

79-95-1A
29-95-1A
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Catherine G. Walker, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 1802.2B, to permit a front and/or side yard setback of 4 feet rather than the required 30 feet or 1801.2C.3 1801.2C.3 25 feet respectively and to permit a distance of 29 feet to the center line of the right of way rather than the required 50 feet...

- 1. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship due to the configuration of the subject parcel created by the establishment of a perpetual easement for stream change between the developable land and I 695.
2. That the requested variances are in spirit and harmony with the Zoning Regulations and will in no way affect the public health, safety and general welfare of the area involved, but will, in fact, be of benefit to the area.

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

Catherine G. Walker Contract purchaser 10807 Falls Road Luthersville, MD 21093
Catherine G. Walker Legal Owner Address: Bellona Ave. & Judges Lane Towson, MD 21204
Catherine G. Walker Contract purchaser 10807 Falls Road Luthersville, MD 21093
Catherine G. Walker Legal Owner Address: Bellona Ave. & Judges Lane Towson, MD 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 25th day of October, 1978 at 1:00 P.M.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Catherine G. Walker, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building and office uses.

And (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building and office uses.
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Catherine G. Walker Contract purchaser 10807 Falls Road Luthersville, MD 21093
Catherine G. Walker Legal Owner Address: Bellona Ave. & Judges Lane Towson, MD 21204
Catherine G. Walker Contract purchaser 10807 Falls Road Luthersville, MD 21093
Catherine G. Walker Legal Owner Address: Bellona Ave. & Judges Lane Towson, MD 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 25th day of October, 1978 at 1:00 P.M.

(over)

IOCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Catherine G. Walker, legal owner... of the property situate in Baltimore County, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DISTANCES ON 200 FT. BOUND LINES, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION FOR A SPECIAL PERMIT, TO USE THE HEREIN DESCRIBED PROPERTY FOR OFFICES (As a 2nd-12 Special, and Permitted Use B.2, 1.5 Special).

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 1.84 Acres DEED REF. 5372-079
GRADING 40 % OF TOTAL SITE WILL REQUIRE GRADING.
BUILDING SIZE
GROUND FLOOR 302' x 81' AREA 24,462 S.F.
NUMBER OF FLOORS 2 TOTAL HEIGHT 25' 6"
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 20228 S.F. / 80150 S.F. = 0.25
BUILDING USE
GROUND FLOOR OFFICES OTHER FLOORS OFFICES
REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 27 OTHER FLOORS 24 TOTAL 51
PARKING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 360 x 51 = 18360
UTILITIES
WATER: PUBLIC PRIVATE, TYPE OF SYSTEM:
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM:
UTILITIES SECURITY APPROVAL:
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 25th day of October, 1978 at 1:00 P.M.

IOCA FORM NO. 2 REVISED 5-12-77

RECEIVED JUN 7 1978 OFFICE OF PLANNING & ZONING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Special Exception for an office building and offices and, additionally, a Petition for Variances to permit a front and/or side yard setback of four feet in lieu of the required thirty feet or twenty-five feet, respectively, and a distance of twenty-nine feet to the center line of the right of way in lieu of the required fifty feet for property at the above location.

Testimony at the hearing indicated that the original tract comprised 2.69 acres, more or less, in 1970, the State Highway Administration acquired 1.718 acres, more or less, for easements, leaving 0.98 of an acre. Additionally, a Special Exception for an office building was petitioned for and granted (Case No. 77-178-XA), but the project never materialized. The Petitioner further testified that it would not be conceivable to develop the proposed two-story office building without the requested Variances because of the unusual configuration of the property. Improvements on the property consist of a one-story residence, which the Petitioner plans to raise.

Mr. Clark F. Mackenzie, S.R.A., an expert witness and the prospective developer of the office building, and testified that a "substantial noise factor" exists at the nearby ramp, and this would be detrimental to apartment development.

