

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, F. Vernon Booser, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RM-16 zone to an an RM-16 zone; for the following reasons:

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 in a RM-16 Zone (Additional Purpose, if any).

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 Edward C. Covasney, Jr. Legal Owner Edward C. Covasney, Jr. Address 614 Bosley Avenue Towson, MD 21204

Petitioner's Attorney John W. Dallas, Jr. Protestant's Attorney John W. Dallas, Jr. Address 614 Bosley Avenue Towson, MD 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of October, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on October 27, 1977 at 10:30 o'clock A. M.

David W. Dallas, Jr. Zoning Commissioner of Baltimore County

David W. Dallas, Jr. CIVIL ENGINEER Registered Professional Engineer & Land Surveyor AREA 1008 301 PHONE 665-7423

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward C. Covasney, Jr., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the existing Special Exception for an office building in a D.R. 16 Zone; and to amend the Parking Area as originally approved.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 Edward C. Covasney, Jr. Legal Owner Edward C. Covasney, Jr. Address 614 Bosley Avenue Towson, MD 21204

Petitioner's Attorney John W. Dallas, Jr. Protestant's Attorney John W. Dallas, Jr. Address 614 Bosley Avenue Towson, MD 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of October, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on October 27, 1977 at 10:30 o'clock A. M.

David W. Dallas, Jr. Zoning Commissioner of Baltimore County

David W. Dallas, Jr. CIVIL ENGINEER Registered Professional Engineer & Land Surveyor AREA 1008 301 PHONE 665-7423

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, F. Vernon Booser and Diane H. Booser, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.28 (V.B.2) to permit side setbacks of 8.5 feet and 19 feet in lieu of the required 25 feet and a front setback of 20 feet in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Building is presently existing and the Variance will "correct" the existing setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 Edward C. Covasney, Jr. Legal Owner Edward C. Covasney, Jr. Address 614 Bosley Avenue Towson, MD 21204

Petitioner's Attorney John W. Dallas, Jr. Protestant's Attorney John W. Dallas, Jr. Address 614 Bosley Avenue Towson, MD 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of October, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on October 27, 1977 at 10:30 o'clock A. M.

David W. Dallas, Jr. Zoning Commissioner of Baltimore County

David W. Dallas, Jr. CIVIL ENGINEER Registered Professional Engineer & Land Surveyor AREA 1008 301 PHONE 665-7423

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward C. Covasney, Jr., legal owner, of the property situate in Baltimore County, the property address of which is 614 Bosley Avenue, hereby make application to file for a Special Exception for Office Building.

THE PROPERTY IS EXPECTED TO BE OFFICE BUILDING AS FOLLOWS: E.H.K., Jr. 5283-154 DEED REF. J.E.M. 5283-154

GRAND SITE AREA 0.143 Ac. DEED REF. J.E.M. 5283-154

% OF TOTAL SITE WILL REMAIN OPEN 90

BUILDING SIZE 1385 Sq. Ft. AREA 1385 Sq. Ft. TOTAL HEIGHT 24 TOTAL HEIGHT 24

NUMBER OF FLOORS 2 TOTAL HEIGHT 24 FLOOR AREA 1385 TOTAL FLOOR AREA DIVIDED BY SITE AREA = 9.32

REQUIRED NUMBER OF PARKING SPACES 2.38 TOTAL 2.38

AREA OF SITE TO BE PAID TO ACCOMMODATE REQUIRED PARKING SPACES 2880 Sq. Ft. AREA OF SITE TO BE PAID TO ACCOMMODATE REQUIRED PARKING SPACES 2880 Sq. Ft.

UTILITIES Public Private, TYPE OF SYSTEM Public Private, TYPE OF SYSTEM Public Private, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL Public Private, TYPE OF SYSTEM Public Private, TYPE OF SYSTEM

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. APPLICANT, LESSEE OR CONTRACT PURCHASER Edward C. Covasney, Jr. LEGAL OWNER Edward C. Covasney, Jr. ADDRESS 614 Bosley Avenue Towson, MD 21204

DATE 10/12/77 DATE 10/12/77

THE PLANNING BOARD HAS DETERMINED ON 10/12/77 THAT THE PROPOSED DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SECTION 1802.28 (V.B.2) OF THE ZONING REGULATIONS OF BALTIMORE COUNTY. DATE 10/12/77 DATE 10/12/77

David W. Dallas, Jr. Zoning Commissioner of Baltimore County

David W. Dallas, Jr. CIVIL ENGINEER Registered Professional Engineer & Land Surveyor AREA 1008 301 PHONE 665-7423

Without reviewing the evidence further in detail, but based upon all of the evidence at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 1802.28 (V.B.2), Section 500.7, and Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception, Special Hearing, and Variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of February, 1978, that the aforementioned Special Exception, Special Hearing, and Variance should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

- The height of the building shall not exceed two stories.
- The exterior of the building shall be maintained so as to conform to the residential character of the neighborhood.
- Approval of a site plan by the Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

David W. Dallas, Jr. Deputy Zoning Commissioner of Baltimore County

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCE SW corner of Joppa Road and Bosley Avenue - 9th Election District F. Vernon Booser, et al - Petitioners NO. 78-126-XASPH (Item No. 82)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a petition for a Special Exception for an office building and offices, a Special Hearing to amend the existing Special Exception for an addition to the existing office building in a D.R. 16 Zone, and Variance to permit side yard setbacks of 8.5 feet and 19 feet instead of the required 25 feet and a front yard setback of 20 feet instead of the required 30 feet. The subject property is improved with a two story dwelling previously converted to office use as a result of a previous hearing, Case No. 68-162-BX.

Testimony presented by the Petitioners indicated that part of the present building is to be razed and a one room addition constructed at the back of the dwelling. The proposed addition is to be two stories high and will extend the building toward the rear. Additional parking in excess of the zoning requirements will be provided at the rear of the property.

Subsequent to the hearing, architectural renditions of the proposal were submitted to this office and examined by representatives of the Southland Hills Improvement Association and the West Towson Neighborhood Association, Inc.

Mrs. Catherine Turner, representing the Southland Hills Improvement Association, Inc., testified and indicated concern for storm water runoff, the Joppa Road entrance to the property, and the height of the building. Concern was also evidenced as to whether the building would be in keeping with the residential appearance of the neighborhood. Mrs. Turner also indicated that she would prefer that access to the property be by means of an alley rather than Joppa Road.

David W. Dallas, Jr. CIVIL ENGINEER Registered Professional Engineer & Land Surveyor

AREA 1008 301 PHONE 665-7423

ZONING DESCRIPTION

SPECIAL HEARING TO AMEND

SPECIAL EXCEPTION

FOR OFFICE BUILDING

BEGINNING for the same on the southermost side of Joppa Road (40 feet wide) at a point distant 135 feet more or less measured westerly from the center line intersection of Joppa Road with Bosley Avenue, thence bounding on the southermost side of said Joppa Road south 59 degrees 00 minutes 16 seconds east 83.04 feet, thence bounding on the line connecting said Joppa Road with the westernmost line of said Bosley Avenue southerly by a line curving to the west with a radius of 38.00 feet for a distance of 40.34 feet, thence bounding on the southermost side of said Bosley Avenue (110 feet wide) southerly by a line curving to the west with a radius of 1293.12 feet for a distance of 23.00 feet, thence bounding on the property milline north 81 degrees 03 minutes 40 seconds west 99.45 feet, thence bounding on the westernmost line of property presently granted a special exception for an office building in a D.R. 16 Zone north 6 degrees 29 minutes 20 seconds east 90.37 feet to the place of beginning.

