

April 20, 1977

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

Dear Mr. DiNenna:

Comments on Item 13, Zoning Cycle I, April, 1977, are as follows.

Property Owner: Phillip Deardorff, et al
Location: NW/Cor of York Road and Burke Ave.
Present Zoning: D.R. 16
Proposed Zoning: RAE-2, with Special Exception apartment and office building
District: 9th
No. Acres: 1.816

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.

The minimum amenity open space area should be shown on the site plan.

A parking layout should be provided to determine compliance with parking requirements and vehicular circulation.

It is requested that the petitioner, his attorney or his engineer contact this office to review some technical points as to the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

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

March 9, 1977

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

Dear Mr. DiNenna:

Comments on Cycle Zoning, Zoning Advisory Committee Meeting, March 8, 1977, are as follows:

Property Owner: Nicholas S. Mangione, et al.
Location: N/E W. Burke Ave. 117' W York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: R.A.E. 2
Acres: 1.816
District: 9th

Since metropolitan water and sewer are available, no health hazards are anticipated.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

The building or buildings on this site may be subject to a permit to construct and a permit to operate and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution Control, Baltimore County Department of Health.

Very truly yours,

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

RVB:msh

cc: Mr. Leo A. Schuppert
Mr. William L. Phillips

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

April 19, 1977

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

Dear Mr. DiNenna:

Comments on Item #13, Zoning Cycle I Meeting, April 5, 1977, are as follows:

Property Owner: Phillip Deardorff, et al
Location: NW/Cor. of York Rd. and Burke Ave.
Present Zoning: D.R. 16
Proposed Zoning: RAE 2, with special exception Apartment and Office Building
District: 9th
Acres: 1.816

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas M. Pavlin
Thomas M. Pavlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:msh

STEPHENE COLLINS
DIRECTOR

April 25, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Cycle Zoning Item No. 13 - ZAC - April, 1977
Property Owner: Phillip Deardorff, et al
Location: NW/Cor. of York Rd. and Burke Ave.
Present Zoning: D.R. 16
Proposed Zoning: RAE 2, with special exception Apartment and Office Building.
District: 9th
No. Acres: 1.816

Dear Mr. DiNenna:

The present DR 16 zoning for this site will generate approximately 220 trips per year and the proposed RAE 2 zoning with a special exception for offices will generate an additional 900 trips per day. This site is located near an intersection that is at F level of service, York Road and Burke Avenue.

The site plan should be revised to show the entrance to the site aligned with the college entrance and provide a left turn storage lane for the entrance.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/ljo

STEPHENE COLLINS
DIRECTOR

September 21, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Revised Comments Item No. 13 - ZAC - April, 1977

Property Owner: Phillip Deardorff, et al
Location: NW/Cor. of York Rd. and Burke Ave.
Present Zoning: D.R. 16
Proposed Zoning: RAE 2, with special exception Apartment and Office Building.
District: 9th
No. Acres: 1.816

Dear Mr. DiNenna:

The present DR 16 zoning for this site will generate approximately 220 trips per day and the proposed RAE 2 zoning with a special exception for offices will generate an additional 900 trips per day. This site is located near an intersection that is at a F level of service, York Road and Burke Avenue.

The site plan should be revised to show the entrance to the site aligned with the college entrance and provide a left turn storage lane for the entrance.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/ljo

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Phillip Deardorff, et al

Location: NW/Cor. of York Rd. and Burke Avenue

Item No. 13

Zoning Agenda Zoning Cycle I

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this P-Team and the comments below marked with an "a" 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 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 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.
- (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 "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.

(X) High Rise Bill (X) Smoke Detector (X) Auto and Manual Fire Alarm (X) Bill of Materials (X) Approval of Fire Prevention Bureau
Planning Group Special Inspection Division

JOHN D. SEYFERT
DIRECTOR

April 18, 1977

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

Dear Mr. DiNenna:

Comments on Item # 13 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Phillip Deardorff, et al
Location: NW/Cor. of York Road and Burke Ave.
Existing Zoning: D.R. 16
Proposed Zoning: RAE 2, with special exception Apartment and Office Building
Acres: 1.816
District: 9th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief
CPB/rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 8, 1977

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

Z.A.C. Meeting of: March 8, 1977

Re: Item No: Cycle Zoning
Property Owner: Nicholas S. Mangione, et al.
Location: N/S Burke Ave. 117' W York Rd.
Present Zoning: D.R. 16
Proposed Zoning: R.A.E. 2

District: 9th
No. Acres: 1.816

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrucci
W. Nick Petrucci
Field Representative

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1977

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

Z.A.C. Meeting of: Zoning Cycle I

RE: Item No: 13
Property Owner: Phillip Deardorff, et al
Location: NW cor. of York Rd. and Burke Ave.
Present Zoning: D.R. 16
Proposed Zoning: RME 2, with special exception Apartment and Office Building

District: 9th
No. Acres: 1.816

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

NSP/ltp

JOSEPH H. MILLER, THURSDAY
T. BRADY WILLIAMS, JR., WEDNESDAY
MARCUS M. BOUTRIS

THOMAS H. BOWEN
MRS. LORRAINE F. CHICOR
ROGER D. HAYDEN
ROBERT V. DUBEL, BALTIMORE

ALVIN LORRECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.D.M.

PETITION FOR ZONING * PETITIONERS:
RECLASSIFICATION BEFORE * NICHOLAS B. MANGIONE,
THE ZONING COMMISSIONER * MARY C. MANGIONE,
OF BALTIMORE COUNTY * DR. PHILLIP DEARDORFF and
* DR. JOHN PAUL BURTON

BRIEF OF PETITIONERS

The Petition of Nicholas B. Mangione, Mary C. Mangione, Dr. Phillip Deardorff and Dr. John Paul Burton respectfully represents:

FIRST: That the 1.816 acres of land on the north side of West Burke Avenue in Towson, Baltimore County, Maryland, as shown on the attached plat, was zoned R.A.E. 2 by the Zoning Commissioner of Baltimore County under Order dated January 22, 1973 and remained under that zone until October 7, 1976 when the zoning was changed under the direction of the County Councilman for the Fourth Council District Map within several days prior to October 7, 1976. That the change in the zoning of the property which is the subject matter of this Petition was made (from the best information obtainable by the Petitioners) upon the application by letter of only one person from the Rodgers Forge area of Baltimore County, and neither the owners nor the contract purchasers of the said property received any notification of, or were aware of, the application for change prior to the passage of the County Council's Comprehensive Zoning Map as of October 7th, 1976.

SECOND: That Nicholas B. Mangione and Mary C. Mangione, the contract purchasers, attended the public hearing set for the Fourth Council District Map on Monday, June 14, 1976 at 7:00 P.M. at the Towson Senior High School, and also verified that the Baltimore County Planning Board had recommended to the County Council that the R.A.E. 2 zoning for the said 1.816 acres of land be retained.

-2-

THIRD: That the contract purchasers had no possible way of knowing of the sudden change in the mind of the County Councilman who directed the shift in zoning for the subject property from R.A.E. 2 to D.R. 16 and they, together with the owners of the said property, were the real parties in interest. Certainly the announced intention of John W. O'Rourke, then Chairman of the County Council, under the notice to Baltimore County residents of April 15, 1976 which said, "The ultimate desire of the County Council is to provide for the orderly growth and welfare of all its citizens through proper zoning," was not carried out by the formalities, or lack thereof, stated above when the change of zoning was made for the subject property, and one doubts that due process of law was observed in this instance.

Saunders M. Almond, Jr.
Saunders M. Almond, Jr.,
Attorney for the Petitioners

IN THE MATTER OF * BEFORE THE ZONING COMMISSIONERS
THE PETITION OF * OF BALTIMORE COUNTY
NICHOLAS B. MANGIONE, ET AL * Case No. 78-35-EX (Item No. 78-35-EX 13)
FOR A RECLASSIFICATION AND *
SPECIAL EXCEPTION *
NE/S of W. Burke Avenue, *
117' W of York Road - *
9th Election District *

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Commissioner:

Please enter an appeal from the Order of George J. Martinak, Deputy Zoning Commissioner, dated October 5, 1977 to the County Board of Appeals of Baltimore County.

Nicholas B. Mangione
Mary C. Mangione
1205 York Road
Lutherville, MD 21093
Philip Deardorff
John Paul Burton
1205 York Road
Lutherville, MD 21093

Saunders M. Almond, Jr.,
Attorney for the Petitioners

cc: Mr. David Preller
15 Charles Plaza - Suite 200
Baltimore, MD 21201

Mr. John W. Hession, III
People's Counsel
102 West Pennsylvania Avenue
Towson, MD 21204



RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 16 zone to R.A.E. 2 zone : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for Offices and : OF
Office Building : BALTIMORE COUNTY
NE/S of W. Burke Ave. 117' W. of :
York Road : File No. 78-35-EX
9th District :
Phillip Deardorff, et al, Petitioners :
Nicholas Mangione, et al, Contr. Pur. :

OPINION

This case comes before the Board on an appeal by the Petitioner from a decision of the Deputy Zoning Commissioner, which denied a requested reclassification and special exception.

The subject property is located on the northeast side of West Burke Avenue approximately 117 feet west of York Road, in the 9th Election District of Baltimore County. The petition seeks a reclassification from an existing D. R. 16 zone to an R.A.E. 2 zone, and a special exception for offices and office building.

At the outset of the hearing counsel for the Petitioner called to the attention of the Board that more than eighteen months had elapsed since the filing of this petition, and that he therefore was of the opinion that the basis for the granting of this petition could be either change and/or error. The Board agreed with this position of the Petitioner's counsel.

Nicholas B. Mangione, the property owner, was the first witness. Mr. Mangione told the Board that if this petition was successful that he planned to build a sixteen story building, which would be used for housing the elderly, and a one story office building, which would be principally medical offices. Mr. Mangione told the Board that the building and its utilization would be similar to the Tabco Building, which he noted was full and had a waiting list for occupancy. His own personal study indicated that there was a need for this type of apartment housing in this area of Baltimore County. Mr. Mangione told the Board that this property had, in fact, been zoned by the petition process in 1973 R.A.E. 2, but was downshifted by the County Council in their comprehensive rezoning process, which was effective in October of 1976. The petition for reclassification seeks to restore the R.A.E. 2 classification for the subject property.

Phillip Deardorff, et al - File No. 78-35-EX

2.

J. Strong Smith, the chief engineer for the G.W. Stephens Associates, a registered professional engineer, testified as to the specifics of the Petitioner's plans for the subject property if the reclassification and special exception are granted.

Robert Berner, of the Baltimore County Department of Public Works, Highway Design and Approval Section, told the Board about the planned improvements for the Burke Avenue-York Road intersection.

W. W. Ewell, a recognized traffic engineer and expert, testified about the potential effects of the planned improvements at the subject property upon the existing traffic conditions. Dr. Ewell noted that the subject property as planned could not be built faster than it would normally take for the completion of the now planned road improvements at the Burke Avenue-York Road intersection.

Henry LeBrun, Bernard Willemain and Frederick Klaus added expert testimony on behalf of the Petitioner. Mr. LeBrun told the Board that in his judgment the County Council erred when they downshifted the subject property from R.A.E. 2 to the now existing D.R. 16 zoning. In his judgment this downshifting was inconsistent with the zoning of other properties inside the "ring road". In Mr. LeBrun's opinion, the only practical use for the subject property is a multi-story improvement. The size, specific location and the topography of the subject property seemed to dictate such a utilization.

Bernard Willemain noted that the topography is very severe and literally some 40 feet across the depth of the subject property. Mr. Willemain pointed out to the Board that the D.R. 2 zoning which has been placed on the Towson State University property could be misleading, as this property is very intensely devoted to public use. In noting the history of the subject property Mr. Willemain stated that in 1970 the subject property was zoned R.A.E. 2, and then was downshifted by the 1971 maps to R.A.E. 1. Then by the petition process culminating in the decision of the Zoning Commissioner of 1973, the property was again reclassified to R.A.E. 2, and then, as previously mentioned in this opinion, the subject property was downshifted by the most recent comprehensive rezoning of the County Council to D.R. 16 in October of 1976. Mr. Willemain

Phillip Deardorff, et al - File No. 78-35-EX

3.

could find nothing in the records of the County Council to justify the downshifting, other than the fact that some was requested by a citizens group.

Mr. Frederick Klaus told the Board that the Planning Staff and Planning Board had recommended to the County Council that the subject property retain its R.A.E. 2 zoning classification when these bodies submitted their reports to the County Council prior to the comprehensive rezoning by the County Council in October of 1976. The County Council did not, in fact, accept this recommendation and downshifted the subject property to D.R. 16. In the opinion of Mr. Klaus, this was error on the part of the Council.

The Protestants to the granting of this petition offered a series of witnesses, including one John Suter, Director of Planning for Towson State University, and Eugene Dawson, Director of Traffic - Towson State University. These two representatives of Towson State University testified in opposition to the granting of this petition and cited in the Board in some detail the traffic situation as it now exists on and around this campus, and as some is foreseen in the coming years.

Jeon Kay Duvall testified on her own behalf, and also representing the Rodgers Forge Improvement Association and the Greater Towson Council of Improvement Associations. Mrs. Duvall stated that in 1975 she and others brought to the attention of the County and of the Towson State University the severe traffic problems that the growth of the University was bringing to the surrounding community. Mrs. Duvall told the Board that the subject property and its zoning classification were an issue before the County Council in the 1976 mapping process. Mrs. Duvall stated that the entire County Council looked at the subject property, and that she personally spoke to the County Council about the subject property. Mrs. Duvall told the Board that she personally testified before the Council and told the Council her reasoning and the reasoning of the community why this property should not be zoned R.A.E. 2 but should be zoned at a less density.

Her testimony to the Council, and again to this Board, was that the traffic situation as it existed in and around the University and the subject property was at such an adverse nature that no additional density should be added in these immediate environs until some solution to the traffic problems is actually forthcoming. Mrs. Duvall

Phillip Deardorff, et al - File No. 78-35-EX

4.

noted that the intersection of York Road and Burke Avenue is classified by the County traffic engineers as an "F" service level intersection. Mrs. Duvall told the Board that in her judgment the granting of this reclassification would be premature, and noted that the loop road was not completed and that there were other places which might locate the loop road actually north of the existing plans along Burke Avenue, and thus some would be north of the subject property.

Catherine C. Turner, the President of the Southland Hills Community Association, and a member of the Greater Towson Council, testified in opposition to the granting of this petition, basing her opposition primarily on the traffic conditions. Other residents testified in opposition to the granting of this petition, including Richard W. Passner, President of the Greater Towson Council, who submitted a letter to the Board (Protestants' Exhibit No. 6).

