

36-17
197

3/13/78

RE: PETITION FOR VARIANCE : BEFORE
from Section 409.2b (3, 4, 5 & 6) : COUNTY BOARD OF APPEALS
of the Baltimore County :
Zoning Regulations :
NE corner Allegheny and : OF
Washington Avenues :
9th District : BALTIMORE COUNTY
Twenty-Eight Allegheny Corp. :
Petitioner : No. 79-36-A

ORDER OF DISMISSAL

Petition of Twenty-Eight Allegheny Corporation for variance from Section 409.2b (3, 4, 5 and 6) of the Baltimore County Zoning Regulations to permit a total of 313 off-street parking spaces instead of the required 455 spaces on property located at the northeast corner of Allegheny and Washington Avenues, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed January 4, 1980 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioners in the above entitled case.

WHEREAS, the said attorney for the said Petitioners requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of January 4, 1980.

IT IS HEREBY ORDERED this 8th day of January, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr., Chairman

LeRoy S. Spitzer

Patricia Millhouser

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON

305 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
301 825-1982

January 3, 1980

Board of Appeals for Baltimore County
Court House
Towson, Maryland 21204

Re: Case No. 79-36-A
(Item No. 197)

Gentlemen:

I represent First Federal Savings & Loan Association of Annapolis, successor to Twenty Eight Allegheny Corporation in the ownership of the business units in the Towson Towers (formerly The Penthouse) Condominium.

On behalf of my client, First Federal, I wish to dismiss without prejudice the appeal in the above captioned case scheduled for hearing on Thursday, January 10, 1980.

The dismissal without prejudice is necessary because the need for the variance requested no longer exists. When the petition for a variance was filed the applicant had a valid Class B (B2AL) license and a prospective tenant who was anxious to operate a restaurant in Towson Towers. However, because of the passage of time, the Board of Liquor License Commissioners has declared the license null and void for the reason that the license was inactive for a period exceeding that allowed by law. Of course, the prospective tenant has long since lost interest in operating a restaurant.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner July 26, 1978
FROM: Leslie H. Grael, Director of Planning ITEM #197
SUBJECT: Petition 79-36-A, Petition for Variance for off-street parking
Northeast corner of Allegheny Avenue and Washington Avenue
Petitioner - Twenty Eight Allegheny Corporation

9th District

HEARING: Wednesday, August 16, 1978 (11:00 A.M.)

It should be noted that on May 18, 1978, the Baltimore County Planning Board adopted for consideration by the County Council, a report entitled "Proposed Amendment to the Baltimore County Zoning Regulations: Parking Requirements in Town Centers." Please note that this proposal, in part, contains the recommendation that no parking be required for restaurants in Town Centers.

Leslie H. Grael
Director of Planning

LHG:JGH/rw

Board of Appeals for
Baltimore County
January 3, 1980
Page 2

I regret any inconvenience this dismissal may have caused in your scheduling of appeals, but my client can no longer use the variance even if it was granted.

Very truly yours,

Ernest C. Trimble

ECT:rm

Ernest C. Trimble, Esquire
Whiteford, Taylor, Preston, Trimble & Johnston
305 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Case No. 79-36-A
Twenty-Eight Allegheny
Corporation

Dear Mr. Trimble:

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

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Thomas J. Aversa, Jr., Esquire
Mr. Richard W. Parsons
Raymond E. Pryor, Esquire
The Rev. Kingley Smith
John W. Henshaw, III, Esquire
Mr. J. E. Dyer
Mr. W. E. H. Hume
Mr. J. Howell

PRYOR & PRYOR
ATTORNEYS AT LAW
SUITE 1207
THE TOWSON TOWERS
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
638-0270

March 9, 1979

Zoning Commissioner Eric DiNenna, Baltimore County
Office of Planning and Zoning
Towson, Maryland, 21204

Re: Case No. 79-36-A
Petition for Variance of
28 Allegheny Corporation

Gentlemen:

Please enter my appearance in the above captioned appeal on behalf of the protestors and you are requested to notify me of any hearing date involving this case.

Very truly yours,

Raymond E. Pryor
Raymond E. Pryor

REP:bat



412 Woodbine Avenue
Towson, Maryland 21204
July 27, 1978

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

Dear Mr. DiNenna: Re: 79-35-SFG, Item No. 235

The Greater Towson Council of Community Associations wishes to go on record as opposing the application of 28 Allegheny Corporation for a variance which would permit them to provide for only 313 off-street parking spaces instead of 455.

The Greater Towson Council has had a continuing dialogue with the Director of Traffic Engineering, the Police Department, Councilman Kibbe's office and the Baltimore County Chamber of Commerce on parking. A study was conducted by Mr. Collins' office early in the spring which indicated that there are more than 1,000 commuter cars parking in residential areas in East and West Towson on a daily basis.

However, according to Mr. Heints of the Revenue Authority, there are only about 400 unused spaces in the Revenue Authority facilities to absorb this tremendous volume of daily commuter parking. Mr. Heints has informed the Commuter Parking Study Committee which, under the chairmanship of Mr. Collins, is working on the problem that it will be at least a year from December, 1978 before another multi-level Revenue Authority parking facility will be erected and in operation. Any action which in any way adds to the likelihood of additional non-residential parking on the streets either in the core of residential areas by putting two-hour parking limit signs in many of the most-affected areas. It is not at all unlikely that at some point in the future - should these measures not be rigorous enough - some type of permit parking may have to be used.



The petitioners' request for a reduction of 130 required parking spaces is an outrageous imposition on existing facilities and all the merchants and residents whose street fronts would then be expected to pick up the overflow. In no way should this request for this unreasonable and irresponsible variance be approved as it is contrary to everything that several County departments are working to relieve.

I will, of course, speak to this matter in person at the hearing on Wednesday, August 16 at 11:00 a.m.

Yours sincerely,

Richard Parsons
Richard Parsons,
President

RP:1

cc: Mr. John Henshaw, People's Counsel
Mr. Stephen Collins, Director, Traffic Engineering
Mr. Charles Heints, Director, Revenue Authority

LAW OFFICES

WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON

B. CONWAY TAYLOR, JR.
WILBUR D. PRESTON, JR.
ERNEST C. TRIMBLE
EDWARD A. JOHNSTON
GEORGE D. BOJER
RICHARD C. WHITEFORD
WILLIAM M. WICKERSON
LOUIS D. CLOSE, JR.
WILLIAM B. WHITEFORD
STANLEY B. ROHS
WALTER R. STONE
ROBERT M. WRIGHT
BENJAMIN FORD DAVIS
FRANCIS S. BOCCUTI
J. MORRIS BYRNES
NEVETT STEELE, JR.
JAN R. GUNEN
READ KEMP MCCAFFREY
JOHN A. HAYDEN, III

305 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
301 625-5512

July 23, 1979

RICHARD J. MAGID
WARD B. COE, III
H. NATALIE MCHENRY
GEORGE J. BACHMACH
DALE B. BARBUTT
ALFRED L. SCANLAN, JR.
GERTSON B. WEHMAN
FRISCHILLI E. CASAREY
SPURGE H. CHURCH
BARBARA H. LEVINE
EILEEN C. BYRNES
MICHAEL H. L. WOFF
LARRY M. BARRINCH
OF COUNSEL
W. HAMILTON WHITEFORD

BALTIMORE OFFICE
1201 BUILDING
100 EAST PRATT STREET
BALTIMORE, MARYLAND 21202
301 782-0127

Board of Appeals
for Baltimore County
Court House
Towson, Maryland 21204

Re: Case No. 79-36-A
(Item No. 197)

Gentlemen:

Enclosed is a Motion striking the appearance of Cardin & Weinstein, P.A. and Lawrence K. Ginsberg and entering my appearance in the above captioned matter.

I am advised that the name of the Petitioner, i.e. Twenty Eight Allegheny Corp., will remain in the title of the case. However, I wish to inform the Board that Twenty Eight Allegheny Corp. has sold all of the business units in the condominium presently known as Towson Towers, to my client, First Federal Savings & Loan Association of Annapolis.

I will appreciate the assignment of this matter at your earliest convenience.

Very truly yours,


Ernest C. Trimble

ECT:rmz

Enc.

c.c. Mr. James B. Yates
Mr. Richard A. Seborowski
Mr. Paul F. Hlubb, Jr.

Col'd 7/24/79
2 pms

noted

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE corner of Allegheny Ave. and :
Washington Ave., 9th District : OF BALTIMORE COUNTY
TWENTY EIGHT ALLEGHENY CORP., : Case No. 79-36-A
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Heslony, III
John W. Heslony, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of July, 1978, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, 6615 Reisterstown Road - Suite 301, Baltimore, Maryland 21215, Attorney for Petitioner.

John W. Heslony, III
John W. Heslony, III

K
Kiddie
Kiddie Consultants, Inc. / ENGINEERS - ARCHITECTS - PLANNERS
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 823-0900

To contact the writer direct call
(301) 321-5557

June 27, 1978

Mr. Steve Crowley
Twenty-Eight Allegheny Corporation
28 Allegheny Avenue
Towson, Maryland 21204

Dear Steve:

In re: TOWSON TOWERS
Our Job Order No. 1-77160

Based on several meetings with the Offices of Zoning & Planning of Baltimore County, and written comments from the Zoning Advisory Committee, and a recent field inspection conducted by them, I am enclosing one set of the parking plans which have been marked in red ink for you to change "in the field".

I am also enclosing one copy of the variance plan and one copy of our analysis of the parking situation in your building. The variance we are now seeking is 142 spaces instead of 200, and is based upon your removing all of the storage lockers out of parking areas.

If there is any concern on your part that the court may rule against you and in favor of the tenants to leave the storage lockers where they are, then the parking variance you are now seeking may not be sufficient to meet your needs in the future.

The three options open to you as I see the situation are:

1. Press for a hearing date now on the assumption the courts will rule in your favor.
2. Hold off on the variance hearing until after your case is heard and an opinion rendered.
3. Assume you will have an adverse opinion; refigure the parking variance now and ask for a larger variance than possibly you would need if the lockers were removed.

OFFICES IN:
Baltimore, Maryland
Crown, New Jersey
Dallas, Texas
Memphis, Tennessee
New Orleans, Louisiana
New York, New York
Pittsburgh, Pennsylvania
Portland, Oregon
Tulsa, Texas

K
Kiddie
Kiddie Consultants, Inc. / ENGINEERS - ARCHITECTS - PLANNERS
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 823-0900

To contact the writer direct call
(301) 321-5557

June 26, 1978

Mr. John L. Wimbley
Office of Planning & Zoning
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Jack:

In re: TOWSON TOWERS
Our Job Order No. 1-77160

In response to your request and questions concerning this site, I have spoken with the management of Towson Towers, and have acquired the enclosed data.

I feel this can be incorporated into your files and will facilitate the processing of permits, should they be required in the future. This information should also satisfy the Zoning Advisory Committee, and should allow the settling of a hearing date for the proposed variance.

Awaiting your approval of the enclosed, we remain,

Very truly yours,

Richard L. Smith
Richard L. Smith, Associate
Urban Planning & Development Division

Enclosures

mps

cc: Mr. Lawrence Ginsberg
cc: Mr. Nicholas B. Commodari

OFFICES IN:
Baltimore, Maryland
Crown, New Jersey
Dallas, Texas
Memphis, Tennessee
New Orleans, Louisiana
New York, New York
Pittsburgh, Pennsylvania
Portland, Oregon
Tulsa, Texas

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kiddie & Company, Inc.

r. Steve Crowley
Page Two
June 27, 1978

I have sent to Baltimore County revised variance plans and parking plans in order that they may be reviewed and a hearing date set. If you decide on either Options 2 or 3, please call Mr. Rice Commodari at 494-3391 and so inform him of your intentions. Otherwise, I would expect that you will receive notice of a hearing date in the very near future.

Very truly yours,

Richard L. Smith
Richard L. Smith, Associate
Urban Planning & Development Division

Enclosure

mps

cc: Mr. Larry Ginsberg

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kiddie & Company, Inc.

Parking Analysis for Towson Towers as of June 23, 1978
Page Two

3. Continued:

E. Parking required for Level 4 is:

1. Merrill Lynch = 4.7 spaces (1/500 sq. ft.)
2. Christian Science = 1.6 spaces (1/300 sq. ft.)
3. Proposed Restaurant = 195 spaces (1/50 sq. ft.)
4. Proposed Retail Area = 11.2 spaces (1/200 sq. ft.)
5. Total Parking Required for Level 4 = 212.5 Spaces

4. Level 5 is above grade as are all subsequent levels. Level 5 has a gross floor area of 33,584 square feet level and can accommodate a total of 41 parking spaces.

A. Leased office space to:

1. Delta Services = 1,592 sq. ft.
2. Capitol Associates = 2,036 sq. ft.

B. Unleased office space totals 8,638 square feet.

C. Total office space this level equals 12,066 square feet and requires 24.1 parking spaces.

5. Level 6 has a gross floor area of 28,974 square feet and can accommodate a total of 48 parking spaces.

A. Leased office space to Sakas & Sandler (Attorney's) equals 1,627 square feet.

B. Unleased office space equals 7,046 square feet.

C. Total office space this level equals 8,673 square feet and requires 17.4 parking spaces.

6. Level 7 has a gross floor area within the building tower of 9,085 square feet and open areas for swimming pool, parking and promenade of 16,565 square feet.

A. Level 7 has 14 full size parking spaces and 3 mini spaces

B. Level 7 is used as a reception area, game and card rooms for the residents of the building.

OFFICES IN:
Baltimore, Maryland
Crown, New Jersey
Dallas, Texas
Memphis, Tennessee
New Orleans, Louisiana
New York, New York
Pittsburgh, Pennsylvania
Portland, Oregon
Tulsa, Texas

Cardin and Weinstein, P.A.

ATTORNEYS AT LAW
SUITE 301
6615 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21204

JACOB L. CARDIN
OF COUNSEL
(301) 558-1941

August 21, 1978

Thomas J. Averca, Jr., Esquire
660 Kenilworth Drive
Towson, Maryland 21204

Re: 28 Allegheny Corp.
Parking Variance

Dear Tom:

Please be advised that a continuance of the hearing on the above captioned matter has been set for Tuesday, September 26, 1978 at 10:00 a.m. before the Deputy Zoning Commissioner.

I trust that this meets with your schedule but if you have any questions with regard to this matter, please do not hesitate to call me.

With kindest regards, I am,

Very truly yours,

Lawrence K. Ginsberg
Lawrence K. Ginsberg

LKG:hc

GJ: George Martinek
Deputy Zoning Commissioner, Baltimore Co.
Office of Planning and Zoning
Towson, Maryland 21204



KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kiddie & Company, Inc.

Parking Analysis for Towson Towers as of June 23, 1978
Page Three

7. Levels 12 and 13 are to be leased (or sold) for office use, either general office or medical office use. Total floor area of both floors equals 21,520 square feet, requiring 72 spaces (1/300 sq. ft.)

8. Levels 8, 9, 10, 11 and 14 through 28 are condominium units comprising a total of 188 living units. Gross floor area equals 197,564 square feet.

SUMMARY

Level	Retail Area	Office Area	Restaurant	Christian Science	Required Parking	Proposed Parking
1	---	---	---	---	---	87
2	---	---	---	---	---	62
3	6,875 s.f.	---	---	---	34.4	51
4	2,240 s.f.	2,337 s.f.	9,747 s.f.	466.62 s.f.	212.5	--
5	---	12,066 s.f.	---	---	24.1	41
6	---	8,673 s.f.	---	---	17.4	48
7	---	---	---	---	---	14
12-13	---	21,520 s.f.	---	---	72	--
14-28	188 Living Units	---	---	---	188	--
TOTAL	9,115 s.f.	44,596 s.f.	9,747 s.f.	466.62 s.f.	548.3*	313
PER ZONING CODE CREDIT OF 94 SPACES					-94	
					454.3	313

VARIANCE REQUESTED FOR 142 SPACES

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road - Suite 301
Baltimore, Maryland 21215

Item No.
197

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

Your Petition has been received and accepted for filing
this 28th day of June, 1978

Eric D. DiNenna

K. ERIC DINENNA
Zoning Commissioner

Petitioner: Twenty Eight Allegheny

Petitioner's Attorney: K. K. Ginsberg
Kidd Consultants Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 3, 1978

OFFICE OF THE CLERK
111 W. Chesapeake Ave.
Towson, Maryland 21204

John L. Wimbley
Nicholas B. Commodari
Chairman

Department of
Public Engineering

Department of
Public Engineering

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Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road - Suite 301
Baltimore, Maryland 21215

RE: Variance Petition
Item No. 197
Petitioner - Twenty Eight
Allegheny

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed inspection of the property. The following 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.

Located on the northeast corner of Washington and Allegheny Avenues in the 9th Election District, the subject of this petition is the existing Towson Towers Condominium/Commercial building. Because of the proposed utilization of this proposed building, i.e., residential, offices, retail and restaurant use, and the lack of sufficient available parking, this Variance is required.

As indicated in previous conversations with Messrs. Jack Wimbley, Douglas Swann, Richard Smith, and yourself, the question of how this petition should be advertised was discussed at great length. The main problem was whether to include, as being available, the parking spaces that are presently occupied by storage lockers for the tenants in the building. Based on letters which are part of this file it is my understanding that the Variance to permit 313 spaces in lieu of the required 455 spaces does include spaces which are occupied by these lockers. However, said lockers will be removed in the near future, thereby, allowing the spaces for automobile parking.

Mr. Ginsberg
Page 2
August 3, 1978

The comment of the Office of Current Planning and Development was written prior to the submittal of revised plans. Since I was assured by Mr. John Wimbley that said plans were satisfactory to his office, I proceeded to schedule this petition for a hearing date.

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

NRGiamr
Enclosure

cc: Kidd Consultants Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

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

Bureau of Engineering
ELLENWORTH H. OVEN, P.E., CHIEF

September 18, 1978

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

Re: Item #23 (1975-1976)
Property Owner: Penthouse Joint Venture
R/S cor. of Allegheny and Washington Avenues
Existing Zoning: R.M.-C.7
Proposed Zoning: Special Exception for wireless transmitting and receiving antenna structures.
District: 9th

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are not directly involved. Baltimore County utilities and highway improvements are as secured by Public Works Agreement #9101-Revised, executed in conjunction with the development and construction of "The Penthouse".

Very truly yours,

Ellenworth H. Oven
ELLENWORTH H. OVEN, P.E.
Chief, Bureau of Engineering

ENCLOSURES

4-11 Key Sheet
32 NE 3 Top Sheet
KS 10 A
70 & 70A Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301-584-5111)

LESLIE H. GIBBS
DIRECTOR

June 8, 1978

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 #197, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Twenty Eight Allegheny Corp.
Location: NE/C Allegheny Avenue and Washington Avenue
Existing Zoning: R.M.-C.7
Proposed Zoning: Variance to permit 306 parking spaces in lieu of the required 506
Acres: 0.8484
District: 9th

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

This office has met with the petitioner and his engineer to resolve some of the minor plan problems and details. This office will forward additional comments after the revised plans are submitted.

Very truly yours,

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #197, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Twenty Eight Allegheny Corp.
Location: NE/C Allegheny Ave. & Washington Ave.
Existing Zoning: R.M.-C.7
Proposed Zoning: Variance to permit 306 parking spaces in lieu of the required 506
Acres: 0.8484
District: 9th

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

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

The property owners should have the parking area surfaced with a dustless material (bituminous or concrete surface) to achieve cleaner air in the area.

Very truly yours,

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

THD/KS/cto

cc: J. J. Dieter

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 11, 1978

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

Re: Item #197 (1977-1978)
Property Owner: Twenty Eight Allegheny Corp.
R/S cor. Allegheny Ave. & Washington Ave.
Existing Zoning: R.M.-C.7
Proposed Zoning: Variance to permit 306 parking spaces in lieu of the required 506
Acres: 0.8484 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 in connection with the Zoning Advisory Committee review of this property for Item #23 (1975-1976).

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement No. 97101-Revised, executed in conjunction with the development/construction of "The Penthouse".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #197 (1977-1978).

Very truly yours,

Ellenworth H. Oven
ELLENWORTH H. OVEN, P.E.
Chief, Bureau of Engineering

ENCLOSURES

4-11 Key Sheet
32 NE 3 Top Sheet
KS 10 A
70 and 70A Tax Map

Attachment

April 17, 1978

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

Item No. 197 - ZAC - March 28, 1978
Property Owner: Twenty Eight Allegheny Corp.
Location: NE/C Allegheny Avenue & Washington Ave.
Existing Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit 306 parking spaces in lieu of the required 506.
Acres: 0.8484
District: 9th

Dear Mr. DiNenna:

The Special Exemption is requesting a variance to permit 306 parking spaces instead of the required 506. The parking problem that exists in the Towson area can only be compensated by granting this variance.

Very truly yours,

C. R. Moore
C. R. Moore
Assistant Traffic Engineer
Planning and Design

CNS/tms

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: N. Commodari, C. Arman
Zoning Advisory Committee

Re: Property Owner: Twenty Eight Allegheny Corp.
Location: NE/C Allegheny Ave. & Washington Ave.

Item No. 197 Zoning Agenda Meeting of 03/28/78

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ ~~exceeds~~ the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments, at this time.

REVISOR *St. J. J. [Signature]* Noted and Approved: *[Signature]*
Planning Bureau Special Inspection Division Fire Prevention Bureau

March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #197 Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: Twenty Eight Allegheny Corporation
Location: NE/C Allegheny Ave & Washington Ave.
Existing Zoning: B.M. - C.T.
Proposed Zoning: Variance to permit 306 parking spaces in lieu of the required 506.

Acres: 0.8484
District: 9th

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Additional _____ permits shall be required.
4. Building shall be upgraded to new use - requires alteration permit.
5. Three sets of construction drawings will be required to file an application for a building permit.
6. 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.
7. 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.
8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
9. No Comment.
10. Comment: Tenant alterations require alteration permits.

Very truly yours,

Charles E. Burdon
Charles E. Burdon
Plans Review Chief

CBS/rjs

April 15, 1978

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

Dear Mr. DiNenna:

Comments on Item #197 Zoning Advisory Committee Meeting, July 11, 1978 are as follows:

Property Owner: Twenty Eight Allegheny Corporation
Location: NE/C Allegheny Ave & Washington Ave.
Existing Zoning: B.M. - C.T.
Proposed Zoning: Variance to permit 306 parking spaces in lieu of the required 506.