CONTAINING 0.146 acres of land more or less.

August 11, 1977



ORDER RECEIVED FOR FILING DATE August 11, 1977 BY John W. Dallas, Jr.

ORDER RECEIVED FOR FILING DATE August 11, 1977 BY John W. Dallas, Jr.

August 11, 1977



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Auditing Department
Board of Education
Zoning Administration
Industrial Development

December 1, 1977

Mr. F. Vernon Booser
Mr. Edward C. Covahey, Jr.
614 Bosley Avenue
Towson, Maryland 21204

RE: Special Exception and
Special Hearing Petition
Item Number 82
Petitioner - F. Vernon Booser
Edward Covahey, Jr.

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently improved with an office building and accessory parking area, is located on the southwest corner of Bosley Avenue and Joppa Road in the 9th Election District. Surrounding properties are fronting Bosley Avenue and are also improved with office uses, while an elementary school exist to the west of this site.

This site was the subject of a previous zoning hearing, Case No. 68-162-RX, in which a number of properties were rezoned and granted a Special Exception for office use. At that time the rear portion of this site was not included with the request. This combination Special Hearing/Exception is now being requested in order to raise a portion of the existing building, construct an

Mr. F. Vernon Booser
Mr. Edward C. Covahey
Page 2
Item No. 82
Dec. 1, 1977

addition and to permit additional parking for the office use to the rear of this property.

Since this Special Exception is in a residential zone, it was subject to the applicable requirements of the Interim Development Control Act and approved for processing by the Planning Board.

The comments from the Bureau of Engineering were not available at this time, but they will be forwarded to you upon receipt from this office.

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

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: David W. Dallas, Jr.
Civil Engineer
8108 Harford Road
Baltimore, Maryland 21204



November 4, 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 #82, Zoning Advisory Committee Meeting, October 25, 1977, are as follows:

Property Owner: F. Vernon Booser and Edward C. Covahey, Jr.
Location: S/S Joppa Road 152' W. Bosley Avenue
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices (IDCA 77-36-X) and Special Hearing to amend the original Special Exception (68-162 RX) for an addition to existing office building and to amend the original parking area
Acres: 0.263
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.

Landscaping should be provided.

Very truly yours,

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



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

November 7, 1977

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

Dear Mr. DiNenna:

Comments on Item #82, Zoning Advisory Committee Meeting of October 25, 1977, are as follows:

Property Owner: F. Vernon Booser and Edward C. Covahey, Jr.
Location: S/S Joppa Road 152' W. Bosley Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-36-X) and Special Hearing to amend the original Special Exception (68-162 RX) for an addition to existing office building and to amend the original parking area
Acres: 0.263
District: 9th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

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

K5:jirp



STEPHEN J. COLLINS
DIRECTOR

October 27, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 82 - ZAC - October 25, 1977
Property Owners: F. Vernon Booser & Edward C. Covahey, Jr.
Location: S/S Joppa Rd. 152' W. Bosley Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-36-X) and Special Hearing to amend the original Special Exception (68-162 RX) for an addition to existing office building and to amend the original parking area.
Acres: 0.263
District: 9th

Dear Mr. DiNenna:

This Special Exception will increase the trip density from 16 to 45 trips/day.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/crm



JOHN D. SEVIENT
DIRECTOR

November 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 82 Zoning Advisory Committee Meeting, October 25, 1977 are as follows:

Property Owner: F. Vernon Booser and Edward C. Covahey, Jr.
Location: S/S Joppa Road - 152' W. Bosley Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-36-X) and Special Hearing to amend the original Special Exception (68-162 RX) for an addition to existing office building and to amend the original parking area.
Acres: 0.263
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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. Burnham
Charles E. Burnham
Plan Review Chief
CRB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 24, 1977

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

Z.A.C. Meeting of: October 25, 1977

RE: Item No: 82
Property Owner: F. Vernon Booser & Edward C. Covahey, Jr.
Location: S/S Joppa Rd. 152' W. Bosley Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-36-X) and Special Hearing to amend the original Special Exception (68-162 RX) for an addition to existing office building and to amend the original parking area.

District: 9th
No. Acres: 0.263

Dear Mr. DiNenna:

Would not add to current school population but it should be noted that the site is across from the Towson Elementary School and the additional traffic that may be generated should be considered.

Very truly yours,

W. Dick Petrowich
W. Dick Petrowich
Field Representative

NSP/esp

JOSEPH M. MCDONALD, President
D. HAROLD MILLER, JR., Vice-President
MARCUS M. BOYDAN

THOMAS H. BOYCE
WESLEY L. BRADSHAW, JR.
ROBERT T. DUNN, Representative

ALVIN L. LOCKER
DAVE McTIGUE, R. SMITH, JR.
RICHARD N. TRACY, D.V.M.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
SW corner of Joppa Rd. & Bosley Ave.,
9th District
VERNON BOOZER, et al, Petitioners : Case No. 78-126-XASPH

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. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Heslan, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 29th day of November, 1977, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire and Edward C. Covahey, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Petitioners.



Item #82 (1977-1978)
Property Owner: F. Vernon Booser & Edward C. Covahey, Jr.
Page 2
December 7, 1977

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 and Sanitary Sewer

Public water supply and sanitary sewerage are serving this property, which is tributary to the Jones Falls Sanitary Sewer system, subject to State Health Department regulations.

Very truly yours,

Edward C. Covahey, Jr.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:FAH;PWR:es

cc: J. Tremer
R. Morton

H-W Key Sheet
39 NE 2 Pos. Sheet
NE 10 A Topo
70 & 70A Topo Maps

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 8, 1977

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-126-XASPH

Petition for Special Exception for Office Building
Petition for Variance for Side and Front Yards
Petition for Special Hearing to amend the existing Special Exception for an addition to existing Office Building
Southwest corner of Joppa Road and Bosley Avenue
Petitioner - F. Vernon Booser, et al

9th District

HEARING: Monday, December 12, 1977 (10:30 A.M.)

An office use is appropriate here.

If granted, it is suggested that the order be conditioned to ensure that the addition be in keeping with the general appearance of the area. It is the opinion of this office that the exterior treatment of the original office use here is not in character with this house-office area.
Additionally, we propose that in these types of proposals (i.e., house-office conversions and additions) the developer submit plans for the exterior design to the appropriate community association.

Leslie H. Graef
Director of Planning

LHG:GHW

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: F. Vernon Booser & Edward C. Covahey, Jr.

Location: S/S Joppa Rd. 152' W Bosley Ave.

Item No. 82

Zoning Agenda Meeting of 10/25/77

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the easements 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 _____
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 shown.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature]
Planning Group
Special Exception Division

Noted and Approved: [Signature]
Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 8, 1977

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-126-XASPH

Petition for Special Exception for Office Building
Petition for Variance for Side and Front Yards
Petition for Special Hearing to amend the existing Special Exception for an addition to existing Office Building
Southwest corner of Joppa Road and Bosley Avenue
Petitioner - F. Vernon Booser, et al

9th District

HEARING: Monday, December 12, 1977 (10:30 A.M.)