C. Richard Moore, a traffic engineer for Baltimore County, told the Board that in fact the York Road-Burke Avenue intersection is an "F" level intersection, and that the granting of this petition would compound the existing problems. Mr. Moore further stated that if and when the planned road improvements are completed, that the level of service would probably improve from "F" to "D".

James G. Haswell, a planner for Baltimore County, told the Board that in his judgment the existing D.R. 16 zoning classification was an appropriate one for the subject property.

After carefully reviewing the testimony or evidence offered in this case, some of which has been outlined above, it is the judgment of this Board that the Petitioner has failed to evidence error and/or a substantial change that would warrant the granting of this petition. The record is practically devoid of any evidence of substantial change, and hence there is no basis upon which the Board could grant this petition based upon change.

In attempting to determine whether or not the County Council acted in October of 1976 when it zoned the subject property D.R. 16, it is not the duty of this

Board to decide how, in fact, it might have zoned the property with the data at hand in October of 1976, but whether or not the actions of the County Council in October of 1976 were in fact taken without some basis in fact and logic. The County, in classifying any land, cannot by such classification confiscatorily take all use from said parcel of land. In the subject case, it is the conclusion of this Board that the County Council did not err and that the zoning of the subject property in October of 1976 was, in fact, no way confiscatory. The record has ample testimony concerning possible uses of the subject property within the D.R. 16 zoning classification. This classification in no way denied reasonable use of this parcel by the property owner.

As to the reasoning for which the County Council chose to ignore the Planning Staff's and Planning Board's recommendations, one cannot know the minds of the Council at this time, and granted that the records of the Council are relatively silent as to specific reasons, one would only have to reflect upon the facts that the Council, in fact, did see the subject property and its environs and was aware of serious adverse traffic conditions in the area. This fact alone could have been the basis for the Council's thinking, and hence the Board readily recognizing this possibility can find no error on the part of the Council.

Since the Petitioner has failed to evidence error and/or change in this instance, the Board must deny the reclassification. Since the reclassification will be denied, the question of the special exception is moot.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 18th day of January, 1979, by the County Board of Appeals ORDERED, that the reclassification petitioned for be and the same is hereby DENIED; and it is

FURTHER ORDERED, that the special exception petitioned for is moot, and therefore the same is DENIED.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles E. Kautz, Jr.
Charles E. Kautz, Jr.
Deputy People's Counsel
Robert L. Gillard
Robert L. Gillard

RE: PETITION FOR RECLASSIFICATION
PETITION FOR SPECIAL EXCEPTION
NE/S of W. Burke Ave. 117' W of
York Rd., 9th District
PHILLIP DEARDORFF, et al,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-35-RX

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

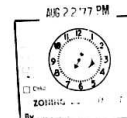
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

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

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 22nd day of August, 1977, a copy of the foregoing Order was mailed to Saunders M. Almond, Jr., Esquire, 407 Mercantile-Towson Building, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



IN THE MATTER OF
PHILLIP DEARDORFF, Et Al
(Nicholas B. Mangione, C.P.)
For Reclassification from D.R. 16
to R.A.E. 2
"SE - Offices and Office Building"
NE/S W. Burke Avenue. 117' W. York Rd.
9th District
19/5/77 - D.E.C. DENIED PETITION
IN THE
BALTIMORE COUNTY
BOARD OF APPEALS
CASE NO. 78-35-RX

RETURNED UNDER RETURN

MR. CLERK:

Please issue for the following witness to testify for the Protestants in the above entitled cause and make the writ returnable on February 14, 1978 at 10:00 a.m. in the County Board of Appeals, Room 219, Court House, Towson, Maryland 21204:

Everett H. Rothschild
Area Director - H.O.D.
Mercantile Building
Baltimore Street
Baltimore, Maryland

and to bring with him all records pertaining to the Burke Avenue and York Road file regarding Mr. Mangione's proposal in February, 1976 and any and all other records relating to proposals made by Mr. Mangione for the area of Burke Avenue and York Road.

DAVID J. PRELLER, JR.
Preller & Preller
Suite 200, 15 Charles Pl.
Baltimore, Md. 21201
752-1464
Attorney for Protestants

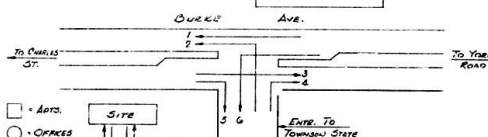
Mr. Sheriff:

Please issue summons in accordance with above.

Marcel E. Buddenmer
County Board of Appeals of Baltimore County

EWELL BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1200 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
PROJECT: TRAFFIC STUDY
SUBJECT: BURKE AVE.
BY: DATE:

PROPOSED SITE



October 5, 1977

Saunders M. Almond, Jr., Esquire
407 Mercantile-Towson Building
Towson, Maryland 21204

RE: Petition for Reclassification and
Special Exception
NE/S of W. Burke Avenue, 117' W of
York Road - 9th Election District
Phillip Deardorff, et al - Petitioners
NO. 78-35-RX (Item No. 13)

Dear Mr. Almond:

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

Very truly yours,

George J. Madden, Jr.
GEORGE J. MADDEN, JR.
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: David Preller, Esquire
15 Charles Plaza
Suite 200
Baltimore, Maryland 21201

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

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

Description to Accompany Zoning Petition
for Reclassification from Existing DR-16 Zone
to R.A.E. 2 Zone and for Special Exception for
a One Story Office Building
Beginning for the same at the intersection of the northwesterly side of West
Burke Avenue with the zoning line between the DR 16 zone and the DR-CS-1 zone, said
point being northwesterly along said side of Burke Avenue distant 117 feet more or
less from the centerline of York Road, running thence binding on said northwesterly
side of West Burke Avenue the two following courses viz: (1) along a curve to the
right with a radius of 402.74 feet for a distance of 137.47 feet, said curve being
subtended by a chord bearing North 60° 38' 02" West 136.81 feet and (2) along a curve
to the right with a radius of 3773.72 feet for a distance of 345.52 feet, said curve
being subtended by a chord bearing North 48° 14' 34" West 344.49 feet; thence binding
on the outline of the subject property the nine following courses viz: (3) North 6°
15' 39" East 71.47 feet, (4) North 45° 03' 25" East 58.70 feet, (5) North 86° 24' 56"
East 66.81 feet, (6) South 6° 36' 49" West 66.57 feet, (7) South 82° 22' 41" East
149.00 feet, (8) South 13° 41' 11" East 33.50 feet, (9) South 36° 14' 43" East 44.91
feet, (10) South 68° 58' 36" East 138.00 feet to a corner of the herein above
mentioned zoning line, thence binding thereon (11) South 11° 40' 54" West 213.38 feet
to the place of beginning.

Containing 1.816 acres of land, more or less.



REVISED PLANS

January 18, 1979

Saunders M. Almond, Jr., Esq.
407 Mercantile-Towson Building
Towson, Maryland 21204

Re: File No. 78-35-RX
Phillip Deardorff

Dear Mr. Almond:

Enclosed herewith is a copy of the Opinion and Order
passed today by the County Board of Appeals in the above entitled case.

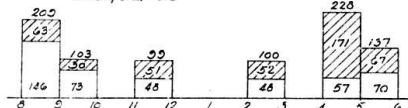
Very truly yours,

Marcel E. Buddenmer

Encl.

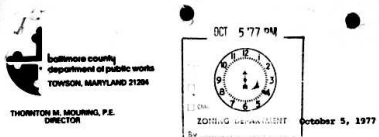
cc: David Preller, Esq.
John W. Hession, III, Esq.
Mrs. Genevieve H. Kemper
Mr. S. E. DiNanno
Mr. George Hartwick
Mr. James E. Dyer
Mr. Leslie Grant
Mr. Gary Burt
Board of Education

BURKE CROSS CHURCH BLDG. - YORK RD.
CHURCH AREA: 105,000 SQ. FT.
PARKING SPACES: 313



72-C
EXHIBIT 4

Shane C. C. C.



Mr. Richard Parsons
The Greater Towson Council of Community Association
412 Woodbine Avenue
Towson, Maryland 21204

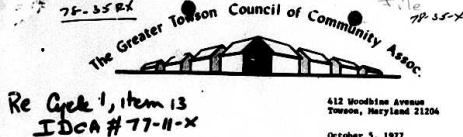
Reference: York Road and Burke Avenue
TOPICS Project - Intersection Improvements
Baltimore County Job Order 5-286-16
SMA Contract No. B 222-476
FAP No. T-9007(3)

Dear Mr. Parsons:
This is in reference to your letter of October 5, 1977 requesting information about the above mentioned project. We offer the following comment to the five questions in your letter.

1. The date for construction of this project has been programmed for the summer of 1979.
2. The right-of-way for this project has not been acquired as of this date. The Baltimore County Bureau of Land Acquisition is preparing to submit the necessary information to the State Highway Administration for the purpose of getting the funding approved in order to acquire the necessary right-of-way.
3. The funding has not been approved for the right-of-way phase of this project as of this date. The funding will be coming from both the State of Maryland and the Federal Highway Administration. Baltimore County will also participate in the funding.
4. This project has been in the planning stage for over 10 years. These improvements were not completed at an earlier date because originally this project was solely a County project and at the time there were not sufficient funds available for the right-of-way and construction phases of this project.
5. The Baltimore County Bureau of Engineering files.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Richard Parsons
Richard Parsons, P.E.
Chief, Bureau of Engineering
END/REB:bjo



Mr. Elinor H. Dwyer, Chief
Bureau of Engineering
Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

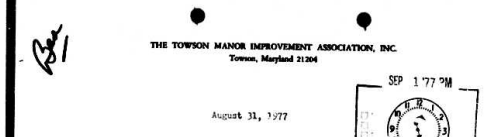
Dear Mr. Dwyer:

The Greater Towson Council of Community Associations requests the following information regarding the proposed improvements to the intersection of York Road and Burke Avenue immediately:

1. The date when the actual construction of improvements will begin.
2. Whether or not the right-of-way allowing the County to make such improvements has been obtained. If it has been obtained, when? If it has not been obtained, what is the status of its acquisition?
3. Has the funding for this project been approved? If so, what was the date of approval? Is the funding coming from the State of Maryland or the Federal Government?
4. It is our understanding that improvements to this intersection have been in the planning stage for at least ten (10) years. Is this true? Why were these improvements not completed previously?
5. Please identify, where possible, the authority or source(s) for the answers to numbers 1 to 4 above.

Very truly,
Richard Parsons
Richard Parsons,
President

cc: Hon. Theodore G. Venetoulis
Hon. Eugene Riffe
Hon. John J. Bishop, Jr.
Mr. John W. Messian, III, People's Counsel



Mr. J. Eric Dienna
Zoning Commissioner
Office of the Zoning Commissioner
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Re: Land Northeast Side Burke 117' West of York Rd.
Case # 78-251

Dear Mr. Dienna:

We of the Towson Manor Improvement Association, Inc. would like to go on record in opposition to the construction of a 16 story High Rise on the above property.

We feel that the decision of the County Council during the meeting of October 1976, was well announced when the zoning change went from RAE2 to D16 when the new zoning was adopted. It is the responsibility of the property owners to keep alert of zoning changes and file the necessary responses at the time of reclassification.

For this structure to be allowed in this area will be a grave precedent to be set for future hearings or requests for reclassification in this south and southeast Towson area.

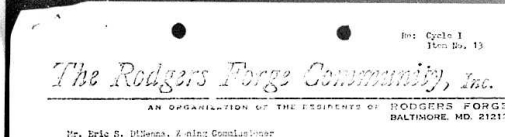
There is sufficient area around now for these overbearing towers. There need not be those shadows cast over nearby residential areas.

We express our concern since there is a large area within our community which is RAE2 now.

It would be gratified if our protest be placed on record and we will try and make it a point to appear at the hearing date of Thursday 7/15/77.

Sincerely,
Richard Parsons
Richard Parsons
Vice President Planning & Zoning
31 Linden Terrace
Towson, Maryland 21204

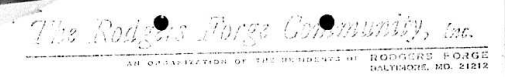
cc: Mr. D. Kreck, President TMA
231 Linden Avenue
Towson, Maryland 21204



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

I join the local community association(s) in urging the Department of Planning and Zoning of Baltimore County to vote to retain the present zoning of RAE2 for the property(s) located on the north side of West Burke Avenue, 117 feet west of York Road, District 9, present zoning RAE2, proposed zoning RAE2 with special exception, and any adjoining adjacent properties or portions thereof also considered for this project.

Very truly yours,
Richard E. Thompson
Richard E. Thompson, President



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

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Very truly yours,
Joseph J. Luth
Joseph J. Luth

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Kathy Rogers
Kathy Rogers

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Barbara B. Brown
Barbara B. Brown

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Debbie Enns
Debbie Enns

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Raymond J. Luth
Raymond J. Luth



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

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Very truly yours,
TC & JC Cope
TC & JC Cope

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Laurie Cope
Laurie Cope

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
John J. Bishop
John J. Bishop

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
James Brown
James Brown

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
John J. Bishop
John J. Bishop



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

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Very truly yours,
Barbara W. Wacht
Barbara W. Wacht

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Barbara W. Wacht
Barbara W. Wacht

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

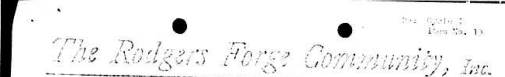
Very truly yours,
Barbara W. Wacht
Barbara W. Wacht

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

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Barbara W. Wacht
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Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Barbara W. Wacht
Barbara W. Wacht



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

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Very truly yours,
Richard E. Thompson
Richard E. Thompson

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Richard E. Thompson
Richard E. Thompson

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

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Very truly yours,
Richard E. Thompson
Richard E. Thompson

cc: Mr. Eric S. Dienna, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Very truly yours,
Richard E. Thompson
Richard E. Thompson

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

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

I join the local community association(s) in urging the Department of Planning and Zoning of Baltimore County to vote to retain the present zoning of RA-16 for the property(s) located on the north side of West Burke Avenue, 117 feet west of York Road, District 9, present zoning RA-16, proposed zoning RA-2 with special exception, and any adjoining adjacent properties or portions thereof also considered for this project.

