

RE: Special Exception for an office bldg. * BEFORE THE
Variances from Sec. 409.2b to permit * ZONING COMMISSIONER
a total of 33 parking spaces instead * OF BALTIMORE COUNTY
of the required 62 spaces; Sec. 504
& 1B.01.2.C.3 to permit a distance
of 40' from the bldg. to the center-
line of the existing street, Allegheny
Ave., instead of the required 50';
Secs. 504.2 & V.B. 2 of the Comprehen-
sive Planning Manual to permit a 0'
front yard instead of the required
30' on the Allegheny Ave. side &
Secs. 504.2 & V.B. 2 to permit a
street side yard (Bosley Ave.) of
15' instead of the required 25' &
setback from the alley on the east
side of the subject properties of 0'
instead of the required 25'.

This matter comes before the Zoning Commissioner as a result of a petition filed by Edward P. MacDaniel, Jr. and Doris S. MacDaniel; John P. Rellas and Fay M. Rellas; and Paul J. Feeley and Anna B. Feeley, for a special exception for an office building at the northeast corner of Bosley and Allegheny Avenues in the Ninth Election District of Baltimore County, together with a petition for variances from Sec. 409.2b to permit a total of 33 parking spaces instead of the required 62 spaces; Sec. 504 and 1B.01.2.C.3 to permit a distance of 40 feet from the building to the centerline of the existing street, Allegheny Avenue, instead of the required 50 feet; Secs. 504.2 and V.B. 2 of the Comprehensive Planning Manual to permit a 0 front yard instead of the required 30 feet on the Allegheny Avenue side, and Secs. 504.2 and V.B. 2 to permit a street side yard (Bosley Avenue) of 15 feet instead of the required 25 feet and a setback from the alley on the east side of the subject properties of 0 feet instead of the required 25 feet. The property contains .525 of an acre of land, more or less.

Evidence on behalf of the Petitioner indicated that the property is vacant, the former improvements having been taken as a result of a condemnation by Baltimore County for the widening of Bosley Avenue.

can be adhered to, the Planning Department strongly urges the developer to construct a six story office building instead of the five story structure proposed. It appearing from the testimony that the proposed building setback for Bosley Avenue is in conformance with the other buildings in this block of Bosley Avenue, that the proposed setback from Allegheny Avenue is in conformance with the setback of the only new office construction on Allegheny Avenue within the town center, namely the Penthouse office and apartment complex, and that strict compliance with the setbacks required in the zoning regulations for the frontage on Bosley Avenue, Allegheny Avenue, and the alley, would result in practical difficulty and unreasonable hardship to the Petitioner, in the judgment of the Zoning Commissioner, upon the withdrawal of the request for the parking variance, the pre-requisites of Sec. 502.1 have been met as well as the requirements to support the requested front and side yard variances.

Therefore, it is ORDERED by the Zoning Commissioner of Baltimore County this day of February, 1976 that the special exception for an office building, together with a variance from Sec. 504 and 1B.01.2.C.3 to permit a distance of 40 feet from the building to the centerline of the existing street Allegheny Avenue, instead of the required 50 feet; Secs. 504.2 and V.B. 2 of the Comprehensive Planning Manual to permit a 0 front yard instead of the required 30 feet on the Allegheny Avenue side and Secs. 504.2 and V.B. 2 to permit a street yard setback (Bosley Avenue) of 15 feet instead of the required 25 feet and a setback from the alley on the east side of the subject properties of 0 feet instead of the required 25 feet be and the same are hereby GRANTED, from and after the date of this Order.

Zoning Commissioner of Baltimore County

Witnesses for the Petitioner were Edward P. MacDaniel, Jr., owner of the south portion of the property; Clark F. MacKenzie, general partner of M & A Limited Partnership, contract purchaser; James H. Cook, one of the limited partners, whose law firm will be the prime tenant of the office building to be located thereon, and Donald B. Ratcliffe, whose architectural firm has designed the proposed office building.

Dr. MacDaniel testified that he had resided on this property for a number of years, and several years ago obtained from the then Zoning Commissioner for Baltimore County a special exception for an office building with setback variances which in certain respects were greater than the variances requested herein. Delays in the proposed widening of Bosley Avenue necessitated the extension of the special exception. By February 1975 the permissible five year period for the extension of a special exception expired. Dr. MacDaniel added that had these delays for the improvements to Bosley Avenue not occurred a building similar to that requested herein would in all likelihood have been constructed under the prior special exception and variances.

At the outset the Petitioner withdrew the request for the parking variance and submitted revised plans providing for on-site parking, through the use of a partial deck, to provide 66 spaces instead of the required 62 spaces.

Additional testimony produced on behalf of the Petitioners was to the effect that the MacDaniel, Rellas, and Feeley properties, having had their dwellings razed and their lot areas considerably reduced by the condemnation of the frontage on Bosley Avenue by the County, were not economically developable as separate parcels, but by consolidation of the two properties, with a mid-rise office building being situated on the Allegheny Avenue frontage, a feasible development plan can be achieved. Mr. MacKenzie, the general partner of M & A Limited Partnership, who occupies his own

newly-constructed office building two doors up the street at 609 Bosley Avenue, testified that this would be a mid-rise building of five floors, containing 28,197 square feet, to be occupied primarily by lawyers and law-related professional occupations.

The prime tenant of the building, and limited partners, are the law firm of Cook, Murray, Howard & Tracy who will use the two top floors. Mr. Cook said that due to continued growth of the law firm, and their past inability to program their expansion within the existing framework and design of buildings in which they have no ownership interest in the Towson area, it has been necessary to move the firm three times in the last fourteen years; and the failure to be able to control their office space has impaired the growth of the firm.

Donald Ratcliffe, architect and designer of the building, submitted a rendering of the proposed design, a photograph of which rendering is made a part of the file, indicating that the building will be of brick exterior, cantilevered on the north and south, and will have access to the parking deck from Bosley Avenue only, and access to the ground level parking from the alley on the east side of the property.

At the outset of the hearings an attorney present for Nottingham Properties and other buildings in the central Towson area, stated that they were objecting to any variance for parking; and after the request for this particular variance was withdrawn, no further opposition was voiced by those attending the hearing, which included those from the residential areas of West Towson. The comments submitted to this office by the Director of Planning, William D. Fromm, under date of January 26 indicates that office use at this location is in conformance with the adopted Towson Policy Plan and the Comprehensive Plan, that the property is located within the Towson Town Center boundaries, and, further, if the parking requirements can be met and if the height limitation

can be adhered to, the Planning Department strongly urges the developer to construct a six story office building instead of the five story structure proposed. It appearing from the testimony that the proposed building setback for Bosley Avenue is in conformance with the setback of the only new office construction on Allegheny Avenue within the town center, namely the Penthouse office and apartment complex, and that strict compliance with the setbacks required in the zoning regulations for the frontage on Bosley Avenue, Allegheny Avenue, and the alley, would result in practical difficulty and unreasonable hardship to the Petitioner, in the judgment of the Zoning Commissioner, upon the withdrawal of the request for the parking variance, the pre-requisites of Sec. 502.1 have been met as well as the requirements to support the request front and side yard variances.