Nearby residents, in protest, indicated concern regarding traffic problems and public safety and claimed that an office building would not be "attractive to look at." The manager of the nearby Charlegate Apartments stated that the proposed office building would change the character of the

ORDER RECEIVED FOR FILING DATE: December 5, 1978 BY: John P. G... (over)

neighborhood and that he believed that its presence would result in greater difficulty in renting apartments. However, he stated that the apartments have usually been one hundred percent occupied.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted. Likewise, the health, safety, and general welfare of the community not being adversely affected, the Variances should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of December, 1978, that the Petitions for Special Exception for an office building and offices and Variances to permit a front yard setback of four feet in lieu of the required thirty feet and a distance of twenty-nine feet to the center line of the right of way in lieu of the required fifty feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Current Planning and Development Division.

Deputy Zoning Commissioner of Baltimore County

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER OF APPEAL

Dear Deputy Zoning Commissioner: Please enter an appeal in the above entitled case.

CARDIN AND WEINSTEIN, P.A. By: Lawrence K. Ginsberg, Attorney for Protestant

I HEREBY CERTIFY that a copy of the foregoing was mailed to R. Bruce Alderman, Esquire, 305 West Chesapeake Avenue, Towson, Maryland 21204; Attorney for the applicant; John W. Hessian, III, Peoples Counsel, County Office Building, Towson, Maryland, 21204; J. Carroll Holzer, County Solicitor for Baltimore County, Court House, Towson, Maryland, 21204, this 29th day of December, 1978.

CARDIN AND WEINSTEIN, P.A. By: Lawrence K. Ginsberg, Attorney for Protestant

Mr. Michael H. Terman, President Buxton Crossing Ltd., Box 213 Reisterstown Road & Shooks Lane, Baltimore, Maryland 21208



RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES BEFORE THE COUNTY BOARD OF APPEALS

ORDER OF DISMISSAL

Patition of Catherine G. Walker for a special exception for an Office Building and Office Use, and variances from Sections 1802.2B (V.B.2) and 1801.2C.3 of the Baltimore County Zoning Regulations on property located at the northwest corner of Bellona Lane and Judges Lane, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed May 9, 1979 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Protestor be dismissed and withdrawn as of May 9, 1979.

IT IS HEREBY ORDERED this 10th day of May, 1979, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Robert L. Ottiano, Acting Chairman Patricia Millhouser Layton B. Spafford

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES BEFORE THE BOARD OF APPEALS

ORDER OF DISMISSAL

Please dismiss the Appeal in the above entitled case.

CARDIN AND WEINSTEIN, P.A. By: Lawrence K. Ginsberg, Attorney for Protestant

I HEREBY CERTIFY that a copy of the foregoing was mailed to R. Bruce Alderman, Esquire, 305 West Chesapeake Avenue, Towson, Maryland 21204; Attorney for applicant; John W. Hessian, III, Peoples Counsel, County Office Building, Towson, Maryland 21204; J. Carroll Holzer, County Solicitor for Baltimore County, Court House, Towson, Maryland 21204, this 9th day of May, 1979.

CARDIN AND WEINSTEIN, P.A. By: Lawrence K. Ginsberg, Attorney for Protestant

Rec'd 5-9-79 5:15 PM Filed in Court

ORDER RECEIVED FOR FILING DATE: December 5, 1978 BY: John P. G... (over)

ORDER RECEIVED FOR FILING DATE: December 5, 1978 BY: John P. G... (over)



QUALIFICATIONS AND EXPERIENCE
John W. Guckert

EXPERIENCE: Street Traffic Studies, Limited
August 1977 to Present
Manager, STS. - I function as an associate to Stephen G. Petersen, P.E. I have performed all types of traffic engineering studies and have worked on over 50 projects since August 1977. I have prime responsibility for many projects and have prepared reports for the clients based upon my analysis and they have acted accordingly.

I have testified as an expert witness as a Traffic Engineer in zoning cases and other hearings in Prince Georges County, Anne Arundel County and Harford County, Allegheny County, St. Mary's County, Loudon County, Virginia.

April 1977 to August 1977
Worked part time for STS as an assistant to Stephen G. Petersen, P.E. on all types of engineering and planning projects.