NAME: *John A. Jones* ADDRESS: *135 Brandon Rd. Baltimore 21212*

NAME: *St. Barbara* ADDRESS: *706 LAMAR RD.*

NAME: *Carrie Schmitt* ADDRESS: *7936 Lamb Rd.*

NAME: *John J. McNamee* ADDRESS: *800 Monmouth Baltimore 21212*

NAME: *Stephen J. Kelly* ADDRESS: *110 Regent Ave.*

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

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

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NAME: *Mrs. Michael Hall* ADDRESS: *64 Shunk Rd.*

NAME: *Allen Burdette* ADDRESS: *13720 Princess Anne Unit PARENT MD 2121*

NAME: *Natalie J. Sheppard* ADDRESS: *301 Stannard*

NAME: *Rafael J. Nunez* ADDRESS: *302 Hopkins Road*

NAME: *John H. Demant* ADDRESS: *100 Monmouth Rd.*

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

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

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NAME: *James R. Eads* ADDRESS: *242 Brandon Rd. 21212*

NAME: *Robert G. C. Eads* ADDRESS: *242 BRANDON ROAD BALTIMORE, Md. 21212*

NAME: *John H. Demant* ADDRESS: *100 Monmouth Rd. Baltimore 21212*

NAME: *John H. Demant* ADDRESS: *100 Monmouth Rd. Baltimore 21212*

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

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

I join the local community association(s) in urging the Department of Planning and Zoning of Baltimore County to vote to retain the present zoning of RA-16 for the property(s) located on the north side of West Burke Avenue, 117 feet west of York Road, District 9, present zoning RA-16, proposed zoning RA-2 with special exception, and any adjoining adjacent properties or portions thereof also considered for this project.

NAME: *John A. Jones* ADDRESS: *135 Brandon Rd.*

NAME: *John A. Jones* ADDRESS: *135 Brandon Rd.*

NAME: *Robert G. C. Eads* ADDRESS: *242 BRANDON ROAD BALTIMORE, Md. 21212*

NAME: *John A. Jones* ADDRESS: *135 Brandon Rd.*

NAME: *John A. Jones* ADDRESS: *135 Brandon Rd.*

July 28, 1977

The Honorable Eugene L. Kibbe, Jr.
Councilman, Fourth District
County House
Towson, Maryland 21204

Dear Councilman Kibbe:

I thank you for forwarding me copies of the Rodgers Forge Community, Inc., zoning petition forms for the property located on the north side of West Burke Avenue.

I am certain that Mr. DiNenna will give them every consideration.

Sincerely,

Theodore G. Venetoulis
County Executive

cc: Mr. Eric DiNenna
cc: Ann Marshall



County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 494-3196

July 12, 1977

COUNCILMAN

John V. Murphy
FIRST DISTRICT

Gary Halliday
SECOND DISTRICT

Clarence E. Riser
THIRD DISTRICT

Eugene L. Kibbe, Jr.
FOURTH DISTRICT

THEODORE G. VENETOULIS
COUNTY EXECUTIVE

FRANK W. GALLAGHER
FIFTH DISTRICT

John W. O'Boyle
SIXTH DISTRICT

Thomas T. Spivack
SEVENTH DISTRICT

County Executive's Office
Towson, Maryland 21204

Enclosed are copies of requests for zoning changes on the north side of West Burke Avenue, and W. of York Road.

We have a copy and a copy has been sent to the Zoning Office.

Sincerely,

Eugene L. Kibbe, Jr.
Eugene L. Kibbe, Jr.
Councilman, Fourth District

ELK/eh

Anneslie Community Inc.

BALTIMORE, MD. 21212

August 2, 1977

Reply To:

505 Murdock Road
21212

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

Dear Mr. DiNenna:

With reference to Cycle I, Item No. 13 Anneslie Community Inc. urges the Department of Planning and Zoning of Baltimore County to vote to retain the present zoning of RA-16 for the property(s) located on the north side of West Burke Avenue.

The proposed zoning of this property to RA-2 would increase the traffic problems in that immediate area, and subsequently reach out to touch all the surrounding communities.

Your consideration of our request in this matter is appreciated.

Very truly yours,

Patti Taylor
Patti Taylor, President
Anneslie Community Inc.

cc: Eugene L. Kibbe, Jr.



LITTLE, HALL & STEINMANN, P.A.

ATTORNEYS AT LAW

100 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

TELEPHONE (410) 382-8800

October 17, 1977



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

RE: In the Matter of Petition for Rezoning Classification and/or Special Exception by Nicholas B. Mangione, Mary C. Mangione, Contract Purchasers, Philip Desideri, Jr., and Fruit Burton, Legal Owners, etc. Case No. 26-28-MX Cycle I, Item 13

Dear Mr. DiNenna:

On behalf of the Greater Towson Council of Community Associations, I request that you please provide me at your earliest convenience with a copy of the transcript of the hearing held in the above-referenced matter before Deputy Commissioner Martink at 1:00 P.M., on September 15, 1977. The property involved is situated on Burke Avenue approximately 117 feet west of York Road and is the subject of a petition for reclassification from RA-16 to RA-2 with special exception.

I understand that community associations and other similar citizen groups are provided copies of transcripts in these situations without cost, but if any payment of costs should be necessary, please advise me at your first convenience.

Thank you very much.

Very truly yours,
James W. Himes
James W. Himes

JWH/mel

cc: Mr. Richard Parsons, President
Greater Towson Council of Community Associations

10-16-77
Approved by: *James W. Himes*
for use of transcripts on available at a cost of \$10.00 per set of transcripts and \$1.00 per set of additional transcripts needed. Will forward check immediately for \$11.00.

Ben

The Greater Towson Council of Community Assoc.

412 Woodbine Avenue
Towson, Maryland 21204

July 6, 1977

Re: Cycle 1, Item 13
I.D.C.A. #77-11-X

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

Dear Mr. DiNenna:

The Greater Towson Council of Community Associations, representing a large body of eligible voters and tax payers from 15 community associations in the Fourth Councilmatic District, wishes to express the following petition:

Cycle 1, Item 13, I.D.C.A. #77-11-X (petition for zoning reclassification and/or special exception - Apartment & Office Building)

We are joining with Rodgers Forge Community, Incorporated in this protest and would refer you to a letter dated June 30 from Mrs. Jean K. Duval of that Association. We agree completely with the points raised in Mrs. Duval's letter. An increase in zoning intensity from D.R. 16 to RAE 2 (a sixteen-floor elevator building) would not only place an unreasonable traffic burden on that strip of Towsontown Boulevard, it would also defy the purpose of the Towson Plan - implementation of which is currently being planned by Mr. Anthony Maloney of Cope Lindsey & Maloney. The Plan called for - and still calls for - major office and other commercial development to be confined to within the Ring Road. This petition is a flagrant violation of the Towson Plan.

Further, with the existence of vacant apartment, condominium and office space in every major new building in Towson, there can be little reason for granting a permit to construct another such structure. With total occupancy not likely at any early point, the financial viability of such an enterprise should be viewed with extreme skepticism. To put it bluntly, the structure is not needed - and especially not there!

Yours sincerely,
Richard A. Brown
Richard A. Brown,
President

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

June 30, 1977

Re: Cycle 1, Item 13
I.D.C.A. #77-11-X
Petition for Zoning
Reclassification and/or
Special Exception
Apartment and Office Building

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

Dear Mr. DiNenna:

This letter is in reference to the petition for zoning reclassification and/or special exemption, Cycle 1, Item #13, for the property (s) located on the north side of West Burke Avenue, approximately 117 feet west of York Road, District 9, present zoning DR 16, requested reclassification RAE 2 with special exception for apartment and office building, and any adjoining adjacent properties on portions thereof also considered for this project.

In a letter dated June 14, 1976 to the Honorable John W. O'Rourke, Chairman of the Baltimore County Council, from Mr. J. Allan Kenyon, President of Burkleigh Square Association and read before the County Council by Mr. Kenyon at the public hearing set for the Fourth Council District Map on the aforementioned date, Towson Senior High School, the opening paragraph states:

"This is a petition for modification of the existing zoning on two (2) adjacent parcels of land in the Towson area from RAE classifications to DR 2 or DR 5.5 within the Baltimore County 1976 Comprehensive Zoning Map." It referred, as specified in following paragraphs, to the property listed above.

Mr. Kenyon read the letter at the meeting and a member of the Rodgers Forge Board of Governors also spoke requesting down-zoning of properties in question.

Our position is quite clear. It has not changed. Nor will it. We oppose any changes from the current classification of DR 16. To grant the proposed RAE 2 with special exception

would allow the construction of hi-rise apartments and/or office buildings not only on this particular parcel of land but would open up the possibility of rezoning all other properties presently zoned DR 16, many of which are situated immediately adjacent to many thousands of dwellings within the Towson Area. If Towson is to achieve its full potential, it must protect its neighborhoods. Neighborhood groups are extremely concerned with protecting their homes from redevelopment. There is a sense of pride and hope in the future of Towson throughout these communities and we intend to protect our neighborhoods which have no major social or poverty problems, no real sign of decay, but reflect a strong tax base and a healthy local economy.

Our reasons for opposing rezoning to RAE 2 are numerous, however, the most important ones are:

1. We want to protect our homes and neighborhoods from the constant re-use of land and buildings which do not enhance our area.
2. York Road at Burke Avenue is already beyond the term congested. According to the Maryland Department of Transportation, in a letter from Mr. Charles Lee, Chief, Bureau of Engineer, Access Permits, by Mr. John E. Meyers, 4.20.77, the "1976 daily average traffic count for this intersection of York Road is 18,500 vehicles. Any appreciable increase in traffic would have a serious effect on traffic circulation in the area." It further states that a 16 story apartment and office building as indicated on the zoning plat would generate a considerable amount of additional traffic. The Baltimore County Department of Engineering (4.25.77) (in letter from Mr. Michael S. Fleming, Traffic Engineering Associate) points out that the site (as presently zoned DR 16) would only generate approximately 220 trips per year, however, the proposed RAE 2 with special exception for a 16 story apartment and office building would generate an additional 900 trips per day, or an increase of approximately 1500 times the amount now sustained. Needless to say this increase would be staggering.

It is our understanding, and desire, that all future hi-rise structures and the Loop Road are to remain within the heart of Towson and are not planned to infiltrate, or to destroy, the existing communities.

As you well know, from recent studies done by the County, there is no need for an apartment-office building at this site. There is now land available within the Loop Road which is either vacant or underutilized. The most favored alignment for the completion of the Loop Road will follow the railroad right of way for much of its length, crossing York Road at Susquehanna Avenue.

Any minor inconvenience of traffic would be more than compensated by a lower acquisition cost to the County and more limited land takings from the East Towson neighborhood.

As far as the secondary market outside of the Towson core, and the aforementioned property falls in this area, the study shows substantial vacancies in several key buildings which have combined to create a surplus availability and thus resulted in a significantly overbuilt market in modern first class buildings. In addition any currently planned or proposed secondary structures would only compound existing problems therein.

4. To upgrade to RAE 2 would cause the destruction and decay of communities which have been well maintained for over 40 years and lower the tax base and property values of Burkleigh Square, Towson Manor, Southland Hills, Wiltowdale, Rodgers Forge and other surrounding neighborhoods. We do not believe that the County Planning and Zoning Board can ignore, nor will ignore, the needs of such well established communities.

We are asking to be recorded as opposing the reclassification of the above mentioned properties, receive copies of all correspondence and be informed of any and all hearings scheduled.

We are also asking for a position on the July 21, 1977 agenda to place into the record our community's position on this matter listed under IDCA #77-11-X.

Your prompt and kind consideration in this matter will be appreciated.

May I please hear from you?

Very truly yours,
John H. Lewis
John H. Lewis, Advisor to the
Rodgers Forge Community Assn.
Chairman of External Affairs
227 Marland Rd
Baltimore Md 21212

Ben

Re: Cycle 1
Item No. 13

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

I join the local community association(s) in urging the Department of Planning and Zoning of Baltimore County to vote to retain the present zoning of DR-16 for the property(s) located on the north side of West Burke Avenue, 117 feet west of York Road, District 9, present zoning DR-16, proposed zoning RAE-2 with special exception, and any adjoining adjacent properties or portions thereof also considered for this project.

NAME: *Mrs. Arthur B. Turner*
ADDRESS: *1018 W. Chesapeake Ave
Towson*

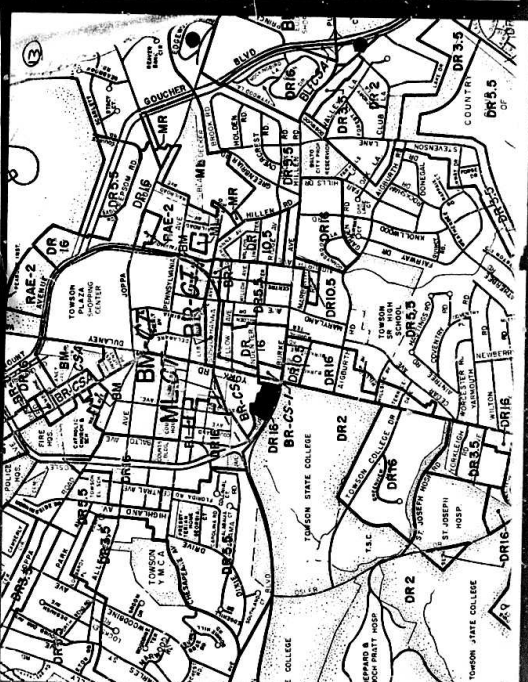
The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

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

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NAME: *Mrs. Jean A. Decker*
ADDRESS: *412 Woodbine Ave
Towson, Md 21204*



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 3, 1977 ACCOUNT: 03-662

AMOUNT: \$50.00

RECEIVED FROM: *Baltimore M. Alameda, Jr. 407 Mountville-Towson*
FOR: *RAE-2, Towson, Md. 21204*
FOR: *Reclassification and Special Exception for Phillip Dandridge, et al*

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 13, 1977 ACCOUNT: 03-662

AMOUNT: \$80.00

RECEIVED FROM: *Nicholas B. Burghes 2514 Proctor Lane, Balto., Md. 21204*
FOR: *Cost of Appeal for Phillip Dandridge, et al*

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Sept. 30, 1977 ACCOUNT: 03-662

AMOUNT: \$185.00

RECEIVED FROM: *Baltimore M. Alameda, Jr. 407 Mountville-Towson*
FOR: *RAE-2, Towson, Md. 21204*
FOR: *Reclassification and Special Exception for Phillip Dandridge, et al*

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this *25* day of *Feb.* 1977. Item #

Philip Dandridge
S. Eric DiNenna, C
Zoning Commissioner

Petitioner: *Dandridge & Burdett* Submitted by: *S. Alameda*
Petitioner's Attorney: *S. Alameda* Reviewed by: *RAE-2*

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

4 - SIGNS 78-35-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *94* Date of Posting: *Aug 27, 1977*