Acres: 0.8484
District: 9th

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Additional _____ permits shall be required.
4. Building shall be upgraded to new use - requires alteration permit.
5. Three sets of construction drawings will be required to file an application for a building permit.
6. 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.
7. 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.
8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
9. No Comment.
10. Comment:

Very truly yours,

Charles E. Burdon
Charles E. Burdon
Plans Review Chief

CBS/rjs

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

Z.A.C. Meeting of: March 28, 1978

RE: Item No. 197
Property Owner: Twenty Eight Allegheny Corp.
Location: NE/C Allegheny Ave. & Washington Ave.
Present Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit 306 parking spaces in lieu of the required 506.

District: 9th
No. Acres: 0.8484

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. R. [Signature]
W. R. [Signature]
Field Representative

WDP/bp

TRINITY CHURCH

Towson, Maryland 21204

March 15, 1978

The Baltimore County Board of Appeals
Room 219
Court House
Towson, MD, 21204

Gentlemen:

Please send me notice of hearings on off-street parking for the 28 Allegheny Corporation, case #78-36-A.

Thank you.

Harvey [Signature]
Harvey [Signature]
Rector

*Rec'd 3-11-79
3 PM*

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 27, 1978

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing each day of _____ before the _____ day of August, 1978, the first publication appearing on the _____ day of July, 1978.

THE JEFFERSONIAN,

Ed. Leach [Signature]
Ed. Leach [Signature]
Manager

Cost of Advertisement, \$ _____

PROVIDED FOR VARIANCE
IN DISTRICT
Baltimore County Board of Appeals
Room 219
Court House
Towson, MD, 21204
Date: March 31, 1978
The Baltimore County Board of Appeals
has received and considered the application of the Twenty Eight Allegheny Corporation for a variance to the Baltimore County Building Code, Section 101.1, to permit 306 parking spaces in lieu of the required 506 parking spaces for the property located at NE/C Allegheny Avenue & Washington Avenue, Towson, Maryland 21204. The Board of Appeals has determined that the variance is in the public interest and has granted the variance. The Board of Appeals has also determined that the variance is in the public interest and has granted the variance. The Board of Appeals has also determined that the variance is in the public interest and has granted the variance.



TOWSON, MD. 21204 July 27 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Twenty Eight Allegheny Corp. 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 28th day of July, 1978, that is to say, the same was inserted in the issues of July 27, 1978

STROMBERG PUBLICATIONS, INC.

By *John [Signature]*
John [Signature]

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

No. 73539

DATE Sept. 27, 1978 ACCOUNT 01-662

AMOUNT \$59.35

RECEIVED FROM Twenty Eight Allegany Corp.
FOR Posting & Advertising Property 79-36-A

28 Allegany Avenue
Towson, Maryland 21204

66873 18 SEP 28 5935RE

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73401

DATE July 20, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Cardin & Weinstein, Attorneys-at-Law
FOR Filing Fee for Case No. 79-36-A

66898 20 JUL 20 25.00RE

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 3/13/78

Posted for: Board of Appeals (requesting sign removed)

Petitioner: Twenty Eight Allegany Corp.

Location of property: NE Corner Allegany and Washington Aves.

Location of Sign: NE Corner Allegany and Washington Aves.

Remarks: Sign (of 2) removed due to deterioration and removal

Posted by: Sean Coleman Date of return: 3/13

1 (of 2) replaced

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1 Date of Posting 7-31-78

Posted for: Variance

Petitioner: Twenty Eight Allegany Corp.

Location of property: NE Corner Allegany Ave. & Washington Avenue

Location of Sign: As noted on plat

Remarks:

Posted by: E. F. Fennell Date of return: 7-31-78

2 signs

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

No. 76286

DATE February 15, 1979 ACCOUNT 01-662

AMOUNT \$45.00

RECEIVED FROM Lawrence K. Ginsberg, Esquire
FOR Cost of Appeal Case No. 79-36-A

66864 15 FEB 16 45.00RE

VALIDATION OR SIGNATURE OF CASHIER

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					3-9	4/7				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DAZ</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>76-66X</u>	Map # <u>NE1017</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7 day of March 1978. Filing Fee \$ 25. Received ☒ Cash ☐ Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Twenty Eight Allegany Corp. Submitted by 6-13

Petitioner's Attorney Lawrence K. Ginsberg Reviewed by 6-13

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 7/13

Posted for: Board of Appeals

Petitioner: Twenty Eight Allegany Corp.

Location of property: NE Corner Allegany and Washington Aves.

Location of Sign: NE Corner Allegany and Washington Aves. & SE Corner Washington and Allegany Aves.

Remarks:

Posted by: Sean Coleman Date of return: 3/14/78

2 signs



common area of the Condominium transceiver antennas (and their cable connection) of the vertical cantilevered pole type and of the parabolic disk type, such antennas to be located at the 27th Level. Vertical cantilevered antennas installed pursuant to such easement shall not extend more than 25 feet above the roof of the said elevator machine room. Disk antennas installed pursuant to such easement shall not exceed 15 feet in height. Equipment installed pursuant to such easement and the operation thereof must be certified safe and bonded for liability in an amount not less than \$1,000,000.00 against all risks, and certified by a professional electronic engineer not to interfere with the normal operation of the Condominium electrical and electronic systems. Transceivers other than those installed and operated by Baltimore County, Maryland, are subject to prior approval by Baltimore County for compatibility. All transceivers and accessory equipment are subject to prior Federal Communication Commission approval.

(d) Levels 8 to 28, inclusive, include all residential Condominium Units, in addition to Business Unit (T). The size, configuration and location of the building at each of those levels, and the division of space between condominium unit area and common area on each of those levels, are shown on the Floor Plans (Sheets 10 through 13) by means of typical floor plans as follows: Levels 12, 13, 22, 23 and 24 are identical and described as Floor Plan A; level 14 is described as Floor Plan B; levels 8, 10, 17 and 21 are identical and described as Floor Plan C; levels 9, 11, 15, 16, 18, 19, 20 and 25 are identical and described as Floor Plan D. Levels 26, 27 and 28 are each separately described as Floor Plans E, F and G, respectively. Level 28 consists of the second floors of the units located at Level 27.

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units as described in Item THIRD hereof, and all facilities located in that area shall be general common elements. Particularly such common elements shall include those areas designated as common area on Sheets 3 through 14 of the Condominium Plat, as indicated by the shading for common area. Common elements include the seventh level office and lounge space and all facilities related thereto, the swimming pool and saunas at the seventh level, and facilities related thereto, the open space (Patio and pool deck) on the seventh level and all areas within the condominium property, but outside the building (excluding patios, balconies and terraces included within individual condominium units).

3. Any lighting facilities, equipment and wiring installed to illuminate the general common elements, and heating, air conditioning, electric, plumbing and all other facilities located in the general common elements, shall also be general common elements.

4. The following shall also be general common elements: all structural parts of the building, including the roof, girders and floor joists; outside walls of the building (not including glass except at lobbies and other common areas); supporting columns throughout the building; structural parts of dividing walls between Condominium Units; elevators and machinery and equipment appurtenant thereto; stairways (except the interior stairways in units on the 27th-28th levels, and Business Units 1, 2, 3 and 4), hallways, lobbies, service rooms and service areas, chutes, machinery and equipment for operation of the building.

5. Water supply lines to the individual Condominium Units, vent lines and other plumbing facilities outside individual Condominium Units, and sanitary sewage lines, including waste pipes from individual Condominium Units, shall all be general common elements. Any plumbing and heating pipes and vents and any electrical wiring and conduits which pass through an individual condominium unit, but which provide plumbing, heating or electrical services for another condominium

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(e) Each residential unit is constructed in accordance with one of nineteen unit types. The types of units located on each floor level, and the relative locations of each, are indicated on the residential unit floor plans comprising Sheets 10 through 13 of the Condominium Plat. Each unit in which the suffix "A" follows the unit type designation, is identical to the unit type indicated, except that it is reversed as a mirror image of that type. Each of the Residential Condominium Units is designated by a three or four digit number. The first digit (or first two digits of a four digit number) is the number of the level on which the unit is located. The last two digits are the number designation for that unit based on the location of that unit on the applicable Residential Unit Plan (Sheets 10 through 13). (E.g. Unit 1102 is the unit located on the 11th level designated on Typical Floor D as Unit-02, which is a type 2A unit.) Each of the eight units located on the 27th level is a two story unit and extends through the 28th level. Each residential Condominium Unit shall consist of the area, including terrace or balcony area where applicable, shown for that unit on the residential unit floor plans (Sheets 10 through 13). The Condominium Unit area for each unit shall extend to, but not include the structural elements of that unit's structural perimeter walls and shall extend to the center line of non-structural perimeter walls. All glass windows and doors that serve a unit shall be the responsibility of the owner of that unit.

(f) Each Residential Condominium Unit on levels 8 to 26 inclusive shall consist of a horizontal property extending from the level of the building on which designated, which level shall be at the elevation shown on the Condominium Schedule (Sheet 2) to, but not including, the structural slab supporting the level above.

unit or units or which provide any of such services to the common area, shall also be general common elements. Electric service individual meters shall be a general common element; individual unit meters and electric service from meters to each individual unit shall be a facility of that unit and, as such, shall be maintained by and at the expense of the owner of such unit.

FIFTH
The percentage interest of each Condominium Unit in the common elements, profits and expenses of the Condominium, and the number of votes to which the respective unit owners are entitled in all matters pertaining to the condominium, are as follows:

Units	Each Unit	% All Such Units	Votes Each Unit
Business Units			
1	.670%	.670	670
2	.965	.965	965
3	.955	.955	955
4	.956	.956	956
5	5.062	5.062	5062
6	.482	.482	482
7	.345	.345	345
8	3.034	3.034	3034
9	2.171	2.171	2171
T	.350	.350	350
Parking Unit	7.807	7.807	7807
Eight Level:			
Unit 801.....	.286	.286	286
Unit 802.....	.421	.421	421
Unit 803, 804, 805.....	.299	.299	299
Unit 806, 810.....	.286	.286	286
Unit 807, 808.....	.285	.285	285
Ninth Level:			
Unit 901.....	.288	.288	288
Unit 902.....	.425	.425	425
Unit 903, 904.....	.300	.300	300
Unit 905, 906.....	.288	.288	288
Unit 907, 908.....	.287	.287	287
Unit 909.....	.302	.302	302
Tenth Level:			
Unit 1001.....	.291	.291	291
Unit 1002.....	.428	.428	428
Unit 1003, 1004, 1005.....	.304	.304	304
Unit 1006, 1010.....	.290	.290	290
Unit 1007, 1008.....	.289	.289	289
Unit 1012.....	.293	.293	293
Eleventh Level:			
Unit 1101.....	.432	.432	432
Unit 1102, 1103.....	.305	.305	305
Unit 1104, 1105.....	.292	.292	292
Unit 1107, 1108.....	.292	.292	292
Unit 1112.....	.306	.306	306
Twelfth Level:			
Unit 1201.....	.295	.295	295
Unit 1202.....	.421	.421	421
Unit 1203, 1204, 1205.....	.219	.219	219
Unit 1206.....	.474	.474	474
Unit 1212.....	.294	.294	294
Unit 1213.....	.308	.308	308
Thirteenth Level:			
Unit 1301.....	.297	.297	297
Unit 1302.....	.424	.424	424
Unit 1303, 1304, 1305.....	.221	.221	221
Unit 1306.....	.478	.478	478
Unit 1307, 1308.....	.296	.296	296
Unit 1312.....	.310	.310	310
Fourteenth Level:			
Unit 1401.....	.543	.543	543
Unit 1402, 1403.....	.223	.223	223
Unit 1404, 1405.....	.544	.544	544
Unit 1406.....	.298	.298	298
Unit 1407.....	.313	.313	313
Fifteenth Level:			
Unit 1501.....	.302	.302	302
Unit 1502.....	.447	.447	447
Unit 1503, 1504.....	.313	.313	313
Unit 1505, 1506.....	.301	.301	301
Unit 1507, 1508.....	.315	.315	315
Unit 1512.....	.305	.305	305
Unit 1513.....	.451	.451	451
Sixteenth Level:			
Unit 1601.....	.316	.316	316
Unit 1602, 1604.....	.305	.305	305
Unit 1603.....	.303	.303	303
Unit 1612.....	.317	.317	317
Seventeenth Level:			
Unit 1701.....	.307	.307	307
Unit 1702.....	.455	.455	455

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Each such unit on level 27 shall include also space on level 28 and consist of a horizontal property extending from the 27th level of the building at the elevation shown on the Condominium Schedule (Sheet 2) to, but not including, the level of the structural slab supporting the roof of the building (excluding, however, the structural slab supporting the 28th level); in addition, each unit on level 27 shall include the terrace area shown for such unit at the 28th level, the horizontal property of which shall extend from the 28th level of the building, at the elevation shown on the Condominium Schedule (Sheet 2), to the upper limit of such unit's space.

(g) Subject to the easements applicable to the Parking Unit as described in subparagraph (b) above, the easements applicable to Business Units 8 and 9 as described in subparagraph (a) above, and the terms and conditions of this Declaration and the By-Laws recorded herewith, each unit shall include exclusive right to all space and facilities located within the area above described for such unit (except such elements as hereinafter described as general common elements), including but not limited to partitions, doors, and windows, sprinkler systems in the Business and Parking Units, ventilating system in the Parking Unit, and plumbing, heating, electric and other facilities located in each unit, and, as to the units on level 27, and Business Units 3, 4, 6 and 7, the interior stairways located therein. However, there shall be excluded from each unit such electrical wiring, pipes, chases, and conduits as pass through the area of such unit and which are designated as common elements by item FOURTH below.

To the extent that any one unit may encroach on or be encroached on by any common area or other unit, the encroachment shall be deemed to be mutual easements between the units and/or common area involved. That portion of each condominium unit located

between the upper surface of the dropped ceiling of such unit and the upper limit of the space of that unit shall be subject to an easement in favor of the Council of Unit Owners, acting through its Board of Directors or duly authorized agents, for the installation and maintenance of pipes, ducts, horizontal chases, conduits, and wiring to serve other condominium units or the common areas. The easement described in the preceding sentence shall be exercisable only upon reasonable notice to the owner or occupant of the unit in which work is to be performed, except that such notice shall not be required in event of emergency.

(h) All Business Units and the Parking Unit may be used for any use not prohibited by the zoning laws of Baltimore County. Except as otherwise provided in the By-Laws, all residential Units shall be utilized for residential purposes only, provided however, that no more than ten residential units may be used by Grantor as model apartments until October 30, 1976, and provided further that any Units on the twelfth level may be used as professional offices

FOURTH

The general common elements of the condominium shall be as follows:

1. All of the land in the premises above described in Item FIRST hereof, including all appurtenant rights thereto, shall be general common elements. All facilities located underground, other than the first and second level area designated as Parking Unit, shall be general common elements.

2. At the ground level, and extending from there upwards, all of the area of the said premises not included in the condominium

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Units	Each Unit	All Such Units	Votes Each Unit
Units 1703, 1704	.320	.320	320
Units 1705, 1706, 1710.....	.306	.306	306
Units 1707, 1708.....	.309	.309	309
Unit 1712.....	.309	.309	309
Unit 1801.....	.309	.309	309
Unit 1802, 1804.....	.320	.320	320
Unit 1803, 1806.....	.308	.308	308
Unit 1807, 1808.....	.322	.322	322
Unit 1812.....	.311	.311	311
Unit 1813.....	.462	.462	462
Units 1901, 1902.....	.321	.321	321
Unit 1903, 1904.....	.322	.322	322
Unit 1905, 1906.....	.311	.311	311
Unit 1907, 1908.....	.310	.310	310
Unit 1912.....	.324	.324	324
Unit 1910.....	.314	.314	314
Units 2001, 2002.....	.314	.314	314
Unit 2003, 2004.....	.325	.325	325
Unit 2005, 2006.....	.313	.313	313
Unit 2007, 2008.....	.312	.312	312
Unit 2012.....	.326	.326	326
Units 2101, 2102.....	.316	.316	316
Unit 2103, 2104.....	.317	.317	317
Unit 2105, 2106.....	.329	.329	329
Unit 2107, 2108.....	.315	.315	315
Unit 2112.....	.314	.314	314
Units 2201, 2202.....	.318	.318	318
Unit 2203, 2204.....	.319	.319	319
Unit 2205, 2206.....	.312	.312	312
Unit 2207, 2208.....	.311	.311	311
Unit 2212.....	.321	.321	321
Units 2301, 2302.....	.323	.323	323
Unit 2303, 2304.....	.324	.324	324
Unit 2305, 2306.....	.324	.324	324
Unit 2307, 2308.....	.313	.313	313
Unit 2312.....	.323	.323	323
Units 2401, 2402.....	.323	.323	323
Unit 2403, 2404.....	.324	.324	324
Unit 2405, 2406.....	.324	.324	324
Unit 2407, 2408.....	.325	.325	325
Unit 2412.....	.325	.325	325
Units 2501, 2502.....	.325	.325	325
Unit 2503, 2504.....	.326	.326	326
Unit 2505, 2506.....	.327	.327	327
Unit 2507, 2508.....	.328	.328	328
Unit 2512.....	.329	.329	329
Units 2601, 2602.....	.329	.329	329
Unit 2603, 2604.....	.330	.330	330
Unit 2605, 2606.....	.331	.331	331
Unit 2607, 2608.....	.332	.332	332
Unit 2612.....	.333	.333	333
Units 2701, 2702.....	.334	.334	334
Unit 2703, 2704.....	.335	.335	335
Unit 2705, 2706.....	.336	.336	336
Unit 2707, 2708.....	.337	.337	337
Unit 2712.....	.338	.338	338

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SIXTH

The condominium hereby created, and the rights, duties and liabilities of each Condominium Unit Owner, shall be governed by the provisions of this Declaration and by the provisions of Sections 11-101, et seq., of the Real Property Article of the Annotated Code of Maryland (1974 Ed., 1975 Supp.) and, to the extent not inconsistent with such statutory or declaration provisions, by the By-Laws of Penthouse Condominium, in the form attached hereto as a part hereof, as such By-Laws may be amended from time to time by the members of the condominium. The owner or owners of each Condominium Unit shall be entitled to the number of votes indicated for that Unit in Item FIFTH above in all matters pertaining to the government or management of the condominium, subject to the provisions of Item NINTH hereof.

SEVENTH

The owner of each Condominium Unit shall maintain the same in good repair. The Board of Directors of the Council of Unit Owners (the "Board" or "Board of Directors"), or any agent, representative or manager designated by such Board, shall have the right at all reasonable times, to enter any Condominium Unit to ascertain compliance with such obligation. In the event of failure of a Condominium Unit owner to comply with such obligation, the Council of Unit Owners, acting through its Board of Directors or any designated agent, representative or manager, shall after ten days' prior written notice to the owner, and failure on the owner's part to make the repairs set forth in such notice, have the right to make the repairs and assess the cost thereof to such owner, in the same manner as such owner is assessed his share of common element costs. The Board of Directors, or any agent, representative or manager designated by such Board shall also have the right at all reasonable times, and upon reasonable prior notice to the owner or occupant of the unit involved, to enter any condominium unit to the extent necessary for purposes of repairing, maintaining or inspecting any of the common elements. In the event of emergency, the notice aforesaid shall not

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15631 409

BY-LAWS OF PENTHOUSE CONDOMINIUM

ARTICLE I.

PLAN OF UNIT OWNERSHIP

SECTION 1. Unit Ownership. The Condominium located in the Town of Towson in the Ninth Election District of Baltimore County, Maryland, known as "Penthouse Condominium" is submitted to the provisions of Sections 11-101, et seq., of the Real Property Article of the Annotated Code of Maryland (1974 Ed., 1975 Supp.). The administration thereof shall be by the Board of Directors herein described, subject to the powers of the owners as herein specified.

SECTION 2. By-Laws Applicability. The provisions of these by-laws are applicable to the Condominium. The term "Condominium" as used herein shall include the land, as well as the improvements thereon. In construing these by-laws, and the government of the Condominium pursuant thereto, the provisions of the Corporations and Associations Article of the Annotated Code of Maryland pertaining to the government of regular business corporations, shall be considered as governing to the extent not inconsistent with the provisions of Sections 11-101, et seq. of the Real Property Article (pertaining to Condominiums), the Declaration and these by-laws, the Council of Unit Owners being considered as if it were a corporation and the owners being considered as if they were stockholders thereof.

SECTION 3. Personal Application. All present and future owners, tenants and future tenants, and their employees, and any other person that may at any time use the facilities of the Condominium in any manner are subject to the regulations set forth in these by-laws and to the declarations set forth in the Declaration to which these by-laws are attached.

required prior to the Council making repairs to a unit or to the common elements, if, in the absence of such repairs it is reasonable to assume structural damage to the building or damage to any other Condominium Unit or general common element, or personal injury, would result.

EIGHTH

All charges against any Condominium Unit arising from maintenance and operation of general common elements, from repairs to the unit made pursuant to Item SEVENTH hereof, from the maintenance of fire, liability or other insurance on behalf of the condominium, from management fees, or from other expenses incurred by the condominium pursuant to the By-Laws, shall be levied and assessed at the beginning of each fiscal year, shall become due and payable as the By-Laws shall provide, and shall, upon recording of a "Statement of Condominium Lien" pursuant to Section 11-110 of the Real Property Article of the Annotated Code of Maryland (1974 Ed., 1975 Supp.) or upon compliance with such other requirement as may be imposed by law from time to time, become a lien upon said Condominium Unit.

NINTH

Subject to the prior approval of the Board of Directors of the Council, and subject to such restrictions as may be imposed by the By-Laws, each Condominium Unit may be loaned or rented by the owner thereof for such term or terms as may be specified in the lease or rental agreement describing the name, except that no unit may be leased for hotel or transient purposes, and such lease must be in writing and contain a provision stating that (i) it is subject in all respects to the provisions of this Declaration and the By-Laws of Penthouse Condominium and (ii) any failure by the Lessee to comply with the terms of said Declaration or By-Laws is a default under the lease. Each Condominium Unit is also subject to alienation, mortgage, pledge, transfer, gift or conveyance in any other manner. Any mortgage or other security transfer shall not be considered as a change of ownership for purposes of voting or holding office in the management of the condominium or for purposes of assessment of charges of

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The mere acquisition or rental of any of the Condominium Units (hereinafter referred to as "Units") or the mere act of occupancy of any of said units will signify that these by-laws as they may be amended from time to time, are accepted, ratified, and will be complied with.