An office use is appropriate here.

If granted, it is suggested that the order be conditioned to ensure that the addition be in keeping with the general appearance of the area. It is the opinion of this office that the exterior treatment of the original office use here is not in character with this house-office area.
Additionally, we propose that in these types of proposals (i.e., house-office conversions and additions) the developer submit plans for the exterior design to the appropriate community association.

Leslie H. Graef
Director of Planning

LHG:GHW



S. ERIC DINENNA
ZONING COMMISSIONER

February 17, 1978

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception,
Special Hearing, and Variance
SW/Corner of Joppa Road and
Bosley Avenue - 9th Election
District
F. Vernon Booser, et al -
Petitioners
NO. 78-126-XASPH (Item No. 82)

Dear Mr. Booser:

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

Very truly yours,

[Signature]
GEORGE J. MARTINAK
Deputy Zoning Commissioner

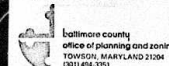
GJM/mc

Attachments

cc: Mrs. Catherine Turner
Southland Hills Improvement Association
615 West Chesapeake Avenue
Towson, Maryland 21204

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

Mr. Calvin K. Kobas, President
West Towson Neighborhood Association, Inc.
421 Charles Street Avenue
Towson, Maryland 21204



S. ERIC DINENNA
ZONING COMMISSIONER

F. Vernon Booser and Covahey,
614 Bosley Ave.
Towson, Md. 21204

RE: Interim Development Control
Act (IDCA) Application #77-36-X

Dear Sirs:

Please be advised that your IDCA application for a Special Exception and hearing was approved by the Planning Board on Oct. 4, 1977. Hearing and you may now file your petitions, plans, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

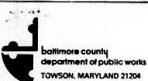
Very truly yours,

Petitions, plans and
descriptions filed with
the Zoning Department.

[Signature]
S. ERIC DINENNA
Zoning Commissioner

SED/JED/scw

Enclosures



THORNTON M. MOURING, Jr.
DIRECTOR

December 7, 1977

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

Re: Item #82 (1977-1978)
Property Owner: F. Vernon Booser & Edward C. Covahey, Jr.
S/S Joppa Rd. 152' W. Bosley Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA No. 77-36X) and Special Hearing to amend the original Special Exception (68-162 XE) for an addition to existing office building and to amend the original parking area.
Acres: 0.263 District: 9th

Dear Mr. DiNenna:

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

General

Comments were supplied for this property for project IDCA No. 77-36X.

Highways

Bosley Avenue and Joppa Road, existing County roads, have recently been reconstructed in this area. No further highway improvements are proposed in the vicinity of this property.

As stated in comments in connection with Item #126 (1972-1973) and #31 (1973-1974) for properties south of this site, access to their parking area is to be from the alley along the west side (rear) of this property. The status of the alley is unknown and assumed to be a residential alley. To satisfactorily accommodate vehicular movements anticipated to be generated in the area, this alley must be reconstructed in the future in accordance with Baltimore County Standards to provide a pavement width as required by the Department of Public Works (minimum 20 feet wide on a 22-foot right-of-way). Right-of-way widening along the east side of the alley, including any necessary reversible easements for slopes will be required to accomplish the reconstruction of the alley.

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

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

DATE Nov. 18, 1977 ACCOUNT 01-662
AMOUNT \$50.00

RECEIVED FROM Messrs. Covahay & Booser, 611 Bosley Ave.
FOR: Petition for Special Exception, Variance and
Special Hearing - 778-126-XASPH

DATE Nov. 18, 1977 ACCOUNT 01-662
AMOUNT \$50.00

RECEIVED FROM Messrs. Covahay & Booser, 611 Bosley Ave.
FOR: Petition for Special Exception, Variance and
Special Hearing - 778-126-XASPH

DATE Nov. 18, 1977 ACCOUNT 01-662
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AMOUNT \$50.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 24, 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., once a week at one time, successive weeks before the 12th day of December, 1977, the last publication appearing on the 24th day of November, 1977.

THE JEFFERSONIAN,
S. L. Lusk, Jr.,
Manager.

Cost of Advertisement, \$

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

DATE Nov. 18, 1977 ACCOUNT 01-662
AMOUNT \$50.00

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DATE Nov. 18, 1977 ACCOUNT 01-662
AMOUNT \$50.00

THE TIMES NEWSPAPERS

TOWSON, MD. 21204 November 23 19 77

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING - F. Vernon Booser, et al was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 25th day of November, 1977, that is to say, the same was inserted in the issues of November 24, 1977

STROMBERG PUBLICATIONS, INC.

By *Esther Berger*

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes No									
Previous case: 68-162 RX	Map # NEA 10									

Mr. F. Vernon Booser
Mr. Edward C. Covahay, Jr.
614 Bosley Avenue
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 25th day of October, 1977.
[Signature]
S. ERIC DINENNA
Zoning Commissioner
Petitioner Mr. F. Vernon Booser
Petitioner's Attorney
Reviewed by *[Signature]*
Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee
CC: David W. Dallas, Jr.
Civil Engineer
8108 Harford Rd.
Baltimore, MD. 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 7th Date of Posting Nov. 26, 1977
Posted for: Petition for Special Exception, Variance and Special Hearing
Petitioner: F. Vernon Booser
Location of property: S. side of Joppa Rd. and Bosley Ave.
Location of Signs: S. side of Joppa Rd. 125 feet W. of Bosley Ave.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: Dec. 2, 1977

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes No									
Previous case: 68-162 RX	Map # NEA 10									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 15th day of Oct 1977. Filing Fee \$ 50.00. Received Check Cash Other
[Signature]
S. ERIC DINENNA
Zoning Commissioner
Petitioner: F. Vernon Booser
Petitioner's Attorney
Submitted by *[Signature]*
Reviewed by *[Signature]*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57317
DATE Nov. 18, 1977 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM Messrs. Covahay & Booser, 611 Bosley Ave.
FOR: Petition for Special Exception, Variance and Special Hearing - 778-126-XASPH
8061800 21 5000000
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57359
DATE Dec. 8, 1977 ACCOUNT 01-662
AMOUNT \$57.75
RECEIVED FROM Messrs. Covahay & Booser 611 Bosley Ave.
FOR: Advertising and posting of property 778-126-XASPH
8061800 8 9775000
VALIDATION OR SIGNATURE OF CASHIER





238

15-4 NW

4+



SKETCH MAP
 FOR
 614 BOSLEY AVE
 TOWSON, MD.
 Scale 1"=200' Aug 11, 1971

NOTE: Property is located
 at the intersection of
 two County Arterial Roads
 (Joppa Rd & Bosley Ave)

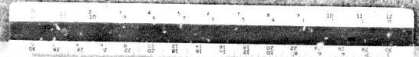


James W. Bailey
 JAMES W. BAILEY, JR.
 CIVIL ENGINEER
 8130 HARBOR RD., BALTO., MD. 21226
 662-7428

O-NE W-NW
 S-SE R-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	DATE	SCALE	LOCATION	SHEET
BY DATE	1"=200'			
Topographic	MAP 4-11-70			
INC				
	DATE OF PHOTOGRAPHY			
	APRIL 1953			
			TOWSON	10-A
Topography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



[illegible]

FIRST FLOOR PLAN

ADJN. CHOWN AS FRAME CORNER WITH
EXT. OF WIP PLAYS TO SQUARE TO LINE
WITH OVERLAYMENT OF SAME ON EAST
FRAME BLDG. OVER FLYING W. TEXTS.

