

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CLARIDGE TOWERS CO., 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 of the above described property be reclassified from an apartment to an office for the following reasons:

See attached description

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

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

Claridge Towers Co.
Contract purchaser
Lawrence K. Ginsberg
Petitioner's Attorney
Suite 504 Alex. Brown Building
Address 102 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of July, 1975, 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 Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 6th day of August, 1975 at 10:00 clock A.M.

(over)

RE: SPECIAL EXCEPTION
for Offices
NW corner Charles Street
and Bellona Avenue
9th District
Claridge Towers Company,
Petitioner
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 76-34-X

OPINION

This case comes to the Board on an appeal by the Petitioner from a decision of the Zoning Commissioner which denied the requested special exception. Through the requested special exception, the Petitioner proposes to convert the third floor of the Ruxton Towers from existing apartment use to a medical and general office usage. The Ruxton Towers highrise apartment building is located at the northwest corner of Charles Street and Bellona Avenue, just south of the Baltimore Beltway, in the Ninth Election District of Baltimore County.

This petition represents the third effort of the Ruxton Towers' owners to seek conversion of apartment units to offices. In Case No. 68-76-X - September 5, 1968, the first floor of this building was converted from apartments to offices. In Case No. 72-30-X, by a decision of this Board dated March 22, 1972, the second floor of this structure was converted from apartment usage to offices. This petition, which is clearly set out on Petitioner's Exhibit No. 1, proposes to convert the third floor of the Ruxton Towers building to medical and general offices. If the Petitioner is to be successful in obtaining this special exception he must evidence to this Board full and complete compliance with Section 502.1 of the Zoning Regulations. Section 502.1 provides the following:

Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air.

Claridge Towers Co. - 76-34-X

2.

Without specifically reviewing the testimony and evidence presented in this petition, suffice it to say that the Board has carefully examined same and is of the judgment that the Petitioner has not met his burden of proof in the subject case. It is the opinion of this Board that the conversion of the third floor of the subject property to offices will cause an increase in the number of trips in and out of the subject property so as to adversely affect the safety and general welfare of the immediately surrounding community.

At the present time, the intersection of Charles Street and Bellona Avenue is heavily burdened with traffic, and in the opinion of this Board the increased number of trips in and out of the subject site caused by the proposed conversion to offices, would further aggravate the existing situation to the point that would not insure the safety of those using this intersection and the roads within close proximity of the subject property.

The Board will deny the requested special exception in the subject case.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 25th day of May, 1976, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John S. Miller

Robert L. Gilliland

RE: PETITION FOR SPECIAL EXCEPTION
for Offices for the Third Floor of
Ruxton Towers.
Northwest corner of Charles Street
and Bellona Avenue - 9th District.
CLARIDGE TOWERS
• BEFORE THE
• ZONING COMMISSIONER
• OF
• BALTIMORE COUNTY
• Case No. 76-34-X Item # 6

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in this proceeding. You are requested to notify us 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.

John W. Hession, III
People's Counsel

Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 24th day of July, 1975 to Lawrence K. Ginsberg, Esquire, Suite 504 Alex Brown Building, 102 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

AUG 24 75 PM



I will not attend. JWH.

September 5, 1975

Case No. 76-34-X (Item No. 4) - Claridge Towers Company
NW corner of Charles Street and
Bellona Avenue - 9th Election District

Petition for Special Exception

Description of Property

Plat of Subject Property, dated June 26, 1975

Comments from William D. Fromm, Director of Planning, dated July 25, 1975

Zoning Plans Advisory Committee Comments, dated July 29, 1975

Certificates of Publication

Certificate of Posting (Two (2) Signs)

Order for Appeal from Lawrence K. Ginsberg, Esquire, received August 22, 1975, with Attached Supplementary Letter, dated August 28, 1975

Lawrence K. Ginsberg, Esquire
Suite 504, Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