May 1972 to August 1977
Maryland State Highway Administration Traffic Division Engineer Associates - Traffic Division - I worked as a Design Draftsman for the Traffic Signal Design Section for ten (10) months. Projects included signals for isolated intersections and interconnected coordinated signal systems throughout the State.

February, 1973 I began working for the Baltimore Metropolitan Regional Traffic Engineer as a primary assistant. Duties and studies included (but not limited to) traffic signal design, sign design, capacity analysis, geometric design and review, parking and speed limit studies. Worked as an assistant in southern Maryland and eastern shore for 1 1/2 years and in the Baltimore Metropolitan area for 2 1/2 years.

May 1968 to May 1972
United States Air Force
Vietnamese Linguist for the United States Air Force Security Service.

Oct. 1967 to April 1968
Maryland State Highway Administration Testing Laboratory Engineering Associate - Conducted tests on all types of materials used by the State Highway Administration and contractors.

EDUCATION: Pursuing Bachelor's Degree in Civil Engineering. Currently attending Johns Hopkins University. I have taken courses at Towson State University and Essex Community College. 60 credits towards Civil Engineering Degree. Personnel Management course while in the United States Air Force.

PROFESSIONAL COURSES

Northwestern University - Traffic Institute
1) Seminar for Technical Assistants (June, 1973)
2) Highway Capacity Workshop (March, 1976)
3) Traffic Signal Workshop (January, 1976)
4) Urban Street Systems Design Workshop (March, 1977)
5) Traffic Management of Land Development (February, 1978)

United States Department of Transportation
Traffic Control for Street and Highway Construction and Maintenance Operations
Urban Traffic Control Systems (UTCS) Seminar - FHWA

ITE - Self-training Course
University of Maryland
Short Course Urban Transportation Planning (May, 1975)
Traffic Engineering Short Course (1972)

University of Tennessee
Quick Response Urban Travel Estimation Techniques (Only, 1978)

MISCELLANEOUS

Age: 29
Married - 2 children

Typical Projects
Transit Station Access Development Alternatives Study (TSDAS) for Baltimore County - complete January, 1978.
Comprehensive study of impact of Baltimore's Reisterstown Road Plaza Metro Station (cost \$21,000).

Various traffic signal design projects throughout the State of Maryland underway - estimated installation costs \$500,000 .
Pikesville Revitalization Study - Baltimore County - underway sub-consultant to James L. Frost Associates (cost \$6500.00)

Various traffic planning and engineering studies relating to zoning and special exception cases throughout Maryland, Virginia, etc.

Prince Georges County-Zoning Hearing Examiner
Anne Arundel County-Zoning Hearing Examiner
Harford County-Zoning Hearing Examiner
St. Mary's County-Planning Board
Allegheny County-Local Planning Board
Town of Belair-County Council
Town of Belair-Planning Board
Loudon County Virginia-Planning Board

Qualifications of Wayne E. Maiseholder

- (1) Employed by the Engineering Firm of George William Stephens & Associates since June 1954. (Except for 2 year period of service with Naval Reserve).
- (2) Worked in field at various levels 1954 - 1968 Rodman, Instrumentman and Party Chief, served as Party Chief for about eight years.
- (3) Worked in office (Survey Division) 1968 to present, current Position-Project Engineer.
- (4) Obtained Professional Land Surveyor's License, February 1977
- (5) Has testified on various zoning cases since 1974 such as reclassifications, Special Exceptions, Variances, etc. Some Residential areas and some Business.
- (6) Has been recognized by Mr. Dinkins and Mr. Martinak as a Qualified Witness, even prior to obtaining Land Surveyor's License.



MEMORANDUM

October 24, 1978

TO: Mr. Bruce Alderman
FROM: John W. Guckert
SUBJECT: Special Exception for Offices
Bellona Lane and Judges Lane

As requested I have completed a brief traffic engineering analysis regarding traffic operations and conditions as they relate to the subject site.