Therefore, it is ORDERED by the Zoning Commissioner of Baltimore County this day of February, 1976 that the special exception for an office building, together with a variance from Sec. 504 and 1B.01.2.C.3 to permit a distance of 40 feet from the building to the centerline of the existing street Allegheny Avenue, instead of the required 50 feet; Secs. 504.2 and V.B. 2 of the Comprehensive Planning Manual to permit a 0 front yard instead of the required 30 feet on the Allegheny Avenue side and Secs. 504.2 and V.B. 2 to permit a street yard setback (Bosley Avenue) of 15 feet instead of the required 25 feet and a setback from the alley on the east side of the subject properties of 0 feet instead of the required 25 feet be and the same are hereby GRANTED, from and after the date of this Order.

Zoning Commissioner of Baltimore County

RE: PETITIONS FOR SPECIAL EXCEP- : BEFORE THE
TION AND VARIANCES : ZONING COMMISSIONER
NE/corner of Bosley and Allegheny :
Avenues - 9th Election District :
Edward P. MacDaniel, Jr., et al - : OF
Petitioners :
NO. 76-146-XA (Item No. 195) : BALTIMORE COUNTY
::: :::: : :::: ::::

This matter comes before the Zoning Commissioner as a result of Petitions filed by Edward P. MacDaniel, Jr., et al, for a Special Exception for an office building and offices and, additionally, Variances, from Section 409.2b, (5), to permit 33 parking spaces in lieu of the required 62 spaces; Section 1B01.2C.3, (504), to permit a distance of 40 feet from the building to the centerline of the existing street (Allegheny Avenue) in lieu of the required 50 feet; Section 504.2 and V.B. 2, to permit a front yard setback of zero feet in lieu of the required 30 feet on the Allegheny Avenue side, a street side yard setback (Bosley Avenue) of 15 feet in lieu of the required 25 feet, and a setback from the alley on the east side of zero feet in lieu of the required 25 feet. The subject property is located on the northeast corner of Bosley and Allegheny Avenues, in the Ninth Election District of Baltimore County, and contains 0.525 of an acre of land, more or less.

Let it be noted that People's Counsel did not enter his appearance in the subject Case.

At the outset of the hearing, the Petitioner moved to withdraw the request for the Variance to permit 33 parking spaces in lieu of the required 62 spaces. Said motion was granted. This Variance should be dismissed with prejudice.

Evidence presented on behalf of the Petitioner indicated that the subject property was previously granted a Special Exception for offices and Variances

by Order of the then Zoning Commissioner, Edward D. Hardesty (Case No. 70-145-XA; dated February 10, 1970). Pursuant to Section 502.3 of the Baltimore County Zoning Regulations, the Petitioner lost the right to the Special Exception inasmuch as it was not utilized within the maximum five year period.

Testimony indicated that the Petitioner proposes to construct a five story office building on the recently widened Bosley Avenue. Because of the configuration and size of the subject property, the Petitioner alleged that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship. Witnesses on behalf of the Petitioner indicated that the proposed use would not overburden the adjoining roads, would not be detrimental to the health, safety, or general welfare of the community, and would otherwise meet the prerequisites of Section 502.1 of the aforementioned Zoning Regulations.

By correspondence of January 23, 1976, William D. Fromm, Director of Planning, indicated that the proposed use would be in conformance with the adopted Towson Policy Plan and the Comprehensive Plan.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and a Special Exception for an office building and offices should be granted. Further, as strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner and as the granting of the Variances requested do not adversely affect the health, safety, and general welfare of the community, the requested Variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of February, 1976, that the Special Exception for

an office building and offices should be and the same is hereby GRANTED and that the Variances to permit a distance of 40 feet from the building to the centerline of the existing street (Allegheny Avenue) in lieu of the required 50 feet, a front yard setback of zero feet in lieu of the required 30 feet on the Allegheny Avenue side, a street side yard setback (Bosley Avenue) of 15 feet in lieu of the required 25 feet, and a setback from the alley on the east side of zero feet in lieu of the required 25 feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the Variance to permit 33 parking spaces in lieu of the required 62 spaces should be and the same is hereby DISMISSED with prejudice.

Edward D. Hardesty
Zoning Commissioner of
Baltimore County

LAW OFFICES
BROOKS & TURNBULL
810 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
800-5000

CHARLES E. BROOKS
JOHN GRASON TURNBULL, II
WILLIAM T. WHITE
MALCOLM P. SPICER, JR.
JAMES N. FARMER

March 9, 1976

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

Re: Petitions for Special Exception and Variances
NE/corner of Bosley and Allegheny Avenues
9th Election District
Edward P. McDaniel, Jr., et al, Petitioners
No. 76-146-XA (Item No. 105)

Dear Mr. Commissioner:

Please note an appeal from your Order and decision
of February 10, 1976 in reference to the above
captioned matter on behalf of my client, John Grason
Turnbull, II, to the Board of Zoning Appeals of
Baltimore County.

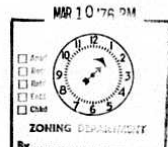
Sincerely yours,

BROOKS & TURNBULL

Charles E. Brooks
Charles E. Brooks

CEB:vld

cc: John B. Howard, Esquire
Clark Mackenzie



Red Seal: 5:54 PM, 1976

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of the petitioners have met the requirements of Section
502.1 of the Balto. Co. Zoning Regulations, a special exception for Office Building
should be GRANTED.

The petitioners requested a variance to Sec. 217.2 to permit a front yard
setback of 10' instead of the required 30' from the front property line; 50' from the
center line instead of the required 60' also a variance to
Sec. 217.3 to permit a side street setback of 10' instead of the required 25'.

As strict compliance with the Regulations would result in practical difficulty
and unreasonable hardship upon the petitioners, the variances requested
should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of... FEBRUARY... 1976... that the herein described property be and the same is
hereby GRANTED a Special Exception for as... Offices... should be and the same is

granted, from and after the date of this order. A variance to permit a front yard setback of
10' instead of the required 30' from front property line; a setback of 50' from center line of the
street instead of the required 60' and a variance to permit a side street setback of 10' instead of
the required 25', should be GRANTED. Site plan is
subject to approval of the State Roads Commission.