Counsel for Petitioner

Claridge Towers Company
300 East Joppa Road
Towson, Maryland 21204

Petitioner

Richard C. Murray, Esquire
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

Counsel for Protestants

John W. Hession, III, Esquire
People's Counsel

People's Counsel

GINSBERG, MONOKER AND KRAFT

ATTORNEYS AND COUNSELORS AT LAW
SUITE 504 ALEX. BROWN BUILDING
102 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
(301) 853-1700

September 17, 1975

Baltimore County, Maryland
c/o Zoning Office
121 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 76-34-X Item No. 6
N/W Corner of Charles Street & Bellona Avenue
9th Election District

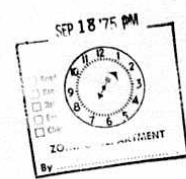
Gentlemen:

Please find enclosed Check No. 446, the cost of posting the property for Claridge Towers Company in relation to an appeal hearing.

Sincerely yours,

Lawrence K. Ginsberg

LKG:pca
/encls.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

June 26, 1975

Description to Accompany Petition
For Special Exception for Third Floor Offices
Ruxton Towers

Beginning for the same at a point at the southwestern corner of a building known as "Ruxton Towers," said point of beginning being at the end of the two following courses from the intersection of the centerlines of Bellona Avenue and Bellona Lane, first binding on the said centerline of Bellona Lane North 4° 50' 10" West 558 feet more or less, and second leaving the centerline of Bellona Lane North 85° 09' 50" East 120 feet more or less, to the aforementioned southwestern corner of said building, running thence binding on the exterior walls forming the outline of said building the twelve following courses, viz: "A" North 4° 50' 10" West 323 feet more or less, "B" North 85° 09' 50" East 52.6 feet more or less, "C" South 4° 50' 10" East 69 feet more or less, "D" North 85° 09' 50" East 2 feet more or less, "E" South 4° 50' 10" East 21 feet more or less, "F" South 85° 09' 50" West 2 feet more or less, "G" South 4° 50' 10" East 204 feet more or less, "H" North 85° 09' 50" East 2 feet more or less, "I" South 4° 50' 10" East 21 feet more or less, "J" South 85° 09' 50" West 2 feet more or less, "K" South 4° 50' 10" East 69 feet more or less, and "L" South 85° 09' 50" West 52.6 feet more or less to the place of beginning.

Containing 20,288 square feet more or less.



GINSBERG, MONOKER AND KRAFT

ATTORNEYS AND COUNSELORS AT LAW
SUITE 504 ALEX. BROWN BUILDING
102 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
(301) 853-1700

August 28, 1975

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

Re: Petition For Special Exception
Claridge Towers
No: 76-34-X

Dear Sir:

With regard to our recent Order For Appeal filed with your office on August 22, 1975, please be advised that the complete address of Claridge Towers is:

300 E. Joppa Road
Towson, Maryland 21204

Please attach this letter to our Appeal, in order that it is complete.

Thanking you for your anticipated cooperation,

I am,

Sincerely yours,

Lawrence K. Ginsberg

LKG:pca

AUG 29 75 AM



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

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1975 that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations, the Special Exception for Offices on the third floor of Ruxton Towers should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of August, 1975, that the Special Exception for Offices on the third floor of Ruxton Towers be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE August 19, 1975

BY [Signature] ADMINISTRATIVE ASSISTANT

Zoning Commissioner of Baltimore County

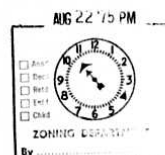
PETITION FOR SPECIAL EXCEPTION FOR CLARIDGE TOWERS
FOR OFFICES ON THE THIRD FLOOR
NORTHWEST CORNER OF CHARLES STREET AND BELLONA AVENUE
NINTH DISTRICT
CLARIDGE TOWERS,
Petitioner

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an Appeal in the above captioned case on behalf of the Petitioner, Claridge Towers, from your Decision and Order dated August 18, 1975.