ARTICLE II.

THE COUNCIL OF UNIT OWNERS

SECTION 1. Owners. The Condominium is owned by the Owners of the Units, who shall collectively comprise the Council of Unit Owners. Each unit owner shall be entitled to the number of votes indicated for his unit in the Condominium Declaration. No lessee, lien holder, mortgagee, pledgee or contract purchaser as such shall have any voting rights with respect to the affairs of the Condominium. The Council of Unit Owners shall be unincorporated. The mailing address of the Council shall be 28 Alleghany Avenue, Towson, Maryland 21204.

SECTION 2. Annual Meetings. The Council of Unit Owners (hereinafter the "Council") shall hold each year, commencing with the year 1977, an annual meeting of the owners for the election of directors and the transaction of any business within the powers of the Condominium, at 10:00 o'clock A.M. on the second Saturday in April in each year if not a legal holiday, and if a legal holiday then on the first day following which is not a Sunday or a legal holiday. Any business of the Condominium may be transacted at an annual meeting without being specially designated in the notice, except such business as is specifically required by statute, by the Declaration or these by-laws to be stated in the notice. Failure to hold an annual meeting at the designated time shall not, however, invalidate the Condominium's existence or affect the otherwise valid acts of the Council.

the condominium as aforesaid. Each Condominium Unit shall continue to remain subject to the provisions of this Declaration, the By-Laws of the condominium, and the management of the condominium by its Board of Directors; however the same may be leased, mortgaged, granted, conveyed or otherwise alienated by the owner, his heirs, successors or assigns.

TENTH

An owner who mortgages his Unit shall notify the President of the Board of Directors of the name and address of his mortgagee; and the Council shall maintain such information in a book entitled "Mortgages of Units". If such owner or mortgagee so requests, copies of all notices to the owner will also be sent to his mortgagee. Any first mortgagee shall have the right (i) upon reasonable notice to the Council of Unit Owners and during normal business hours, to examine the books and records of the Council, (ii) upon request to the Council of Unit Owners, to receive a copy of the Condominium's annual financial statement for any fiscal year, (iii) to designate a representative to attend all meetings of the Council of Unit Owners, (iv) to receive notice of any condemnation proceedings against the common elements or any portion thereof or against the unit on which such mortgagee possesses a lien, (v) to prompt notice of any substantial damage to, or destruction of, the common elements or any portion thereof or the unit on which such mortgagee possesses a lien, and (vi) upon request, to written notification of any default in the performance by the owner of the unit upon which such mortgagee possesses a lien of any obligation under this Declaration or the By-Laws which is not cured within sixty days.

ELEVENTH

Grantor hereby affirms under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article of the Annotated Code of Maryland (1974 Ed., 1975 Supp.) have, to the extent applicable, been complied with.

IN WITNESS WHEREOF, the Grantor has caused the premises to be duly executed on its behalf and its seal hereunto affixed, the day and year first above written.

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SECTION 3. Special Meetings. At any time in the interval between annual meetings, special meetings of the Council may be called by the President or by a majority of the Board of Directors by vote at a meeting or in writing with or without a meeting.

SECTION 4. Place of Meetings. All meetings of the Council shall be held at the principal office of the Condominium in Towson, Maryland, except in cases in which the notice thereof designates some other place; but all such meetings shall be held within the State of Maryland.

SECTION 5. Notice of Meetings. Not less than ten days nor more than ninety days before the date of every council meeting, the secretary shall give to each owner entitled to vote at such meeting, written or printed notice stating the time and place of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, either by mail or by presenting it to him personally or by leaving it at his residence or usual place of business. If mailed, such notice shall be deemed to be given when deposited in the United States mail addressed to the owner at his post office address as it appears on the records of the Condominium, with postage thereon prepaid. Notwithstanding the foregoing provision a waiver of notice in writing, signed by the person or persons entitled to such notice and filed with the records of the meeting, whether before or after the holding thereof, or actual attendance at the meeting in person or by proxy, shall be deemed equivalent to the giving of such notice to such persons. Any meeting of the Council, annual or special, may adjourn from time to time to reconvene at the same or some other place, and no notice need be given of any such adjourned meeting other than by announcement at the meeting.

SECTION 6. Quorum. At any meeting of the Council, the presence in person or by proxy of owners entitled to cast a majority of the votes thereat shall constitute a quorum; but this

WITNESS:

PENTHOUSE JOINT VENTURE

WITNESS:

STATE OF MARYLAND SS:

CITY OF BALTIMORE
County of Carroll

I HEREBY CERTIFY that on this 5 day of May 1976, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared JOHN CLEMON, Trustee of Penthouse Joint Venture, who made oath that he was duly authorized to execute this instrument on behalf of said JOINT VENTURE, and that as such Trustee, he acknowledged the same to be the act and deed of the said JOINT VENTURE.

AS WITNESS, my hand and Notarial Seal.



STATE OF MARYLAND SS:

CITY OF BALTIMORE
County of Carroll

I HEREBY CERTIFY that on this 5 day of May 1976, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Saul H. Bernstein, Trustee of Penthouse Joint Venture, who made oath that he was duly authorized to execute this instrument on behalf of said JOINT VENTURE, and that, as such Trustee, he acknowledged the same to be the act and deed of the said JOINT VENTURE.

AS WITNESS, my hand and Notarial Seal.



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section shall not affect any requirement under statute or under the Condominium Declaration for the vote necessary to adopt any measure. In the absence of a quorum the owners present in person or by proxy, by majority vote and without notice other than by announcement, may adjourn the meeting from time to time until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

SECTION 7. Votes Required. A majority of the votes cast at a meeting of the Council, duly called and at which a quorum is present, shall be sufficient to take or authorize action upon any matter which may properly come before the meeting, unless more than a majority of votes cast is required by statute or by the Declaration or by these By-Laws.

SECTION 8. Proxies. An owner may vote either in person or by proxy executed in writing by the owner or by his duly authorized attorney-in-fact. No proxy shall be valid after 190 days from its date, unless granted to a mortgagee or lessee, in which event it shall be valid as provided therein. Every proxy shall be in writing, subscribed by the owner or his duly authorized attorney, and dated, but need not be sealed, witnessed or acknowledged.

SECTION 9. List of Owners. At each meeting of the Council a full, true and complete list in alphabetical order of all owners entitled to vote at such meeting shall be furnished by the Secretary.

SECTION 10. Voting. In all elections for directors every owner shall have the right to vote, in person or by proxy, for as many persons as there are directors to be elected. At all meetings of owners, the proxies and ballots shall be received, and all questions touching the qualification of voters and the

validity of proxies and the acceptance or rejection of votes shall be decided by the chairman of the meeting. The President of the Council or such other person designated by him to act as chairman of the meeting shall also count the votes cast on any matter coming before the Council. Unless demanded or ordered by a majority of owners present, no vote need be by ballot, and voting need not be conducted by inspectors.

SECTION 11. Informal Action by Owners. Any action required or permitted to be taken at any meeting of the Council may be taken without a meeting, if a consent in writing, setting forth such action, is signed by all the owners entitled to vote on the subject matter thereof, and such consent is filed with the records of the Council.

ARTICLE III BOARD OF DIRECTORS

SECTION 1. Powers. The business and affairs of the Condominium shall be managed by its Board of Directors. The Board of Directors may exercise all the powers of the Condominium and of the Council except such as are by statute or the Declaration or the by-laws conferred upon or reserved to the owners. In particular, but not by way of limitation, the Board of Directors shall be responsible for, and have all necessary powers in connection with, the care, upkeep, and surveillance of the building and other facilities of the Condominium, including its general common elements and services; designation, hiring and dismissal of the personnel necessary for the good working order of the building and for the proper care of the general common elements and to provide services for the building; and for the rental, maintenance and management of the seventh level retail space and swimming pool for the benefit of the Condominium generally. The Board of Directors may delegate any of such responsibilities and powers to the officers of the Condominium, to a manager or managing organization engaged by contract to undertake any of such responsibilities,

or both. The Board of Directors, or any officer or officers to whom such power may be delegated, shall have power to take any action necessary or appropriate to enforce payment of all sums, including assessments against owners, due the Condominium, including the power to enforce any lien for the same. Such Board shall not undertake to provide luxury services not initially provided for, such as maid service and the like, to the condominium units without the unanimous vote of all owners.

SECTION 2. Number of Directors. The number of directors of the Condominium shall be three, until such number be changed as herein provided. By vote of a majority of the entire Board of Directors, the number of directors may be increased or decreased, from time to time, to not exceeding nine or less than three directors, but the tenure of office of a director shall not be affected by any decrease in the number of directors so made by the Board.

SECTION 3. Election of Directors. Until the first annual meeting of owners or until successors are duly elected and qualify, the Board shall consist of John Clemson, Saul H. Bernstein and Richard Rymland. At each annual meeting of the Council the owners shall elect directors, for one year terms or until their successors are elected and qualify (or for a shorter term to fill a vacancy arising from an uncompleted term). At any meeting of the Council, duly called and at which a quorum is present, the owners may, by the affirmative vote of the holders of a majority of the votes entitled to be cast thereon, remove any director or directors from office and may elect a successor or successors, to fill any resulting vacancies for the unexpired terms of removed directors.

ARTICLE IV OFFICERS

SECTION 1. Executive Officers. The Board of Directors shall choose a President from among the directors, and a Secretary and a Treasurer. There need not be directors. The Board of Directors may also choose a Vice President, an Assistant Secretary and an Assistant Treasurer, none of whom need be a director. Any two of the above mentioned officers, except those of President and Vice President, may be held by the same person, but no officer shall execute, acknowledge or verify any instrument in more than one capacity if such instrument be required by statute, by the by-laws or by resolution of the Board of Directors to be executed, acknowledged or verified by any two or more officers. Each such officer shall hold office until the first meeting of the Board of Directors after the annual meeting of owners next succeeding his election, and until his successor shall have been duly chosen and qualified, or until he shall have resigned or shall have been removed. Any vacancy in any of the above officers may be filled for the unexpired portion of the term by the Board of Directors at any regular or special meeting.

SECTION 2. President. The President shall preside at all meetings of the Council and of the Board of Directors at which he shall be present; he shall have general charge and supervision of the business of the Condominium; he may sign and execute, in the name of the Condominium or of the Council, all authorized deeds, mortgages, bonds, contracts or other instruments, except in cases in which the signing and execution thereof shall have been expressly delegated to some other officer or agent of the Condominium; and, in general, he shall perform all duties incident to the office of president, and such other duties as,

SECTION 4. Vacancies. Any vacancy occurring in the Board of Directors for any cause other than by reason of an increase in the number of directors may be filled by a majority of the remaining members of the Board of Directors, although such majority is less than a quorum. Any vacancy occurring by reason of an increase in the number of directors may be filled by action of a majority of the entire Board of Directors. A director elected by the Board of Directors to fill a vacancy shall be elected to hold office until the next annual meeting of owners or until his successor is elected and qualifies.

SECTION 5. Regular Meetings. After each meeting of the Council at which a Board of Directors shall have been elected, the Board of Directors so elected shall meet as soon as practicable for the purpose of organization and the transaction of other business, at such time as may be designated by the owners at such meeting; and in the event that no other time is designated by the owners, the Board of Directors shall meet at 12:00 o'clock noon on the day of such meeting, if not a legal holiday, and if a legal holiday, then on the first day following which is not a Sunday or a legal holiday. Such first meeting shall be held at such place within or without the State of Maryland as may be designated by the owners, or in default of such designation at the place designated by the Board of Directors for such first regular meeting, or in default of such designation at the office of the Condominium in Towson, Maryland. No notice of such first meeting shall be necessary if held as hereinabove provided. Other regular meetings of the Board of Directors shall be held on such dates and at such places within or without the State of Maryland as may be designated from time to time by the Board of Directors.

SECTION 6. Special Meetings. Special meetings of the Board of Directors may be called at any time by the President

or by the Board of Directors by vote at a meeting, or by a majority of the directors in writing with or without a meeting. Such special meetings shall be held at such place or places within or without the State of Maryland as may be designated from time to time by the Board of Directors. In the absence of such designation, such meetings shall be held at such places as may be designated in the calls.

SECTION 7. Notice of Meetings. Except as provided in Section 5 of this Article, notice of the place, day and hour of every regular and special meeting shall be given to each director two days (or more) before the meeting, by delivering the same to him personally, or by sending the same to him by telegraph, or by leaving the same at his residence or usual place of business, or, in the alternative, by mailing such notice three days (or more) before the meeting, postage prepaid, and addressed to him at his last known post office address, according to the records of the Condominium. Unless required by these by-laws or by resolution of the Board of Directors, no notice of any meeting of the Board of Directors need state the business to be transacted thereat. No notice of any meeting of the Board of Directors need be given to any director who attends, or to any director who, in writing executed and filed with the records of the meeting either before or after the holding thereof, waives such notice. Any meeting of the Board of Directors, regular or special, may adjourn from time to time to reconvene at the same or some other place, and no notice need be given of any such adjourned meeting other than by announcement.

SECTION 8. Quorum. At all meetings of the Board of Directors, one-half of the entire Board of Directors, but in no case less than two directors, shall constitute a quorum

for the transaction of business. Except in cases in which it is by statute, by the Declaration or by the by-laws otherwise provided, the vote of a majority of such quorum at a duly constituted meeting shall be sufficient to elect and pass any measure. In the absence of a quorum, the directors present by majority vote and without notice other than by announcement may adjourn the meeting from time to time until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

SECTION 9. Compensation. By resolution of the Board of Directors expenses of attendance, if any, may be allowed to directors for attendance at each regular or special meeting of the Board of Directors or of committees thereof, but directors as such shall not receive any compensation for their services except such as may be authorized or permitted by vote of the owners. A director who serves the Condominium in any other capacity, however, may receive compensation therefor without such vote of the owners.

SECTION 10. Informal Action by Directors. Any action required or permitted to be taken at any meeting of the Board of Directors or of any committee thereof may be taken without a meeting, if a written consent to such action is signed by all members of the board or of such committee, as the case may be, and such written consent is filed with the minutes of proceedings of the board or committee.

SECTION 11. Committees. The Board of Directors may by resolution provide for such standing or special committees as it deems desirable, and discontinue the same at pleasure. Each such committee shall have such powers and perform such duties, not inconsistent with law, as may be assigned to it by the Board of Directors.

from time to time, may be assigned to him by the Board of Directors.

SECTION 3. Vice President. The Vice President, at the request of the President or in his absence or during his inability to act, shall perform the duties and exercise the functions of the President, and when so acting shall have the powers of the President. The Vice President shall have such other powers and perform such other duties as may be assigned to him by the Board of Directors or the President.

SECTION 4. Secretary. The Secretary shall keep the minutes of the meetings of the Council and of the Board of Directors in books provided for the purpose; he shall see that all notices are duly given in accordance with the provisions of the by-laws or as required by law; he shall be custodian of the records of the Condominium and of the Council; and in general, he shall perform all duties incident to the office of secretary, and such other duties as, from time to time, may be assigned to him by the Board of Directors or the President.

SECTION 5. Treasurer. The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Condominium, and shall deposit, or cause to be deposited, in the name of the Council, all moneys or other valuable effects in such banks, trust companies or other depositories as shall, from time to time, be selected by the Board of Directors; he shall render to the President and to the Board of Directors, whenever requested, an account of the financial condition of the Condominium, and, in general, he shall perform all the duties incident to the office of treasurer, and such other duties as may be assigned to him by the Board of Directors or the President.

SECTION 6. Assistant Officers. The Assistant Secretary shall have such duties as may from time to time be assigned to

him by the Board of Directors or the Secretary. The Assistant Treasurer shall have such duties as may from time to time be assigned to him by the Board of Directors or the Treasurer.

SECTION 7. Compensation. The Board of Directors shall have power to fix the compensation of all officers of the Council.

SECTION 8. Removal. Any officer or agent of the Council may be removed by the Board of Directors whenever, in its judgment, the best interest of the Condominium will be served thereby, but such removal shall be without prejudice to the contractual rights, if any, of the person so removed.

SECTION 9. Directors and Officers Indemnification. The Council shall indemnify and hold harmless its directors, officers and employees from any claims or actions asserted against them or any of them on account of any alleged action taken or not taken by such director or officer in his capacity as such, provided such action or lack of action was taken in good faith. The Council is authorized to obtain such insurance as its Board of Directors may deem appropriate insuring its officers, directors and employees against any such liability and insuring the Council against liability it may have pursuant to the indemnification set forth in the preceding sentence.

ARTICLE V OBLIGATIONS OF THE OWNERS

SECTION 1. Assessments. Each owner is obligated to pay the assessments imposed upon him by the Condominium to meet general common element expenses, which shall include a liability insurance policy premium and a fire and other hazard insurance premium. There shall be off-set against such expenses, for

purposes of computing assessments, the net income of the Condominium received from rental of the seventh level retail space, and other facilities. If such net income exceeds such expenses, the Board of Directors shall hold such excess as a reserve fund or distribute it to the owners in accordance with their respective percentages set forth in the Declaration. The assessments shall be made to the owners pro rata according to the respective percentages allocable to the Units as stipulated in the Declaration. The regular assessments of the Condominium shall include payments to a general operating reserve. Any such assessments levied upon the owner of the Unit, together with interest, late charges and actual costs of collection, shall become a lien on said Unit upon the recording of a "Statement of Condominium Lien" in accordance with Section 11-110 of the Real Property Article of the Annotated Code of Maryland (1974 Ed., 1975 Supp.), or upon compliance with such other requirements as may be imposed by law from time to time. Each regular assessment levied shall be due and payable annually, or in such installments as shall be provided by the Board of Directors, subject to acceleration of all unpaid installments in event of default, and to such late charges as may be imposed by the Board of Directors. Any special assessment, designated as such by the Board of Directors, shall be due and payable when assessed. Any individual obligations incurred by Unit owners to the Condominium shall be paid promptly as billed, subject to late charges for delinquency as determined by the Board of Directors.

SECTION 7. Use of General Common Elements. An owner shall not place or cause to be placed any furniture, packages or objects of any kind in the hallways, lobbies, driveways, stairways, walks or open spaces. The seventh level retail space shall be for lease or rental to others or to condominium unit owners, and such general common elements shall be pursuant to such arrangements only. All rooms and other space reflected on the Plat filed with the Declaration as general common area, and needed or appropriate for the maintenance or operation of the building, shall be reserved for such use. Coat rooms, mail rooms, wash rooms, management office and the like, included in the general common elements shall be used for the purposes for which designed, or as otherwise determined by the Board of Directors. The remaining general common elements shall be used for no other purpose than for normal transit through them, or for such other restricted uses as may be designated by the Board of Directors.

SECTION 8. Right of Entry. An owner shall grant right of entry to any person authorized by the Board of Directors in case of any emergency originating in or threatening his Unit, whether the owner is present at the time or not.

SECTION 9. Rules of Conduct.

(a) No resident of the Condominium shall post any advertisements or posters of any kind on the Condominium except as authorized by the Board of Directors.

(b) No owner of any residential unit or of any Business Unit shall change the appearance of any exterior surface of the building included in his unit area, without the written permission of the Board of Directors. Signs shall be permitted on the exterior of the Business Unit and Parking Unit portions

SECTION 2. Maintenance and Repair.

(a) Every owner must perform promptly all maintenance and repair work within his own Unit which, if omitted, would affect the general common elements, or any other Unit, such owner being expressly responsible for the damages and liabilities his failure to do so may engender.

(b) All the repairs of internal installations of the Unit such as water, light, power, telephones, doors, windows, lamps and all other accessories belonging to the Unit area shall be at the owner's expense.

(c) An owner shall reimburse the Condominium for any expenditures incurred in repairing or replacing any general common element damaged through his fault, other than damage arising from an insured casualty.

SECTION 3. Destruction of Buildings.

(a) In the event of the destruction of any part or all of the Building of the Condominium such destroyed part or parts shall be rebuilt unless such destruction amounts to more than two-thirds in value of the total value of the Building. In such rebuilding the proceeds of any casualty insurance shall be used to the extent available, being allocated by the Board to the Units, and general common elements, damaged or destroyed, in proportion to the cost of restoring each such improvement or facility. Costs in excess of such proceeds shall be paid as to each Unit by the owner thereof and as to the general common elements by assessment as for repairs to such elements.

(b) In the event of the destruction of any part or all of the building of the Condominium amounting to more than two-thirds in value of the total value of the building, the damage and destruction shall not be restored if any owner

of the building, however such signs shall be restricted in their subject matter to identification of the commercial activity, including parking, conducted therein, and shall be approved in advance by the Board of Directors, which approval shall not be unreasonably withheld.

(c) The Board of Directors may make such other reasonable rules as they may deem appropriate.

(d) In the event of breach of any of the provisions of the Condominium Declaration, these by-laws or rules adopted by the Board of Directors pursuant hereto by any unit owner or tenant, the Council, through its officers, managers or other agents shall take such action as it shall deem appropriate, including legal action through court proceedings, to cure such breach and cause an abatement thereof. All costs of taking such action, including the time of employees of the Council in connection therewith, counsel fees, and all other costs and expenses incurred in connection therewith, shall be a charge against the unit owner who, or whose tenant, causes such breach, payable to the Council on an individual assessment basis, and shall become a lien upon the unit involved in the same manner as in the case of unpaid common expense assessments.

ARTICLE VI. INSURANCE

SECTION 1. Protective Policies. The Board of Directors, with the approval of a majority of the owners, shall procure and maintain, in its name, or the name of the Manager or other designee, as agent or trustee for the benefit of the owners who shall be deemed parties insured, policies of insurance in stock insurance companies licensed to do business in the State of Maryland, to the extent obtainable, as follows:

does not agree thereto at any owner's meeting called to consider the question of such restoration. Upon such restoration, the costs shall be paid as provided in (a) above. If the building is not restored following such destruction, the condominium shall be subject to an action for partition at the suit of any unit owner as if owned in common. In the event of such suit, the net proceeds of sale, together with the net proceeds of any fire or other insurance payable as a result of such destruction shall be considered as one fund and shall be divided among all unit owners in proportion to their percentage interests in the common elements, and shall be distributed in accordance with the priority of interests in each unit.

SECTION 4. Use of Parking Unit.