Posted for: *RODERS FORGE COMMUNITY ASSOCIATION*

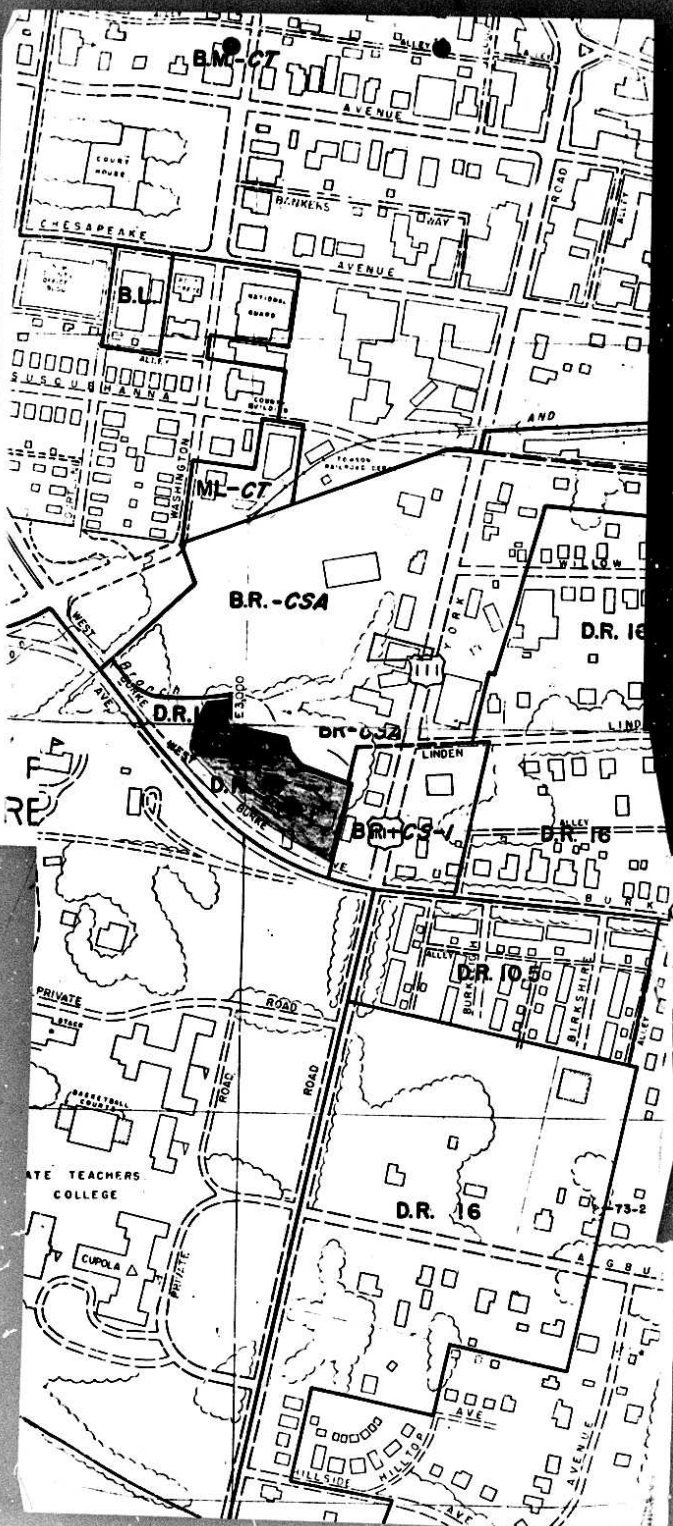
Petitioner: *PHILIP DANDRIDGE*

Location of property: *NE 1/4 of West Burke Ave. 117 W. of York Rd.*

Location of Sign: *NE 1/4 of West Burke Ave. 300' E. of W. of York Rd.*
NE 1/4 of West Burke Ave. 500' E. of W. of York Rd.

Remarks:

Posted by: *Thomas B. Holland* Date of return: *Sept. 1, 1977*



2-SIGNS 78-35-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: OCT. 22, 1977
Posted for: Appeal
Petitioner: PHILLIP DEARDORFF, ET AL
Location of property: NE 1/3 OF W. BURKE AVE. 117' W. OF YORK RD.
Location of Signs: ① NE 1/3 OF W. BURKE AVE. 275' +/- W. OF YORK RD.
② NE 1/3 OF W. BURKE AVE. 450' +/- W. OF YORK RD.
Remarks:
Posted by: Thomas E. Roland Date of return: OCT. 28, 1977

CERTIFICATE OF PUBLICATION
TOWSON, MD. August 25, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of September 1977, the 19th publication appearing on the 25th day of August, 1977.

THE JEFFERSONIAN
S. Frank Smith
Manager.

Cost of Advertisement: \$.....

THE TIMES
TOWSON, MD. 21204 August 26 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION, a SPECIAL exception was inserted in the following:

☐ Catonsville Times	☒ Towson Times
☐ Dundalk Times	☐ Arbutus Times
☐ Essex Times	☐ Community Times
☐ Suburban Times East	☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 26th day of August 1977, that is to say, the same was inserted in the issues of August 25, 1977

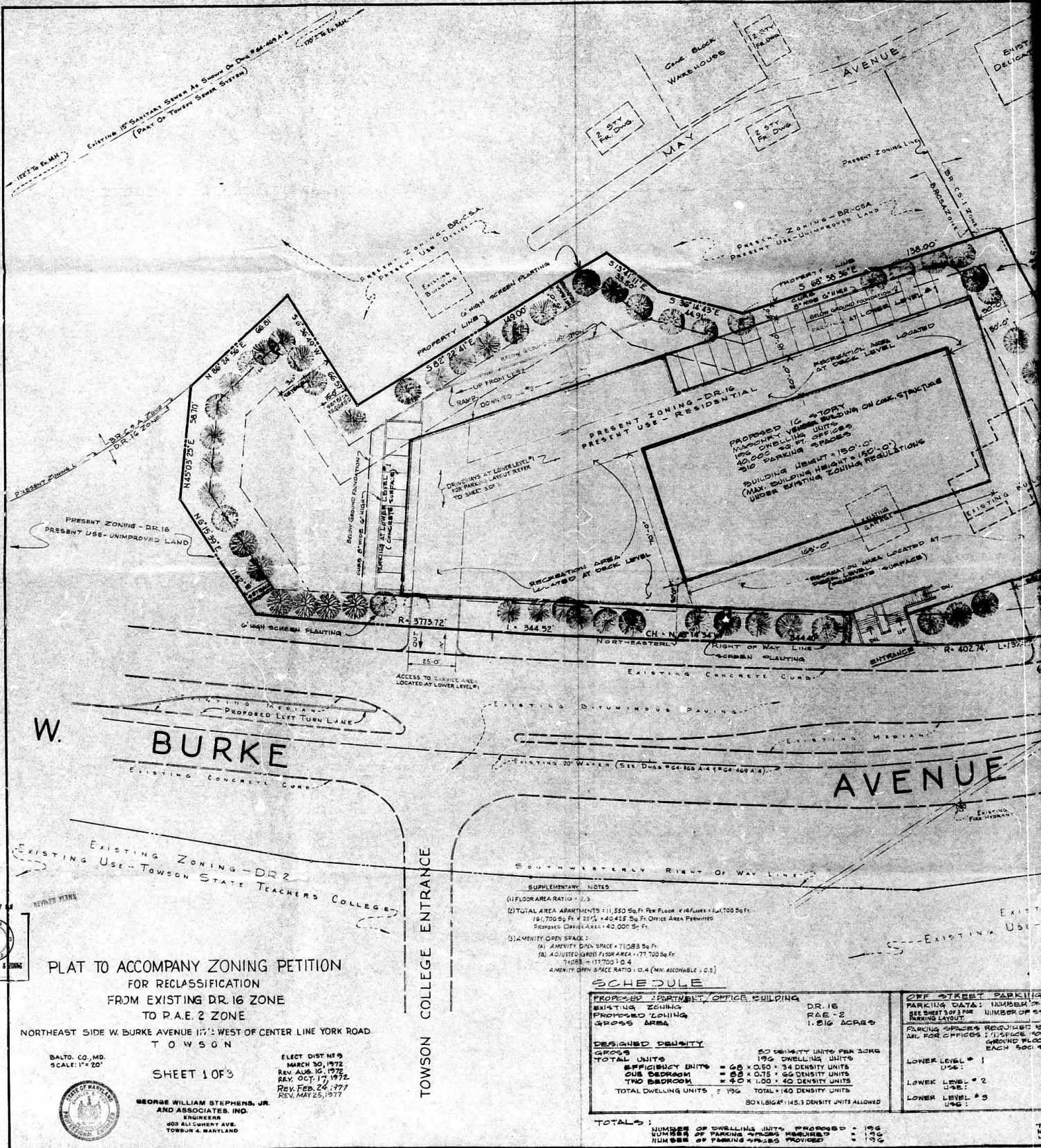
STROMBERG PUBLICATIONS, INC.
BY *Esther Berger*

[illegible]

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
ON 7/19/76 & OCT. 8, 1976
ORDINANCES 10876, 10976, 11076, 11176,
11276, 11376, and 11476

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	" = 200'	WILTONDALE	NE
		DATE OF PHOTOGRAPHY	TOWSON	94
		APRIL 1953		
Copyright © Photogrammetric Institute AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



ELECT. DIST. NO 9
MARCH 30, 1972
REV. AUG. 16, 1972
REV. OCT. 17, 1972
REV. FEB. 24, 1977
REV. MAY 25, 1977

TOWSON COLLEGE ENTRANCE

LOWER LEVEL # 1
USE:

LOWER LEVEL # 2
USE:

LOWER LEVEL # 3
USE:

TOTALS:

NUMBER OF DWELLING UNITS PROPOSED	=	196
NUMBER OF PARKING SPACES REQUIRED	=	190
NUMBER OF PARKING SPACES PROVIDED	=	190

BUILDING HEIGHT

20'

5'

50'

100'

SIDE YARD TENT

PROPERTY LINE

SIDE YARD TENT

SCALE 1" = 30'

~~17th Floor~~

DECK LEVEL

GROUND LEVEL

LOWER LEVEL #1

LOWER LEVEL #2

LOWER LEVEL 03

PROPERTY LINE

RIVER YARD TENT

THE

OFFICERS

OFFICERS

ACES AND PARKING

PARKING

PARKING

MAX. BUILDING HEIGHT = 150'
MAX. BUILDING HEIGHT UNDER ZONING
REGULATIONS = 1.5 x 100' (BASIC HT) = 150'

W. BURKE AVENUE

PROPERTY OF
TOWSON STATE COLLEGE

STREET AND REAR YARD TENTS

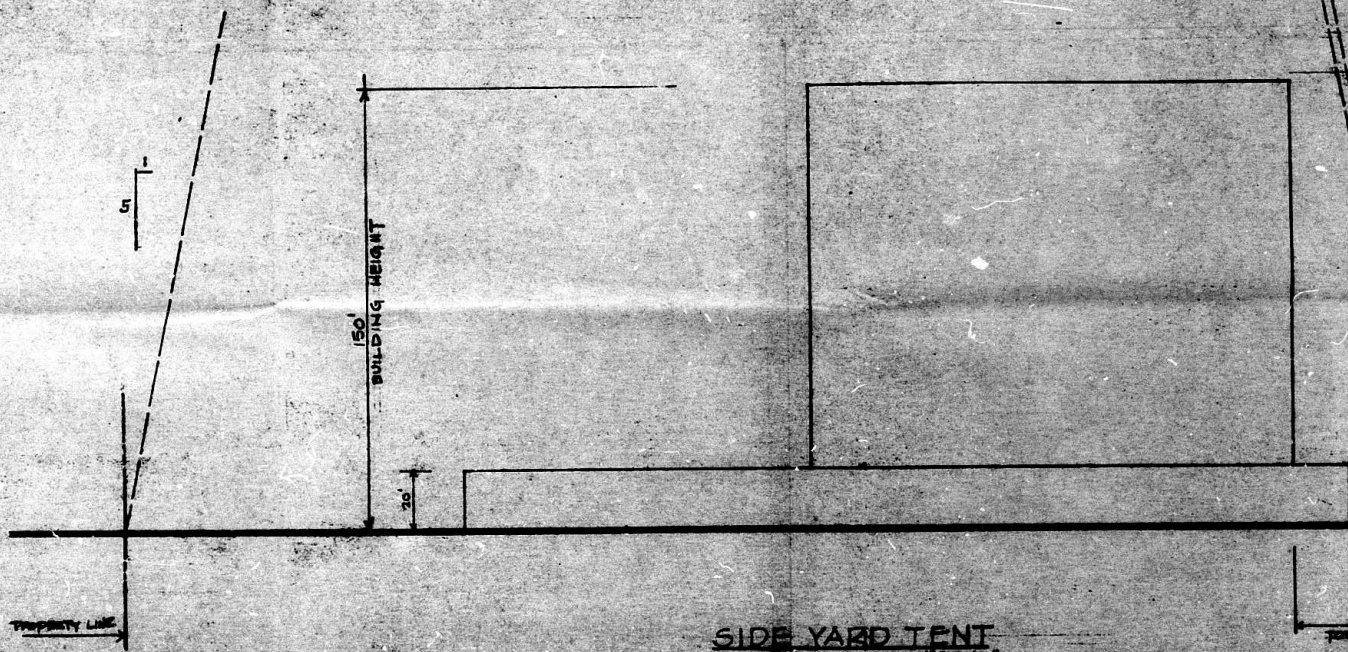
SCALE 1" = 20'-0"

NOTE: HEIGHT TENTS SHOWN AT POINTS
OF MINIMUM SETBACK.

The Height Tent is Based on Zoning Plat
Previously Submitted and Prepared By The
Architectural Firm of Tator and Kelly, Inc.
in Conjunction With This Office (Case No.
73-62R). Bearing The Revision Date of
October 17, 1972. The Previous Hearing
Date Was October 22, 1972.

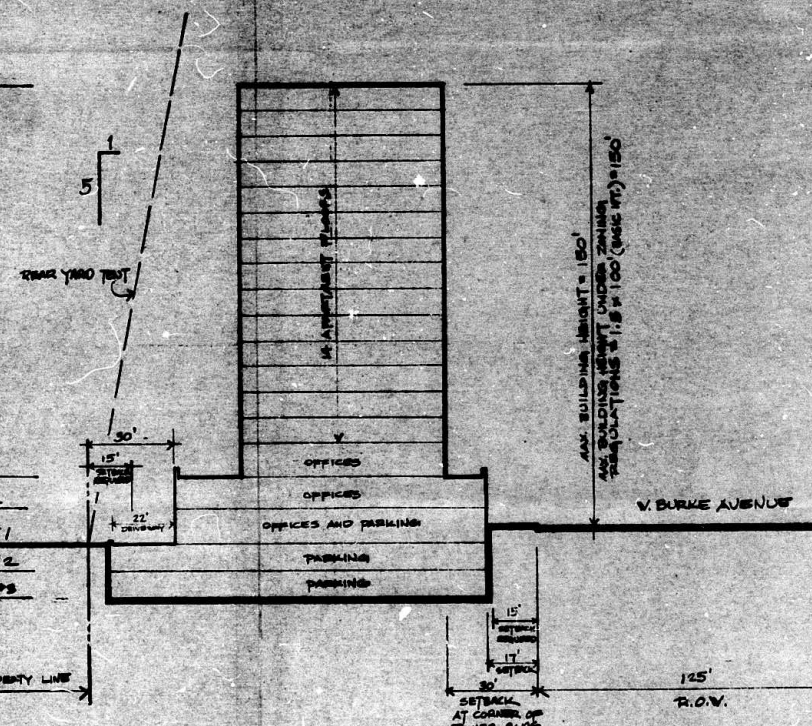
**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
802 ALLEGHENY AVE.
TOWSON 4, MARYLAND**





SIDE YARD TENT
SCALE 1" = 20'-0"

- DECK LEVEL
- GROUND LEVEL
- LOWER LEVEL #1
- LOWER LEVEL #2
- LOWER LEVEL #3



STREET AND REAR YARD TENTS
SCALE 1" = 20'-0"

REVISED PLANS



PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING DR. 16 ZONE
TO R.A.E. 2 ZONE

NORTHEAST SIDE W. BURKE AVENUE 117' WEST OF CENTER LINE YORK ROAD
T O W S O N

D&T O. CO., MD.