[Signature]
LAWRENCE K. GINSBERG
Ginsberg, Monaker & Kraft
Suite 504 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Attorneys for Petitioner



LAW OFFICES
GINSBERG, MONAKER
AND KRAFT
SUITE 504
ALEX. BROWN BLDG.
102 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 921-1750

August 26, 1975

Lawrence K. Ginsberg, Esquire
Suite 504, Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/corner of Charles Street and
Bellona Avenue - 9th Election
District
Claridge Towers Company -
Petitioner
NO. 76-34-X (Item No. 6)

Dear Mr. Ginsberg:

Inadvertently, the above referenced Order was not signed or dated until this date but still has the force and effect of August 18, 1975.

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/scw

cc: Richard C. Murray, Esquire
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

John W. Hesselan, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 25, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-34-X, Petition for Special Exception for Offices,
Northwest corner of Charles Street and Bellona Avenue.
Petitioner - Claridge Towers Company

9th District

HEARING: Wednesday, August 6, 1975 at 10:00 A.M.

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

[Signature]
William D. Fromm
Director of Planning

WDF:NEG:nb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

August 18, 1975

Lawrence K. Ginsberg, Esquire
Suite 504, Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/corner of Charles Street and
Bellona Avenue - 9th Election
District
Claridge Towers Company -
Petitioner
NO. 76-34-X (Item No. 6)

Dear Mr. Ginsberg:

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

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

cc: Richard C. Murray, Esquire
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

John W. Hesselan, III, Esquire
People's Counsel

Item 6

Lawrence K. Ginsberg, Esquire
Suite 504
Alex Brown Building
102 W. Penna. Avenue
Towson, Md. 21204

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

Your Petition has been received and accepted for
filing this 3rd day of July 3, 1975

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Claridge Towers Co.

Petitioner's Attorney: Lawrence K. Ginsberg
cc: George William Stephens, Jr.
and Associates, Inc.
203 Allegany Avenue
Towson, Md. 21204

Franklin T. Rogers, Jr.
Chairman,
Zoning Plans
Advisory Committee

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

Division of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF

July 24, 1975

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

Re: Item #6 (1975-1976)
Property Owner: Claridge Towers Co.
N/W cor. of Charles St. and Bellona Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices for the
third floor of Ruxton Towers.
No. of Acres: 20,288 sq. ft. District: 9th

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are not directly involved. The submitted plan is essentially the same as the plans reviewed by the Zoning Advisory Committee in connection with Items #1 and #133 (1969-1970) and Item #193 (1970-1971). The comments supplied in regard to those items are referred to for your consideration.

This property is tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #6 (1975-1976).

Very truly yours,

[Signature]
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FMP:es

cc: G. Reier (File Ruxton Towers Apts. BLD. 286-63 - P.W.A. 96307)

S-DE-Key Sheet
LH NW 3 Pos. Sheet
NW 11 A Topo
69 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1975

COUNTY OFFICE BUILDING
131 W. Chesapeake Avenue
Towson, Maryland 21204Franklin M. Hogans
XXXXXXXXXXXXXXXXXXXX
Chairman J.E.

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

Lawrence K. Ginsburg, Esq.
Suite 504
Alex Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 6
Claridge Towers Co. - Petitioners

Dear Mr. Ginsburg:

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, currently zoned D.R. 16, is located on the southwest corner of the intersection formed by the off-ramp of the Baltimore Beltway and Charles Street, in the 9th Election District of Baltimore County.

The property is currently improved with a high-rise elevator apartment building, with offices on the first and second floors, a tennis court, swimming pool and surrounding parking area. The property is bounded on the north by I-695, on the west by the Charlesgate Apartments, on the south by wooded, unimproved property, and on the east by the Kenilworth Apartments and office building.

This property has been the subject of various Special Exception hearings, the latest of which

Lawrence K. Ginsburg, Esq.
Re: Item 6
July 29, 1975
Page 2

(Case #72-30X) was approved by the Zoning Commissioner on November 16, 1971 and appealed to the Board of Appeals. The final Order of the Board (March 22, 1972) upheld the Zoning Commissioner's decision with the restriction that no further office use above the second floor be allowed.