(a) **Use by Residential Unit Owners.** The Parking Unit shall be subject to the limitation that the operator thereof must provide to the Council of Unit Owners the right to purchase, on a monthly payment basis, parking privileges for the aggregate number of parking spaces (not to exceed 265) which the Council is required hereunder to make available to owners of residential condominium units. Such parking privileges shall be undesignated as to space and usable at any or all times, at a charge of 100% of the "prevailing monthly parking rate" per space. The Council of Unit Owners shall make the parking privileges which it purchases available for the use of owners of residential condominium units who request such privileges pursuant to their right to do so as set forth in the following sentence, and each such owner shall pay to the Council monthly the "prevailing monthly parking rate" for his privileges. Each residential unit owner shall have the right, but not the obligation, to purchase from the Council on a monthly basis, parking privileges, undesignated as to space, for one parking space for each bedroom in his unit (studio units being considered one bedroom).

(b) **Use by Business Unit Owners.** The Parking Unit is subject to the further limitation that the operator thereof must provide to the Council of Unit Owners the right to purchase, on a

(a) A policy or policies insuring the building against loss, damage or destruction by fire or other casualty, including lightning, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicle, falling objects, smoke, malicious mischief, vandalism, collapse through weight of snow, ice or sleet, water, and other similar casualty, in an aggregate amount equal to not less than 80% of the full insurable replacement value of the building, without regard to depreciation. The policy or policies, unless otherwise insuring the Condominium Units against loss, damage or destruction, shall have a contingent or conditional endorsement, with limits equal to the replacement value of the Condominium Units, providing for payment by the insurer of a sum sufficient for restoration of each unit to a tenable condition, in the event that the owner thereof shall fail or refuse to restore his unit within a reasonable time after loss, damage or destruction of such Unit, by fire or other casualty insured against. In lieu of the foregoing insurance, the Board of Directors may procure and maintain such other insurance against loss, damage or destruction of the general common elements, and the Condominium Units, as shall give substantially equal or greater protection to the owners, as their interest may appear.

(b) Such insurance as will protect the owners, and each of them, from claims under workmen's compensation acts and other employee benefit acts.

(c) Such insurance as will protect any manager, the Board of Directors, the owners, and each of them, from claims for damage because of bodily injury, including death, to all others, including employees of the insured, and from claims for damage to property, any or all of which may arise out of or result from ownership of any interest in the Condominium Project or the management or operation of said project, or

monthly payment basis, parking privileges, undesignated as to space, for as many parking spaces as are required by the Baltimore County Zoning Ordinance to be provided for the business space occupied by the Business Units, taking into account the use and location thereof. The charge for such space shall be at the "prevailing monthly parking rate". Parking privileges purchased by the Council of Unit Owners with respect to the Business Units shall be divided among and assigned to the owners of such units in such manner as to make available to each such owner, if such owner elects, parking privileges undesignated as to space for as many parking spaces as shall be required by the Baltimore County Zoning Ordinance with respect to such Business Unit, taking into account the use and location thereof, and the owner of each Business Unit shall pay to the Council monthly the "prevailing parking rate" for the parking privileges assigned to his Unit.

(c) As used in this SECTION the "prevailing monthly parking rate" shall be the average rate being charged at all privately operated under cover parking facilities located in Towson within a distance of 1,000 feet of any part of the Condominium property for unlimited parking in undesignated space on a monthly payment basis.

SECTION 5. Internal Alterations to Units. An owner shall not make structural modifications or alterations in his Unit or installations located therein unless he has previously fully informed the Council in writing through the President of the Board of Directors and received no objection thereto. The Council shall have the obligation to answer within thirty (30) days, and failure to do so within that time shall mean that there is no objection to the proposed modification or alteration.

SECTION 6. Use of Residential Units. The Board of Directors may, by written authorization only, permit the owner of any residential unit to use his unit for other than residential purposes. Any such authorization, once given, may not be modified or revoked without the consent of the unit owner to whom the authorization was issued.

because of any injury or damage sustained on or attributable to the property, including the ownership, maintenance and use of the walkways and driveways outside the building. It is intended that the insurance described in this subparagraph be a comprehensive general liability policy endorsed to protect each owner against all liability arising out of or otherwise attributable to the property, including operation of the premises, products liability, liability attributable to work or other act of an independent contractor, or lot or sub-lot work, landlords-tenants liability, and contractual liability. Further, the insurance shall cover the liability of one or more owners as parties insured to one or more of the remaining owners though also parties insured. Such public liability insurance shall be in the limit of at least \$1,000,000.00 for injuries or damages sustained by any one person, \$1,000,000.00 for injuries or damages sustained by two or more persons in any one accident, and \$10,000.00 for property damage. The public liability insurance policy shall be so endorsed as to protect the insured against liability imposed or assumed by any contract.

(d) In all events, each policy of insurance procured under this Section 1 of Article VI shall contain a waiver of the insurer's subrogation rights against each owner, and a waiver of any defense maintainable by the insurer by reason of any co-insurance provision of any policy or by reason of any act or neglect of any owner, whether before or after the loss, damage or destruction may occur. Further, each policy of insurance shall provide that any owner in his own right may procure other insurance, fire, casualty, liability or otherwise, and that such other insurance shall not serve to reduce, state, diminish or cause any proration in payment of the total loss by the insurer. Each policy of insurance procured under paragraphs (a), (b) or (c) of this Section 1 shall state that the exclusive right and authority to adjust losses under the policy shall be vested in the Board of Directors.

SECTION 2. Repairs and Replacements. Unless more than two-thirds (2/3rds) of the condominium building is destroyed, the proceeds of any insurance policy procured under the provisions of paragraph (a) of Section 1 of this Article VI shall be applied to repair, restore and reconstruct the Condominium Units and common elements as provided in Article V, Section 3(a). If the proceeds of insurances are insufficient to cover the cost of any necessary repair, replacement or restoration of the common elements, such excess cost shall be paid by the owners as a common expense, upon special assessment therefor and levy thereof by the Board of Directors against each owner in accordance with his percentage interest in the common elements.

SECTION 3. Disbursement of Insurance Proceeds. If more than two-thirds (2/3rds) of the building is destroyed, then the disbursement of the proceeds of all insurance policies shall be paid in accordance with and governed by the provisions of Section 3(b) of Article V, supra.

SECTION 4. Applications for Insurance. Each owner shall furnish such information and sign such application forms or other documents, if any, as may be required to obtain insurance as provided in this Article VI.

ARTICLE VII.

FINANCE

SECTION 1. Checks, Drafts, etc. All checks, drafts and orders for the payment of money, notes and other evidences of indebtedness, issued in the name of the Condominium or the Council, shall be signed by officers or agents of the condominium, as determined by the Board of Directors.

SECTION 2. Annual Reports. There shall be prepared annually a full and correct statement of the affairs of the Condominium, including a balance sheet and a financial statement of operations

for the preceding fiscal year, which shall be audited by an independent public accountant and submitted at the annual meeting of the Council and filed within twenty days thereafter at the principal office of the Condominium in the State.

SECTION 3. Fiscal Year. The fiscal year of the Condominium shall be the calendar year, unless otherwise provided by the Board of Directors.

ARTICLE VIII.

AMENDMENTS

SECTION 1. By-Laws. These by-laws may be amended by the Council at any duly constituted meeting, provided the notice thereof shall specify the amendment to be voted on, and provided the same is approved by owners having at least seventy-five percent (75%) of the votes assigned to condominium units. Notwithstanding the preceding sentence, Article V Section 6 may not be amended without the prior written consent of all unit owners holding then effective authorizations issued pursuant to that Section.

ARTICLE IX.

RESIDENT AGENT

SECTION 1. The Resident Agent authorized to accept service of process in any action relating to two (2) or more Units or to the common elements as authorized by Section 11-116 of the Real Property Article of the Annotated Code of Maryland (1974 Ed., 1975 Supp.), or any amendments thereof, shall be JOHN CLEMON, a resident of Baltimore County, Maryland. The Board of Directors may, at its discretion, substitute another Resident Agent for the purpose of accepting such service of process as set forth above, provided that proper notification of such change be promptly filed with the Maryland Department of Assessments and Taxation.

Rec'd for record MAY 11 1976 at 10:50
ARTICLE For Minor H. Fahlme, Jr., Clerk
Mail to: 1835631 1835630
COMPLIANCE Receipt No. 10307

SECTION 1. These by-laws are set forth to comply with the requirements of Section 11-101, et seq., of the Real Property Article of the Annotated Code of Maryland (1974 Ed., 1975 Supp.). In case any of these by-laws conflict with the provisions of said statute, the provisions of the statute will apply.

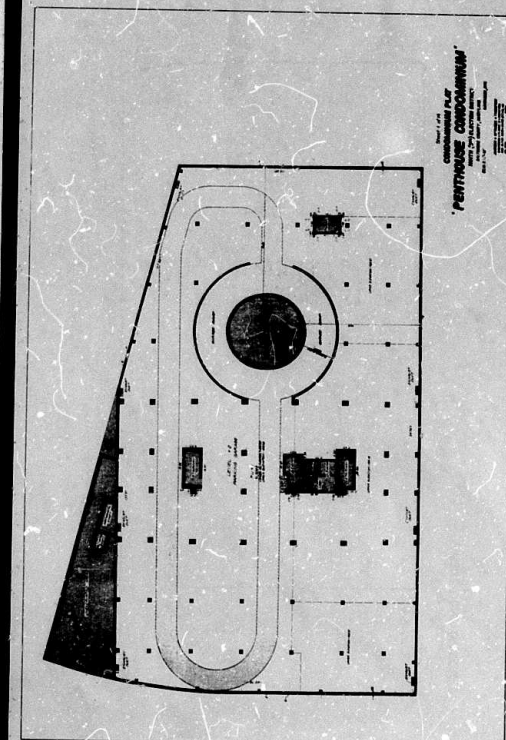
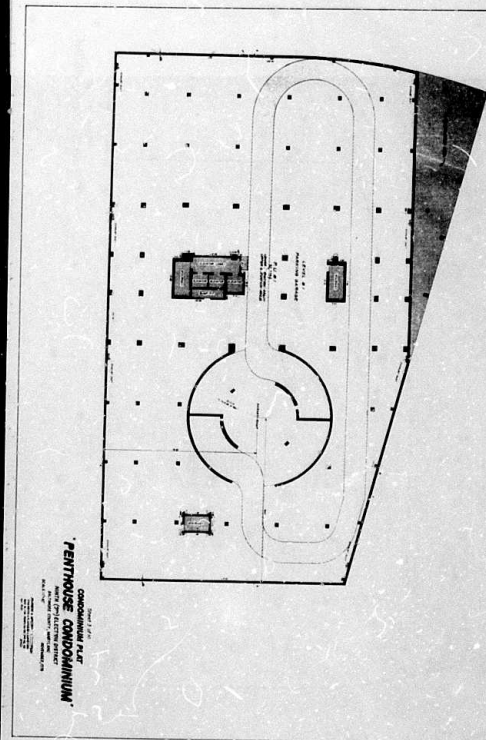
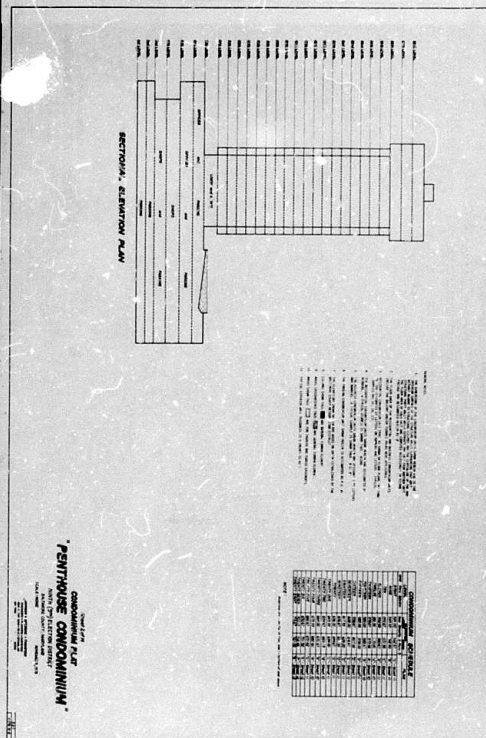
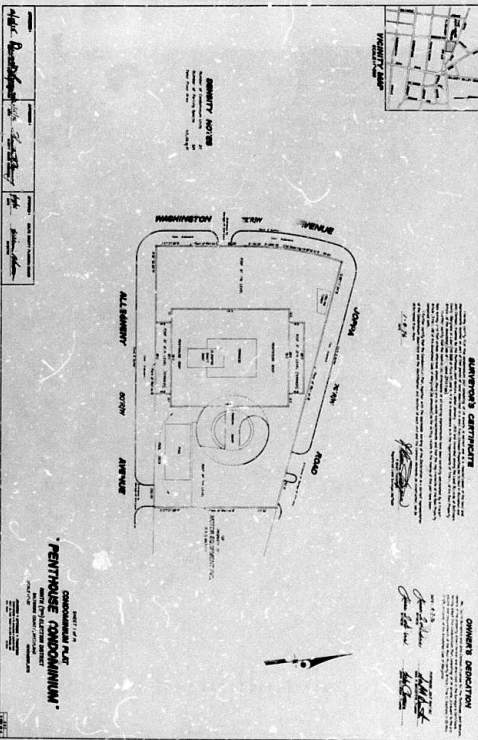
UNANIMOUS ACTION

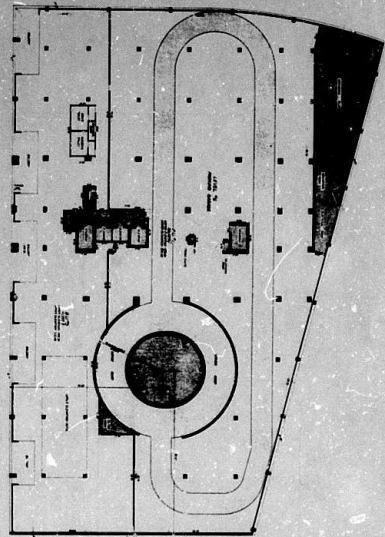
BOARD OF DIRECTORS PENTHOUSE CONDOMINIUM

The undersigned, being all of the Directors of the Council of Unit Owners of Penthouse Condominium, acting under authority of Article 3, Section 10 of the By-Laws of the Penthouse Condominium hereby adopt the following resolution:
 Resolved that, pursuant to Article 5, Section 6 of the By-Laws of the Penthouse Condominium, the owners of residential units on the 13th level of the Penthouse Condominium be and the same are hereby authorized to use those units for professional office use as well as residential use.

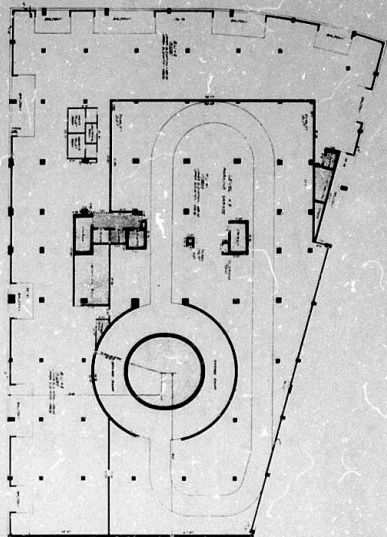
DATE 5 May 1976

John Clemon
 John Clemon, Director
Sam H. Bernstein
 Sam H. Bernstein, Director
Richard S. Ryman
 Richard S. Ryman, Director

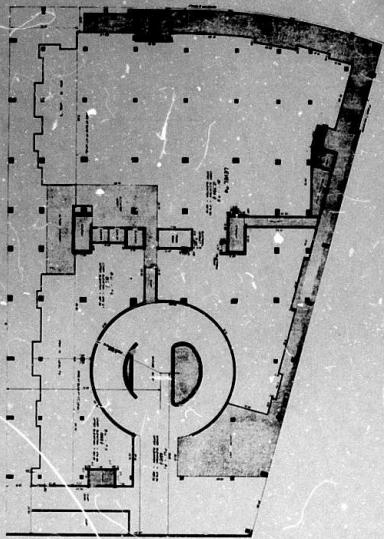




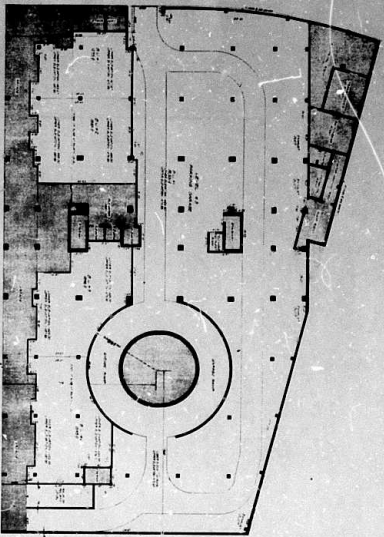
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PENTHOUSE CONDOMINIUM
SHEET 1 OF 2
DATE: 10/1/88
BY: [Signature]
FOR: [Signature]



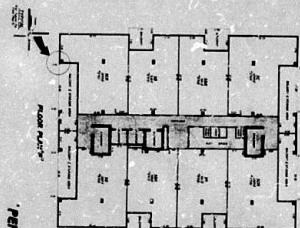
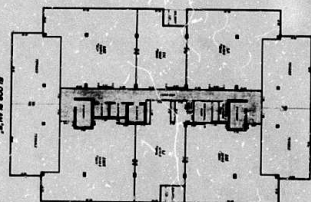
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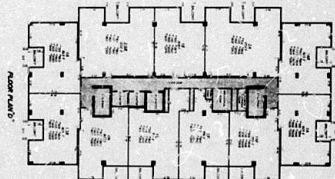
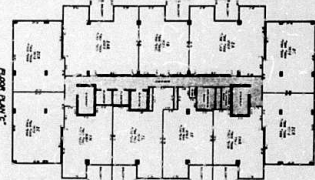
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PENTHOUSE CONDOMINIUM
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FOR: [Signature]



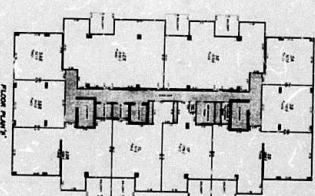
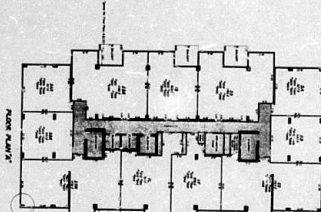
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SHEET 4 OF 2
DATE: 10/1/88
BY: [Signature]
FOR: [Signature]



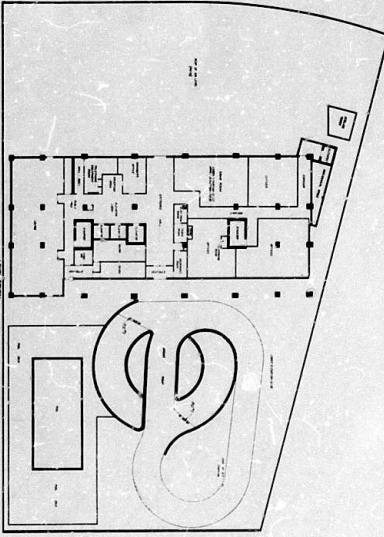
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PENTHOUSE CONDOMINIUM
SHEET 5 OF 2
DATE: 10/1/88
BY: [Signature]
FOR: [Signature]



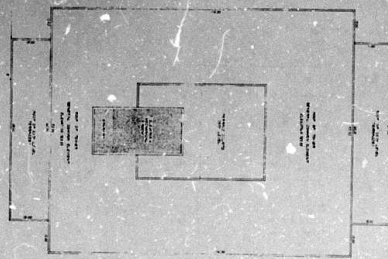
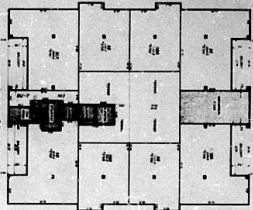
CONDOMINIUM P.L.T.
PENTHOUSE CONDOMINIUM
SHEET 6 OF 2
DATE: 10/1/88
BY: [Signature]
FOR: [Signature]



CONDOMINIUM P.L.T.
PENTHOUSE CONDOMINIUM
SHEET 7 OF 2
DATE: 10/1/88
BY: [Signature]
FOR: [Signature]



CONDOMINIUM P.L.T.
PENTHOUSE CONDOMINIUM
SHEET 8 OF 2
DATE: 10/1/88
BY: [Signature]
FOR: [Signature]



PARKING ANALYSIS FOR TOWN TOWERS
AS OF JUNE 23, 1978

1. Levels 1 and 2 are underground, and will be used for off-street parking.
 - A. Level 1 has a gross floor area of 34,571 square feet and can accommodate a total of 87 parking spaces.
 - B. Level 2 has a gross floor area of 34,061 square feet and can accommodate a total of 82 parking spaces.
2. Level 3 is below the grade of Allegheny Avenue and also a portion of W. Virginia Avenue. There is one entrance off of each street into the building.
 - A. Level 3 has a gross floor area of 29,589 square feet and can accommodate 41 full size spaces (includes 2 designated for handicapped), and 1 mini-space.
 - B. Level 3 also has 5,875 square feet of leasable retail space which will require 34.4 parking spaces.
3. Level 4 is on grade with Joppa Road and there is an entrance to and an exit from the building at this level. The gross floor area equals 23,574 square feet.
 - A. There is a loading area from Joppa Road also on this level.
 - B. There are no provisions for off-street parking on this level.
 - C. Leased area equals 2,337 square feet to Merrill Lynch, Stockbrokers, and 466.62 square feet to Christian Science for a reading room and library.
 - D. Unleased space is anticipated as:
 1. Restaurant - 3,747 square feet
 2. Retail Area - 2,240 square feet

OFFICES IN
Baltimore, Maryland
Chicago, Illinois
Dallas, Texas
Denver, Colorado
Detroit, Michigan
Houston, Texas
Los Angeles, California
Miami, Florida
New York, New York
Philadelphia, Pennsylvania
Portland, Oregon
San Francisco, California
Seattle, Washington
Tampa, Florida
Washington, D.C.