Bureau of Public Works to the Department of Planning and Public Hearing on the above petition
and it appearing that by reason of...
the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day
of... 1976... that the above re-classification be and the same is hereby
DENIED and that the above described property or area be and the same is hereby continued as and
to remain a... zone, and/or the Special Exception for...
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

February 10, 1976

RE: Petitions for Special Exception
and Variances
NE/corner of Bosley and Allegheny
Avenues - 9th Election
District
Edward P. McDaniel, Jr., et al -
Petitioners
NO. 76-146-XA (Item No. 105)

Dear Mr. Howard:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/ecw

Attachments

cc: Austin W. Brinsdale, Esquire
607 Bosley Avenue
Towson, Maryland 21204

M's. Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-0000

GEORGE E. GAVRELIS
DIRECTOR
EDWARD D. HARDESTY
JONAS D. MOORE
ZONING COMMISSIONER

February 10, 1976

Meredith R. Wilson, Esq.,
208 W. Pennsylvania Ave.,
Towson, Maryland 21204

Re: Petition for Special Exception
for Offices - Variances to
Sec. 217.2 and 217.3 of Zoning
Regulations - N/E Cor. Allegheny
and Bosley Aves., 9th District
Dr. E. P. McDaniel, Jr. and
Doris S. McDaniel, Petitioners
No. 70-145-XA

Dear Mr. Wilson:

I have today passed my Order, in the
above matter, in accordance with the attached.

Very truly yours,

Edward D. Hardesty
Edward D. Hardesty
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 23, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition # 76-146-XA, Northeast corner of Bosley and Allegheny Avenues
Special Exception for an office building
Variances from Sec. 409.2b to permit a total of 33 parking spaces
instead of the required 62 spaces; Sec. 504 & 18.01.2.C.3 to permit
a distance of 40' from the bldg to the centerline of the existing
street, Allegheny Ave., instead of the required 50'; Sec. 504.2
for front yard and side yard setbacks.
Petitioner - Edward P. McDaniel, Jr. et al

4th Councilmanic District

HEARING: Monday, January 26, 1976 (10:00 A.M.)

Office use here is in conformance with the adopted Towson Policy Plan
and the Comprehensive Plan; the property is located within the Towson
Town Center boundaries. As to the variances, this office is opposed
to the request to permit 33 parking spaces in lieu of the required
62 spaces. It is imperative that the required parking be provided,
either on site or within a suitable distance of the site as delimited
by Section 409 of the Baltimore County Zoning Regulations.

If the parking requirements can be met, and if the height limitation
can be adhered to, this office strongly urges the developer to construct
a 6-story office building instead of the 5-story structure proposed.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

PETITION FOR ZONING RE-CLASSIFICATION

AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, legal owner... of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from an... zone, to an... zone; for the following reasons:

Variance to Section 217.2 to permit a front yard setback of 10 ft.
instead of the required 30' from the front property line and to permit
50 ft. from the center line instead of the required 60 ft.

Variance to Section 217.3 to permit a side street set back of 10 ft.
instead of the required 25' feet.

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... office building.

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.

Contract purchaser
Address...
Legal Owner
Address...
Petitioner's Attorney
Address...
Petitioner's Attorney
Address...

ORDERED By The Zoning Commissioner of Baltimore County, this... day
of... 1976, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, at the... day of... 1976, at... o'clock

Edward D. Hardesty
EDWARD D. HARDESTY
DEPUTY Zoning Commissioner of Baltimore County

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

January 12, 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 #105, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: McDaniel, Rellios and Feeley
Location: NE/c of Bosley and Allegheny Avenues
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for an office building. Variances from Sec. 409.2b to
permit a total of 33 parking spaces instead of the required 62 spaces; Sec. 504 & 18.01.2.C.3
to permit a distance of 40' from the building to the centerline of the existing street,
Allegheny Avenue, instead of the required 50'; Secs. 504.2 & V.B.2 of the Comprehensive
Planning Manual to permit a 0' front yard instead of the required 30' on the Allegheny Ave.
side and Secs. 504.2 & V.B.2 to permit a street side yard (Bosley Avenue) of 15'
instead of the required 25' and a setback from the alley on the east side of the subject
properties of 0' instead of the required 25'
No. of Acres: 0.525
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.

If the alley is to be used, it should be widened and paved to a sufficient width to accommodate
vehicular traffic.

All landscaped areas must be clearly identified on the site plan.

The parking calculations are based on 1 space for each 500 square feet of upper floor area;
if there are to be medical offices on the upper floors, the ratio would be 1 space for each
300 square feet.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 15, 1976

John B. Howard, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Variance Petition and Special Exception
Item 105
McDaniel, Rellas & Feeley - 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.

Those 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 corner of Bosley and Allegheny Avenues, and is currently vacant except for a one-story frame garage. The petitioner is requesting a Special Exception for offices in order that a five-story office building may be constructed at the extreme south end of the property. The location proposed for this building necessitates various front, side and street center line distance variance requests. Also requested is a Variance to permit 33 parking spaces in lieu of the required 62 spaces. Entrance to the proposed parking area is indicated from Bosley Avenue and also from a 20 foot alley on the east side of the property.

Petitioner should note with particular interest

John B. Howard, Esq.
Re: Item 105
January 15, 1976
Page 2

the comments of the Project & Development Planning section concerning the utilization of this alley for access.

Adjacent properties are zoned D.R. 16, and many enjoy Special Exceptions for office use.

The petitioner should particularly note the comments of the Department of Traffic Engineering, most especially as they relate to site distance problems and access.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

878-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: McDaniel, Rellas & Feeley

Location: NE/C of Bosley & Allegheny Avenues

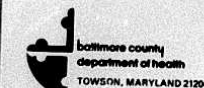
Item No. 105 Zoning Agenda December 2, 1975

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 property are required and shall be located at intervals of _____ 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 the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS 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 operations.
- (X) 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.

Reviewed: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau



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

December 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #105, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: McDaniel, Rellas & Feeley
Location: NE/C of Bosley & Allegheny Avenues
Existing Zoning: DR 16
Proposed Zoning: Special Exception for an office bldg. Variances from Sec. 409.2b to permit a total of 33 parking spaces instead of the required 62 spaces; Sec. 504 & 18.01.2.C.3 to permit a distance of 40' from the bldg. to the centerline of the existing street, Allegheny Ave., instead of the required 50'; Secs. 504.2 & V.B. 2 of the Comprehensive Planning Manual to permit a 0' front yard instead of the required 30' on the Allegheny Ave. side & Secs. 504.2 & V.B.2 to permit a street side yard (Bosley Ave.) of 15' instead of the required 25' & a setback from the alley on the east side of the subject properties of 0' instead of the required 25'.