The petitioner is proposing to convert the entire third floor to offices, utilizing 7,500 square feet for medical offices, and 12,788 square feet for general office space and construct additional parking to the south of the property and directly in front of the existing building along Bellona Avenue.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure

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

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 24, 1975

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

Dear Mr. DiNenna:

Comments on Item #6, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: Claridge Towers Co.
Location: NW/C of Charles Street and Bellona Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices for the third floor of Ruxton Towers.
No. of Acres: 20,288 square feet
District: 9th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3811 ZONING 494-3381

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 10, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #6, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: Claridge Towers Co.
Location: NW/C of Charles St. & Bellona Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices for the third floor of Ruxton Towers.

No. of Acres: 20,288 sq. ft.
District: 9th

Since metropolitan water and sewer exist, this Department has no objections to this special exception.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

E HVB:mahg

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 9, 1975

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

Z.A.C. Meeting of: July 8, 1975

Re: Item 6
Property Owner: Claridge Towers Company
Location: NW/C of Charles Street & Bellona Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices for the third floor of Ruxton Towers

District: 9th
No. Acres: 20,288 sq. ft.

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

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

WSP/ml

H. EMELIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERRY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, M.D.
MRS. RICHARD K. WUERTEL

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

July 21, 1975

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

Re: Item 6 - ZAC - July 8, 1975
Property Owner: Claridge Towers Co.
Location: NW/C of Charles St. & Bellona Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices for the third floor of Ruxton Towers.
No. of Acres: 20,288 sq. ft.
District: 9th

Dear Mr. DiNenna:

The existing 100 Apartments can be expected to generate approximately 120 trips per day. The proposed medical and general offices can be expected to generate approximately 540 trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

NSF/bza

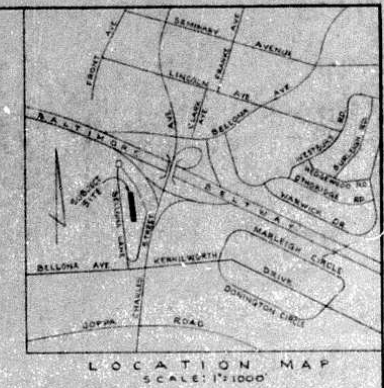
[illegible]

PARKING TABULATION

PARKING REQUIRED	
FIRST FLOOR OFFICES (17,169 Sq. Ft.) @ 1 SPACE PER 300 Sq. Ft.	= 57 SPACES
SECOND FLOOR OFFICES { (7,500 Sq. Ft.) MEDICAL OFFICES @ 1 SPACE PER 300 Sq. Ft. = 25 SPACES } (12,788 Sq. Ft.) GENERAL OFFICES @ 1 SPACE PER 500 Sq. Ft. = 26 SPACES }	= 51 SPACES
THIRD FLOOR PROPOSED OFFICES @ SAME RATIO AS SECOND FLOOR	= 51 SPACES
APARTMENTS, 4TH FLOOR THRU 10TH FLOOR @ 18 APTS. EACH FLOOR @ 1 SPACE PER APARTMENT	= 126 SPACES
TOTAL PARKING REQUIRED	= 285 SPACES