3. **Continued:**
 - E. Parking required for Level 4 is:
 1. Merrill Lynch = 4.7 spaces (1/500 sq. ft.)
 2. Christian Science = 1.6 spaces (1/300 sq. ft.)
 3. Proposed Restaurant = 195 spaces (1/50 sq. ft.)
 4. Proposed Retail Area = 11.2 spaces (1/200 sq. ft.)
 5. Total Parking Required for Level 4 = 212.5 Spaces
4. Level 5 is above grade as are all subsequent levels. Level 5 has a gross floor area of 33,584 square feet and can accommodate a total of 41 parking spaces.
 - A. Leased office space to:
 1. Delta Services = 1,592 sq. ft.
 2. Capital Associates = 2,076 sq. ft.
 - B. Unleased office space totals 8,638 square feet.
 - C. Total office space this level equals 12,066 square feet and requires 24.1 parking spaces.
5. Level 6 has a gross floor area of 28,974 square feet and can accommodate a total of 40 parking spaces.
 - A. Leased office space to Bakus & Sandler (Attorney's) equals 1,627 square feet.
 - B. Unleased office space equals 7,046 square feet.
 - C. Total office space this level equals 8,673 square feet and requires 17.4 parking spaces.
6. Level 7 has a gross floor area within the building tower of 9,085 square feet and open areas for swimming pool, parking and promenade of 16,565 square feet.
 - A. Level 7 has 14 full size parking spaces and 3 mini spaces
 - B. Level 7 is used as a reception area, game and card rooms for the residents of the building.

7. Levels 12 and 13 are to be leased (or sold) for office use, either general office or medical office use. Total floor area of both floors equals 21,520 square feet, requiring 72 spaces (1/300 sq. ft.)
8. Levels 8, 9, 10, 11 and 14 through 28 are condominium units comprising a total of 188 living units. Gross floor area equals 197,564 square feet.

FINAL Report of the
Baltimore County Planning Board
Adopted May 18, 1978

PROPOSED AMENDMENT TO THE BALTIMORE COUNTY ZONING REGULATIONS:
PARKING REQUIREMENTS IN TOWN CENTERS

Level	Retail Area	Office Area	Restaurant	Christian Science	Required Parking	Proposed Parking
1	---	---	---	---	---	87
2	---	---	---	---	---	82
3	6,875 s.f.	---	---	---	34.4	41
4	2,240 s.f.	2,337 s.f.	9,747 s.f.	466.62 s.f.	212.5	--
5	---	12,066 s.f.	---	---	24.1	41
6	---	8,673 s.f.	---	---	17.4	48
7	---	---	---	---	---	14
12-13	---	21,520 s.f.	---	---	72	--
8-11 14-28	188 Living Units	---	---	---	108	--
TOTAL	9,115 s.f.	44,596 s.f.	9,747 s.f.	466.62 s.f.	540.3*	313
*PER ZONING CODE CREDIT OF 94 SPACES					-94	
					454.3	313

VARIANCE REQUESTED FOR 142 SPACES

Baltimore County Office of Planning and Zoning
Towson, Maryland

**PROPOSED AMENDMENT TO THE BALTIMORE COUNTY ZONING REGULATIONS:
PARKING REQUIREMENTS IN TOWN CENTERS**

A Final Report of the Baltimore County Planning Board

DISCUSSION

Fully developed town centers include a wide variety of uses such as offices, stores, restaurants, and residences, that have different peak hours of use and that are located within walking distance of each other. Many of the customers of shops and restaurants in these town centers, therefore, are likely to have parked their automobiles at and walked from other locations, such as their places of work. In addition, in such centers, restaurants, which need parking spaces primarily in the evenings, could make use of spaces that, during the day, are used by offices. This potential for shared use of parking reduces the total number of spaces required to serve the well-developed town center as a whole.

Town centers are desirable locations for housing for the elderly, since the facilities and services needed by the occupants are conveniently available in these centers. Because the elderly tend to depend much more on mass transportation and much less on private automobiles than the general population does, the number of residential parking spaces needed to serve housing for the elderly is considerably lower than the number needed for the general population.

The Zoning Regulations currently provide that the Planning Board may adopt special parking standards for town centers. Any such standards may be applied, however, only on a case-by-case basis, by order of the Zoning Commissioner, following petition and public hearing. Consequently, businesses in town centers are required to provide more parking spaces than they actually need. Excessive parking requirements tend to discourage development in town centers, where land is more expensive, and to channel it instead to outlying areas; yet, from the standpoint of the community as a whole, it is far more desirable to concentrate development in central locations. The Planning Board believes, therefore, that in town centers, containing a variety of land uses the number of parking spaces required for retail shops and stores and for housing for the elderly should be substantially reduced without the requirement for petition and public hearing. The Board also believes that restaurants in these town centers need not be required to provide any spaces, since their customers are likely to walk from work or shopping or, after working hours, can be allowed to use parking areas provided by other businesses.

An additional constraint on development in town centers stems from the requirement that parking be located within 500 feet of the building it is intended to serve. This requirement also tends to discourage the concentration of development desired in town centers. The Board believes that, while parking clearly must be located within walking distance of the business it serves, the maximum distance permitted should be increased in well-developed town centers. This increase would allow businesses more flexibility in developing shared parking areas and would make it possible to locate parking facilities toward the edges of the centers, reserving the core locations for more appropriate uses.

*Adopted May 18, 1978.

One of the centers to which these standards would apply is the Towson town center. The County has found that a significant number of people who work in Towson park their automobiles on nearby residential streets. To alleviate this problem, the Baltimore County Department of Traffic Engineering will limit daytime parking on a number of these streets to two-hour periods, beginning during the spring and summer of 1978. The Baltimore County Revenue Authority is undertaking a study to determine the most appropriate locations for additional parking garages to serve the Towson town center. The Revenue Authority hopes to begin construction of the first of these new facilities in late 1978 or early 1979. These actions are expected to reduce commuter parking at residential streets near the Towson town center, while the reduced parking standards proposed in this report would help to attract needed commercial development to the center itself.

In order to avoid imposing an unfair burden, compared to new restaurants, on existing restaurants that have contracts to rent parking spaces from the Revenue Authority, the Planning Board feels that these restaurants should be permitted to sublet their unneeded parking spaces.

RECOMMENDATION

It is recommended that Subsection 409.2 of the Baltimore County Zoning Regulations, 1955, as amended, be further amended by adding the following new paragraph immediately after Paragraph 409.2.d:

- e. Parking Requirements in Town Centers. In those town centers in which at least 50 percent of the total floor area is occupied by office or residential uses, except in the case of a property governed by parking-space standards implemented by a petition granted pursuant to Paragraph d, only 1 parking space for each 325 square feet of total floor area need be provided for buildings devoted to retail trade, only 1 space for each 2 dwelling units need be provided for housing for the elderly, and none need be provided for restaurants. Parking required for any use in a town center shall be located within 1200 feet of the building it is intended to serve, provided that no such parking may be located outside the boundaries of the town center. This paragraph shall not be construed to prevent further decreases in the number of parking spaces required for any use in a town center, granted pursuant to Section 507, in appropriate cases.

77-36-A

Protestants' Letter (DZC)

77 Letters

77-370

Russell D. Karpook
24 West Chesapeake Avenue
Towson, Maryland 21204
November 15, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 28 Allegheny Corporation's Request for
Special Exception for Parking Spaces

Dear Mr. Martinak:

It is my understanding that a Hearing has been scheduled for November 21, 1978, at 11:00 a.m., concerning 28 Allegheny Corporation's request to set aside approximately 142 parking spaces in Towson Towers parking garage for parking for a restaurant to be opened in Towson Towers. While as a resident of Towson Towers, I would very much like to see a restaurant in the building, I do feel that granting of this zoning variance would make an already difficult parking situation intolerable. There is barely enough parking in the garage now for residents, and the building is not yet fully occupied. Once the building is fully occupied, I do not think that there would be any parking space for anyone other than residents and visitors. Accordingly, I specifically request that you deny this zoning variance, unless some other arrangement for parking can be worked out.

Thank you for your consideration in this matter.

Very truly yours,

RDK
Russell D. Karpook
Resident, Unit 2105
Towson Towers

RDK:aw

77-3845



November 16, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Ave.
Towson, Maryland, 21204

Dear Mr. Martinak,

I am a resident of Towson Towers Condominium and am writing you in regards to the 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage.

The parking situation there at the present is impossible with only about half the units being occupied. The garage is public and spaces are leased to anyone desiring them. When I come home from work, I often have to travel the entire six floors of parking in order to park my car.

Parking for residents is certainly not a luxury, but a consideration to be given all those living in Towson Towers. Spaces should be available to residents at a first priority basis. I should also point out that the residents pay a monthly fee for parking in the garage.)

It is my feeling as well as that of many other residents that a reduction in the number of available parking spaces would create an intolerable situation.

Your consideration of this matter is greatly appreciated.

Very truly yours,

Alexander Parasco
Alexander Parasco,
Unit #1608

77-3841



November 7, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
2. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.
3. The building is not yet fully occupied and the present situation will only deteriorate as new residents place additional demands on a finite number of spaces.

4. Also, the condominium by-laws specifically allocate 265 spaces to the residents, which is slightly larger than the number of spaces realistically available. Where will 28 Allegheny Corporation get 142 spaces other than from those allocated to residents?

We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Truly yours,

W. S. Branch
Unit No: 2007

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

John J. Comes
Unit No: 1106



GONZALEZ INTERNATIONAL, INC.

"General Exporters and Importers - Manufacturers' Representatives"
28 ALLEGHENY AVENUE - SUITS 1210
BALTIMORE - MARYLAND 21204 U.S.A.
Cable Address: "GONZALEZ" Telex No. 87-829
Telephone (301) 321-1577 and 321-1578

November 20, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Martinak:

As owners at Towson Towers condominium, we wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The building is not yet fully occupied and the present situation will only deteriorate as new residents place additional demands on a finite number of spaces.
2. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
3. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.
4. Also, the condominium by-laws specifically allocate 265 spaces to the residents, which is slightly larger than the number of spaces realistically available. Where will 28 Allegheny Corporation get 142 spaces other than from those allocated to residents?

We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

We will appreciate your utmost consideration of our position in this matter.

Yours very truly,

Julio Gonzalez
Julio Gonzalez
President



Owners of Units: 1210
1212
1701
2604
2602

7-3396

October 27, 1978

Mr. George Martinek
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinek:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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4. Also, the condominium by-laws specifically allocate 265 spaces to the residents, which is slightly larger than the number of spaces realistically available. There will 28 Allegheny Corporation get 142 spaces other than from those allocated to residents?

We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.



Page Two
Mr. George Martinek
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Paul Ann Beckson

Unit No. 810

7-3397

October 27, 1978

Mr. George Martinek
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinek:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
2. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.
3. The building is not yet fully occupied and the present situation will only deteriorate as new residents place additional demands on a finite number of spaces.
4. Also, the condominium by-laws specifically allocate 265 spaces to the residents, which is slightly larger than the number of spaces realistically available. There will 28 Allegheny Corporation get 142 spaces other than from those allocated to residents?

We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.



Page Two
Mr. George Martinek
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Margaret A. Glade
James R. Glade

Unit No. 1408

7-3398

11/13/78

Dear Mr. Martinek:

I would like to express my concern over the bad parking situation at Towson Towers.

My wife and I have lived here for two years. We were told we would have private parking available for us as residents of Towson Towers. Since then they have made the parking lot public. That will public parking and all the new residents it is very difficult to find a parking space - especially during the day. The cars are crowded in so tight it makes it very difficult to even drive through.

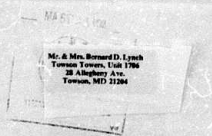
the garage - but alone find a place to park.

Now, if 28 Allegheny Corp. were to be granted a zoning variance in the Towson Towers garage it would make the parking situation unbearable. What happens to the big question? There are now no residents to park - on the street? I believe it would be completely unfair to the residents at Towson Towers if you were to grant this zoning variance. Let the non-residents find parking which is available on the street. We are paying for parking which should be available to us - if there is any, with no problem whatsoever.

We would appreciate your consideration of our position in this matter.

Very truly yours,

Barbara D. Fygar
Towson Towers - Unit 1246
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204



PROXY 8/16/78

This is to authorize Mr. Eugene Steiner to vote in my behalf against the zoning variance to change the number of parking units at Towson Towers.

James S. Lindert
24 Allegheny Ave, Apt 912
Towson Towers
Towson, Md - 21204

Mr. George Martinek
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

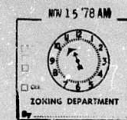
Dear Mr. Martinek:

As the owner of one of the condominium units at Towson Towers (which is my residence), I wish to register my strenuous opposition to the request of 28 Allegheny Corporation for a zoning variance in the Towson Towers garage. In my opinion, the granting of this variance would cause utter chaos in the garage and would constitute a direct violation of each unit owner's rights under the condominium documents.

1. The garage is already over-crowded and numerous residents who recently purchased units have not yet moved in. At present, it is almost impossible to find a parking space in the garage during normal business hours.
2. The condominium documents provide that each residential unit is entitled to lease one parking space for every bedroom in his unit. There are about 211 units, some of which contain 2 and 3 bedrooms, and approximately 240 parking spaces in the garage. It is obvious that the allocation of any substantial number of parking spaces to others would deprive some unit owner of parking spaces reserved for them by the documents.
3. The granting of the variance requested by 28 Allegheny would of necessity force many residents to park on the street and thereby cause more traffic congestion and a setback to the recent plan to resolve the parking problem in Towson.

In my opinion the case against 28 Allegheny's proposed variance is overwhelming and it should be denied.

Respectfully yours,
James R. Fisher, Jr.
owner and resident
of Unit 2106



November 14, 1978

Mr. Allan H. Fisher, Jr.
Towson Towers - Unit 2106
28 Allegheny Avenue
Towson, Maryland 21204

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegany Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
2. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.
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4. Also, the condominium by-laws specifically allocate 265 spaces to the residents, which is slightly larger than the number of spaces realistically available. Where will 28 Allegany Corporation get 142 spaces other than from those allocated to residents?

We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

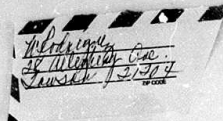
This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Wanda Rodriguez
Unit No: 1012



October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegany Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

William H. Dereth

Unit No:
1104

W. Dereth
1104 28 Allegany
Towson, Md 21204

James W. Barnes
Box No. 881 - COVINGTOWN, MARYLAND 21030

November 14, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As a resident of Towson Towers Condominium (#1802 and #1902), I wish to express my strong opposition to the proposal of 28 Allegany Corporation for a zoning variance with regard to the Towson Towers garage. There are several serious bases for my opposition to the proposal, which I understand provides for 142 parking spaces being assigned for uses other than the permanent residents of the building.

1. Presently there are approximately 260 parking spaces available in the building. A lesser number than provided for specifically in the Deed and Condominium documents (265) and lesser than the provision of one parking space per bedroom.
2. Even at present occupancy rates the garage parking situation is very tight, especially during day time hours, due to rental of parking spaces to non residents.
3. I find it difficult to understand why your Zoning Board is even considering this matter since to rule in favor of 28 Allegany's proposal would result in the abrogation of the Deed and By-Laws of the condominium. Is the Zoning Board properly empowered to effectively alter a contractual arrangement in the private sector, with no public interest or impact in the proposed variance.

4. In addition to the residents of Towson Towers being irreparably harmed by approval of the variance, the merchants and residents of Towson would be seriously impacted by forcing of the displaced vehicles on the streets of Towson -- in which area parking is already a serious problem.

The proposed variance would amplify an already bad situation and I suggest that the facts stated above clearly indicate both the severe damage to the residents of Towson Towers, damage to other Towson business residents and my question that the effect of the approval of the variance would effectively invalidate the prior private agreements of the Deed and By-Laws.

I respectfully request that the request by 28 Allegany Corporation be denied.

Sincerely,

James W. Barnes

JWB:jn

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Michael V. Distante
Unit No: 1610

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegany Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
2. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.
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4. Also, the condominium by-laws specifically allocate 265 spaces to the residents, which is slightly larger than the number of spaces realistically available. Where will 28 Allegany Corporation get 142 spaces other than from those allocated to residents?

We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

77-364

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

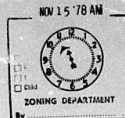
As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,
Pamela J. Scheff

Pamela J. Scheff
Unit No: #1802

77-364

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

David J. Schmitt
Unit No: #2512

G.J. Lohman
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, MD 21204

77-364

28 W. Allegheny Avenue
Unit 2407
Towson, Maryland 21204
November 9, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

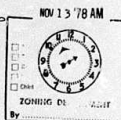
The attached letter adequately explains the salient facts as they relate to the parking situation at Towson Towers. The history of misstatement of unit owners by the previous owners, Penthouse Corp. and 28 Allegheny Corp., is well documented and quite familiar to your office in particular.

The storage locker issue relating to the parking garage has been widely reported and is still undecided at this date. However, I am extremely concerned about the action taken by the Zoning Commission on this latest matter. As stated in Section 4 of the attached letter, the condominium by-laws as filed with the County and promulgated by the previous owners "specifically allocate 265 spaces to the residents". The total number of parking spaces available is barely enough to cover this provision in the by-laws. To highlight the irrational nature of this variance request, your commission has chosen to ignore the existence of this prior agreement and to consider the variance as a matter unrelated to the provisions in the by-laws.

Moreover, it is disheartening to know that Baltimore County has at least two (2) Revenue Authority parking lots within approximately 1000 feet of Towson Towers (the 2 lots I refer to are located on Allegheny Avenue and on Johns Road), and yet the variance request is being considered as if there were no other solutions to the parking dilemma. I hope that actions taken by various County commissions, such as the Zoning Commission, would utilize the work done by other County agencies (i.e. Revenue Authority) to rationally determine the merits of this variance request.

Very truly yours,

Robert G. Nichols
Robert G. Nichols



sfp
Attachment

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
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We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Robert G. Nichols
Unit No: 2407

77-364

Mr. George Martinak
Zoning Commissioner
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

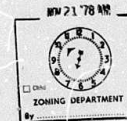
As a matter of record, we are opposed to 28 Allegheny Corporation's request for a parking variance at the above named project. As owners of unit 1108, we believe that parking should be available first and foremost for the permanent residents. In high-rise towers, garage parking is an essential part of the actual habitable unit and in our opinion the two are inseparable. At another high-rise building in Towson, i.e. the Ridgely, the total number of garage parking spaces are for the most part allocated to residential users. Likewise, garage parking at the subject building should be oriented to its pre-movement of residential occupants. Furthermore, a sufficient number of spaces should be available in order to provide resident parking at all hours of the day. Existing parking at the subject is already in a delicate balance assuming a total of 280 garage parking spaces to serve a total of 210 residential units plus various commercial and business elements of the complex. Based on the above factors, we believe that the request by 28 Allegheny Corporation for restaurant patron parking is inappropriate, and is not in the best interests of the building's permanent residents.

As an alternative, we believe that this matter might be directed to existing parking facilities located outside the project yet in close enough proximity to serve the restaurant patron parking needs of the project.

Respectfully submitted,

Fred J. Duggan
Fred J. Duggan
Old Coast Appraisal Partnership

FJE/dmf



77-3330

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

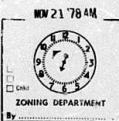
As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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The mere fact
that your car
cost twice as
much as most
of the other cars
in this garage
does not entitle
you to two parking
spaces (you inconsiderate
egocentric bastard)

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Mr. Joe C. Armiger
Unit No: 910

The copy of a note I found on my car will give you some idea of the kinds of problems that exist in the parking area. I had parked in the only spot available for my car because of its size (without having the rear end extend out and block the driveway).

Also, on many occasions when I return to the garage between 3:30 and 4:30 p.m. there is "no parking" and I'm had to park on the street and pay. It seems ridiculous for a condominium owner to be forced to submit to some of the worst conditions that exist at 28 Allegheny Avenue.

JCA

Mr. Joe C. Armiger
28 Allegheny Ave., #910
Towson, Maryland 21204

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Farzad Moshirian
Unit No: 1002

FARZAD & FARZIN MOSHTARIAN,
28, Allegheny Ave., APT 1002,
Towson, Maryland 21204

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.



77-3332



Carroll E. Ross
28 Allegheny Avenue
P1819
Towson, Maryland 21204

November 20, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

We would appreciate your utmost consideration of our position in this matter.

Very truly yours,

Carroll E. Ross
28 Allegheny Avenue
P1819
Towson, MD 21204

Carroll E. Ross
Unit No: 1810

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

John G. Kollmann, Jr.
Unit No: 706

John G. Kollmann, Jr.
7718 Queen Anne Drive
Baltimore, MD 21234

77-390

PRIOR & PRIOR
ATTORNEYS AT LAW
SUITE 1007
THE TOWSON TOWERS
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

OFFICE
833-0170

November 17, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Variance,
Towson Towers Parking Garage

Dear Mr. Martinak:

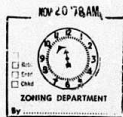
I strongly urge the denial of the petition by 28 Allegheny Corporation to set aside 142 spaces for restaurant parking in the Towson Towers parking garage. There are a total of 265 parking spaces for the residents, and coupled with the fact that the petitioners seek other spaces on a monthly basis as well as on a weekly basis, the garage is always full. I feel that there is a very bad parking situation existing in the garage at the present time, and the granting of this variance would cause a chaotic situation insofar as parking is concerned. I feel that the parking difficulties that we are already experiencing in this building are quite enough right now without compounding them by the passage of this variance.

Accordingly it justice is to prevail in this matter, then the variance should without question be denied.

Sincerely yours,

James E. Prior
James E. Prior

REP:dc



October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

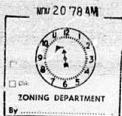
As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

James E. Prior
James E. Prior
Unit No. 1007
1007, 1007, 1007
1007, 1007

JAMES A. PINE
ATTORNEY AT LAW
201 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
PHONE: 833-0170

CHARLOTTE W. PINE
FEBRUARY

November 21, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As a property owner at Towson Towers, I am vehemently opposed to allowance of any exception for parking spaces in the building for the use of the proposed restaurant. There is no reason that the restaurant cannot lease spaces in the public revenue lots near the building for the use of its patrons. Certainly, many of the patrons of the restaurant will be residents in the complex, and they will have their own parking allocated. For the persons who come from the outside, it is no hardship for the restaurant to provide spaces in nearby parking lots, whether they be private or public lots. The convenience of the owners should be considered first and not the restaurant patrons from other areas.