No. of Acres: 0.525
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

[Signature]
THOMAS M. DIVER, P.E.
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls



STEPHEN E. COLLINS
DIRECTOR

December 10, 1975

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

Re: Item 105 - ZAC - December 2, 1975

Property Owner: McDaniel, Rellas & Feeley
Location: NE/C of Bosley & Allegheny Avenues
Existing Zoning: DR16
Proposed Zoning:

Special Exception for an office bldg. Variances from Sec. 409.2b to permit a total of 33 parking spaces instead of the required 62 spaces; Sec. 504 & 18.01.2.C.3 to permit a distance of 40' from the bldg. to the centerline of the existing street, Allegheny Ave., instead of the required 50'; Secs. 504.2 & V.B. 2 of the Comprehensive Planning Manual to permit a 0' front yard instead of the required 30' on the Allegheny Ave. side & Secs. 504.2 & V.B. 2 to permit a street side yard (Bosley Ave.) of 15' instead of the required 25' & a setback from the alley on the east side of the subject properties of 0' instead of the required 25'.

No. of Acres: 0.525
District: 9th

Dear Mr. DiNenna:

As presently zoned this site would generate approximately 63 trips per day. The proposed zoning will generate approximately 420 trips per day.

Towson has parking problems at this time and a variance to parking can be expected to add to this problem. It was noted at the time of the site inspection that there was 23 vehicles parked on the site.

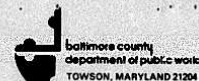
The requested zero setback variance to the alley can be expected to cause sight distance problems. A minimum setback of five feet is recommended.

All vehicle access to the site should be from the alley and should be improved in conjunction with any improvements to the site.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineering Associate

MS7/baa



ALBERT B. KALTENBACH, P.E.
DIRECTOR

January 14, 1976

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

Re: Item #105 (1975-1976)

Property Owner: McDaniel, Rellas and Feeley
NE/C of Bosley and Allegheny Avenues

Existing Zoning: DR 16
Proposed Zoning: Special Exception for an office building.

Variances from Sec. 409.2b to permit a total of 33 parking spaces instead of the required 62 spaces; Sec. 504 and 18.01.2.C.3 to permit a distance of 40' from the bldg. to the centerline of the existing street, Allegheny Ave., instead of the required 50'; Secs. 504.2 & V.B. 2 of the Comprehensive Planning Manual to permit a 0' front yard instead of the required 30' on the Allegheny Ave. side & Secs. 504.2 & V.B.2 to permit a street side yard (Bosley Ave.) of 15' instead of the required 25' & a setback from the alley on the east side of the subject properties of 0' instead of the required 25'.

No. of acres: 0.525
District: 9th

Dear Mr. DiNenna:

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

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item 119 (1969-1970) are also referred to for your consideration.

Highway:

Bosley Avenue, a County street is fully improved as a divided highway 68-feet wide with closed sections and flexible paving on a 110-foot right-of-way.

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Highways: Continued

Allegheny Avenue, also a County street is proposed to be improved in this vicinity as a 44-foot closed section (not 48-feet) roadway on the existing 80-foot right-of-way (Drawing 74-0165 Sheet 2 of 5 per Job Order 5-1-2888).

Highway improvements, including any highway right-of-way widening, fillet area for sight distance and/or reversible easements for slopes, as may be necessary, will be required in connection with any grading or building permit application.

The alley along the east side of this property requires improvement to accommodate proposed commercial access and traffic. The alley entrance to Allegheny Avenue requires improvements similar to those proposed in connection with the Thomas G. Tinsley Office Building on the opposite, south side, of Allegheny Avenue, i.e. one entrance and two exist lanes, 12-feet each, and the remaining alley contiguous to this property requires improvement with two 10-foot lanes. The alley shall ultimately be improved with concrete curb and reverse slope gutters and concrete pavement for centerline drainage. Alley improvements will require a right-of-way 4-feet greater than the required pavement width, 2-feet on each side. Further information may be obtained from the Baltimore County Bureau of Engineering and the submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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

Storm Drains:

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

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

Water:

Public water supply is available to serve this property which was formerly improved as a residence. Supplementary pumping may be required to provide adequate pressure on the upper floors of the proposed office building.

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Sanitary Sewer:

Public sanitary sewerage exists in Allegheny Avenue and the alley adjacent to this site.

Any future use of this property for offices or elevator apartments will require that connection to the sanitary sewer be via a manhole and an engineering study of the capacity of the existing system will be required to determine adequacy or the limits of the existing system requiring reinforcement.

This property is tributary to the Towson Run - Jones Falls sanitary sewer system, subject to State Health Department imposed restrictions.

Very truly yours,

ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ag

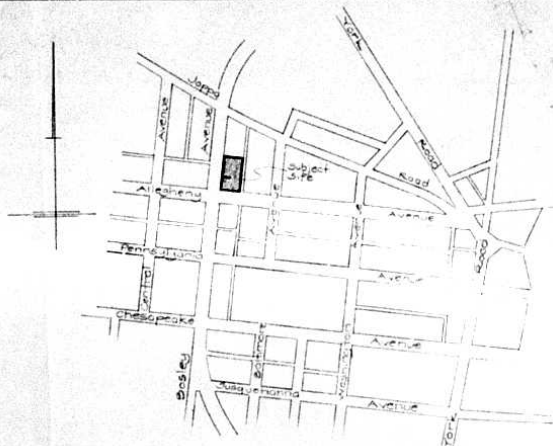
cc: J. J. Trenner
S. A. Bellestri
File

N-N.W. - Key Sheet
39 N.E. 2 Position Sheet
N.E. 10-A Topo
70 Tax Map

Petitioner Edward J. DeMauro Submitted by Emily
 Petitioner's Attorney John Howard Reviewed by DAS