BASAMENT UNDER NEW CONG. TO BE SET BY:
① 7.2 IN. FROM 11 PL. TO NEW ROYER (VERIFY) ②
7.2 IN. FROM NEW ROYER TO EAST (VERIFY).
EXT. OF 12" EAST WALLS SET SO AS TO ALLOW
MATCHING STONE WORK TO BE INSTALLED
AND ALIGNED WITH EASTS. PROVIDE MIN. 1"
CONG. OVER EASTS. 12" EAST WALLS TO BE
5 EAST. PAPER IN EASTS. AS 2.5 EASTS.

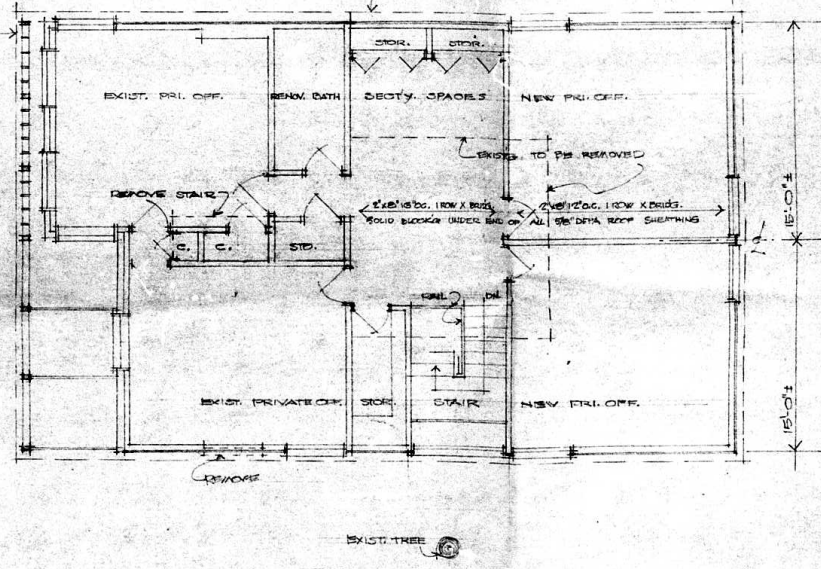
614 BOSLEY AVE

THOMSON, MD. 21204
 FRYER & ASSOCIATES
 ARCHITECT AIA
 2501 MARYLAND AVENUE
 BALTIMORE, MD. 21218
 JUNE '77

JUNE '77 A3 OFG

DIMENSIONS AND NOTES SAME AS FOR FIRST FLOOR PLAN

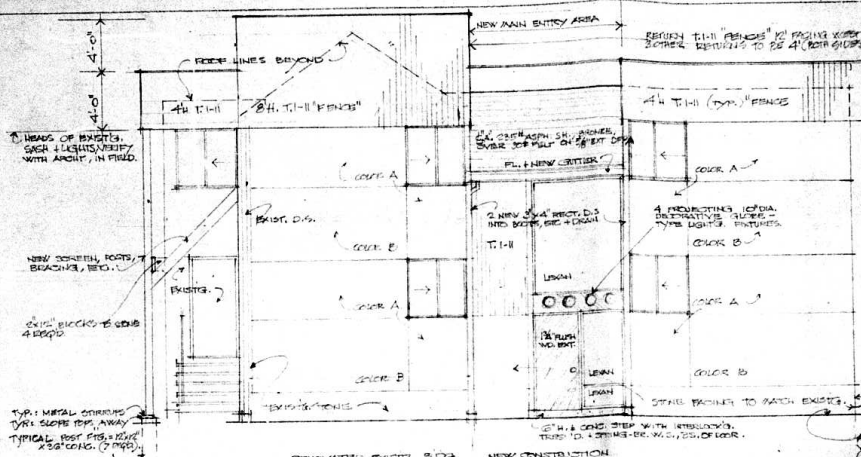
CONT. "FENCE." : SEE ELEVATIONS



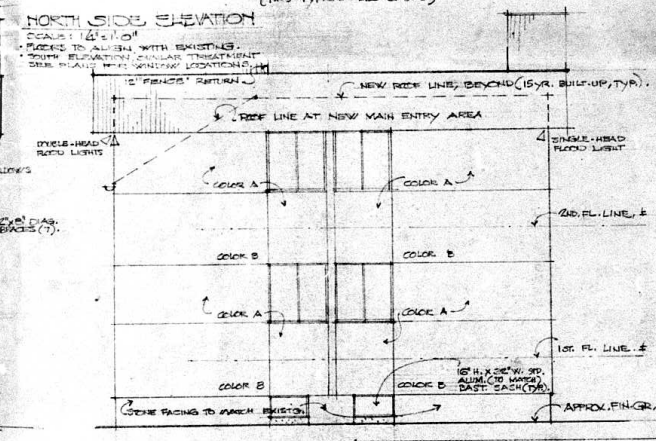
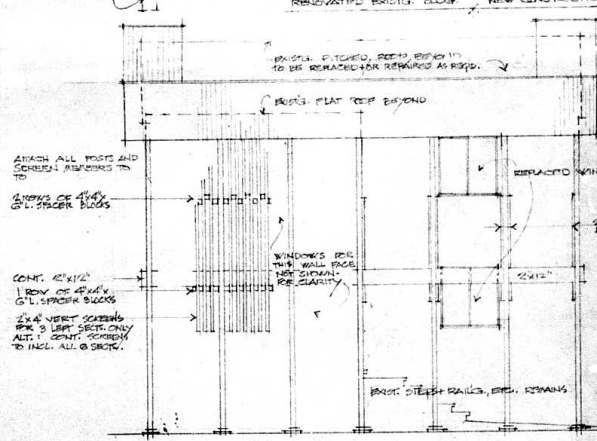
SECOND FLOOR PLAN