We realize that the Zoning Commissioner's Office cannot become involved in a struggle between 28 Allegheny Corporation and the owners of the condominium units. However, the Zoning Commissioner must take note of the already horrendous parking situation in the Towson area and not render a decision that would make this situation an even worse one to the detriment of the residents in the community. Zoning is a concept to protect the community and not the business interest of an entrepreneur who cares only about the money derived from the restaurant and not the welfare of the Towson Tower residents.

Thank you for your considered attention to this matter.

Very truly yours,

Charlotte W. Pine
Charlotte W. Pine

CWP:slc



October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

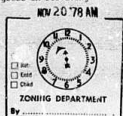
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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Truly yours,

James E. Prior
James E. Prior
Unit No. 1007

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Harold A. Gillingham
Harold A. Gillingham
Unit No. 2208

GEORGE
28 ALLEGHENY AVE
2208
TOWSON MD 21204

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Joseph B. Maaschi
Unit No. 2408

Joseph B. Maaschi
2408 TOWSON TOWERS
22 ALLEGHENY AVE.
TOWSON, MD 21204

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

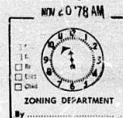
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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Stephen M. Cugat
Unit No. 903

November 18, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Martinak:

As an owner of a condominium in Towson Towers, 28 Allegheny Avenue, I would like to enter my opposition to the zoning variance that will be heard on November 21, 1978. This variance will not only create a bad parking situation, but will act to reduce the value of each condominium unit.

I would like to bring the following points to your attention:

The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.

It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.

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November 18, 1978
Mr. George Martinak

Page Two

It is my understanding that the variance is being requested for the purpose of restaurant parking. As a ten-year resident of Hampton House, dual use of available parking is detrimental to the rights of the owner/occupants. I also experienced a similar situation at 560 West University Parkway. Nas Vellegis found it necessary to institute valet parking to provide parking for his patrons. It is my understanding that several other Towson restaurants also provide valet parking.

There is plenty of evening parking at Towson Plaza and Hutzler's which could be made available to the patrons of the proposed restaurant under a valet parking arrangement.

As the Real Estate Manager for the Mass Transit Administration, I have recently reached an agreement with the management of the Down-Under Garage that the value of a parking space is in excess of \$8,000. If the condominium owners are to be deprived of the parking spaces specified in the by-laws, they should be compensated for this loss.

I don't know whether I will be able to attend the Hearing on November 21st; but I wanted to present my views for your consideration.

Very truly yours,

Ralph C. Bordley

Ralph C. Bordley
Unit No. 1110

cc: Mr. Steve Cugat
copy: Mr. Steve Cugat

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

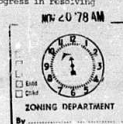
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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Stephen M. Cugat
Unit No. 907

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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November 7, 1978



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,
Ronald S. Marton
Unit No: 2077

Dear Resident:

On November 21, 1978, at 11:00 AM, a zoning hearing will be held at 111 West Chesapeake Avenue, Room 109, on 28 Allegheny Corporation's request to set aside about 142 parking spaces in the Towson Towers parking garage for restaurant parking. A recent rough count of parking spaces indicates a total of about 260 spaces actually existing on floors 1 through 6. Reservation of 142 spaces for restaurant parking will leave 120 parking spaces for almost 210 residents.

We feel this will make a bad parking situation intolerable. Although many, myself included feel that a restaurant in the building would be nice, the loss of a large portion of the parking spaces in the garage may simply not be worth the convenience of "dining out" on the third floor.

Mr. George Martinak will be the zoning commissioner at this hearing. When approached, Mr. Martinak felt that concerted opposition to 28 Allegheny's request will be noticed by the zoning board and can affect the outcome of the hearing.

His suggestions were:

1. To have EVERY resident send him a letter complaining about the current horrible parking situation in the garage, and
2. To have EVERY resident set aside a small portion of their working day and come to the hearing on November 21, 1978 at 10:00 AM at 111 West Chesapeake Avenue, Room 109.

Mr. Martinak obviously feels that if a great majority of the residents are in opposition to 28 Allegheny's request, they will be concerned enough to loiter taking an hour from their working day to go to the hearing and inform Mr. Martinak of their opposition.

Nothing is as forceful as a personally written letter. But knowing that many of us are busy, I have drafted a letter to Mr. Martinak as a convenience to you. If you are busy, I have drafted a letter to Mr. Martinak as a convenience to you. If you wish to use it, simply sign and put your unit number below your signature and mail it.

Finally, I can't emphasize enough the necessity of showing up at the hearing on November 21, 1978 at 111 West Chesapeake Avenue, Room 109 and showing your opposition to the zoning request of 28 Allegheny Corporation.

Very truly yours,

Steve Capit
Steve Capit
(Legal Committee)

UNIT NO: 2077
October 27, 1978

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Sharon S. Coyle
Unit No: 1401

28 Allegheny Avenue, Unit #1000
Towson, Maryland 21204
August 16, 1978

Commissioner
Baltimore County
Towson, Maryland

To Whom It May Concern:

I wish to express our opposition to the proposed assignment of parking spaces for the coming restaurant in Towson Towers. As residents of this building, we have many times experienced the inconvenience of crowded parking levels. If we attempt to park inside the building during the day, we are often at a loss. Thus we are left with the fact that we are paying for a space and we cannot use the availability of two spaces for our use at the time of purchase of our new home.

Furthermore, the size of many of the spaces, even those not marked for use by automobiles, precludes the parking of even some intermediate-sized vehicles. Thus the number of spaces is further reduced, as many cars could never fit into a large number of "available" spaces.

We are hopeful that the voices of the residents will be heard. Since moving into the Towson Towers (formerly the Hethorne), we have felt nothing but inconvenience and distress for this "luxury" condominium building. Even to today, we are again being asked to fight for something which we understand to be our as-planned share.

Sincerely,
Nicholas J. Blawie

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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October 27, 1978



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

D. O'Leary
Unit No: 1008

D. O'Leary
28 ALLEGHENY AVE. Unit 1008
Towson, MD 21204

71-3139

Mr. George Martinak
Zoning Commission
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1978



Dear Mr. Martinak:

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Over

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Mr. & Mrs. Frank Bowers.

Unit No: 901

P.S. Dear Sir:

I was advised by my doctor to move into an apartment with elevators. The Towson Towers had the facilities that met my condition garage etc. Parking conditions are not good at present.

Why doesn't the Corporation buy and build on lot on Joyce and Washington then they could take care of all kinds of stores etc. Which restaurants in Towson have their own garages?

I rely on your good judgement.

Sincerely,

Frank Bowers.

*F Bowers,
28 Allegheny Ave.,
Apt. 901,
Towson, Md.*

71-3139

Mr. George Martinak
Zoning Commission
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1978



Dear Mr. Martinak:

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*STEAL
28 Allegheny Ave. #1103
Towson, Md. 21204*

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Mary & Robin
Unit No: 1103

71-3139

Mr. George Martinak
Zoning Commission
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1978



Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Mr. & Mrs. Arthur Best

Unit No:

2706

71-3136

Mr. George Martinak
Zoning Commission
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1978



Dear Mr. Martinak:

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Very truly yours,

Mary & Robin
Unit No: 1100

*28 Allegheny Ave
#1100
Towson, Md 21204*

77-3723

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

(mg) *Forrest M. Gambrell*
Unit No: 1102

77-3723

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Sara Dwyer
Unit No: 1607

Sara Dwyer
28 Allegheny Ave. Apt. 1607
Baltimore, Md. 21204

77-3723

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
2. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.
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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

E. L. Patton
Unit No: 1910

E. L. PATTON
28 ALLEGHENY AVE.
TOWSON, MD. 21204

77-3723

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Thomas E. Thompson Sr.
Unit No:
1012

Thomas E. Thompson Sr.
28 ALLEGHENY AVE. APT. 1012
TOWSON, MD. 21204

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No: 1107

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No: 1105

Ms. Carol A. Pettit
1105 Towson Towers
28 Allegheny Ave.
Towson, Maryland 21204

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No: 1001

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

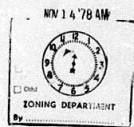
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This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

October 27, 1978



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No: 1308

CARLES E. VOJAU, BOBES, M.D.
THE PENNSYLVANIA BUILDING
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As resident at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

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We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

November 8, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As a resident of Towson Towers condominium, I wish to bring to your attention my opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

I would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
2. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents and patients and customers of professionals with offices in the building.
3. The building is not yet fully occupied and the present situation will only deteriorate as new residents place additional demands on a finite number of spaces.
4. Also, the condominium by-laws specifically allocate 265 spaces to the residents, which is slightly more than the number of spaces realistically available. Where will 28 Allegheny Corporation get 142 spaces other than from those allocated to residents?
5. There are more than 300 spaces available in the high rise garage over the county police courts on Allegheny Avenue.

We feel that we may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in our own building as promised in the condominium by-laws.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Ralph Lenci
RALPH LENCI
Unit No: 803 and 805

Ralph Lenci
28 Allegheny Ave
Towson Md
21204

Page Two
Mr. George Martinak
November 8, 1978

I will appreciate your utmost consideration of our position in this matter.

Very truly yours,

William T. Smart
William T. Smart
Unit No. 1803

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As an owner of condominium 1207, Towson Towers, 28 Allegheny Avenue, Towson, Maryland 21204, I would like to register my vehement opposition to the request by the 28 Allegheny Corporation for a specific allocation of 142 parking spaces for a restaurant to be located at this building.

The parking garage is poorly designed, leaving inadequate space for passage which has resulted in countless property damage. There has been considerable difficulty in getting a parking space in this building in the past, and I shudder to think about what the future will bring in that the building is not fully occupied.

This is also noteworthy, that the condominium by-laws specifically allocate 265 parking spaces to residents, which is larger than the number of spaces realistically available.

The 28 Allegheny Corporation has caused gross inconvenience on behalf of the tenants in this building by making the entire parking facility open to the public and actively soliciting monthly parking permits from the public.

It is most unfortunate that I have over \$75,000 invested in a condominium unit which necessitates the additional expense of \$30.00 a month for the right to park in this inadequately designed and inconveniently managed garage.

Yours cooperation in declining the request for the specific allocation of 142 spaces for restaurant would be in the best interest of the condominium owners of this building.

Thanking you for your attention in this matter.

Sincerely,

John S. Ramming
John S. Ramming, D.D.
President

ZSR:sk

Managing General Agents & Excess - Surplus Brokers

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
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This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

Ramming Insurance Corporation

Commercial, Specialty & Life

TOWSON TOWERS
28 ALLEGHENY AVE.
TOWSON, MARYLAND 21204
(301) 296-7127

November 8, 1978

NOV 13 78 AM



William N. Clements, Jr.
28 Allegheny Avenue
Suite 1200
Towson, Maryland 21204

November 8, 1978

NOV 9 78 AM



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As an owner of a Towson Towers condominium, I wish to bring to your attention my opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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I feel that I may be forced to find parking on the street if this zoning variance is granted on November 21, 1978 when parking should be available in the building.

This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

I would appreciate your consideration of my position in this matter.

Very truly yours,

William N. Clements, Jr.
William N. Clements, Jr.
Unit No. 1200

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,
Emilia Badillo Morfese
Emilia Badillo Morfese
Unit No: 1402

Sir: If this request is granted then the by-laws are worthwhile and one of the promises made at the time we purchased is about to be broken and was never meant to be valid. The residents of this building must have priority in renting space just as much as an owner of an ordinary house has in parking in front of his house. The restaurant customers should find parking around the building or in other parking lots in the area.



October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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71-3777

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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We will appreciate your utmost consideration of our position in this matter.

Very truly yours,
Stephen M. Savage
Unit No: 2310

P.S. The horn tight is an understatement, the spaces are now lined are not large enough for fullsize 1977-78 automobiles.

SAVAGE TOWSON TOWERS
The Allegheny Park Specimen Co #2310
8522 Rockwood Road
Baltimore, Maryland 21207

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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We will appreciate your consideration of our position in this matter.

Very truly yours,
Arthur S. Dunn
Unit No: 2104

11/7/78

Arthur S. Dunn
Towson Towers
Unit 2104
Towson, Md 21204
OFFICIAL BUSINESS

71-3775

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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We will appreciate your utmost consideration of our position in this matter.

Very truly yours,
Bryonette Reed
Unit No: 2212

B Reed
28 Allegheny Apt 2212
Towson, Md 21204

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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NOV 8 78AM



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Frank Doyle

Unit No:

2210

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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NOV 8 78AM



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Anthony Paquinello

Unit No:

1504

Anthony Paquinello
28 Allegheny Avenue #104
Towson, MD 21204

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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NOV 8 78AM



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Dennis M. Thome

Unit No: 2302

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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This can only worsen the parking situation in Central Towson at a time when Baltimore County is making good progress in resolving the parking problem.

NOV 8 78AM



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Dennis M. Thome

Unit No: 1601

Dennis M. Thome

DENNIS M. THOME, D.D.S., P.A.
PATHECO FEDERAL BUILDING
1201 WESTBAY BOULEVARD
BALTIMORE, MARYLAND 21222

77-360
Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

We would like to bring the following points to your attention:

1. The present parking situation in the garage is shoe-horn tight and the setting aside of 142 parking spaces would leave only about 120 spaces for use of permanent residents.
2. It is virtually impossible to obtain a parking space during the working day because of the rental of space to non-residents.
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October 27, 1978



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No:

1005



77-3877
Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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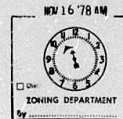
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October 27, 1978



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No:

1602

T.D. Moore
28 ALLEGHENY AVE.
TOWSON, MD. 21204

77-3774
Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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October 27, 1978



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No:

2202

77-3877
Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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October 27, 1978



Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Unit No:

1006

N.J. Colaninno
28 ALLEGHENY AVE.
TOWSON, MD. 21204

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

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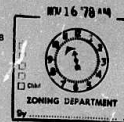
Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

John B. Baker
Unit No: 912

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Wayne K. B. Foster
Unit No: 902

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Anthony Geras
Unit No: 2601

Anthony Geras
28 Allegheny Ave., 2nd
Towson, MD 21204

7-3870

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Richard William Gortner
Unit No: 807

P.S. MY CAR PARKING PROBLEM AND CONCERN AT PRESENT CONCERNING TO THE POINTS THAT THE PARKING GARAGE IS OPEN TO THE PUBLIC FOR AN HOURLY OR DAILY PARKING FEE ETC. IS AS FOLLOWS:

IN THE EVENT WE RETURN TO MY CAR AND TRY TO FIND A PARKING SPACE IT IS VERY POSSIBLE THAT WE DRIVE THROUGH THE ENTIRE PARKING GARAGE AND ARE UNSUCCESSFUL IN BEING ABLE TO PARK OUR CAR IN THE GARAGE WHERE OUR HOME IS AND WHICH WE PAY THE NECESSARY FEE MONTHLY FOR THE PRIVILEGE TO PARK OUR CAR.

RESIDING IF WE HAVE TO PARK OUR CAR AT ANOTHER LOCATION, PAY UNNECESSARY PARKING FEES UNTIL A SPACE BECOMES AVAILABLE IN THE GARAGE AT OUR HOME. FIND THE TIME ELEMENT AND INCONVENIENCE INVOLVED.

IF MR. MARTINAK WILL YOU JUST REASSESS THE AND FORCE WHAT WILL HAPPEN IN THE EVENT OUR RESIDENT PARKING ALLOCATION BY ORDINANCE IS EMPLOYED INTO RESIDENTS AND ZONED RESERVING 143 SPACES FOR A RESTAURANT OR BUSINESS PURPOSES. IN THE EVENT THIS ZONING ORDINANCE IS APPROVED IT WILL ADVERSELY EFFECT THE RESIDENTS BY LEAVING ABOUT 122 PARKING SPACES FOR RESIDENT USE AND CREATE A POSSIBLE AROUND THE CLOCK PARKING PROBLEM.

MY WIFE AND I FEEL AS THOUGH THE NUMBER OF SPACES REMAIN THE SAME AND OUR PARKING SHOULD REMAIN THE SAME.

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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77-377

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

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October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Barbara M. Dale
Unit No: 1412

I regret very much that I will be away from the area when the zoning hearing is to be held, but I hope to add my voice by writing in protest of the proposed taking away of parking spaces for residents at Towson Towers. Parking places for which we pay a monthly fee.

Barbara M. Dale

MS. KATHERINE M. DALL
28 ALLEGHENY AVE., APT. 1412
TOWSON, MD. 21204

77-377

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

N.E. Martinez
Unit No: 1112

N.E. Martinez
28 W. ALLEGHENY AVE. APT. 1112
TOWSON, MD. 21204

77-377

Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Lil Levin
Unit No: 1501

In addition to living in the building, I also have my office here, in suite 501.

LIL LEVIN - 1501 TOWSON TOWERS
28 ALLEGHENY AVENUE, SUITE 501, TOWSON, MD. 21204

77-274

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,
Law E. Mullen
Vinton Z. Mullen
Unit No.
#235

Mr. Gordon L. Mullen
28 Allegheny Ave. #2205
Towson, Md. 21204

78-3723

October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

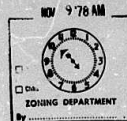
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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Lawrence M. Gilbert
LAWRENCE M. GILBERT
28 ALLEGHENY AVE. UNIT 2004
BALTIMORE MD 21204

77-272

MAURICE J. VAN BEESEN, M.D., P.A.
PATTENSON BUILDING
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 280-1400

November 7, 1978

Mr. George Martinak
Zoning Commissioner
Towson Maryland

Dear Sir:

I strongly support the sentiment of the accompanying letter. My patients frequently are late for appointments because of inadequate parking both in the building and on the local streets.

Central Towson should set the standard for sensible zoning and the variance in the Towson Towers garage should not be allowed.

Very truly yours,
Maurice J. Van Beesen, M.D.



77-3778

Frank's MEN'S and BOY'S WEAR

MUdock 6-8785

MIDDLESEX SHOPPING CENTER
1320 EASTERN BOULEVARD

ESSEX, MARYLAND 21221

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Martinak:

You will be having a request by 28 Allegheny Corporation's officers to set aside parking spaces in Towson Towers for a restaurant.

This parking garage is already a bonus for the permanent residents of the building who were assured of parking space when they bought their apartments. Baltimore County has been at fault all through the construction of this building-allowing poor construction & design. The tenants have having enough trouble already without this additional burden.

If 28 Allegheny buys into a restaurant, let them arrange outside parking in the parking lots around the building. Please do not add to our problems in that building.

Very truly yours,
Frank Shorn
605 1400
Towson Towers
28 Allegheny Ave.
Towson, Md. 21204

78-26-A
"The Home of Famous Brands"



October 27, 1978

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Martinak:

As residents at Towson Towers condominium, I wish to bring to your attention our opposition to 28 Allegheny Corporation's request for a zoning variance in the Towson Towers garage. The granting of this variance will take what is already a bad parking situation and turn it into an intolerable one.

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Page Two
Mr. George Martinak
October 27, 1978

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Maurice J. Van Beesen
Unit No.
1205

Seward Management

28 ALLEGHENY AVENUE SUITE 1307 TOWSON, MARYLAND 21204
(301) 821-7530

October 27, 1978



Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Martinak:

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Seward Management

Mr. George Martinak
October 27, 1978

28 ALLEGHENY AVENUE SUITE 1307 TOWSON, MARYLAND 21204
(301) 821-7530

We will appreciate your utmost consideration of our position in this matter.

Very truly yours,

Janith C. Seward
Unit No: 1307

Mr. George Martinak
Zoning Commissioner
Room 109
111 West Chesapeake Ave.
Towson, Maryland 21204

November 7th, 1978

Dear Mr. Martinak,

My wife and I are owner-residents at the Towson Tower Condominium, 28 Allegheny Ave. in Towson. We reside in unit No. 2404. We understand that 28 Allegheny Corporation is requesting a variance from your commission, to set aside 142 parking spaces for a restaurant in this building.

We would like to bring to your attention the following information:

1. We believe there are between 260-265 parking spaces on levels 1-6 in this building. There are no reserved spaces for the residents here. Due to the day parking of non residents, the parking situation in this building is terrible. My wife and I have to drive up and down the 6 levels of parking to try and find a parking space.
2. The condominium by laws for this building states, there are to be 265 spaces for the residents. We believe there are about 210 residents in this building at the moment. If your commission grants the variance to 28 Allegheny Corp. for the 142 RESERVED parking spaces for a restaurant, where in the heck are the residents suppose to park?

Please Mr. Martinak, do not grant this variance. We have had so much trouble with this building already, and the parking is already so bad, that if this variance is granted for the 142 parking spaces for a restaurant, it will turn a terrible parking situation into an intolerable one.

Thank you for your kind attention to this urgent matter.