Base Conditions

The site is located along proposed Judges Lane (currently under construction) at Bellona Lane in the northwest quadrant of the intersection. Judges Lane is being constructed as part of a public works agreement with the County and the Ruxton Crossing Townhouses. Judges Lane will connect Bellona Lane (at the site) with Bellona Avenue forming a "Y" as shown on the location map of the plat. The subject site is 1.843 acres and it is planned to be developed with 20,000 square feet (GLD) of office space with 69 parking spaces.

ACCESS

Access to Judges Lane from the site will be via two proposed driveways to the site. There is good sight distance in both directions from both driveway locations. Access to Bellona

Avenue (east-west roadway) can be made by one of two routes - via Bellona Lane or via Judges Lane. This choice will provide a more superior circulation pattern than presently exists where all lots of the area (Ruxton Towers, Charlesgate Apartments) all exit onto Bellona Avenue from Bellona Lane. This better access and circulation via Judges Lane was not present when the previous special exception for offices was approved for this site. The sight distance from Judges Lane to Bellona Avenue is 300 feet to the west and exceeds 500 feet to the east which is satisfactory for the 30 MPH speed limit along Bellona Avenue in this area.

Site Specifics

Zoning regulations require 51 parking spaces for the proposed 20,000 square foot office building and the site plan shows that 69 spaces are planned for the site. The excess 18 spaces represents 35 percent more spaces than required by the County. The proposed 69 parking spaces are arranged to provide satisfactory internal circulation.

Trip Generation

Baltimore County Department of Traffic Engineering stated in their memo of October 18, 1978 that approximately 440 daily trips would be generated by the proposed use versus 220 trips by use of the land as presently zoned (DR 16).

Our analysis shows that based upon a general office building with 20,000 square feet the subject site would generate approximately 235 trips/day. However, if the site were considered to be an office park than it would generate approximately 415 trips/day. An office park generally includes supporting facilities for the offices such as banks, gas stations, restaurant, convenience store etc. which accounts for the daily trip increase over a general office building.

Comparison of daily trip rates does not provide a true picture of conditions that may exist during the critical hours of the day, specifically the morning and evening peak hours. In order to determine the peak hour trip rates of the site a comparison was made between two studies; the Institute of Transportation Engineers (ITE) Study for general office buildings and a study by this consultant of the Maryland Executive Office Park along Joppa Road in Towson, Maryland. The Executive Park does not include the full range of typical supporting facilities normally found in office parks and therefore the peak hour trip rates are comparable to the ITE Study for a general office building.

TRIP RATES FOR OFFICES

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
TRIPS/1000 SQ. FT.	1.96	0.38	2.34	0.24	1.85	2.09
ITE Study						
TRIPS/1000 SQ. FT.	1.86	0.39	2.25	0.38	1.49	1.87
MD. Executive Park						

In order to be conservative (to show more traffic) we choose to use the rate/1000 square feet from the ITE Study to determine the total peak hour trips expected to be generated by the subject site.

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
TRIPS/20,000 SQ. FT.	39	8	47	5	37	42

The site plan indicates that a mixture of general office and medical office use is possible on the first floor. If 37.5 percent of the first floor (3000 square feet) were medical offices then the totals shown above would increase by 11 trips in the morning peak hour and 13 trips in the evening peak hour.

Existing Traffic Volumes

The State Highway Administration made a turning movement count at Maryland 139 and Bellona Avenue-Kerilworth Drive on April 11, 1977. A comparison of existing peak hour volumes with the volumes projected to be generated by the site are shown below:

	TOTAL INTERSECTION VOLUME	PROPOSED SITE VOLUME	PERCENT INCREASE
MORNING PEAK HOUR	3431	47 (50) ^{1/2}	1.35 (1.65)
EVENING PEAK HOUR	3048	42 (55)	1.45 (1.85)

Conclusions

The proposed site developed as a mixture of general office and medical office use will not have an adverse impact on the local roadways and nearby intersections. The use of the site as an office as proposed (20,000 square feet) will actually produce 235 trips/day compared to the use as presently zoned which could generate at least 220 trips/day.