$$\sqrt{4} = 2$$
$$614 \text{ lbs} = 2.7 \text{ A/F}$$

TOVSON, MO. 21204
FREDERICK B. SCHMIDT
SAC, FBI
2015 77



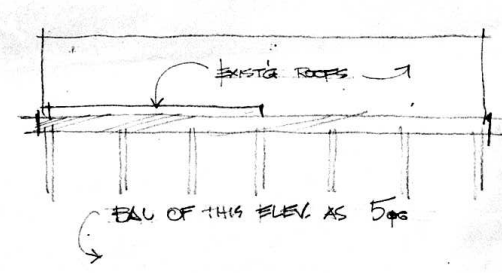
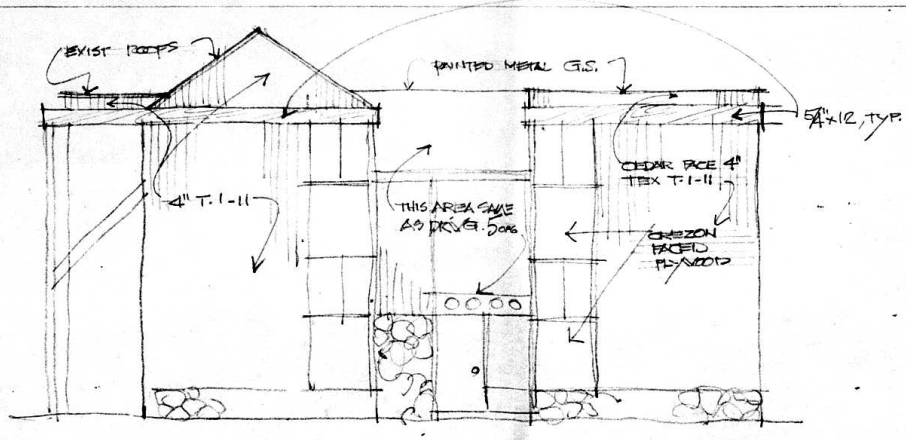
- 4" WIDE X 2" DEEP, STAINLESS STEEL FOR ALL T-1-11 WHERE SHOWN. PROVIDE ALL NECESSARY BRACKETS, BRACING AND WATERPROOFING.
- COLOR A & B REFER TO TWO SECTIONS OF "TERRAZZO" OR "CERAMIC" APPLIED AS PER MANUFACTURER'S SPEC. OVER EXT. FLYMOULD (DRA) CHALKING (W.P. TYP). THE LINES SHOWN BETWEEN THE COLORS SHALL BE MADE BY JOINING A LINE AND CUT IN THE JOINTS OF THE TERRAZZO, ETC. BLUE TO BE USED FOR NEW EXT. (CUT NEW) TO ALIGN.
- ALL WINDOWS, AS SHOWN, SHALL BE 4" X 4" WIDE, SLIDING, BEVELS COLORED ALUM. WITH DOUBLE-GLAZING AND CORREAS (FULL JASH PACKED). REPAIRS EXIST. CASH & FIXED LIGHTS.
- IT IS THE INTENT FOR NEW EXT. DOOR AND WINDOW HEADS TO ALIGN, VERIFY ACTUAL CONDITIONS OF FIELD W/ ASCH.
- ALL NEW FLAT ROOF AREA TO BE 15% SLOPE. GUARANTEE INCL. TURNUP AT JOINTS OF PRECAST ROOF AND ALL CURB, GUTTER, SLOP, PIER-ROCKET AND/OR FLASHING CONDITIONS.



EAST FRONT ELEV.
SCALE: 1/4" = 1'-0"

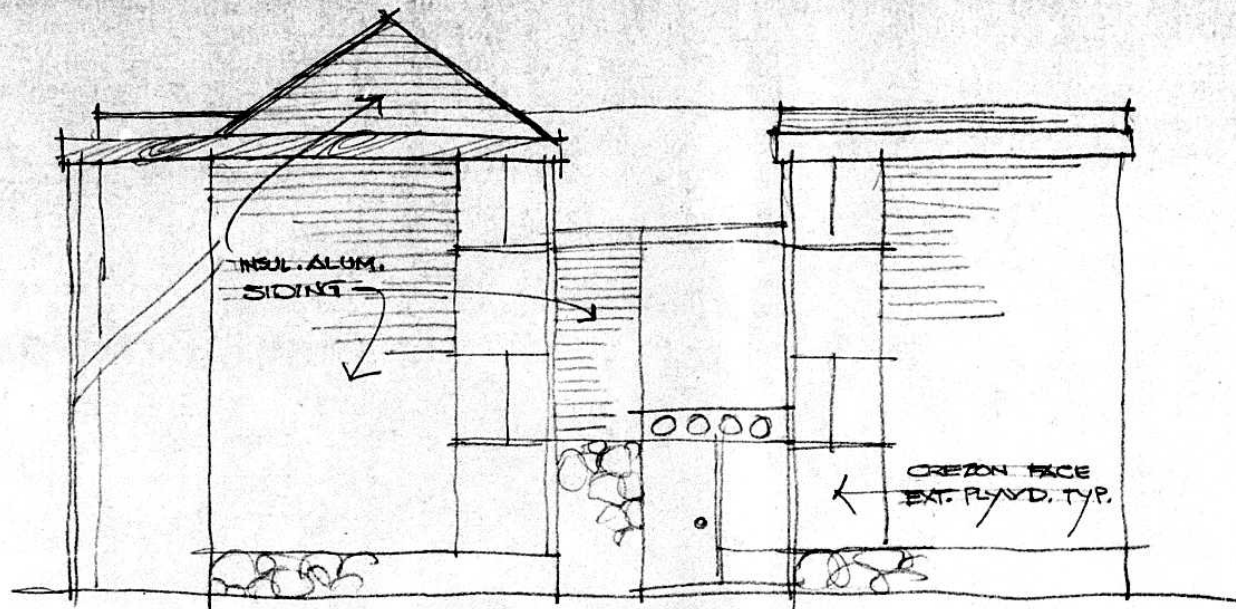
WEST ELEV.
SCALE: 1/4" = 1'-0"

614 BOSLEY AVE.
TOWSON, MD. 21204
PRYER & ASSOCIATES
ARCHITECT
200 N. HAVENLAND AVENUE
BALTIMORE, MD. 21218



NORTH ELEVATION
1/4" = 1'-0"
GUTTERS, DN. SPOUTS, ETC AS 5ps
SEE "NOTE" ON DRWG. SET 2

614 BOSLEY AVE.
TOWSON, MD. 21204
PRYER & ASSOCIATES, INC.
ARCHITECT
200 N. HAVENLAND AVENUE
BALTIMORE, MD. 21218



NORTH ELEVATION

1/4" = 1'

"NOTE": ALL OTHER MATERIALS,
DETAILS, ETC. SHOWN ON
ORIG. DRWG. ~~SH~~ SHALL
APPLY TO UNIDENTIFIED
AREAS OF DRWGS ALT. 1 & 2.

614 BOSLEY AVE.

TOWSON, MD.
FRYER & ASSOCIATES, INC.
ARCHITECT
2501 FARMYLAND AVENUE
BALTIMORE, MD. 21213

21204
JAN 78

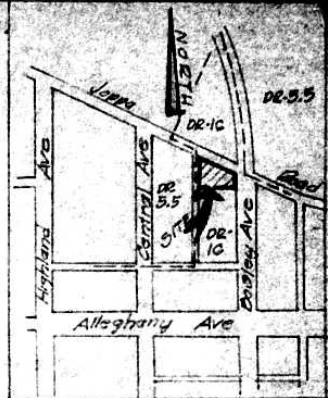
ALT. 2
502

NORTH

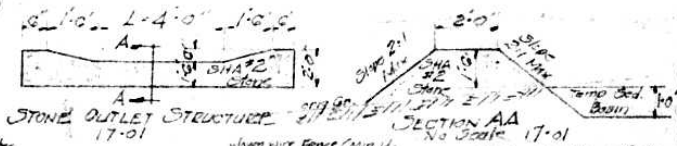
Zoned DRB-5
Board of Education
of Baltimore Co.