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



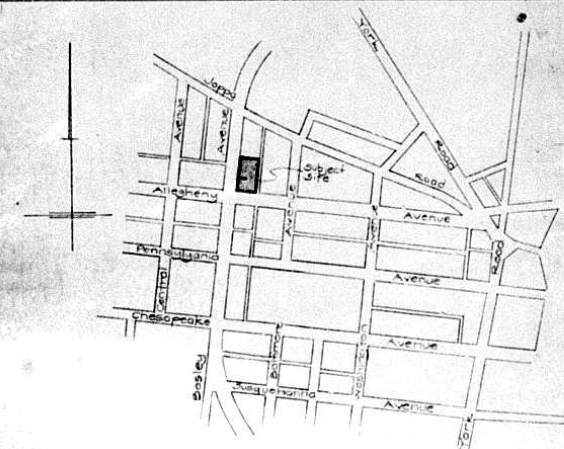


GENERAL NOTES

- (1) Area of Site equals ----- 0.825 Acres ----- DR-16
- (2) Existing Zoning of Site ----- DR-16
- (3) Existing Use of Site ----- Vacant Land w/ Parking Area
- (4) Proposed Zoning of Site ----- DR-16 with special exception, Yard Variances & a Parking Variance
- (5) Proposed use of Site is City Professional Office Building
- (6) Off Street Parking Data:
 - a. Area of Ground Floor = ----- 3751 Sq ft requiring 126 Spaces/veh
 - b. Area of Upper Floors (2 thru 5) = ----- 24,444 Sq ft requiring 48.88 Spaces/veh
 - c. Total spaces required = ----- 62 -----
 - d. Total spaces proposed = ----- 39 ----- (See Note 7)
- (7) Petitioner is requesting a variance to Section 402.2.(b) of the Zoning Regulations to permit a total of 33 parking spaces instead of the required 62. (A Variance of 29 Spaces)
- (8) Petitioner is requesting a variance to Sections 304.6.1.201.2.(c) 2 of the Zoning Code to permit a distance of 40 feet from the building to the centerline of the existing street instead of the required 50. (A Variance of 10').
- (9) Petitioner is requesting a variance to Sections 304.6.1.201.2.(c) 2 of the Zoning Code to permit a 0 Foot front yard instead of the required 30' Feet. (A Variance of 30').
- (10) Petitioner is requesting a variance to Sections 304.6.1.201.2.(c) 2 of the Zoning Code to permit a street side yard of 15' instead of the required 25'. (A Variance of 10'. See Petition 14-174-17B-A) and a setback from an alley of 0 Feet instead of the required 25' (A Variance of 25').
- (11) Existing Garage on site to be removed.

Baltimore County, Maryland
October 22, 1975



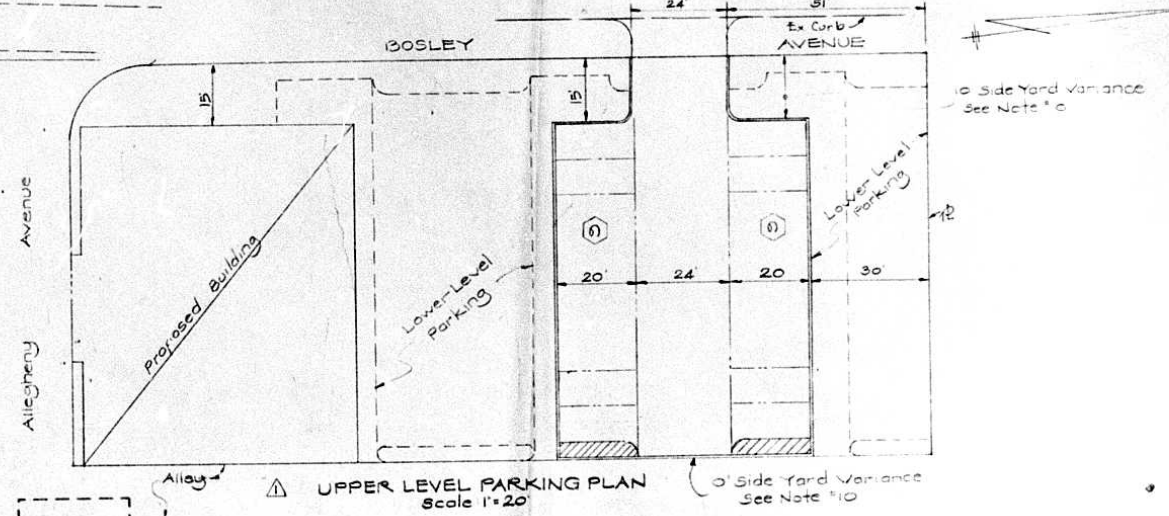


GENERAL NOTES

- 1) Area of Site equals ----- 0.825 Acres
- 2) Existing Zoning of Site ----- DR-1G
- 3) Existing Use of Site ----- Vacant Land & Parking Area
- 4) Proposed Zoning of Site ----- DR-1G with Special Exception
Yard Variances
- 5) Proposed use of Site 3,500 Professional Office Building
- 6) Off-Street Parking Data:
 - a. Area of Ground Floor ----- 3751 Sq ft requiring 12.6 Spaces/Space
 - b. Area of Upper Floors (2 thru 5) ----- 26,404 Sq ft requiring 48.8 Spaces/Space
 - c. Total Spaces required ----- 62
 - d. Total Spaces Proposed ----- 60

△ 1) Ground parking with access from alley - 40 Spaces
2) Upper Level parking with access from Busley Ave - 6 Spaces

- b) Petitioner is requesting a variance to Sections 504.2 & 501.2 of the Zoning Code to permit a distance of 40 feet from the building to the centerline of the existing street instead of the required 50 (A Variance of 10).
- c) Petitioner is requesting a variance to Sections 504.2 & 501.2 of the Zoning Code to permit a 0 Foot front yard instead of the required 30 Feet (A Variance of 30').
- d) Petitioner is requesting a variance to Sections 504.2 & 501.2 of the Zoning Code to permit a street side yard of 15 instead of the required 25 (A Variance of 10 See Petition Tables 2A-17B & A) and a setback from an alley of 0 Feet instead of the required 25 (A Variance of 25)
- ii) Existing Garage on Site to be removed.



⚠ UPPER LEVEL PARKING PLAN
Scale 1"=20'

PLAT TO ACCOMPANY PETITION
for
SPECIAL EXCEPTION & YARD VARIANCES
Northeast Corner of Basley Ave. & Allegheny Avenue

Election District #9
Scale 1" = 20'