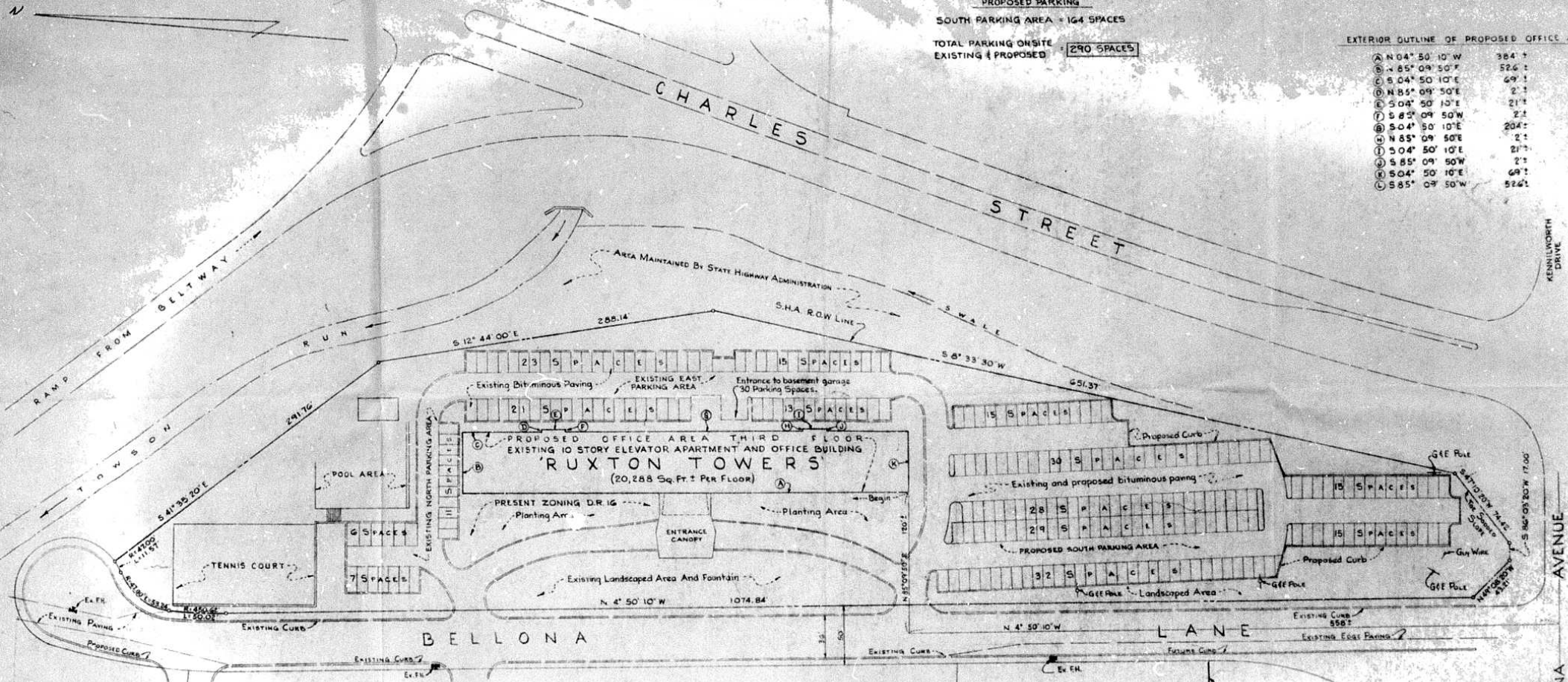
EXISTING PARKING	
NORTH PARKING AREA	= 24 SPACES
EAST PARKING AREA	= 72 SPACES
BASEMENT GARAGE	= 30 SPACES
TOTAL EXISTING PARKING	= 126 SPACES

PROPOSED PARKING	
SOUTH PARKING AREA	= 164 SPACES
TOTAL PARKING ON SITE	= 290 SPACES



EXTERIOR OUTLINE OF PROPOSED OFFICE AREA

A	N 04° 50' 10" W	384' ±
B	N 85° 09' 50" E	526' ±
C	S 04° 50' 10" E	69' ±
D	N 85° 09' 50" E	2' ±
E	S 04° 50' 10" E	21' ±
F	S 85° 09' 50" W	2' ±
G	S 04° 50' 10" E	204' ±
H	N 85° 09' 50" E	2' ±
I	S 04° 50' 10" E	21' ±
J	S 85° 09' 50" W	2' ±
K	S 04° 50' 10" E	69' ±
L	S 85° 09' 50" W	526' ±