Zoning Data Zoning Case 78-126 XASPH
78-126 EX

1. Gross Acreage of Tract 2.63 Ac
2. Existing Zoning of Tract DRB-5
3. Existing Use Office Building
4. Proposed Use Office Building
5. Areas of Enlarged Building
Basement 130.5 SF
1st Floor 130.5 SF
2nd Floor 130.5 SF
6. Required Parking for Office Bldg.
Basement 330 / 500 = 1.50
1st Floor 130.5 / 200 = 0.65
2nd Floor 130.5 / 500 = 0.26
Total Req'd 2.41 spaces
7. Proposed Parking 18 spaces
8. All utilities available



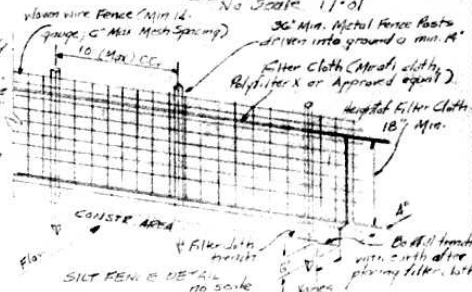
LOCATION MAP
Scale 1" = 300'



STONE OUTLET STRUCTURE
17-01

Notes

1. Warning fence to be fastened securely to fence posts by used wire ties.
2. Filter cloth to be fastened securely by using wire ties by use of one tie spaced every 24" x 24".
3. Silt fence to be placed in line of stream bed and/or diversion ditches at the option of the developer.



SEDIMENT TREATMENT DATA
Drainage Area 2.63 AC
Topog. Slope 0.21%
Proposed Slope 0.21%
Silt Fence Structure 0.21%
Silt Fence 0.21%
Total Disturbed Area 2.63 SF

GENERAL NOTES

1. Refer to 2004 Soil Conservation Service (SCS) & Spec for Soil Erosion & Sediment Control in Developing Areas for SCS Details and Specs. for each practice specified herein.
2. During the period of Sediment Control Practices required on this plan, minor flow adjustments can & will be made to insure the proper function of any Sediment Control Practice before it leaves the Construction site. Changes in Sediment Control Practices require prior approval of the Sediment Control Inspector & the Baltimore Soil Conservation District.
3. At the end of each working day, all Sediment Control Practices will be inspected & kept in operational condition.

SEQUENCE OF OPERATIONS

1. Notify Baltimore Dept. of Permits & Lic. and Control Map at least 24 hr before work begins. Permit 424-3228.
2. Install Silt Fence, Silt Fence, and Control Measures.
3. Clear & Grub site of stumps & debris.
4. Excavate for Proposed Bldg. Foundation & Silt Trap.
5. Rough Grade site & place stone base course & stabilize disturbed areas.
6. Remove temporary Sediment Control measures & stabilize areas after obtaining permission from Sediment Control Inspector.

LEGEND

1. Silt Fence
2. Stone Outlet Structure
3. Silt Fence
4. Silt Fence
5. Silt Fence

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7-7-78
78-126-XASPH

DEVELOPMENT & SEDIMENT CONTROL PLAN

614 BOSLEY AVENUE

3rd City of Baltimore District

Baltimore County, Md

OWNER
Covey & Boxer
314 Bosley Avenue
Towson, Md 21204
Phone 828-3441

May 1, 1978
Rev June 27, 1978

DAVID W. DALLAS, JR.
CIVIL ENGINEER
208 HARBOR RD., BALTO., MD. 21204
(410) 744-1100



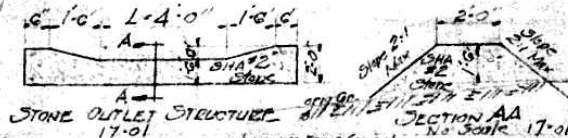
NORTH

Zoned DR-5
County of Education
of Baltimore Co.

- ZONING DATA** Zoning case 78-126-YASPH
G3-KB-EX
1. Gross Acreage of Tract 263AC
 2. Existing Zoning of Tract DE-1C with SE
 3. Existing Use Office Building
 4. Proposed Use Office Building
 5. Area of Enlarged Building
Basement 1365 SF Incl 485 SF Storage
1st Floor 1363 SF
2nd Floor 1365 SF
 6. Required Parking Office Bldg.
Basement 830/800 = 1.99
1st Floor 1363/800 = 4.55
2nd Floor 1365/800 = 2.73
Total Req'd 9.27 Spaces
 7. Proposed Parking 18 Spaces
 8. All utilities available

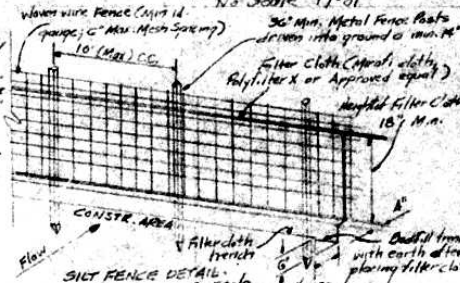


LOCATION MAP
Scale 1"=500'



Notes

1. When wire fence is fastened securely to fence posts by use of wire ties.
2. Filter cloth to be fastened securely to stone by use of wire ties spaced every 24" x 24".
3. Silt traps to be placed in line of stone bank and/or diversion ditches at the option of the developer.



SEDIMENT TRAP DATA
Drainage Area 20100.0
Sediment Storage 0.211 AC
Proposed Storage 0.211 AC
Stone Outlet Structure 0.211 AC
Total Disturbed Area 2000 SF

GENERAL NOTES

1. Refer to 430A Soil Conservation Service Chds & Spec for Soil Erosion Control in Developing Areas for Silt Traps and Sediment Traps.
 2. During the layout of sediment control practices, read on this plan under their adjustments and it will be possible to insure the correct placement of any sediment trap before the construction of the Sediment Traps in Sed. Control Practices require prior approval of the Sed. Control Inspector & the Baltimore Soil Conservation District.
 3. At the end of each working day, all Sed. Control Practices will be inspected & left in operational condition.
- SEQUENCE OF OPERATIONS**
- | DATE | REMARKS |
|---------|--|
| May 78 | 1. Notify Baltimore Dept of Permits & Lic. Sed. Control Ins. at least 24 hr before work begins. Phone 484-3220 |
| May 78 | 2. Install & stabilize all Sed. Control measures |
| June 78 | 3. Clear & grub site of stockpile topsoil |
| June 78 | 4. Excavate for Proposed Bldg. Keep all storm water to Sed. Trap |
| July 78 | 5. Rough Grade Site & place stone bank curves & silt disturbed areas |
| Sept 78 | 6. Remove temp and Control measures & stabilize area after obtaining permission from Sed. Control Inspector. |

LEGEND

1. Stabilized Constr. Entr
2. Silt Fence
3. Stone Outlet Structure
4. Sediment Trap
5. Planting

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John W. Dallen*
DATE 7-12-78
78-126-YASPH

John W. Dallen
DAVID W. DALLAN, JR.
CIVIL ENGINEER
6100 HARTFORD RD., BALTIMORE, MD. 21224
636-1450



DEVELOPMENT & SEDIMENT CONTROL
PLAN

614 BOSLEY AVENUE

3rd Election District
Scale 1"=20'