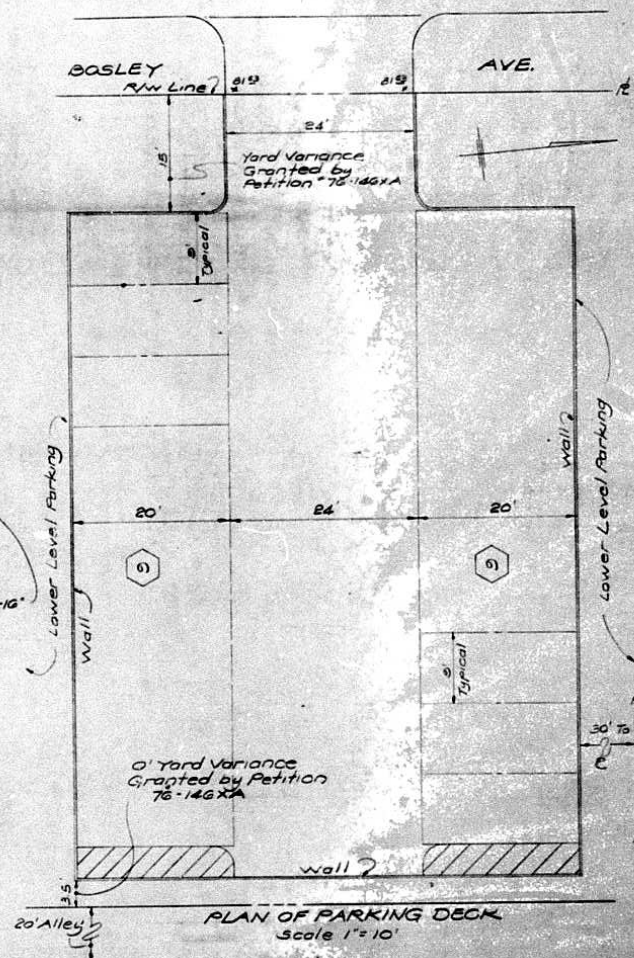
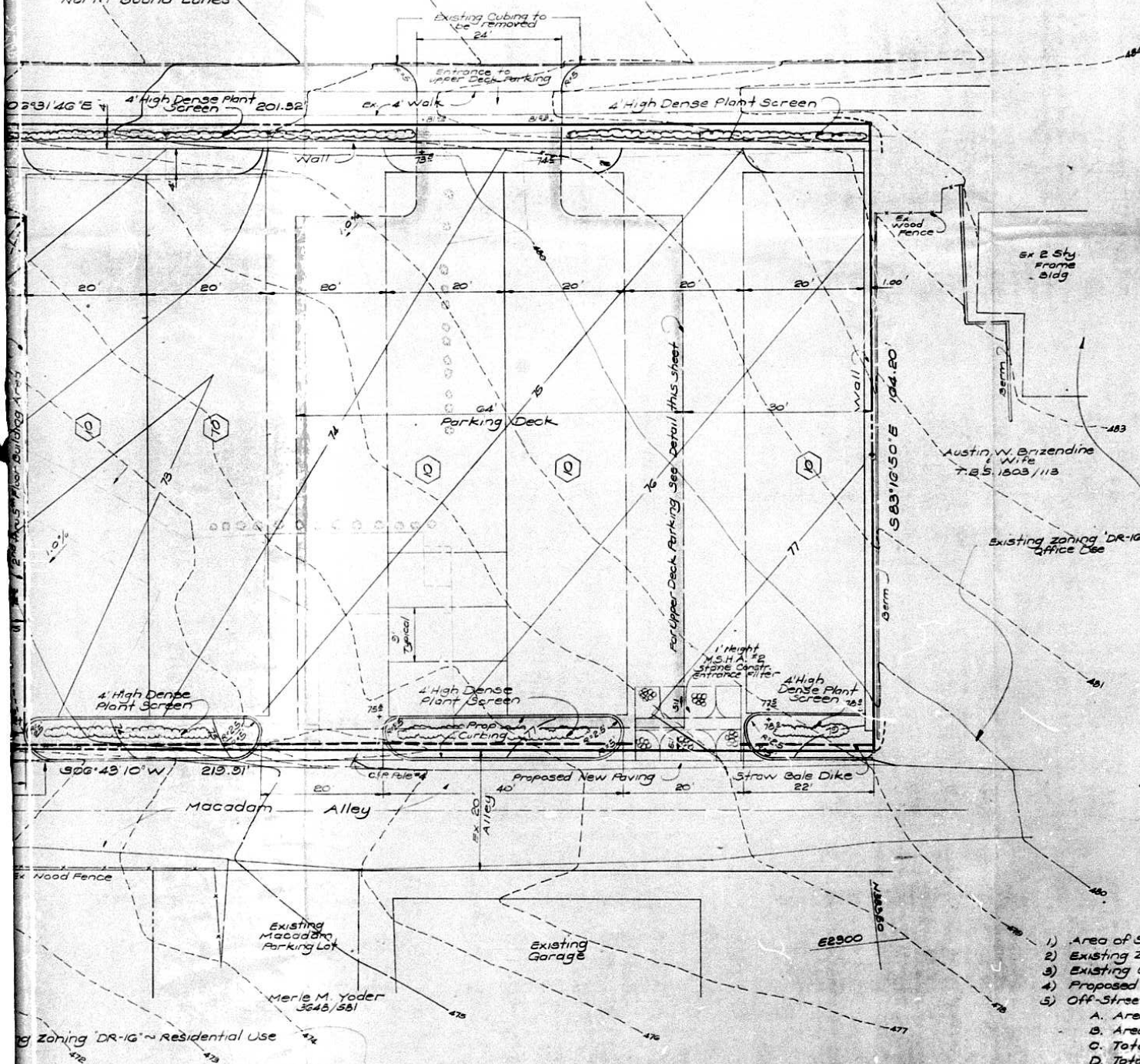
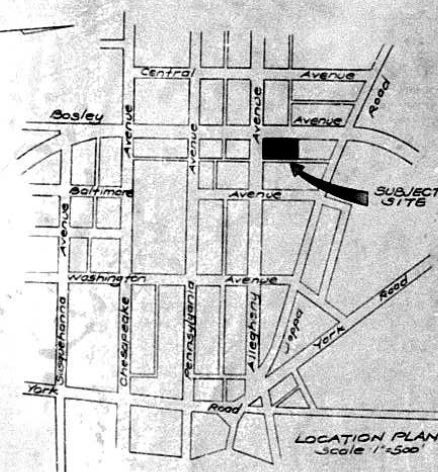


REVISED PLAN
#105
Mc DANIEL, ET AL
J O. 75114

⚠	Revised Note 6, Deleted Note 7, Added Upper Level Plan, Revised Lower Level Parking Plan	1/22/76
Nº	REVISION	Date

BOSLEY AVENUE
(Variable A/W)

North Bound Lanes



GENERAL NOTES

- 1) Area of Site equals _____ 0.5220 Ac.
- 2) Existing Zoning of Site = DR-1G w/ special Excep. 1/2 rd var. (See Petition # 75-442XA)
- 3) Existing Use of Site = Vacant Land & Parking Area
- 4) Proposed use of Site = 5 Story Professional Office Building
- 5) Off-Street Parking Data
 - A. Area of Ground Floor = _____ 4127.00 Sq. Ft. req. 13.8 Spaces (Min =)
 - B. Area of Upper Floors = _____ 26,444 Sq. Ft. req. 82.28 Spaces (Min =) Plus 84 Min.
 - C. Total spaces required = _____ 97
 - D. Total spaces proposed = _____ 96
 1. Ground Level parking with access from alley = 50 spaces
 2. Upper Level parking with acc. ss from Bailey Ave. = 46 spaces
- 6) Existing Structures on site to be removed.