PRESENT ZONING DR.IG
PRESENT USE "CHARLES GATE APARTMENTS"

PRESENT ZONING DR.IG
PRESENT USE - RESIDENTIAL

PRESENT ZONING - DR.2
PRESENT USE - DENTAL OFFICE

NOTE: EXISTING UTILITIES AS FOLLOWS:
12" WATER IN BELLONA LANE / REFER TO DWG. #55-1373-74475 A4C.
8" SANITARY SEWER IN BELLONA LANE: REFER TO DWG. #64-019-A-10.
STORM DRAINAGE FROM PROPERTY CARRIED ON "BY TOWSON RUN."

NOTE: DATA SHOWN HEREON IS BASED ON A PLAT PREPARED BY THIS OFFICE DATED JUNE 26, 1975, BEARING THE SAME TITLE. THE PRIME INTENT OF THIS PLAT IS TO SHOW A REVISED CONCEPT OF THE SOUTH PARKING AREA, AND TO ADJUST THE PARKING TABULATION.

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



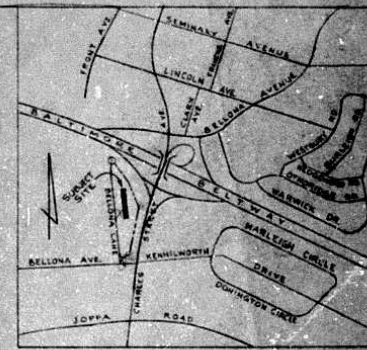
BOARD OF APPEALS
PETITIONER'S
EXHIBIT

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION FOR
PROPOSED THIRD FLOOR OFFICES
RUXTON TOWERS

BALTIMORE COUNTY, MD
SCALE: 1" = 50'

