pollution for additional information regarding the submittal of an application for approval. (410-3775).

Thank you for your cooperation in these matters.

Very truly yours,

David Filbert
David Filbert, P.E.
Engineering Section
Division of Air Pollution and
Industrial Hygiene
Bureau of Environmental Services

DF/p

cc: Jim Byrnes, Zoning Office

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WIL T. MILLER
DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 17 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - Padonia Tower Associates
E/S of Broad Avenue, 219 ft. S. of Old Padonia Road
S. M. S. redistricting to C.T. District, District 8

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 16 to S. M. of 1800 square feet. The site is of insufficient size to generate any additional trips into the overall site.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

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

October 23, 1974

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

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

Re: Item #17 (Cycle VIII - October 1974 - April 1975)
Property Owner: Padonia Tower Associates
E/S of Broad Ave., 219' S. of Old Padonia Rd.
Existing Zoning: D.R. 16
Proposed Zoning: S.M. S. Redistricting to C.T. District
No. of Acres: 1806 sq. ft. District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Broad Avenue shall ultimately be improved as a 10-foot curb and gutter street cross-section on a 50-foot right-of-way.

Storm Drains

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

Sediment Control

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

Water

Public water exists within Old Padonia Road, or Padonia Road, dependent on the demand, domestic or fire protection.

Item #17 (Cycle VIII - October 1974 - April 1975)
Property Owner: Padonia Tower Associates
Page 2
October 23, 1974

Sanitary Sewer

Public sanitary sewer exists within Padonia Road; however, this site falls within the Joe's Falls Drainage Area. No commitments can be made for connections to the public sewer service until the Greenidge Diversion System and the Long Quarter Pumping Station and System have been completed. The approximate date of completion will be in the Spring of 1975.

Very truly yours,

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

END:RAM:GD/MS

SME Key Sheet
58 NW & Pos. Sheet
NW 15 A Topo
S1 Tax Map

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 9, 1974

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

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

Re: Item 17

Property Owner: Padonia Tower Associates
Location: E/S of Broad Ave., 219.43 ft. S. of Old Padonia Road
Present Zoning: D.R. 16 - Undistricted
Proposed Zoning: S.M. & C.T.

District: 8th
No. Acres: 1,806 sq. ft.

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMILIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA W. WHEELER, SECRETARY

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.O.
MRS. RICHARD K. WHEELER

WNP/ml

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RICHARD W. TRACEY, V.M.O.
MRS. RICHARD K. WHEELER

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1974

Z.A.C. Meeting of: August 27, 1974

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

Re: Item 17

Property Owner: Padonia Tower Associates

Location: E/S of Broad Ave. 219.43 S of Old Padonia Rd.

Present Zoning: D.R. 16 - Undistricted.

Proposed Zoning: Reclassification from a D.R. 16 zone to a SM zone
& from undistricted to a C.T. District.

District: 8th

No. Acres: 1806 Sq. Ft.

Dear Mr. DiNenna: No adverse effect on student population.

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.



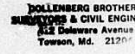
DR 3-5

Because it would be below grade, approximately one half of the parking structure area could be deducted from the above total as it would not have been included in the FAR calculation. The 180,000 sq. ft. area would be FAR 0.

DB 16

PROPERTY IN BTL. ELECTION DISTRICT BALTIMORE COUNTY					
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3 17 OCT 72		Weiss and for clarity.			
NO	DATE	ITEM			
R E V I S I O N S					
FIRM: T & A					
PRINCIPAL: P. C.					
PROJ. MGR.					
DESIGNED					
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APPROVED					

CONSULTANTS

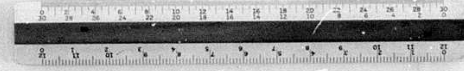


22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND, 21204
TELEPHONE 823-7887

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ADD IT to the BY DATE ENBERG BR...

- PRINTER NOTE: TRIM PRINTS TO THIS LINE

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