Baltimore County, Md.
May 1, 1978
Rev June 2, 1978

OWNER
Covach & Bigger
614 Bosley Avenue
Towson, Md. 21204
Phone 623-3441

Zoned DR-1C

ONE
WAY

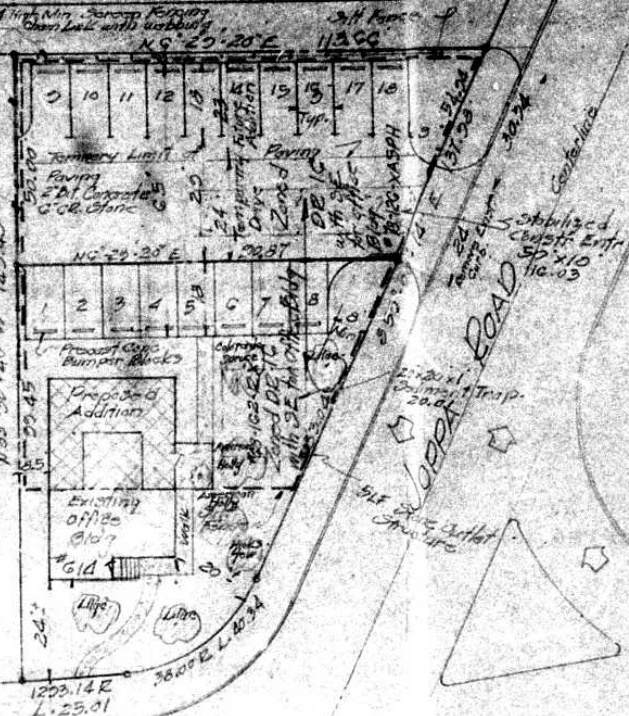
NORTH

Zoned DR-5
County of Education
of Baltimore Co.

12' ALLEY

Zoned
DR-1G
with DE for
Office Bldg

Dwelling
#G12
Porch



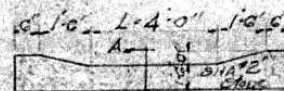
Centerline Median Road
Left Turn Lane

BOOLEY

Zoned DR-1G

- Zoning Data**
1. Gross Acreage of Tract 0.234
 2. Existing Zoning of Tract DR-1G
 3. Existing Use Office Building
 4. Proposed Use Office Building
 5. Area of Enlarged Building
Basement 1365 SF
1st Floor 1365 SF
2nd Floor 1365 SF
 6. Required Parking for Office Bldg
Basement 830/1500 = 1.59
1st Floor 1365/1200 = 1.13
2nd Floor 1365/500 = 2.73
Total Required 5.45 spaces
 7. Proposed Parking 13 spaces
 8. All utilities available

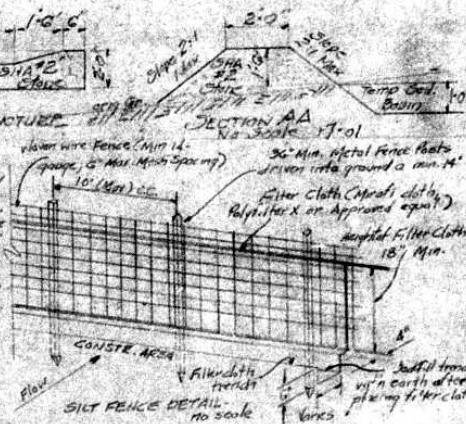
Zoned
DR-1G



STONE OUTLET STRUCTURE
17-01

Notes

1. Main wire fence to be installed securely to fence posts by use of wire ties.
2. Filter cloth to be fastened securely to wire fence by use of wire ties spaced every 24" x 24".
3. Silt fence to be placed in line of stone outlet and/or downstream of the option of the developer.



SEDIMENT TRAP DATA
Drainage Area 0.234 AC
Sediment Storage 0.234 AC
Proposed Storage 0.234 AC
Slope Outlet Structure 0.234 AC
Proposed 0.234 AC
Total Disturbed area 0.234 AC

LEGEND

1. Stabilized Constr. Entr.
2. Silt Fence
3. Stone Outlet Structure
4. Sediment Trap
5. Planting

PLANS APPROVED

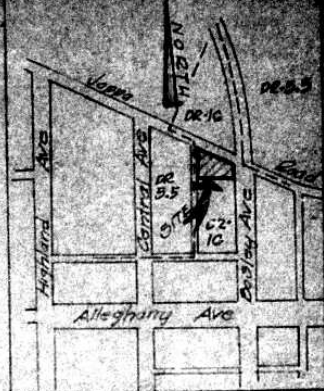
OFFICE OF PLANNING & ZONING

BY *John W. Dallas, Jr.*

DATE 5-22-78

78-126-X-ASPH

John W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER
5108 HARBOR F.L., BALTO., MD. 21204
665-7442



LOCATION MAP
Scale 1"=300'

OWNER'S CERTIFICATION
Land clearing and construction of Development will be completed pursuant to this plan.

Date	Signature
May 1978	<i>John W. Dallas, Jr.</i>
Date	Signature

GENERAL NOTES

1. Refer to USGA Soil Conservation Service Sheet # Spec for Soil Erosion Control in Developing Areas for Silt Details and Specs. for each practice specified herein.
 2. During the layout of Sediment Control Practices, record on this plan minor final adjustments and will be made to insure the proper placement of each Sediment Control Practice before it leaves the Construction Site. Changes in Sed. Control Practices require prior approval of the Sed. Control Inspector & the Baltimore County Conservation District.
 3. At the end of each working day, all Sed. Control Practices will be inspected & left in operational condition.
- SEQUENCE OF OPERATIONS**
- | Date | Remarks |
|---------|--|
| May 78 | 1. Notify Baltimore Co. Dept. of Permits & Use Sed. Control Insp. at least 24 hr before work begins. Phone: 424-3226 |
| May 78 | 2. Install & stabilize of Sed. Control measures |
| June 78 | 3. Clear & Grub site & stake-out topsoil |
| June 78 | 4. Excavate for proposed Bldg. floor all dimensions to Sed. Trap |
| July 78 | 5. Rough Grade Site & place stone base course & Sed. disturbed areas |
| Sept 78 | 6. Remove temp Sed. Control measures & stabilize areas after obtaining permission from Sed. Control Inspector. |