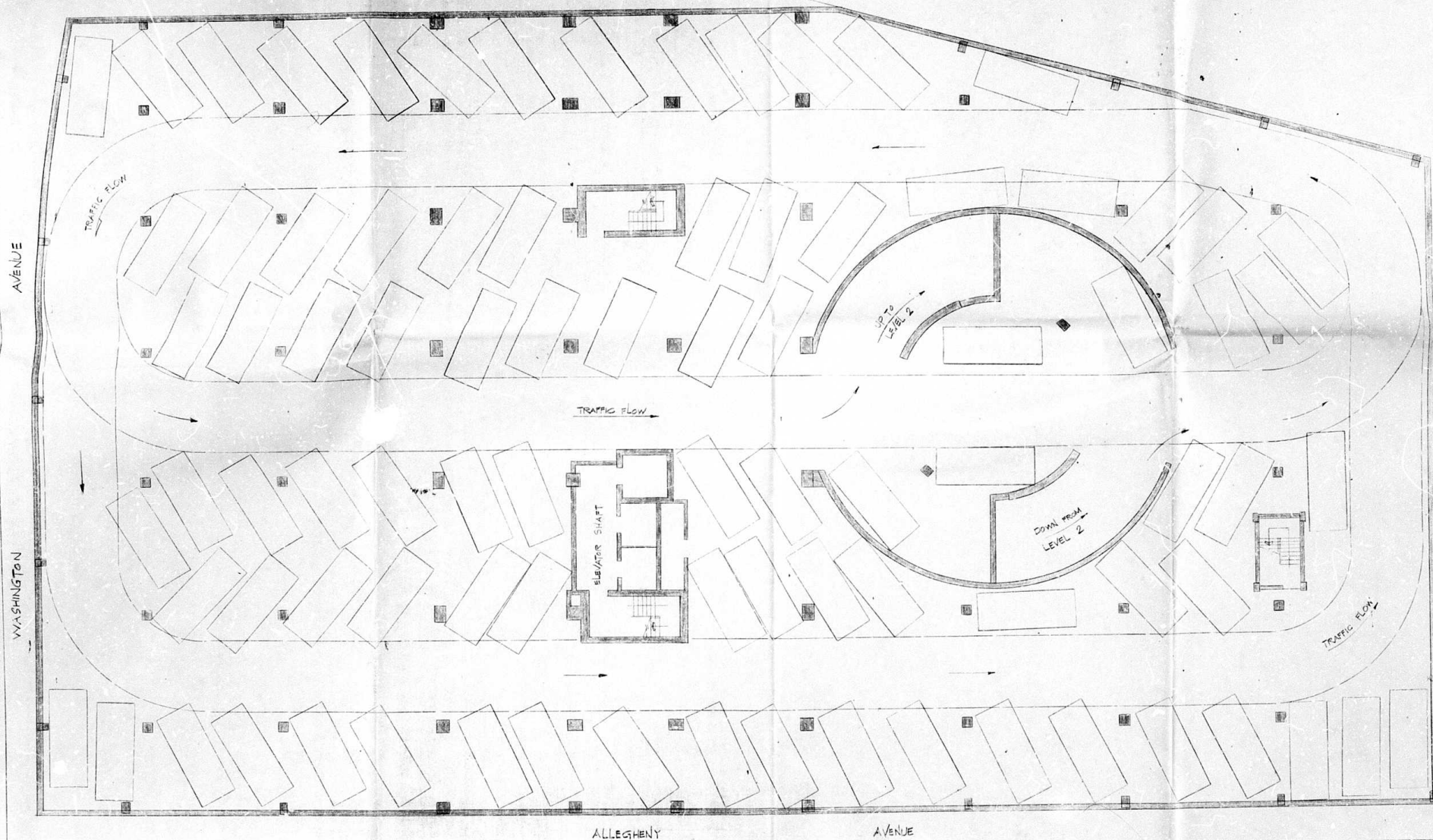
We are sincerely yours,

Wayne Phillips
Cathleen Phillips

Wayne & Cathleen Phillips

#2404
28 Allegheny Ave.
Towson, Maryland 21204





NUMBER OF SPACES
ON LEVEL 1 = 87

REVISED PLANS
JUL 28 '78 PM

☒	PLAN
☒	SECTION
☒	DETAIL
☒	OTHER

OFFICE OF HARRIS & JONES

Revised June 27, 1978

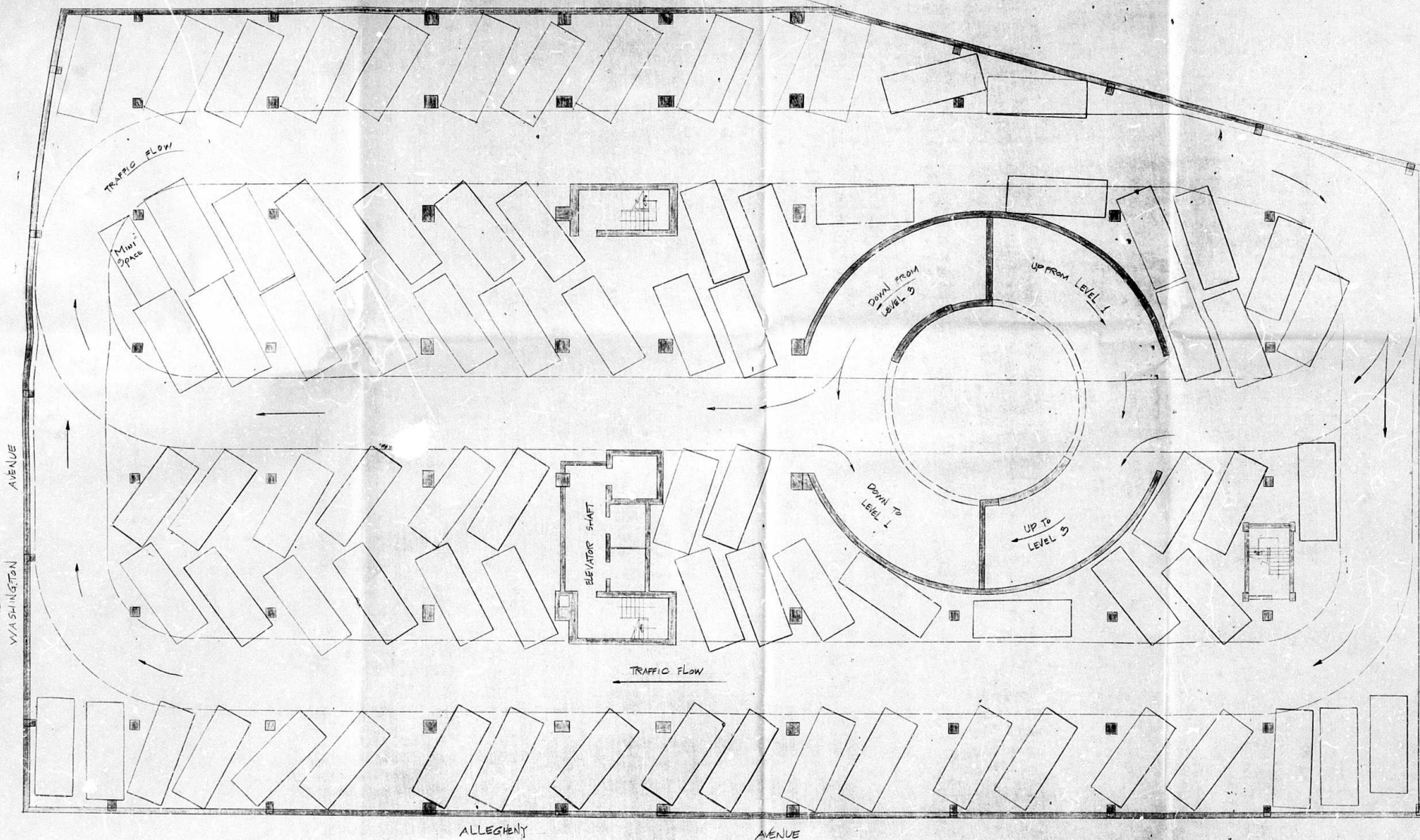
KIDDE
KIDDE CONSULTANTS, INC.
1000 WASHINGTON AVENUE
BALTIMORE, MARYLAND 21201

TOWSON
TOWERS
PARKING
PLAN
LEVEL 1

Scale: 1/8" = 1'-0"

JOPPA ROAD

1/8" = 1'-0"
NORTH



NUMBER OF PARKING
SPACES ON
LEVEL 2 = 82

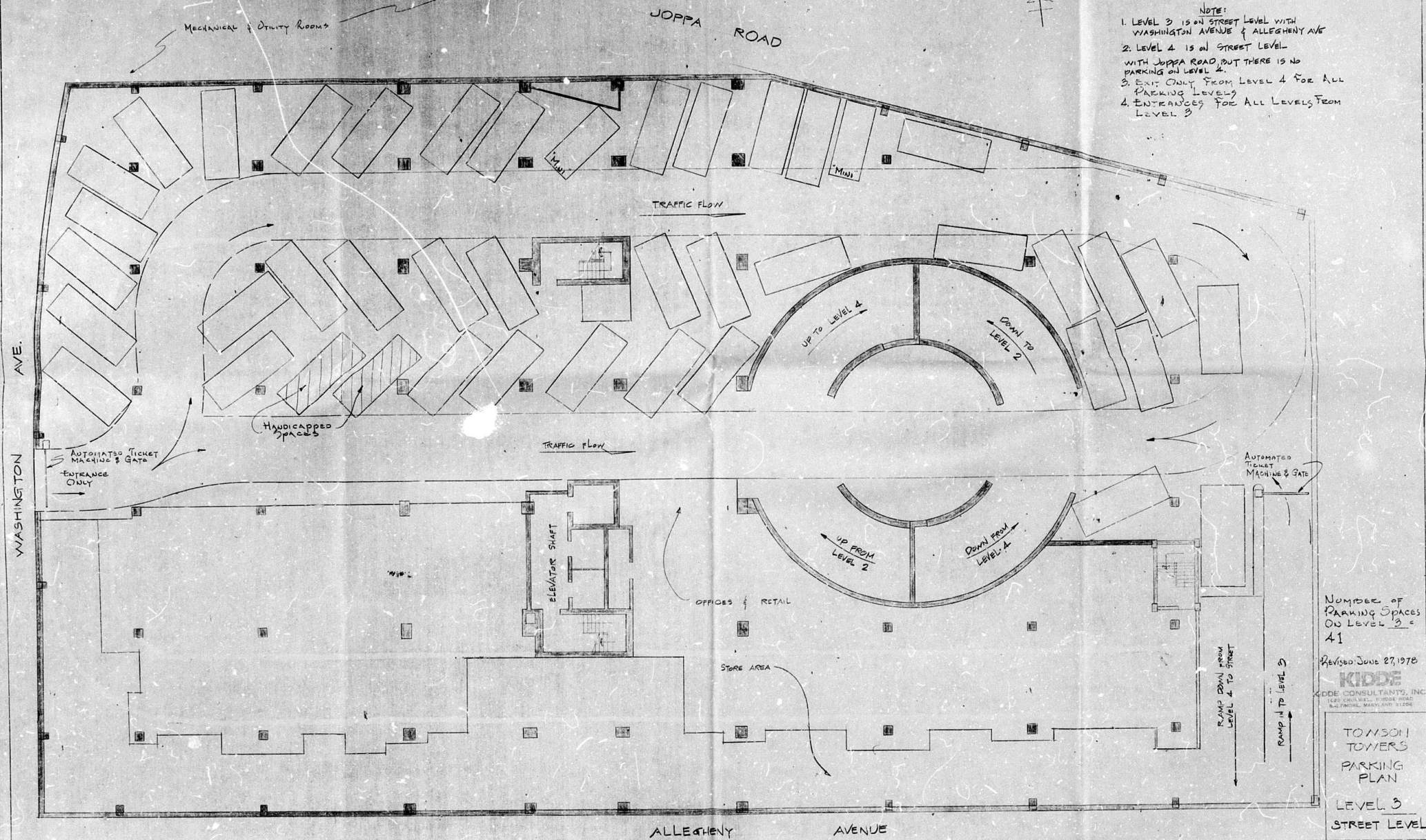
Revised: June 27, 1978

KIDDE
KIDDE CONSULTANTS, INC.
ONE CHURCHWELL SQUARE ROAD
BALTIMORE, MARYLAND 21202

TOWSON
TOWERS
PARKING
PLAN

LEVEL 2

Scale: 1/8" = 1'-0"



WASHINGTON AVE.

Balcony

Balcony

Balcony

Balcony

Balcony

Balcony

Balcony

Balcony

Balcony

MECHANICAL SPACE

JOPPA ROAD

TRAFFIC FLOW

TRAFFIC FLOW

DOWN FROM
LEVEL 6

UP FROM LEVEL 4

DOWN TO
LEVEL 4

UP TO
LEVEL 6

OFFICE AREA

ALLEGHENY

AVE.

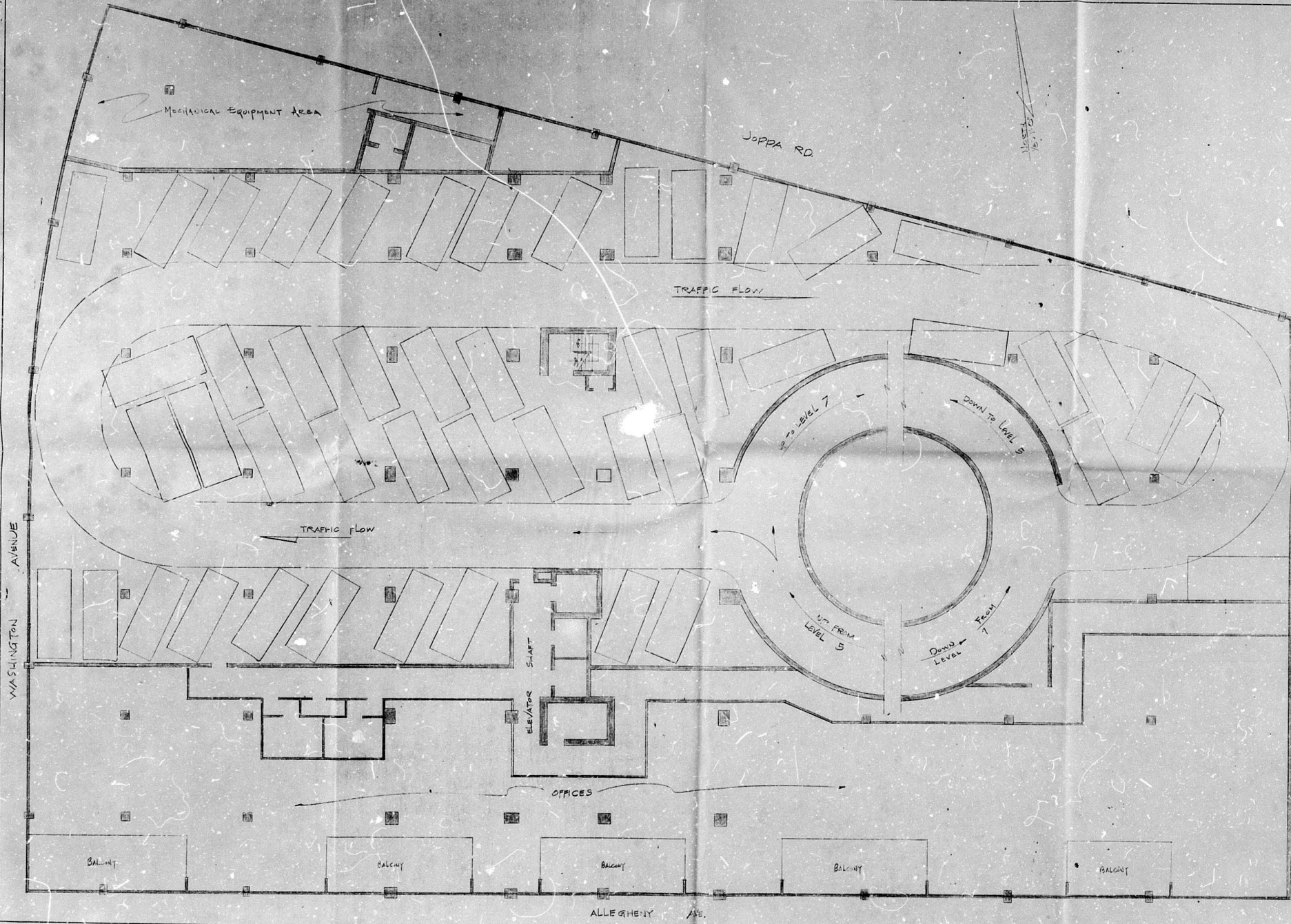
NUMBER OF PARKING
SPACES ON LEVEL
5 = 41

REVISED: JULY 27, 1978

KIRK
KIRK CONSULTANTS, INC.
PARKING DESIGN & ENGINEERING
PITTSBURGH, PENNSYLVANIA 15222

TOMLINSON
TOWERS
PARKING
PLAN
LEVEL 5

SCALE: 1/8" = 1'-0"



NUMBER OF PARKING SPACES ON LEVEL 6 = 48

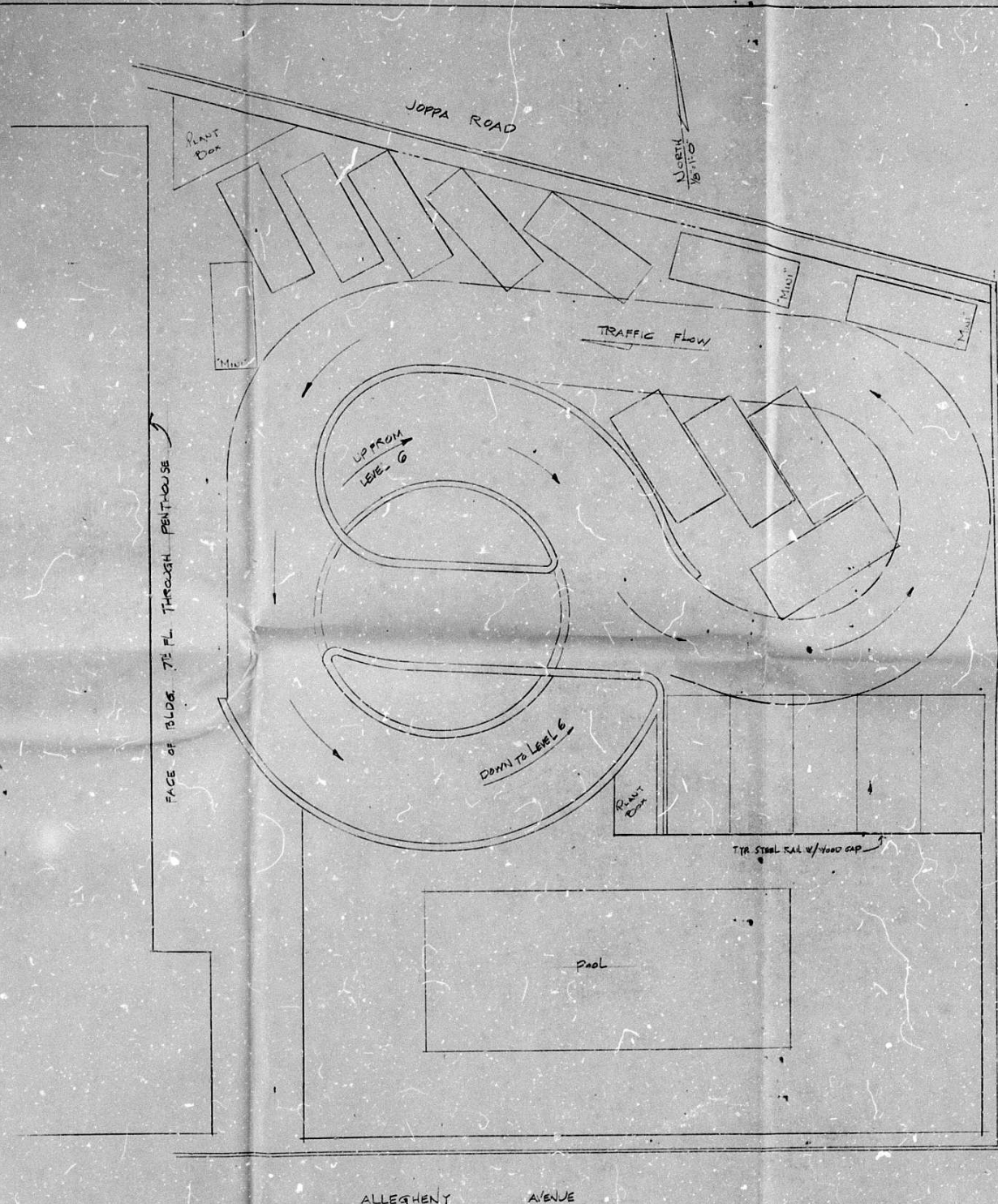
Revised: JUNE 27, 1976

KIDDER CONSULTANTS, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1000 WASHINGTON AVENUE
BALTIMORE, MARYLAND 21201

**TOWSON TOWERS
PARKING PLAN**

LEVEL 6

Scale: 1/8" = 1'-0"



NUMBER OF PARKING
SPACES ON LEVEL 7 =
14

Revised: June 27, 1978

TOWSON
TOWERS
PARKING
PLAN

LEVEL 7

SCALE: 1/8" = 1'-0"

KIDDE
KIDDE CONSULTANTS, INC.
1100 CROSSLAND DRIVE, SUITE 200
BALTIMORE, MARYLAND 21201

JOPPA ROAD

North
8-10

WASHINGTON AVENUE

WASHINGTON AVENUE

TRAFFIC FLOW

UP TO LEVEL 2

DOWN FROM LEVEL 2

ELEVATOR SHAFT

TRAFFIC FLOW

ALLEGHENY AVENUE

ALLEGHENY AVENUE

NUMBER OF SPACES
ON LEVEL 1 = 81

KIDDE

KIDDE CONSULTANTS, INC.
1000 CHESAPEAKE AVENUE, SUITE 200
BALTIMORE, MARYLAND 21204

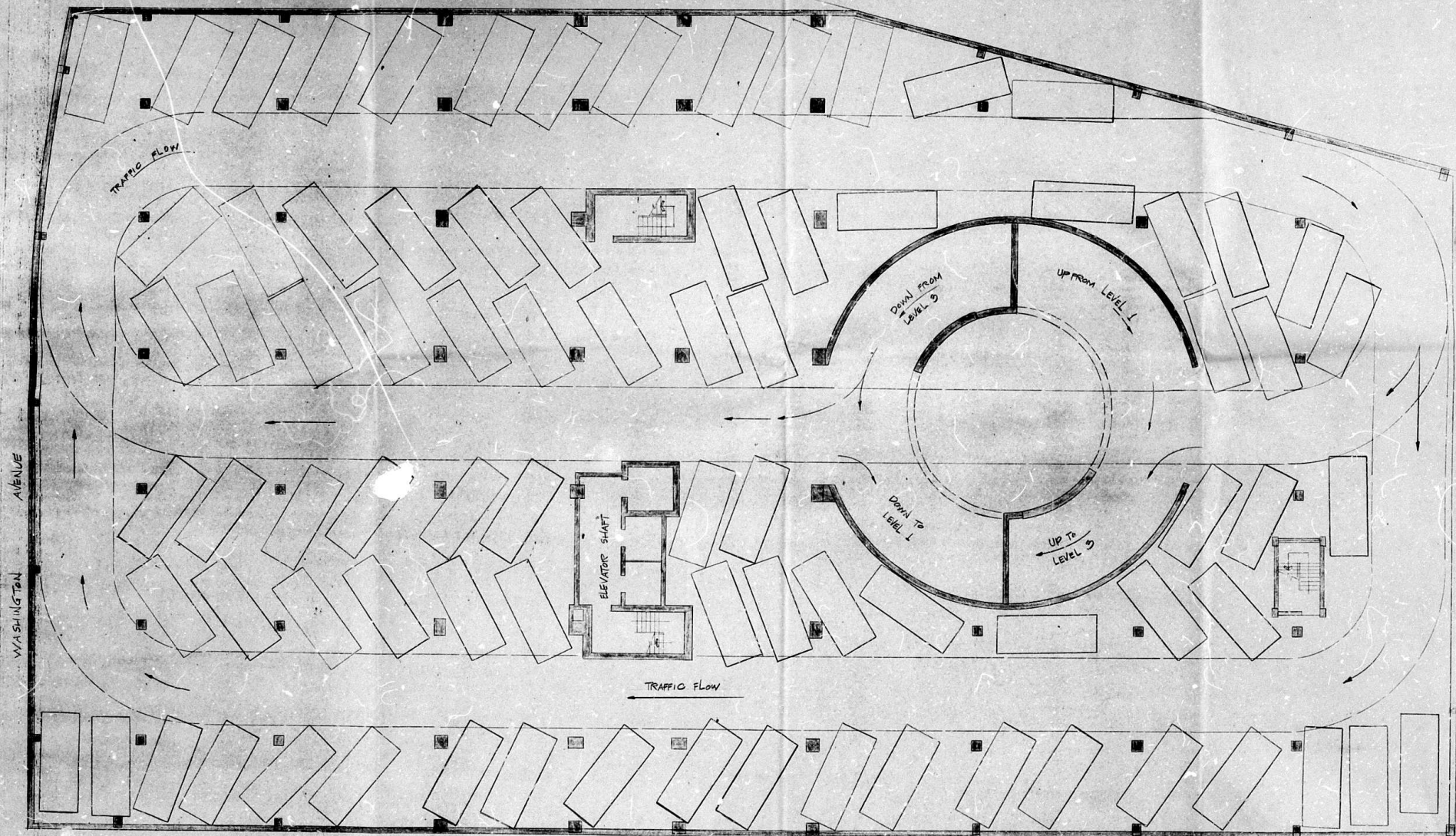
TOWSON
TOWERS
PARKING
PLAN

LEVEL 1

SCALE: 1/8" = 1'-0"

JOFFA ROAD

1/8" = 1'-0"



NUMBER OF PARKING SPACES ON LEVEL 2 - 82

KIDDE
KIDDE CONSULTANTS, INC.
1000 CHANDLER AVENUE, SUITE 200
BETHESDA, MARYLAND 20814

TOMSON
TOWERS
PARKING
PLAN

LEVEL 2

Scale: 1/8" = 1'-0"

WASHINGTON AVE.