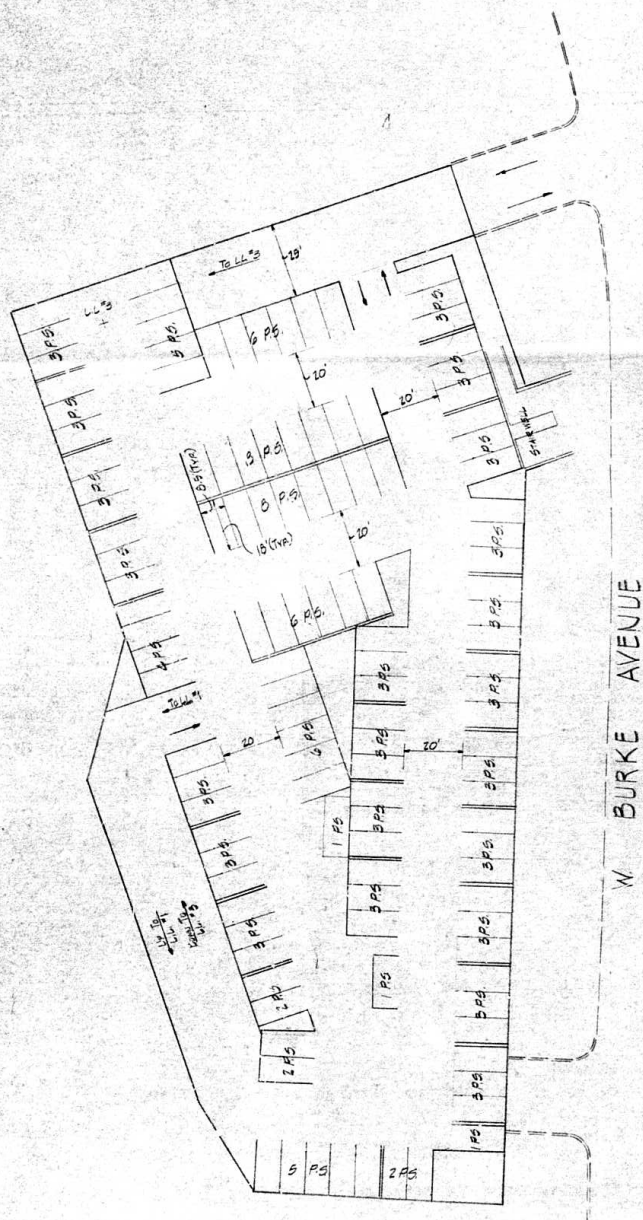
SHEET 2 OF 3

ELECT. DIST. N° 9
MARCH 30, 1976
REV. OCT. 17, 1977
REV. FEB. 24, 1977
REV. MAY 25, 1977

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
903 ELLERBEY AVE.
TOWSON 4, MARYLAND



W BURKE AVENUE



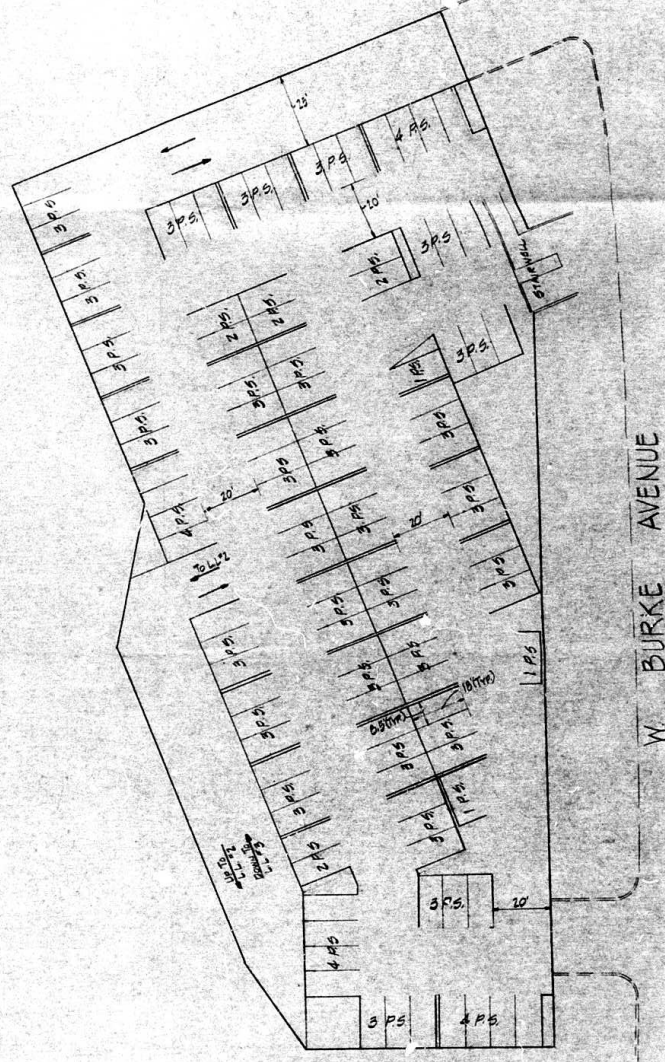
LOWER LEVEL NO 2

PROPOSED 123 PARKING SPACES

FOR PARKING TABULATION SEE
SHEET 1 OF 3

NOTE: PARKING LAYOUT, RAMPS & CIRCULATION SHOWN
HEREON ARE SUBJECT TO CHANGE PENDING
FINAL ARCHITECTURAL PLANS. CONCEPT SHOWN
HEREON IS INTENDED TO ILLUSTRATE THAT THESE
USAGES OF PARKING WILL ACCOMMODATE 310 CARS

W BURKE AVENUE



LOWER LEVEL NO 3

PROPOSED 117 PARKING SPACES

REVISED PLANS

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING DR 16 ZONE
TO R.A.E. 2 ZONE
NORTHEAST SIDE W. BURKE AVE, 1174 WEST OF CENTER LINE YORK RD.
TOWSON, MD.

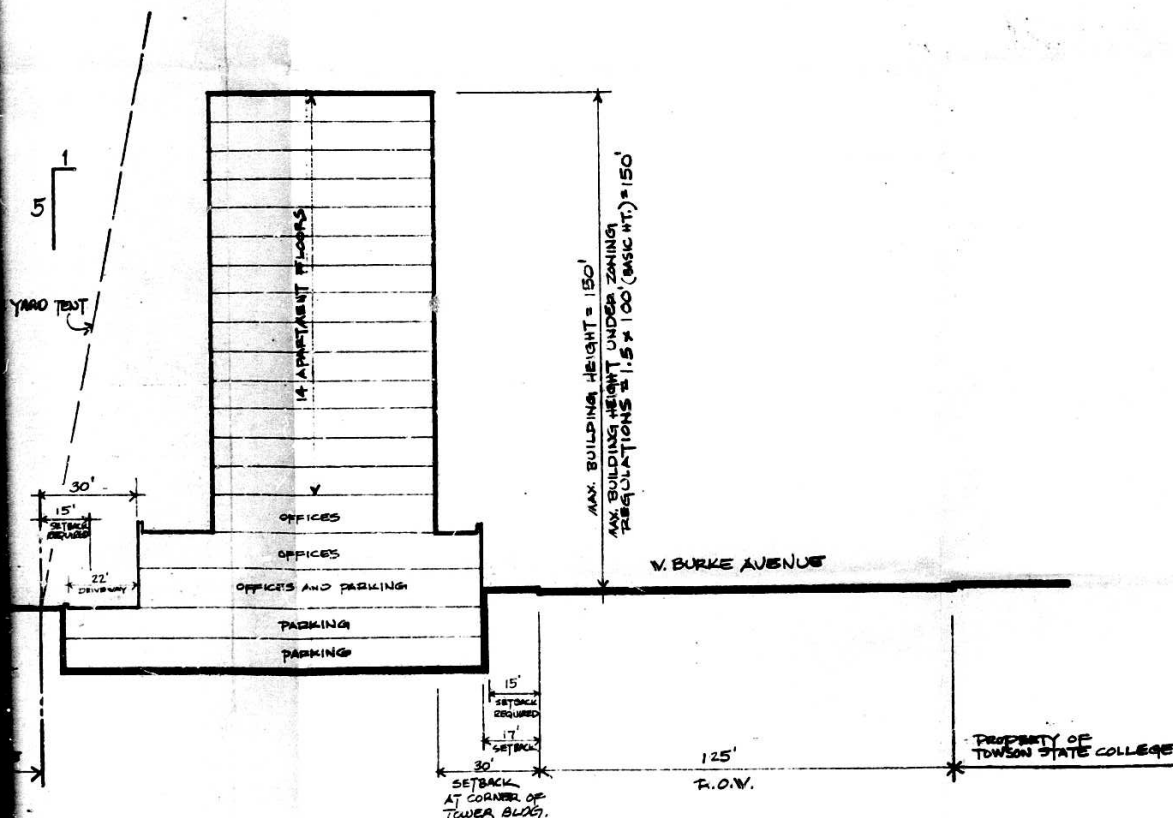
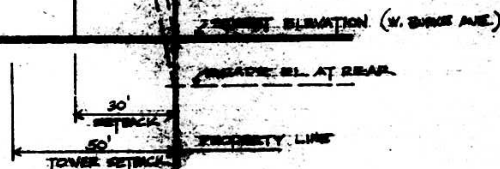
BALTIMORE COUNTY, MD.
SCALE: 1"=20'

ELECT. DIST. # 2
MAY 15, 1977



SHEET 3 OF 3

SIDE YARD TENT SCALE 1" = 20'-0"

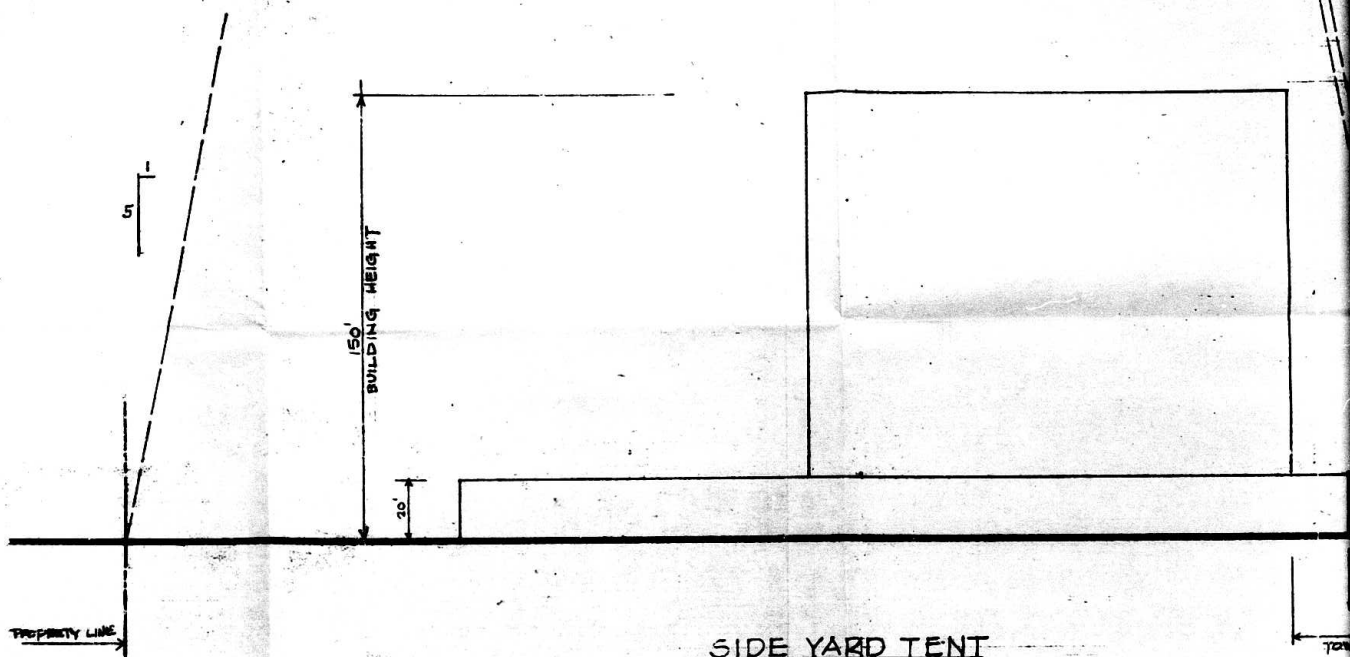


STREET AND REAR YARD TENTS SCALE 1" = 20'-0"

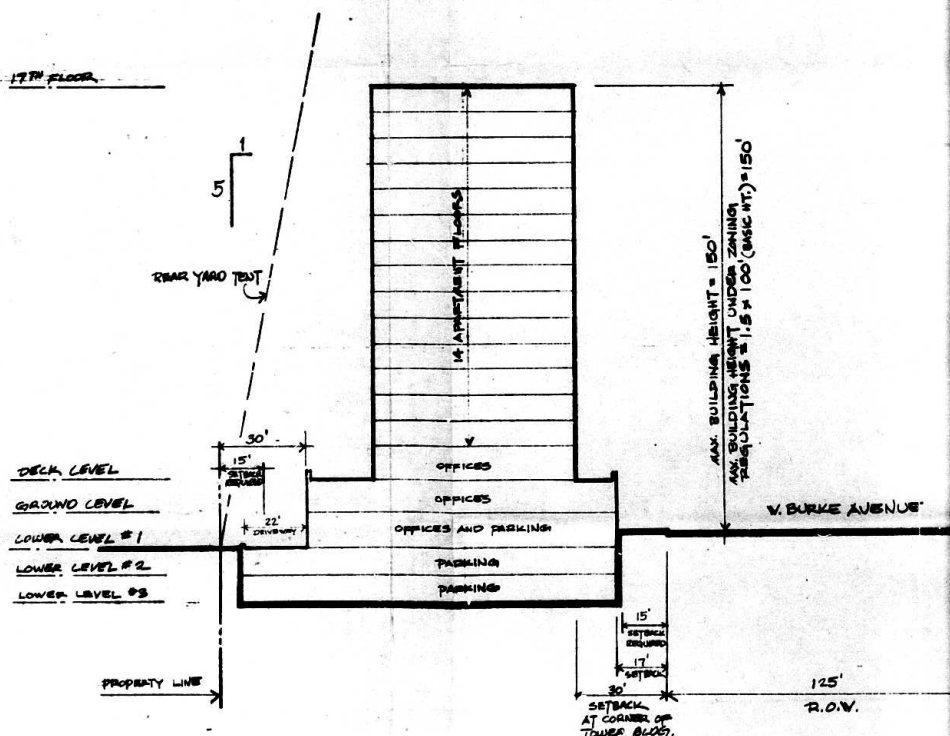
NOTE: HEIGHT TENTS SHOWN AT POINTS OF MINIMUM SETBACK.
The Height Tent is Based on Zoning Plat Previously Submitted and Prepared By The Architectural Firm of Tatar and Kelly, Inc. in Conjunction With This Office (Case No. 73-62 R), Bearing The Revision Date of October 17, 1972. The Previous Hearing Date Was October 22, 1972.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
302 ALLEGHENY AVE.
TOWSON & BALTIMORE





SIDE YARD TENT
SCALE 1" = 20'-0"



PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION FROM EXISTING DRIG ZONE
TO R.A.E. 2 ZONE

AND FOR SPECIAL EXCEPTION
FOR ONE STORY OFFICE BUILDING

NORTHEAST SIDE W. BURKE AVENUE 117' WEST OF CENTER LINE YORK ROAD
TOWSON

BALTO. CO., MD.