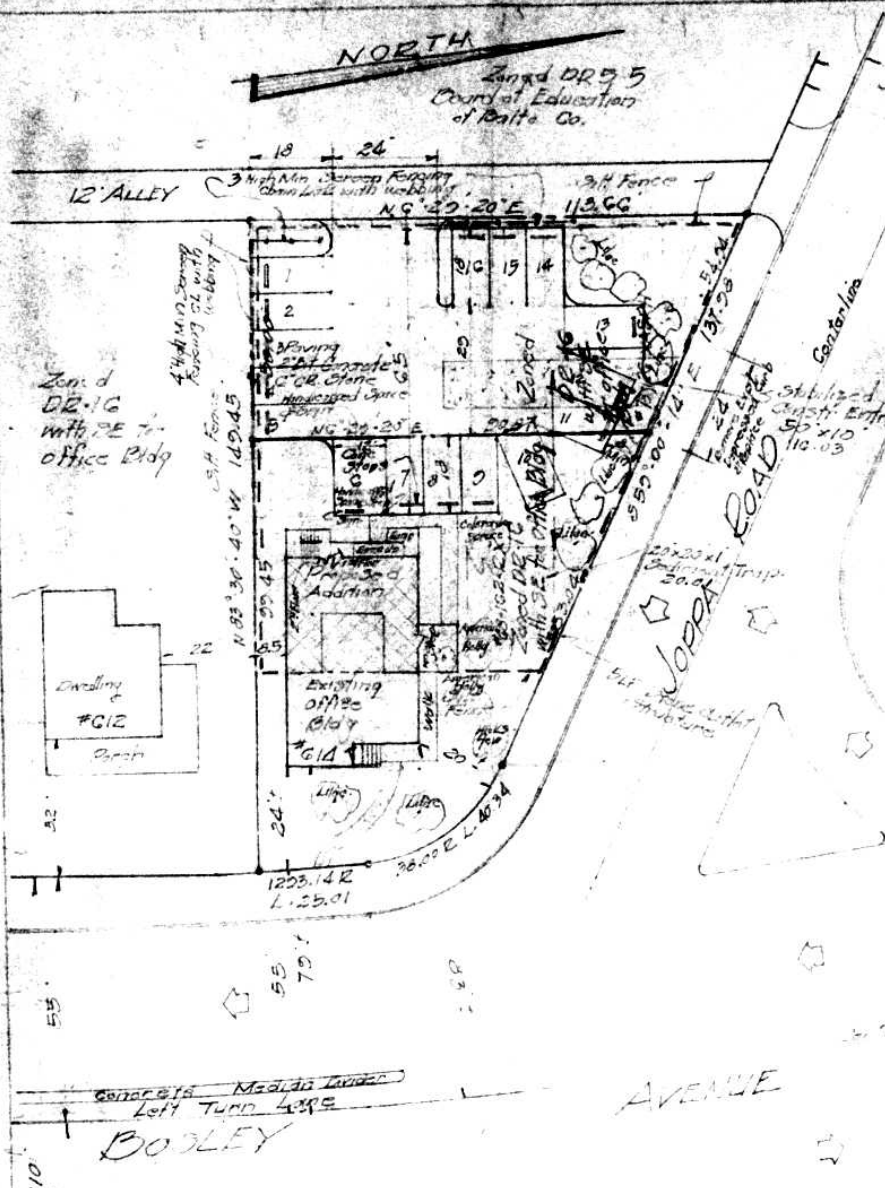
DEVELOPMENT & SEDIMENT CONTROL
PLAN

614 BOOLEY AVENUE

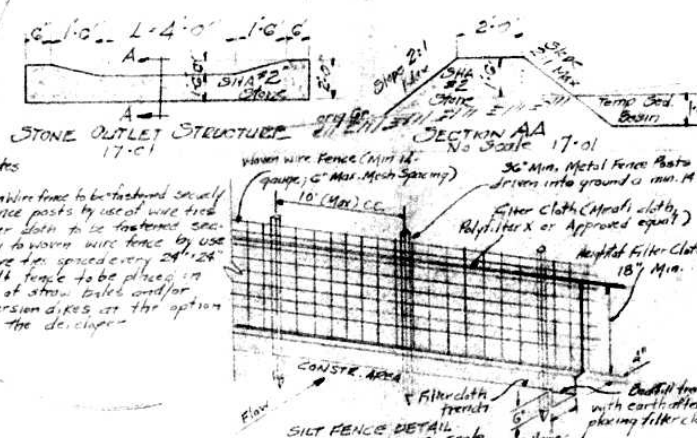
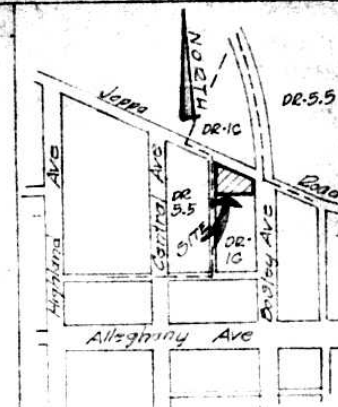
3rd Election District
Scale 1"=20'

Baltimore County, Md
May 1, 1978

OWNER
Covehey & Bouslog
614 Booley Avenue
Towson, Md 21204
Phone 523-9441



- ZONING DATA** Zoning Case 78-126 KASPH
78-126 EX
1. Gross Acreage of Tract 0.263 AC
 2. Existing Zoning of Tract DR-1G with SE.
 3. Existing Use Office Building
 4. Proposed Use Office Building
 5. Area of Proposed Building
Basement 1365 SF Incl 485 SF Storage
1st Floor 1365 SF
2nd Floor 1365 SF
 6. Required Parking Office Bldg
Basement 880/500 = 1.76
1st Floor 1365/500 = 2.73
2nd Floor 1365/500 = 2.73
Total Req'd 8.24 Spaces
 7. Proposed Parking 16 Spaces
 8. All utilities available



- Notes**
1. When wire fence is to be fastened securely to fence posts by use of wire ties.
 2. Filter cloth to be fastened securely to woven wire fence by use of wire ties spaced every 24" x 24".
 3. 5/16" fence to be placed in lieu of stone piles and/or dispersion dikes at the option of the developer.

OWNERS CERTIFICATION
Land clearing and construction of development will be completed pursuant to this plan.

DESIGN CERTIFICATION
I hereby certify that this plan has been prepared in accordance with City & State for Erosion & Sediment Control in Urbanizing Areas, Baltimore & Annapolis Management Policy and Storm Water Management Criteria dated 1975 and Baltimore Design Code dated 1984.

Date _____ Signature _____
May 1978 Date _____ Signature _____

SETBACK & TRAP DATA
Dist. 12' Area 50x100' 0.21 AC
Req'd Set 175' 0.21 AC
Proposed Set 175' 0.21 AC
Stone Outlet Structure 0.21 AC
Total Disturbed Area 0.21 AC

- GENERAL NOTES**
1. Refer to USPA Soil Conservation District and State for Soil Erosion & Sediment Control in Developing Areas for Set Details and Specs. for each practice specified herein.
 2. During the period of Sediment Control Practices required on this plan, minor field adjustments can be made to insure the correct control of any sediment before it leaves the construction site.
 3. At the end of each working day, all Sediment Practices will be inspected & left in operational condition.
- SEQUENCE OF OPERATIONS**
- May 78
1. Notify Baltimore Dept of Reg. with 100' Sed Control trap at least 24 hr before work begins. Phone 484-3220
 2. Install & stabilize all Sed Control measures
 3. Clear & grub site of stumps & topsoil
 4. Excavate for Proposed Bldg Ramp at Stormwater & Sed Trap
 5. Rough Grade Site & place stone base course & stabilize disturbed areas
 6. Remove trap and Control measures & stabilize area after obtaining permission from Sed Control Inspector.

- LEGEND**
1. Existing Sediment Control
 2. Sed Fence
 3. Stone Outlet Structure
 4. Sediment Trap
 5. Proposed

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John Zulawski*
DATE: 11-1-78
78-126 KASPH
C-514-78

DEVELOPMENT & SEDIMENT CONTROL PLAN
614 BOSLEY AVENUE
3rd Election District
Scale 1"=20

OWNER
Covach & Bros
614 Bosley Avenue
Towson, Md 21204
Phone 623-9441

Baltimore County, Md
May 1, 1978
Rev June 27, 78
Rev Parking Oct 27, 78

DAVID W. DALLAS, JR. & SONS
CIVIL ENGINEERS
HATFIELD, PA 19105, MD 21224
264-4751

DAVID W. DALLAS, JR.
CIVIL ENGINEER
HATFIELD, PA 19105, MD 21224
264-4751