Mechanical & Utility Rooms

JOPPA ROAD

North
18.10

- NOTE:
1. LEVEL 3 IS ON STREET LEVEL WITH WASHINGTON AVENUE & ALLEGHENY AVE
 2. LEVEL 4 IS ON STREET LEVEL WITH JOPPA ROAD, BUT THERE IS NO PARKING ON LEVEL 4.
 3. EXIT ONLY FROM LEVEL 4 FOR ALL PARKING LEVELS
 4. ENTRANCES FOR ALL LEVELS FROM LEVEL 3

TRAFFIC FLOW

TRAFFIC FLOW

AUTOMATED TICKET MACHINE & GATE
ENTRANCE ONLY

ELEVATOR SHAFT

OFFICES & RETAIL

STORE AREA

AUTOMATED TICKET MACHINE & GATE

UP TO LEVEL 4

DOWN TO LEVEL 2

UP FROM LEVEL 2

DOWN FROM LEVEL 4

RAMP DOWN FROM LEVEL 4 TO STREET

RAMP UP TO LEVEL 3

NUMBER OF PARKING SPACES ON LEVEL 3 = 40

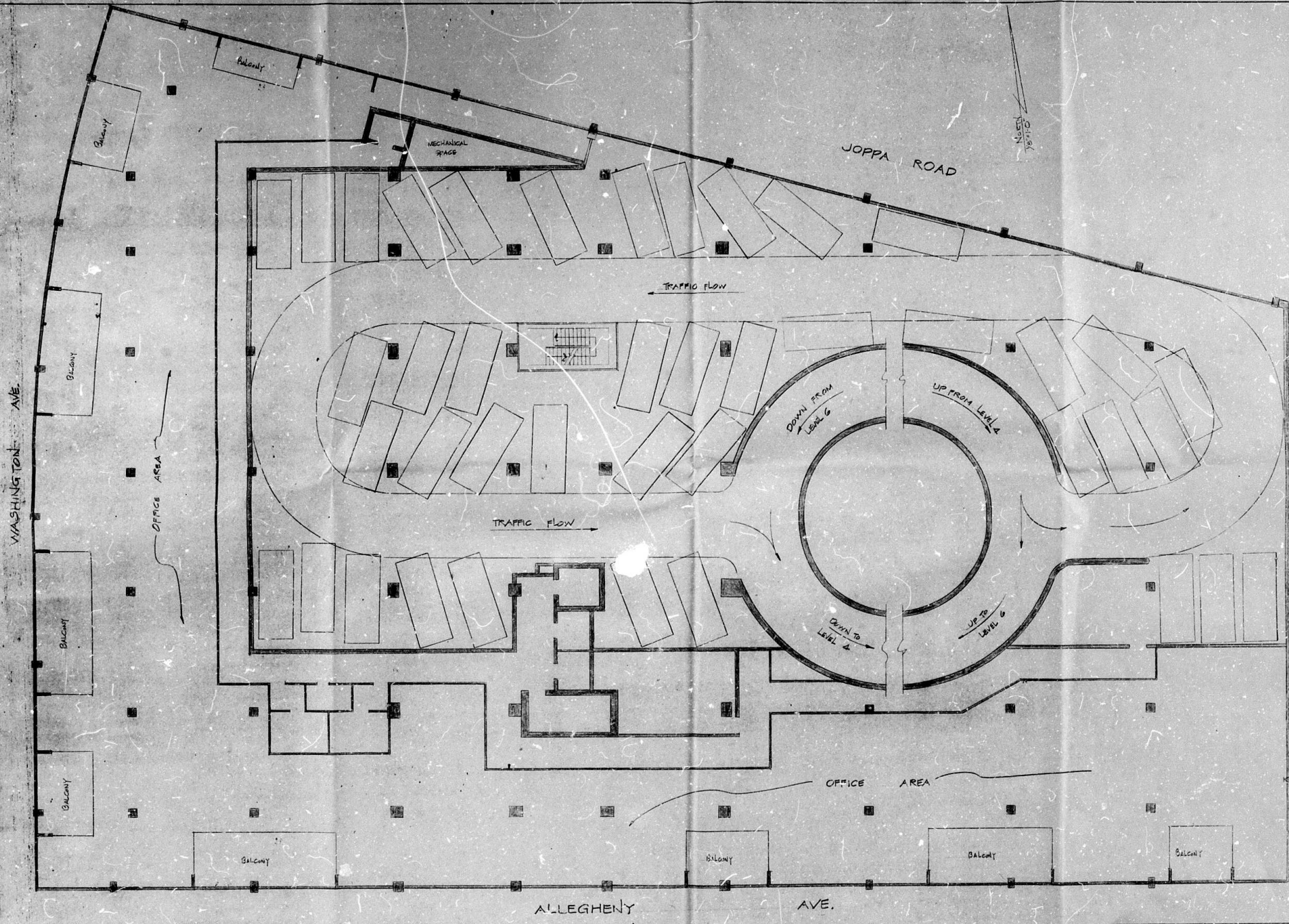
KIDDE
KIDDE CONSULTANTS, INC.
1000 CHANNELL BLVD. SUITE 2000
BALTIMORE, MARYLAND 21204

TOWSON TOWERS
PARKING PLAN

LEVEL 3
STREET LEVEL

ALLEGHENY

AVENUE

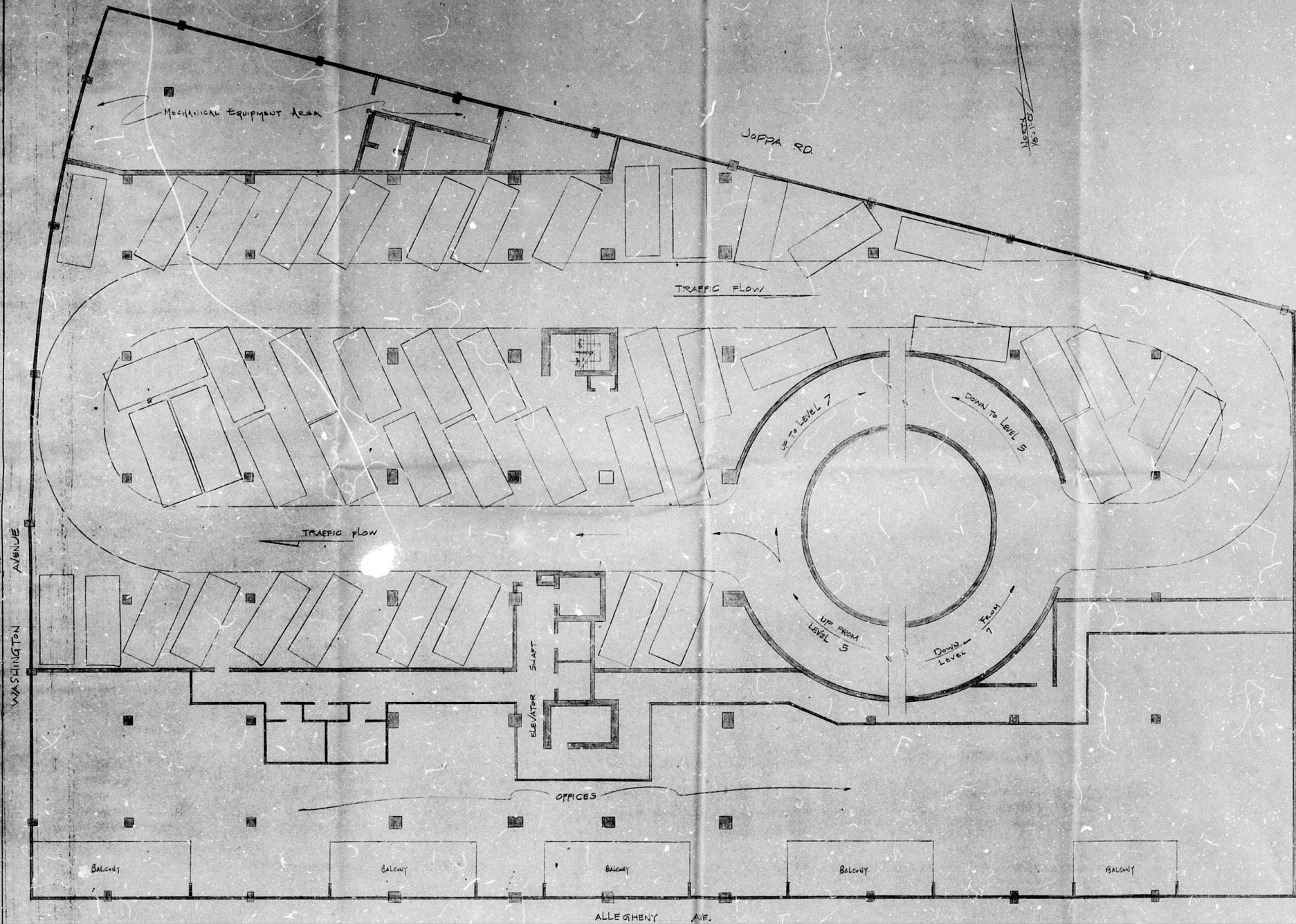


NUMBER OF PARKING
SPACES ON LEVEL
5 = 41

KIDDE
KIDDE CONSULTANTS, INC.
1400 LEXINGTON AVENUE, SUITE 2000
NEW YORK, N.Y. 10017

**TOMSON
TOWERS
PARKING
PLAN
LEVEL 5**

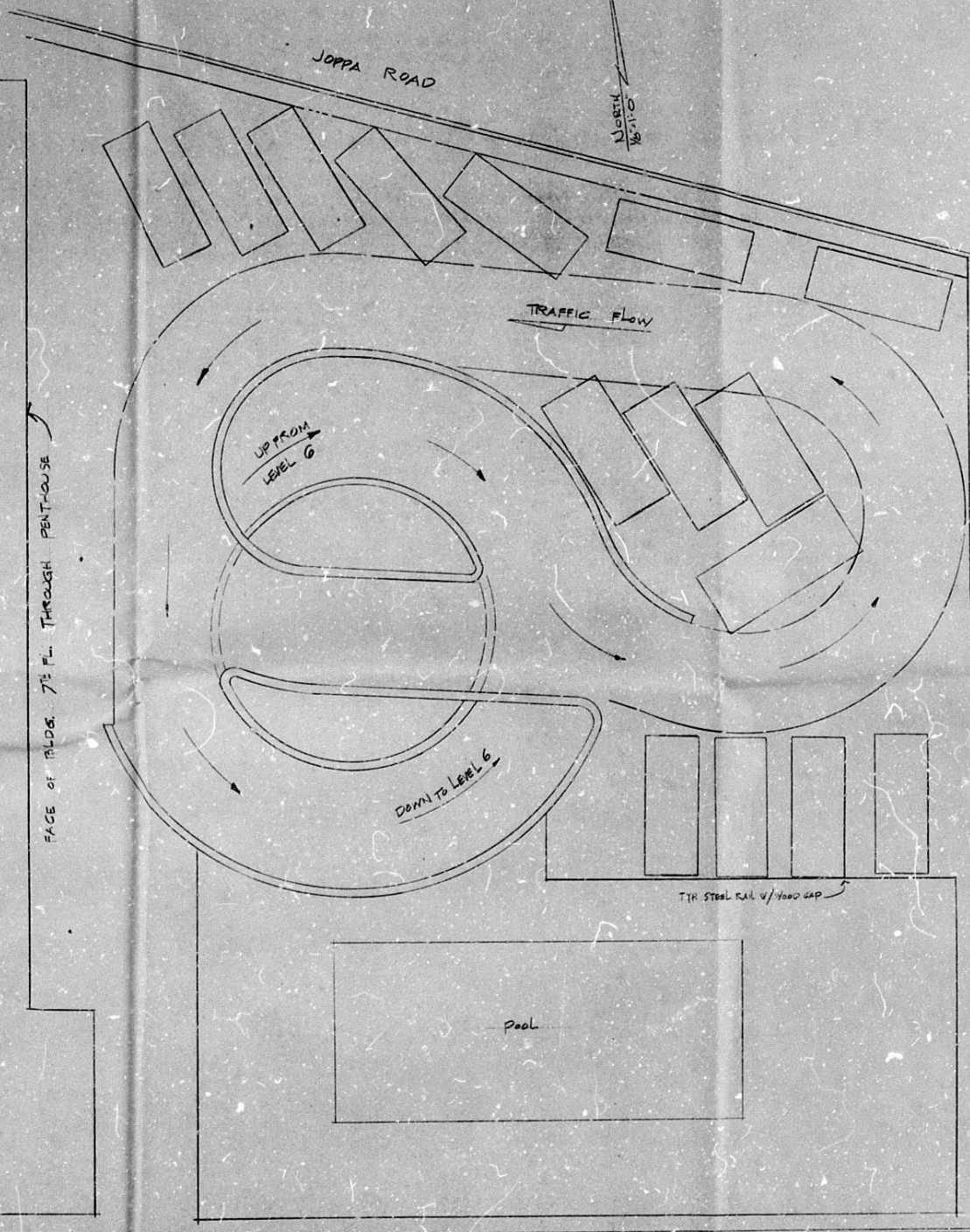
Scale: 1/8" = 1'-0"



NUMBER OF PARKING SPACES ON LEVEL 6 = 47

KIDDE
KIDDE CONSULTANTS, INC.
1000 INDUSTRIAL PARKWAY
BALTIMORE, MARYLAND 21204

TOWSON TOWERS
PARKING PLAN
LEVEL 6
SCALE: 1/8" = 1'-0"



NUMBER OF PARKING
SPACES ON LEVEL 7 =
15

ALLEGHENY AVENUE

KIDDE
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE BLVD
BALTIMORE, MARY AND 21201

TOWSON
TOWERS
PARKING
PLAN

LEVEL 7

Scale: 1/8" = 1'-0"



VICINITY MAP
Scale 1" = 150'

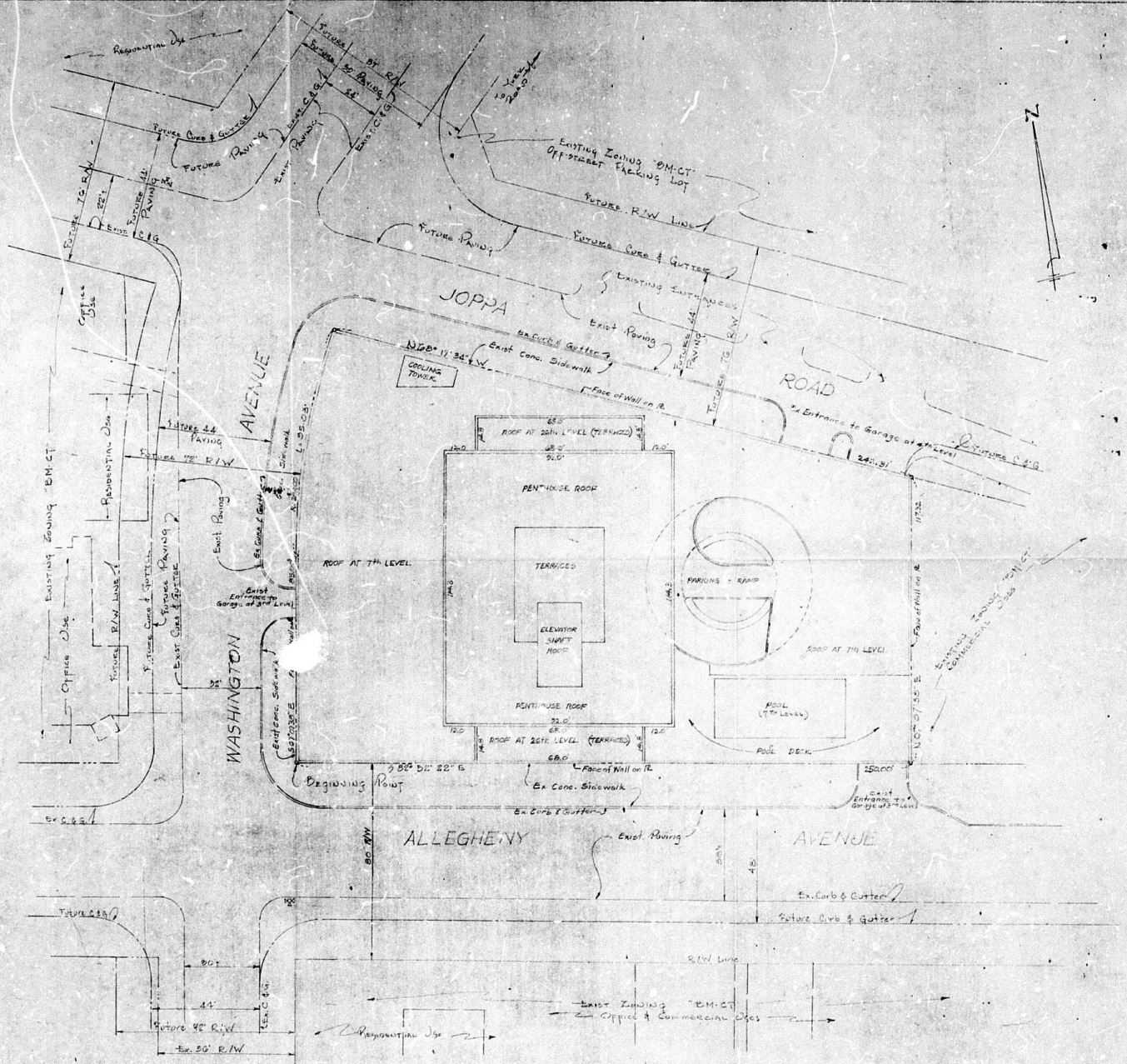
GENERAL NOTES

1. Area of property equals 68,464.00 sq. ft.
 2. Existing zoning of property is BM-CT.
 3. Existing use of property is 20 Story Condominium with business uses & off street parking.
 4. Proposed zoning of property BM-CT with parking variance.
 5. Proposed Use of Property:
 - a. Medical & General Offices
 - b. Retail Stores
 - c. Restaurants
 - d. Condominium Living Units
 6. Off street Parking Data:
 - a. Ex Christian Science Reading Room = 400.00 Sq. ft. requiring 100 Spaces.
 - b. Proposed General Office space (Levels 4-5 & 6) = 23,700 Sq. ft. requiring 474 Spaces (1/500 R).
 - c. Proposed Medical Office Space (Levels 12-13) = 21,600 Sq. ft. requiring 432 Spaces (1/500 R).
 - d. Proposed Retail Store area (Levels 2-4) = 5116 Sq. ft. requiring 102 Spaces.
 - e. Proposed Restaurant (Level 4) = 9747 Sq. ft. requiring 195 Spaces (1/500 R).
 - f. Number of Residential units = (Levels 8 thru 11 & 14 thru 24) 188 Requiring 188 Spaces (1 per Condom Unit).
 - g. Total parking required = 541 (less credit of 114 Spaces - See Section 255 B. 2 of Zoning Code) leaving total requirement of 427 Spaces.
 - h. Level 15 is an open area for residents of the building and is to be used for the building management.
 7. Existing off street parking (Field Count)
 - a. Level 1 = 27 Spaces (Underground)
 - b. Level 2 = 24 Spaces (Underground)
 - c. Level 3 = 41 Spaces (Street Level with Allegheny Ave.)
 - d. Level 4 = 0 Spaces (Street Level with Joppa Road)
 - e. Level 5 = 41 Spaces (Above Ground)
 - f. Level 6 = 40 Spaces (Above Ground)
 - g. Level 7 = 14 Spaces (Above Ground)
 - h. Total Spaces = 510 (Includes Handicapped Spaces)
- A Petitioner is Requesting a Variance to Sections 405-B (3.4.6.3.2) of the Zoning Code to Permit a Total of 510 Off street Parking Spaces, instead of the Required 427 Spaces (A Variance of 183 Spaces)

REVISION PLANS
JUN 28 1978 PM



PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
AT
TOWSON TOWERS
WASHINGTON & ALLEGHENY AVENUES
Election District 2 Baltimore Co. Md
Scale 1" = 20'
March 15, 1978
Revised June 27, 1978



KIDDE CONSULTANTS INC.
1020 CROMWELL BRIDGE ROAD
P.O. BOX 21804
BALTIMORE, MARYLAND 21204