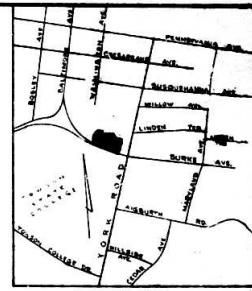
SHEET 2 OF 3

ELECT. DIST. NO. 3
MARCH 30, 1972
REV. OCT. 17, 1972
REV. FEB. 24, 1977
REV. MAY 25, 1977
REV. JULY 11, 1977

STREET AND REAR YARD TENTS
SCALE 1" = 20'-0"

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

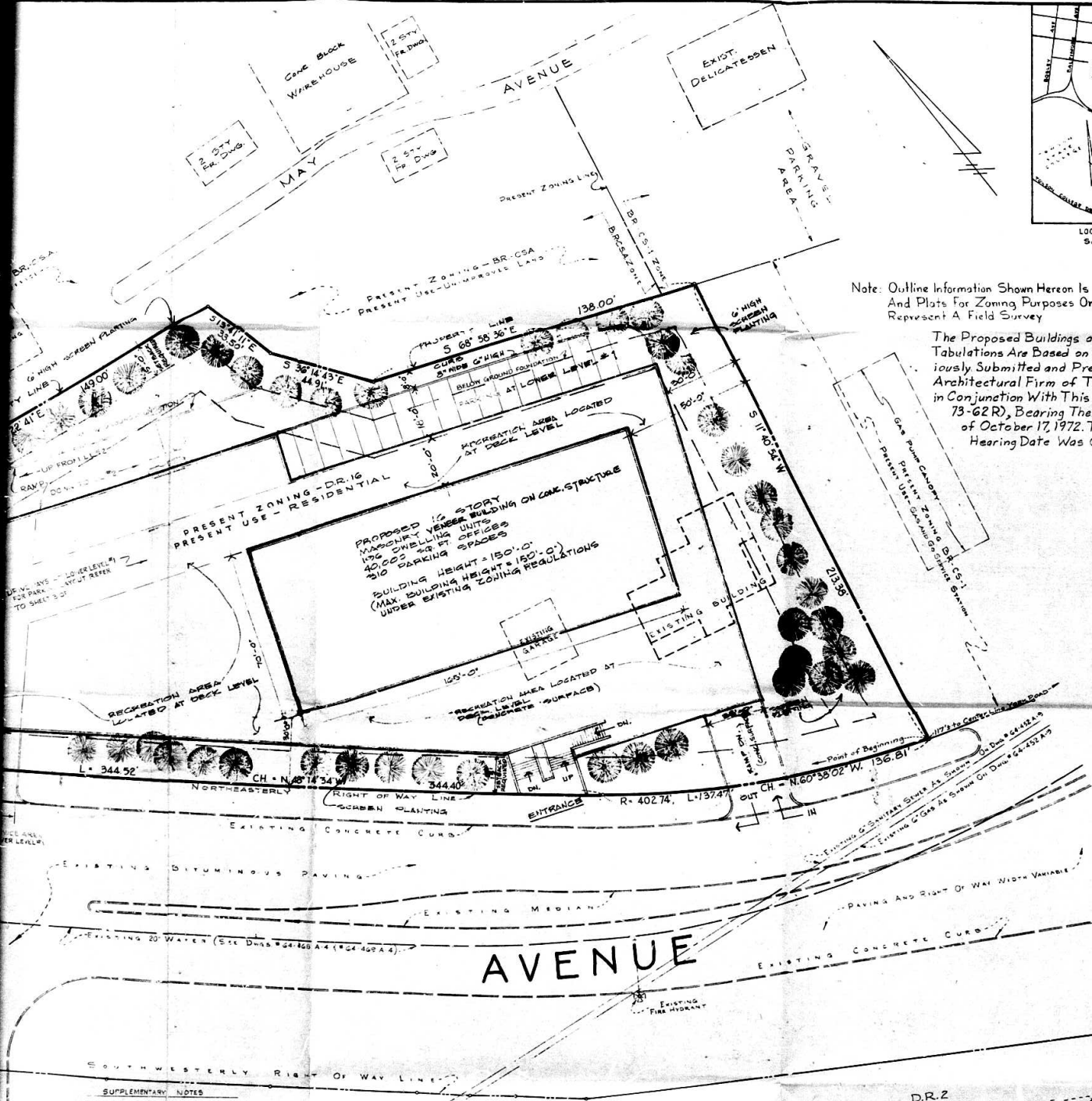




LOCATION MAP
Scale 1"=1000'

Note: Outline Information Shown Hereon Is Compiled From Deeds And Plats For Zoning Purposes Only, And Does Not Represent A Field Survey

The Proposed Buildings and Accompanying Tabulations Are Based on Zoning Plat Previously Submitted and Prepared By The Architectural Firm of Tatar and Kelly, Inc. in Conjunction With This Office (Case No. 73-62R), Bearing The Revision Date of October 17, 1972. The Previous Hearing Date Was October 22, 1972.



- SUPPLEMENTARY NOTES**
- (1) FLOOR AREA RATIO = 2.3
 - (2) TOTAL AREA APARTMENTS = 111,830 SQ. FT. PER FLOOR = 14 FLOORS = 1,565,220 SQ. FT. 121,700 SQ. FT. + 20% = 143,420 SQ. FT. OFFICE AREA PROVIDED IN HIGH RISE.
 - PROPOSED HIGH RISE OFFICE AREA = 40,000 SQ. FT.
 - (3) AMENITY OPEN SPACE:
 - (A) AMENITY OPEN SPACE = 71,083 SQ. FT.
 - (B) ADJUSTED GROSS FLOOR AREA = 1,565,220 SQ. FT.
 - 71,083 / 1,565,220 = 0.04
 - AMENITY OPEN SPACE RATIO = 0.4 (MIN. ALLOWABLE = .02)

SCHEDULE

PROPOSED APARTMENT / OFFICE BUILDING	DR. 16 RAE - 2 1.216 ACRES
EXISTING ZONING	
PROPOSED ZONING	
GROSS AREA	
DESIGNED DENSITY	
80 DENSITY UNITS PER ACRE	
TOTAL UNITS	196 DENSITY UNITS
EFFICIENCY UNITS	= 68 x 0.50 = 34 DENSITY UNITS
ONE BEDROOM	= 88 x 0.75 = 66 DENSITY UNITS
TWO BEDROOM	= 40 x 1.00 = 40 DENSITY UNITS
TOTAL DWELLING UNITS	= 196 TOTAL 140 DENSITY UNITS
	80 X 1.8164 = 145.3 DENSITY UNITS ALLOWED

OFF STREET PARKING
PARKING DATA: NUMBER OF SPACES REQUIRED = 308
SEE SHEET 3 OF 3 FOR NUMBER OF SPACES PROVIDED = 308
PARKING SPACES REQUIRED BASED ON: (1) SPACE PER DWELLING UNIT
AND FOR OFFICES: (1) SPACE FOR EACH 500 SQ. FT. OF TOTAL
GROUND FLOOR AREA AND (1) SPACE FOR EACH 500 SQ. FT. OF TOTAL AREA OF UPPER FLOORS
LOWER LEVEL # 1
USE: PARKING - 60 SPACES
OFFICES - 16,000 SQ. FT.
LOWER LEVEL # 2
USE: PARKING - 123 SPACES
LOWER LEVEL # 3
USE: PARKING - 117 SPACES

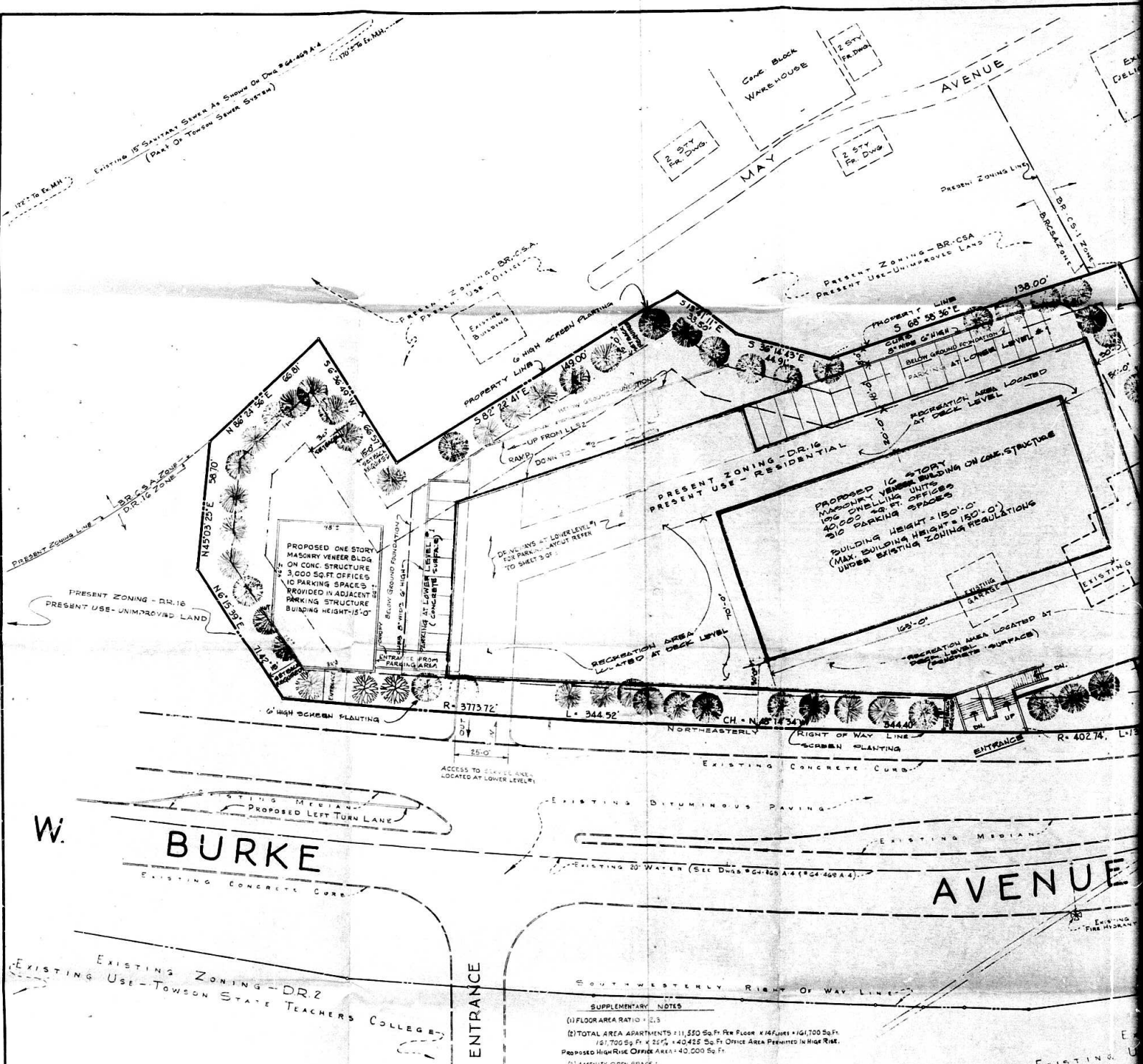
GROUND LEVEL USE:	OFFICES - 18,000 SQ. FT.
DECK LEVEL USE:	OFFICES - 6,000 SQ. FT.
3RD THRU 17TH FLOORS USE:	APARTMENTS - 136 DWELLING UNITS
ONE STORY BUILDING USE:	OFFICES - 3,000 SQ. FT.
NOTE: PARKING SPACE SIZE = 2 1/2' x 11'	
LIGHTING: FLUORESCENT TUBES MOUNTED AT CEILING FOR ENCLOSED PARKING AREAS, STEAM MOUNTED INCANDESCENT LIGHTS 3'-0" HIGH FOR EXTERIOR PARKING.	