FINAL SITE PLAN
FOR

THE BOSLEY BUILDING

NORTHEAST CORNER OF BOSLEY AVE. / ALLEGHENY AVENUE
Election District 9 Baltimore County, Md.
Scale: 1" = 10' Oct. 8, 1976

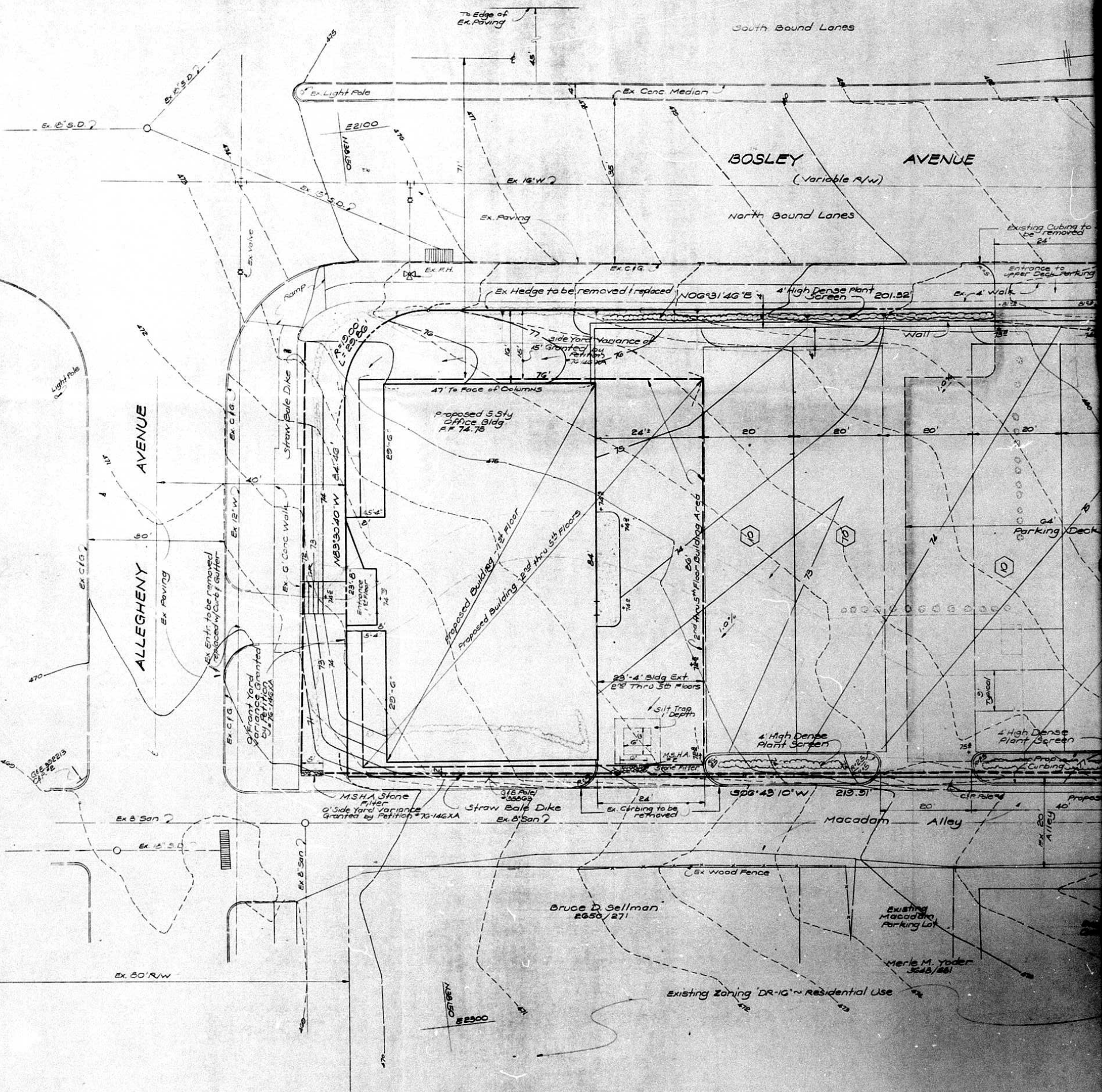
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John F. [Signature]*
DATE: *10-23-78*
76-446-2A



ك. ٥. ٧٥١١٤

Elizabeth J. Barry
4416/342

Existing Zoning 'DR-1G'
Office Use
Richard Grason
2313/385



FINAL SITE PLAN
FOR
THE BOSLEY BUILDING
NORTHEAST CORNER OF BOSLEY AVE. / ALLEGHENY
Election District '9 Baltimore City
Scale: 1" = 10'

MCA 
MCA ENGINEERING CORP.
1030 CROWNELL BRIDGE ROAD
BALTIMORE, MD. 21204

South Bound Lanes

BOSLEY AVENUE
(Variable R/W)

North Bound Lanes

Existing Curb to be removed 24'

Entrance Parking

Upper Deck Parking

20' 32'

20' 32'

20' 32'

20' 32'

20' 32'

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FINAL SITE PLAN
FOR

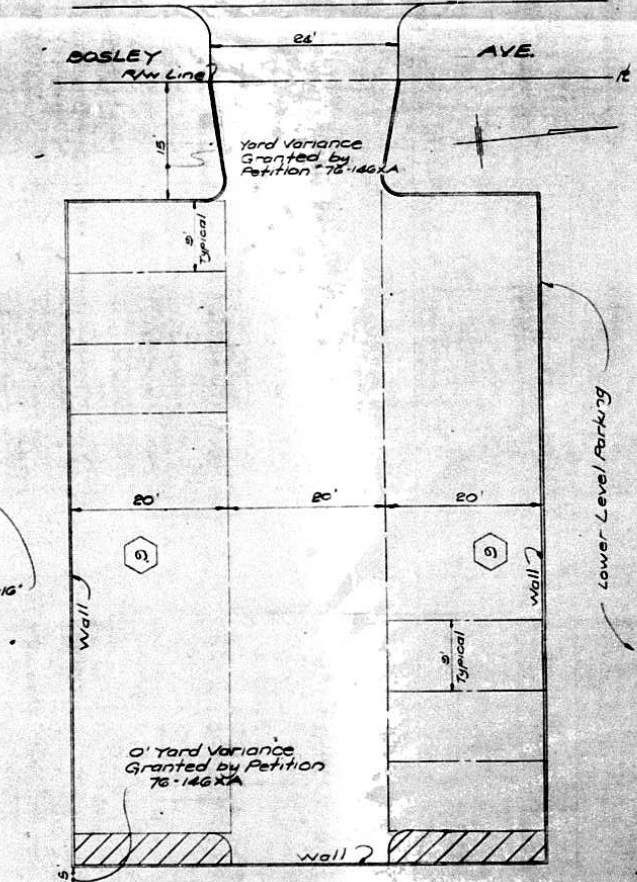
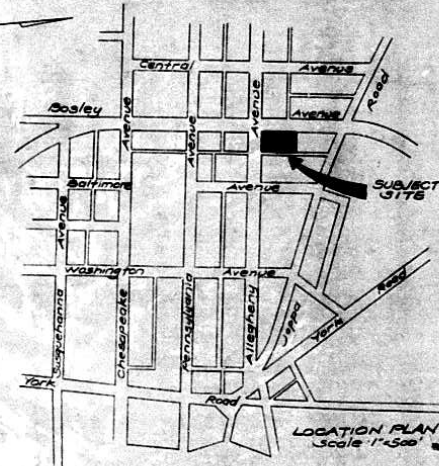
THE BOSLEY BUILDING