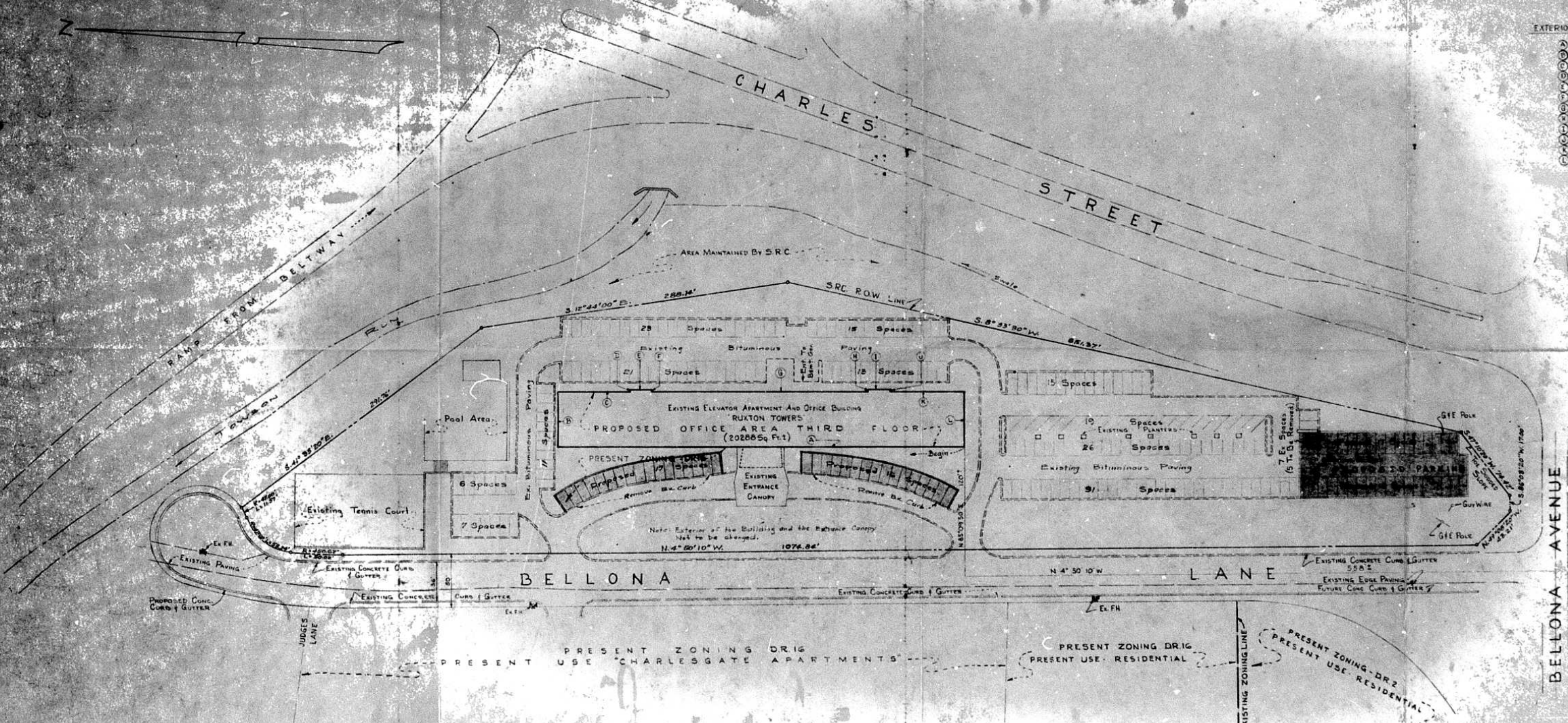
ELECTION DISTRICT N39
FEBRUARY 26, 1976





EXTERIOR OUTLINE OF PROPOSED OFFICE AREA

1	N 04° 50' 10" W	384.1
2	S 04° 09' 50" E	524.1
3	S 04° 50' 10" E	19.1
4	S 04° 50' 10" E	2.1
5	S 04° 50' 10" E	2.1
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PARKING REQUIREMENTS
Based On Section 409 Of The Baltimore County Zoning Regulations.

First Floor Offices (17,169 Sq. Ft.) @ 1 Space/300 Sq. Ft. ----- 57 Spaces

Second Floor Offices:
(7,500 Sq. Ft.) For Medical Offices @ 1 Space/300 Sq. Ft. = 25 Spaces
(12,788 Sq. Ft.) For General Offices @ 1 Space/500 Sq. Ft. = 26 Spaces ----- 51 Spaces

Third Floor Proposed Offices @ Same Ratio As Second Floor ----- 51 Spaces

Apartments - 4th Fl. To 10th Fl. @ 18 Each Floor 1 Space/Apartment ----- 126 Spaces

TOTAL PARKING REQUIRED ----- 285 Spaces

NOTE: EXISTING UTILITIES AS FOLLOWS:
12" WATER IN BELLONA LANE: REFER TO DWG. # 55-1373-74 175-A-4C
5" SANITARY SEWER IN BELLONA LANE: REFER TO DWG. # 54-019-A-10
STORM DRAINAGE FROM PROPERTY CARRIES OFF BY TOWNSON RUN

PARKING TABULATION:
EXISTING PARKING SPACES
BASEMENT 1" BAYS @ 2 EACH = 30
NORTH LOT 6-7-11 SPACES = 24
EAST LOT 23-15-13-8 SPACES = 72
SOUTH LOT 15-19-26-31-7 SPACES = 98
EXISTING PARKING = 224

PROPOSED PARKING
EXISTING SPACES (224) LESS 5 SPACES FOR ACCESS TO PROPOSED ADDITION ----- 219
PROPOSED ADDITIONAL SPACES ----- 68
TOTAL PARKING ----- 287 SPACES

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION FOR
PROPOSED THIRD FLOOR OFFICES
RUXTON TOWERS

BALTIMORE COUNTY, MD ELECTION DISTRICT # 9
SCALE: 1" = 50' JUNE 26, 1975

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