TOTALS:

NUMBER OF DWELLING UNITS PROPOSED	= 196
NUMBER OF PARKING SPACES REQUIRED	= 196
NUMBER OF PARKING SPACES PROVIDED	= 196

OFFICE FLOOR AREA (HIGH RISE)	40,000 SQ. FT.
OFFICE FLOOR AREA (STORY BUILDING)	3,000 SQ. FT.
TOTAL OFFICE FLOOR AREA	43,000 SQ. FT.
NUMBER OF PARKING SPACES REQUIRED	117
NUMBER OF PARKING SPACES PROVIDED	117

SCALE 1"=20'-0"



SUPPLEMENTARY NOTES

- (1) FLOOR AREA RATIO = 2.3
- (2) TOTAL AREA APARTMENTS = 11,550 Sq. Ft. Per Floor = 14,400 Sq. Ft. 181,700 Sq. Ft. x 26% = 40,425 Sq. Ft. Office Area Presented in High Risk. Proposed High Risk Office Area = 40,000 Sq. Ft.
- (3) AMENITY OPEN SPACE:
 - (A) AMENITY OPEN SPACE = 71,083 Sq. Ft.
 - (B) ADJUSTED GROSS FLOOR AREA = 180,700 Sq. Ft. 71,083 = 180,700 x 0.4
 AMENITY OPEN SPACE RATIO = 0.4 (MIN. ALLOWABLE 0.2)

SCHEDULE

PROPOSED APARTMENT/OFFICE BUILDING	
EXISTING ZONING	DR-16
PROPOSED ZONING	R.E. - 2
GROSS AREA	1.216 ACRES
DESIGNED DENSITY	
TOTAL UNITS	80 DENSITY UNITS PER ACRE
EFFICIENCY UNITS	196 DWELLING UNITS
ONE BEDROOM	68 x 0.50 = 34 DENSITY UNITS
TWO BEDROOM	28 x 0.75 = 66 DENSITY UNITS
TOTAL DWELLING UNITS	40 x 1.00 = 40 DENSITY UNITS
	TOTAL 140 DENSITY UNITS
	80 x 1.614 = 129.12 DENSITY UNITS ALLOWED

OFF STREET PARKING DATA	
PARKING DATA	NUMBER OF SHEETS OF FIRE UNIFORMS
PARKING SPACES REQUIRED FOR OFFICES	(1) 1500 GROUND EACH
LOWER LEVEL # 1	USE:
LOWER LEVEL # 2	USE:
LOWER LEVEL # 3	USE:

TOTALS:

NUMBER OF DWELLING UNITS PROPOSED	= 196
NUMBER OF PARKING SPACES REQUIRED	= 196
NUMBER OF PARKING SPACES PROVIDED	= 196

PLAT TO ACCOMPANY ZONING PETITION
 FOR RECLASSIFICATION FROM EXISTING DRIG ZONE
 TO R.A.E. 2 ZONE
 AND FOR SPECIAL EXCEPTION
 FOR ONE STORY OFFICE BUILDING
 NORTHEAST SIDE W. BURKE AVENUE 117' WEST OF CENTER LINE YORK ROAD
 TOWSON

SHEET 1 OF 3

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

ELECT DIST. NO. 9
 MARCH 30, 1972
 REV. AUG. 10, 1972
 REV. OCT. 17, 1972
 REV. FEB. 24, 1977
 REV. MAY 25, 1977
 REV. JULY 11, 1977

BALTO. CO., MD.
 SCALE 1" = 20'

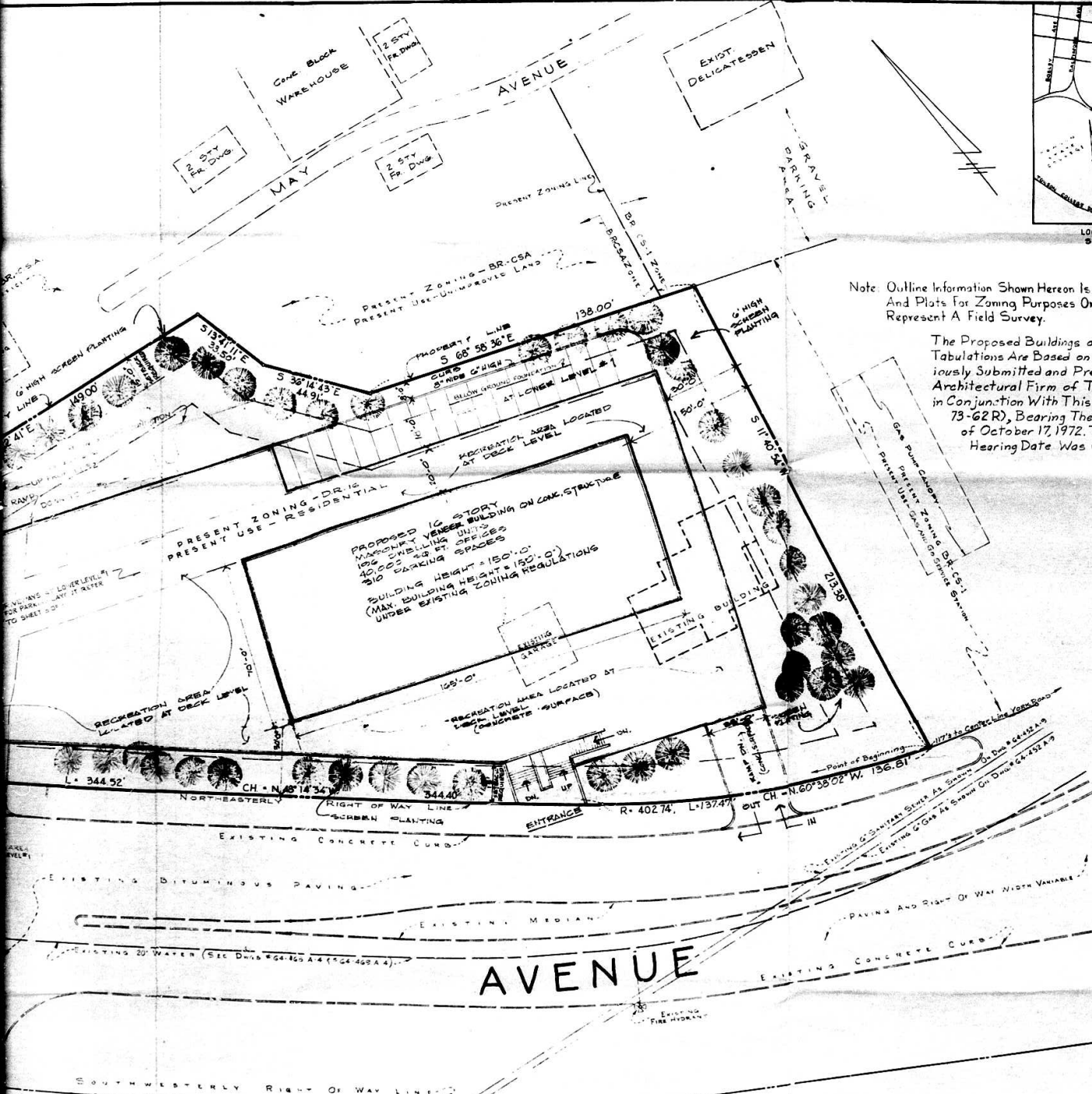




LOCATION MAP
SCALE: 1" = 100'

Note: Outline Information Shown Hereon Is Compiled From Deeds And Plats For Zoning Purposes Only, And Does Not Represent A Field Survey.

The Proposed Buildings and Accompanying Tabulations Are Based on Zoning Plat Previously Submitted and Prepared By The Architectural Firm of Tatar and Kelly, Inc. in Conjunction With This Office (Case No. 73-62R), Bearing The Revision Date of October 17, 1972. The Previous Hearing Date Was October 22, 1972.



SUPPLEMENTARY NOTES

- (1) FLOOR AREA RATIO = 1.0
- (2) TOTAL AREA - APARTMENTS 311,550 SQ. FT. GROUND FLOOR - 100,000 SQ. FT. 15' 100 SQ. FT. 4 75' 142,422 SQ. FT. OFFICE AREA PROVIDED IN HIGH RISE.
Proposed High Rise Office Area 140,000 SQ. FT.
- (3) AMENITY OPEN SPACE:
(a) AMENITY OPEN SPACE 71083 SQ. FT.
(b) ADJUSTED GROSS FLOOR AREA - 180,700 SQ. FT.
11082 - 180,700 + 0.4
AMENITY OPEN SPACE RATIO 1.04 (MIN. ALLOWABLE = 1.02)

SCHEDULE

PROPOSED APARTMENT OFFICE BUILDING	
EXISTING ZONING	DR. 16
PROPOSED ZONING	R-2
GROSS AREA	1.216 ACRES
DESIGNED DENSITY	
TOTAL UNITS	100 DENSITY UNITS PER ACRE
EFFICIENCY UNITS	68 x 0.50 = 34 DENSITY UNITS
ONE BEDROOM	28 x 0.75 = 21 DENSITY UNITS
TWO BEDROOM	4 x 1.00 = 4 DENSITY UNITS
TOTAL DWELLING UNITS	136
	30% (BIG) 145.3 DENSITY UNITS ALLOWED

TOTALS:

NUMBER OF DWELLING UNITS PROPOSED	= 136
NUMBER OF PARKING SPACES REQUIRED	= 136
NUMBER OF PARKING SPACES PROVIDED	= 136

OFF STREET PARKING

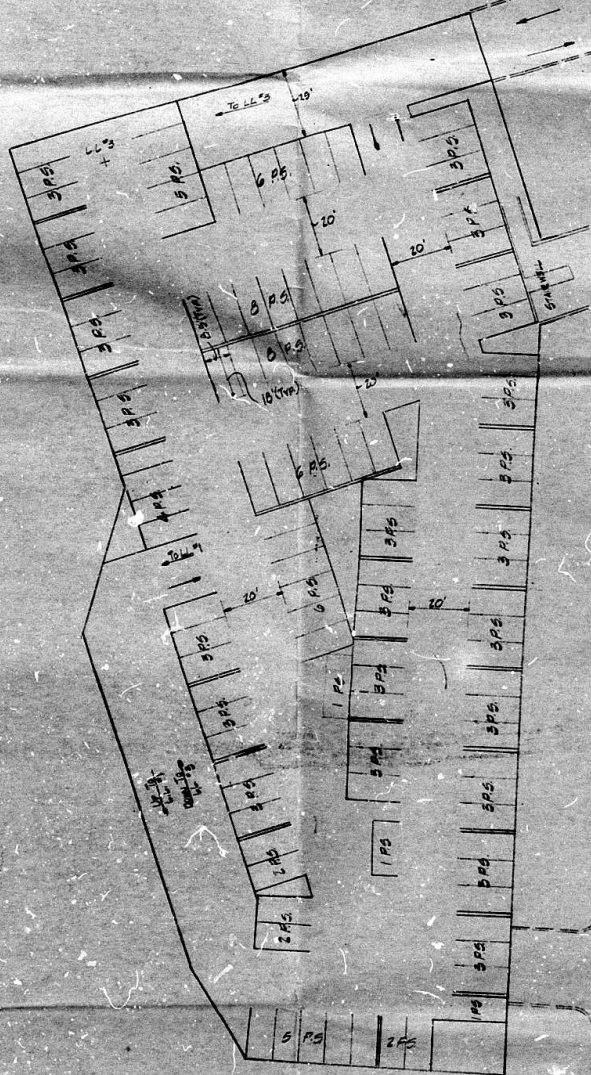
PARKING DATA: NUMBER OF SPACES REQUIRED = 136	
SEE SHEET 603 FOR PARKING LAYOUT	
PARKING SPACES REQUIRED BASED ON: (1) SPACE PER DWELLING UNIT	
AND FOR OFFICES: 1 SPACE FOR EACH 500 SQ. FT. OF TOTAL	
GROUND FLOOR AREA, AND (2) SPACE PER EACH 500 SQ. FT. OF TOTAL AREA OF UPPER FLOORS	
LOWER LEVEL # 1	USE: PARKING - 60 SPACES
LOWER LEVEL # 2	USE: OFFICES - 10,000 SQ. FT.
LOWER LEVEL # 3	USE: PARKING - 123 SPACES
	USE: PARKING - 117 SPACES

GROUND LEVEL	USE: OFFICES - 15,000 SQ. FT.
DECK LEVEL	USE: OFFICES - 9,000 SQ. FT.
3RD THROUGH 15TH FLOORS	USE: APARTMENTS - 106 DWELLING UNITS
ONE STORY BUILDING	USE: OFFICES - 3,000 SQ. FT.
NOTE: PARKING SPACE SIZE = 1/2 x 18'	
LIGHTING: FLUORESCENT TUBES MOUNTED AT CEILING FOR ENCLOSED PARKING AREAS, STEAM MOUNTED INCANDESCENT LIGHTS 3'-0" HIGH FOR EXTERIOR PARKING.	
OFFICE FLOOR AREA (HIGH RISE)	= 40,000 SQ. FT.
OFFICE FLOOR AREA (1STORY BUILDING)	= 2,000 SQ. FT.
TOTAL OFFICE FLOOR AREA	= 42,000 SQ. FT.
NUMBER OF PARKING SPACES REQUIRED	= 117
NUMBER OF PARKING SPACES PROVIDED	= 117

PETITIONER'S
EXHIBIT 1

SCALE 1" = 20'-0"

W BURKE AVENUE



LOWER LEVEL NO 2

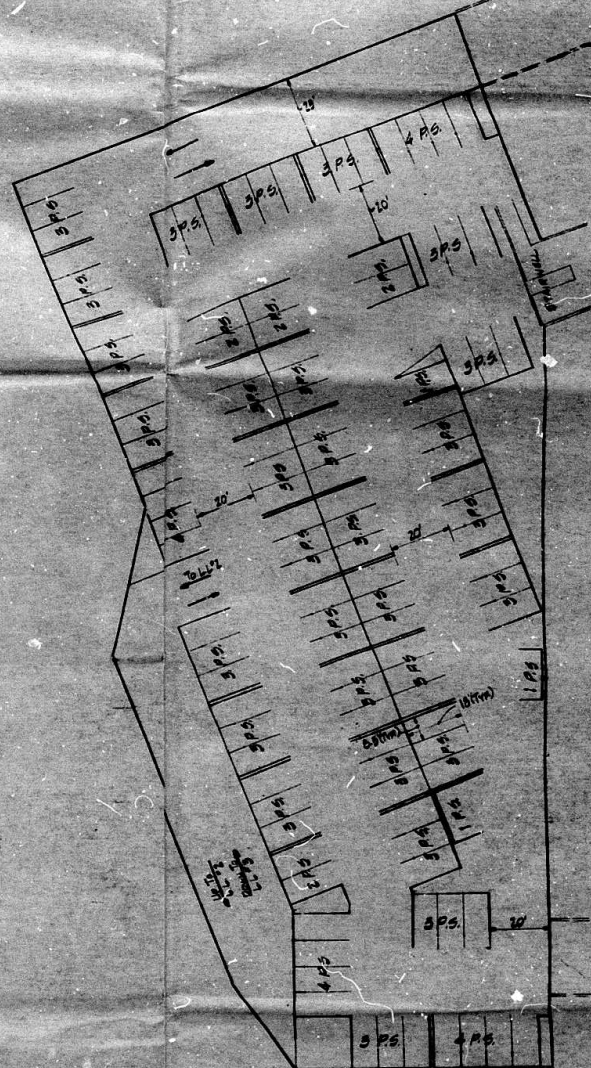
PROPOSED 125 PARKING SPACES

FOR PARKING TABULATION SEE
SHEET 1 OF 3

PARKING LAYOUT, RAMPS, & CIRCULATION SHOWN
HEREON ARE SUBJECT TO CHANGE WITHOUT
FURTHER NOTICE. PLANS CONCEPT SHOWN
HEREON IS INTENDED TO ILLUSTRATE THAT THESE
LAYOUTS OF PARKING WILL ACCOMMODATE 309 CARS