NORTHEAST CORNER OF BOSLEY AVE. / ALLEGHENY AVENUE
Election District 9
Scale: 1" = 10'

MCA
MCA ENGINEERING CORP.
1030 CROWELL BRIDGE ROAD
BALTIMORE, MD. 21204



Nov. 9, 76	Rev. First Floor Elev. from 74.75 to 75.00 and Lower Level parking grade relocated upper Dr. Rk.	MCA
Date	Revision	By



GENERAL NOTES

- 1) Area of Site equals 0.5229 Ac.
- 2) Existing Zoning of Site - DR-1G w/ Special Excep. f/ Yard Var. (See Petition 76-146-XA)
- 3) Existing Use of Site - Vacant Land & Parking Area
- 4) Proposed Use of Site - 5 Story Professional Office Building
- 5) Off-Street Parking Data
 - A. Area of Ground Floor = 4187.00 sq. ft. req. 13.9 Spaces (1 floor)
 - B. Area of Upper Floors = 82,444.3 sq. ft. req. 59.86 Spaces (2 floors)
 - C. Total spaces required = 73
 - D. Total spaces proposed = 88
 1. Ground Level parking with access from alley w/o screening
 2. Upper Level parking with access from Bosley Ave. w/o screening
- 6) Existing Structures on site to be removed.

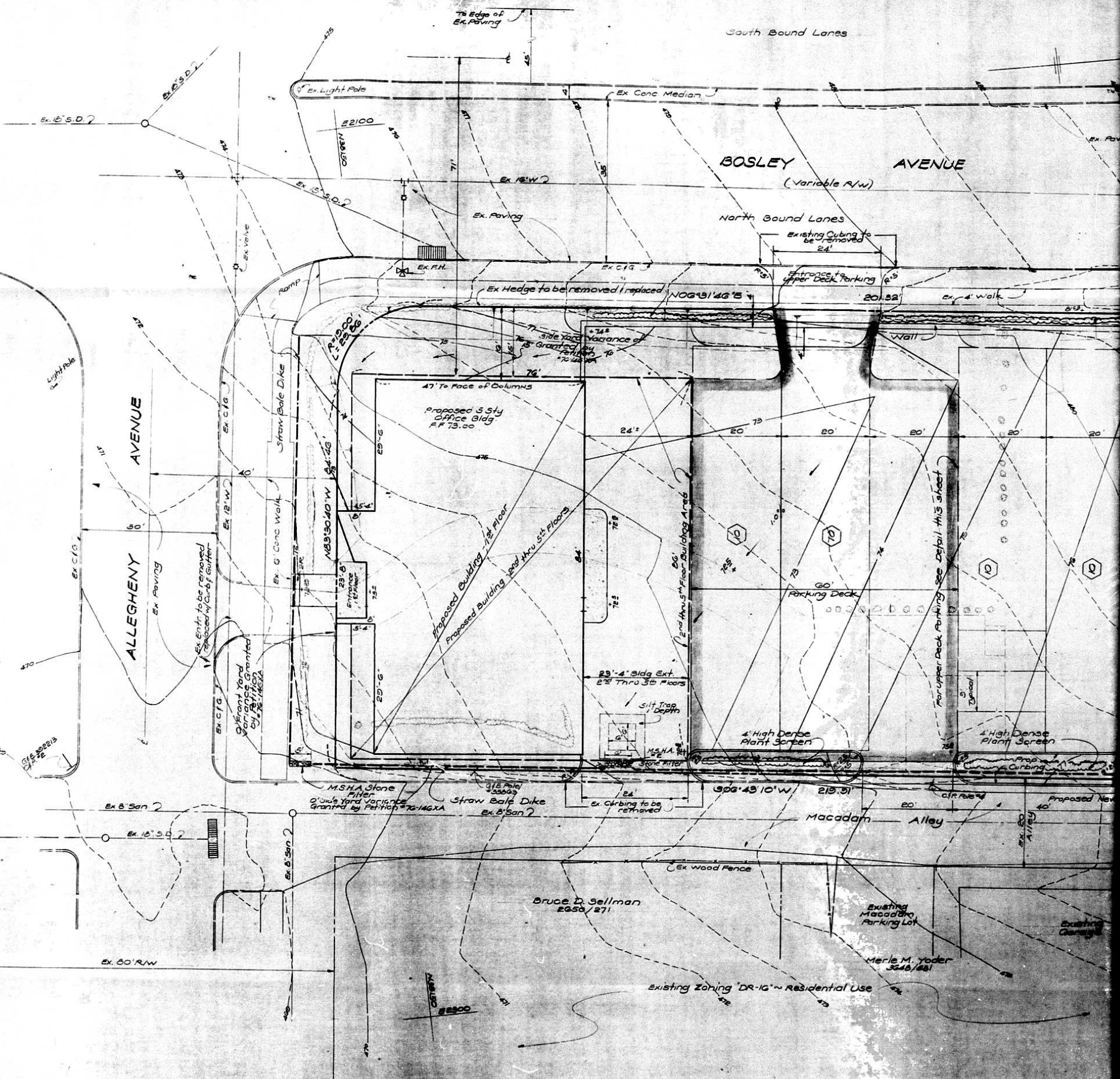
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John L. Moyer*
DATE: 11-12-76
76-146-XA



Baltimore County
Existing Zoning 'DR-1G'
Residential Use

Elizabeth J. Barry
11/18/2022

Existing Zoning 'DR-1G'
Office Use
Richard Grason
2/13/2025



FINAL SITE PLAN
FOR
THE BOSLEY BUILDING
NORTHEAST CORNER OF BOSLEY AVE. / ALLEGHENY AVE.
Election District 29
Scale: 1" = 10'

MCA
MCA ENGINEERING CORP.
1032 CROMWELL BRIDGE ROAD
BALTIMORE, MD. 21204