W BURKE AVENUE



LOWER LEVEL NO 3

PROPOSED 117 PARKING SPACES

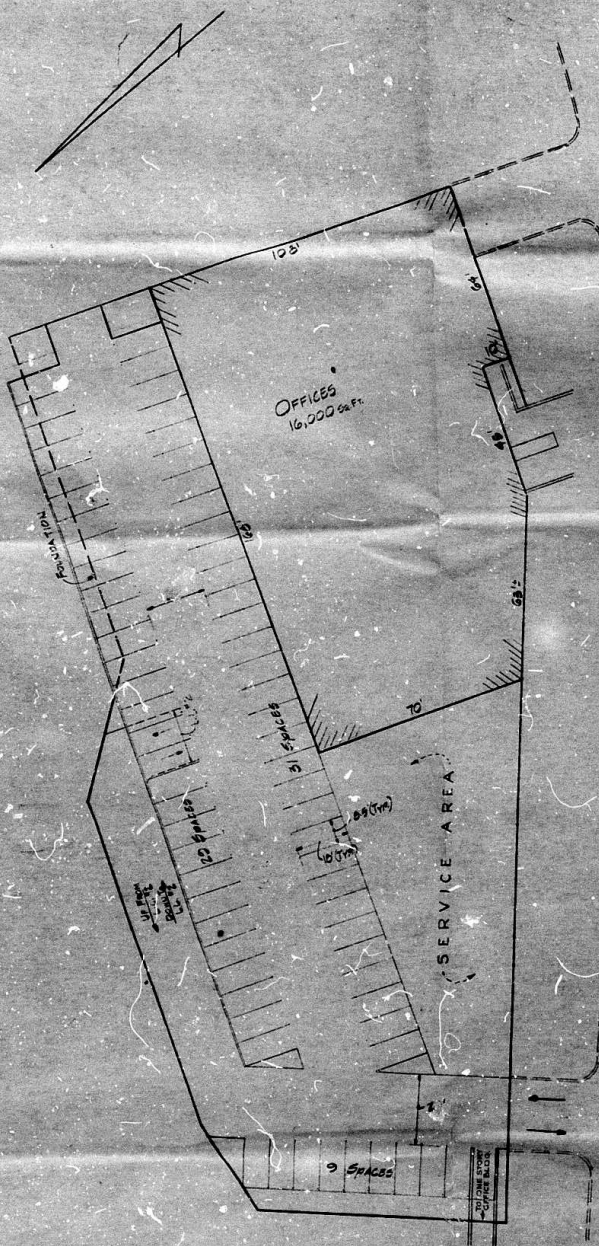
PETITIONER'S EXHIBIT 3

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION FROM EXISTING DRG ZONE
TO R.A.E. 2 ZONE
AND FOR SPECIAL EXCEPTION
FOR ONE STORY OFFICE BUILDING
NORTHEAST SIDE W. BURKE AVE. 174' WEST OF CENTER LINE YORK RD.
TOWNSON, MD.

BALTIMORE COUNTY, MD.
SCALE: 1"=20'

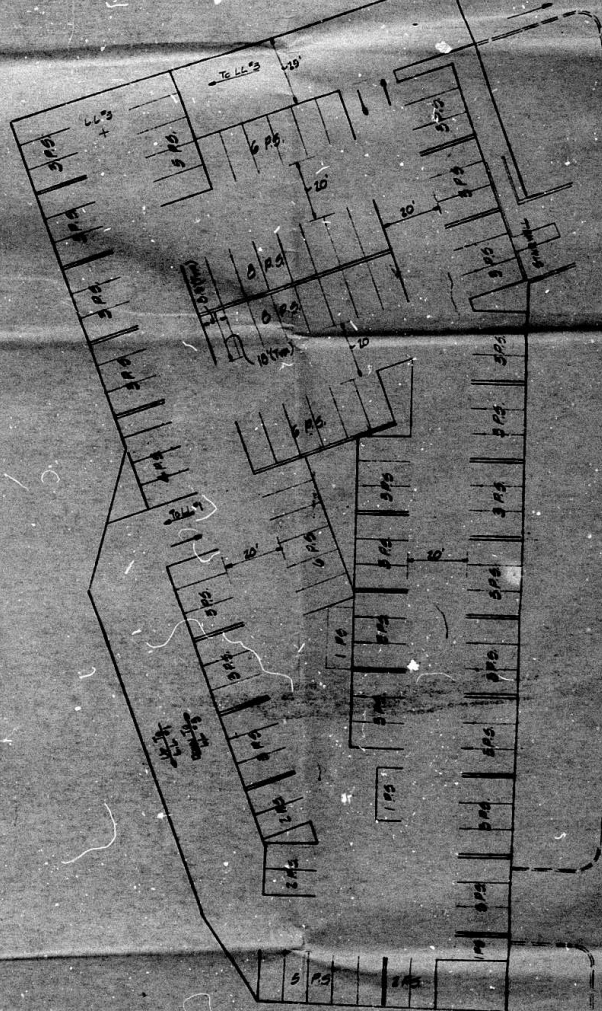
ELECT. PHOTO "2"
MAY 28, 1977
REVIEWED JULY 11, 1977

SHEET 3 OF 3



LOWER LEVEL NO 1

PROPOSED 69 PARKING SPACES



LOWER LEVEL NO 2

PROPOSED 123 PARKING SPACES

FOR PARKING TABULATION SEE
SHEET 1 OF 3

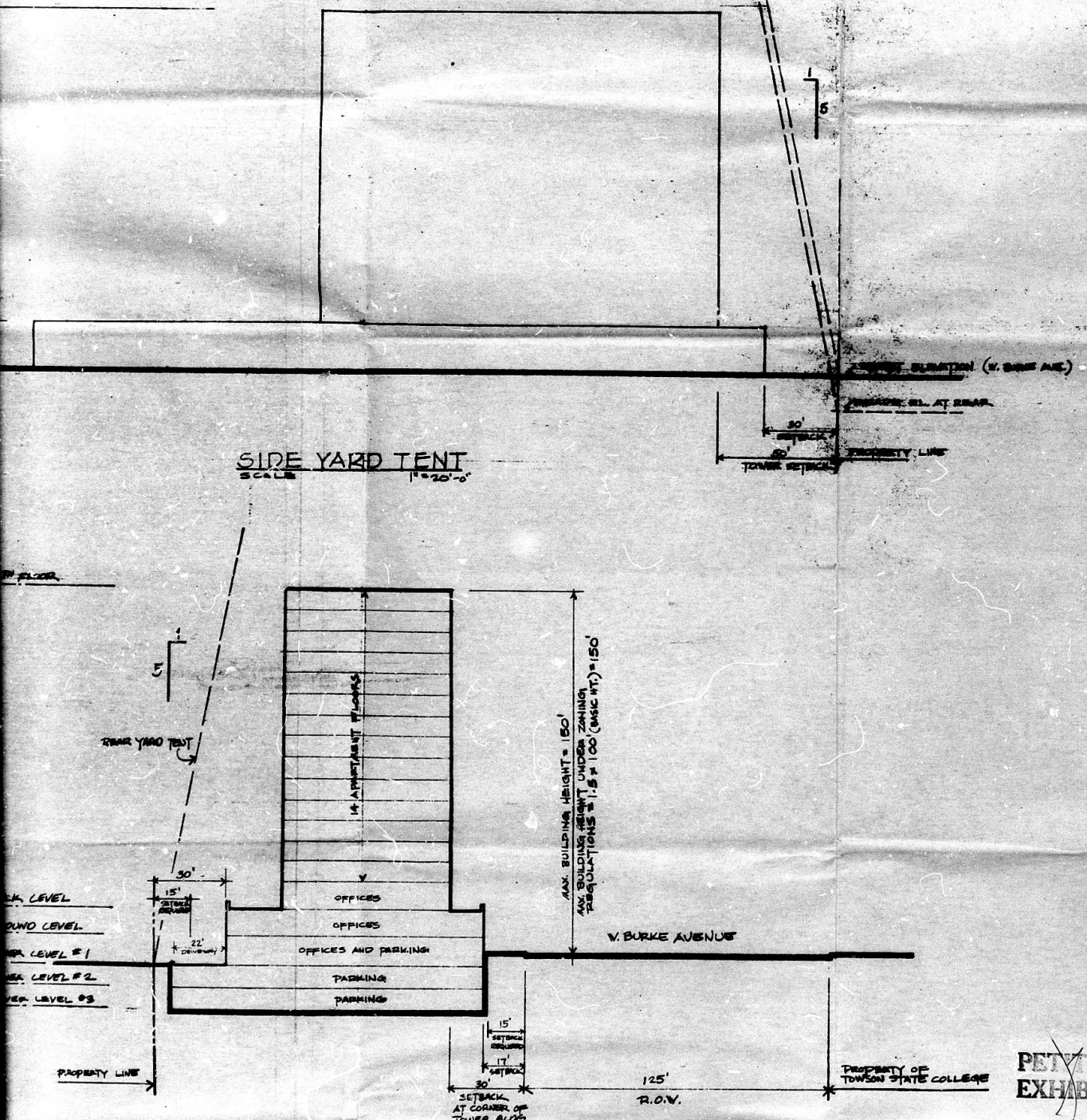
NOTE: PARKING LAYOUT, RAMPS & CIRCULATION SHOWN
HEREON ARE SUBJECT TO CHANGE PENDING
FINAL ARCHITECTURAL PLANS. CONCEPT SHOWN
HEREON IS INTENDED TO ILLUSTRATE THAT THESE
LEVELS OF PARKING WILL ACCOMMODATE 309 CARS

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
300 ALLEGHENY AVE.
PITTSBURGH, PENNSYLVANIA



Revised
Exhibit # 3 (D2C)

SIDE YARD TENT SCALE 1" = 20'-0"



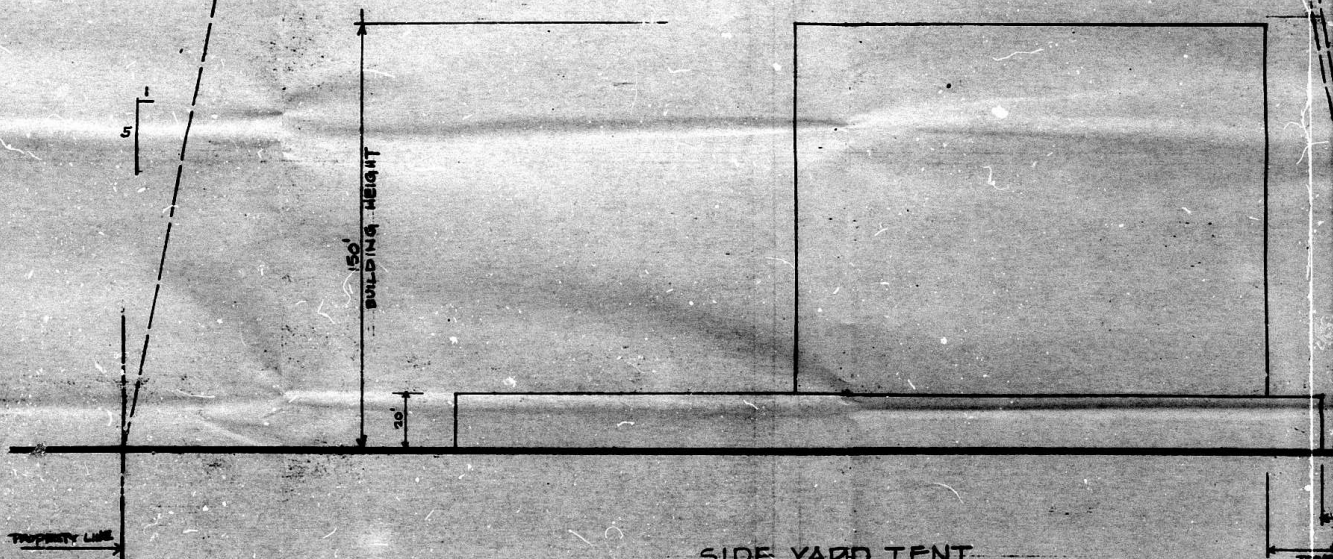
STREET AND REAR YARD TENTS SCALE 1" = 20'-0"

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



**PETITIONER'S
EXHIBIT 2**

NOTE: HEIGHT TENTS SHOWN AT POINTS OF MINIMUM SETBACK.
The Height Tent is Based on Zoning Plat Previously Submitted and Prepared By The Architectural Firm of Tatar and Kelly, Inc. in Conjunction With This Office (Case No. 73-62R), Bearing The Revision Date of October 17, 1972. The Previous Hearing Date Was October 22, 1972.



SIDE YARD TENT
SCALE 1"=20'-0"

12TH FLOOR

DECK LEVEL

GROUND LEVEL

LOWER LEVEL #1

LOWER LEVEL #2

LOWER LEVEL #3

PROPERTY LINE

30'

15'

22' DRIVE-WAY

OFFICES

OFFICES

OFFICES AND PARKING

PARKING

PARKING

15'

17' SETBACK

30' SETBACK AT CORNER OF TOWER BODY.

125'

R.O.V.

15'

17' SETBACK

30' SETBACK AT CORNER OF TOWER BODY.

125'

R.O.V.

15'

17' SETBACK

30' SETBACK AT CORNER OF TOWER BODY.

125'

R.O.V.

15'

17' SETBACK

30' SETBACK AT CORNER OF TOWER BODY.

MAX BUILDING HEIGHT = 150'
MAX BUILDING HEIGHT UNDER ZONING REGULATIONS = 150' (MAX WT) = 150'

W. BURKE AVENUE

STREET AND REAR YARD TENTS
SCALE 1"=20'-0"

PLAT TO ACCOMPANY ZONING PETITION

FOR RECLASSIFICATION FROM EXISTING DRG ZONE

TO R.A.E. 2 ZONE

AND FOR SPECIAL EXCEPTION

FOR ONE STORY OFFICE BUILDING

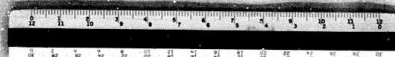
NORTHEAST SIDE W. BURKE AVENUE 117' WEST OF CENTER LINE YORK ROAD

TOWSON

BALTO. CO., MD.

SHEET 2 OF 3

ELECT. DIST. NO. 3
MARCH 30, 1972
REV. OCT. 17, 1972
REV. FEB. 24, 1977
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GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