^{1/} The volumes and percentages in parentheses relate to the office building with 3000 square feet of medical offices on the first floor.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS

BRANCH OFFICE
TOWSON OFFICE
200 N. MAIN ST.
BIL. RM. NO. 21114
879-1800
818-1800

JOHN J. STAMP, P.E.
WILLIAM R. BURTCH, P.E.
J. BRUCE ALDERMAN, P.E.
TAPSCOTT CHAMBERLAIN, P.E.
NORMAN G. SAUNDERS, P.E.
MAX J. FLETCHER, P.E.
ROBERT B. NIMMEL
WAYNE E. HANCOCK, P.E.

BRANCH OFFICE
303 ALLEGHENY AVENUE
P. O. BOX 6818
TOWSON, MD. 21286
818-1120

GEORGE WILLIAM STEPHENS, JR.
CHAIRMAN OF THE BOARD
W. HARRY JESSOP, JR.
CHARLES E. FICK, JR.
FRANK W. ZIEGLER, JR., P.E.

MEMO TO ACCOMPANY I.D.C.A. APPLICATION
FOR PROPERTY @ JUDGES LANE & BELLONA LANE
(REFERENCE DIRECTED TO ZONING CASE NO. 77-178-X)

June 1, 1978

It is to be noted that due to a drafting error to the existing 700 scale zoning map (sheet 10-11-1) as adopted October of 1976, the petitioner, Mr. Clark F. Mackenzie, must not only request a special exception to amend the concept for proposed offices as shown on Case No. 77-178-XA, but additionally must request permission to park in the portion of DR 3.5 Zone which has been erroneously established. This DR 3.5 area extends approximately 75 feet into the west side of the subject site (see accompanying zoning map with outline plotted in red) which has until now been recognized as DR 16 Zone.

Wayne E. Hancock
W.E. Hancock

WEM:ms

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21286

October 11, 1978

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Encouragement
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Development

R. Bruce Alderman, Esquire
305 Chesapeake Avenue
Towson, Maryland 21204

RE: Special Exception/Variance
Item No. 29
Petitioner - Walker

Dear Mr. Alderman:

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 northwest corner of Bellona and Judges Lane in the 9th Election District, this 1.8 acre site, currently zoned D. R. 16, is approved with a one-story residence. Apartment buildings exist to the south and southeast of this site, while vacant land and the Baltimore Beltway exist to the west and north, respectively.

This site was the subject of a number of previous zoning hearings with the most recent being Case No. 77-178-XA, in which a Special Exception and Variance were granted in order to convert the existing building to office use. Because of your client's proposal to raise this structure and construct a two-story office building, which differed substantially from the previous request, this de novo hearing is now required.

Regarding the comments from the State Highway Administration, I have received a copy of a letter from Mr. Irvin C. Hughes to Mr. Harry Patel recommending that the proposed parking area within the state drainage easement be approved. For this reason I have proceeded to schedule this petition for a hearing date. A copy of this letter is enclosed for your review.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: June 29, 1978

PROJECT: Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Walker Property

PROJECT NUMBER: IDCA NO. 78-34X

LOCATION: N/W of Bellona Lane

DISTRICT: 803

IDEA PLAN

PRELIMINARY PLAN

TENTATIVE PLAN

DEVELOPMENT PLAN

FINAL PLAN

This application for special exception (No. 78-34X) was received by the Development Approval Section on June 8, 1978, and we comment as follows:

General: Urban Area
This property was the subject of Zoning Item #267 (1968-1970) and Item #145 (1976-1977), 77-178XA.

Water: (Towson Fourteen Zone)
There is a 12-inch public water main in Bellona Lane. There are no problems with water service in this area. This property is within the Urban-Rural Demonstration Line and in an area designated "Existing Service" on Baltimore County Water Main 9-16, as amended. The requested change in use will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (Worley's Run - Roland Run - Jones Falls Interceptors - Mt. Washington Flume - Jones Falls Sewage Pumping Station - Back River Waste Water Treatment Plant) Mt. Washington Flume 21-00 sgd, restricted to 11.48 mgd

There is a public 6-inch sanitary sewer in Bellona Avenue and public 18-inch sanitary sewer traversing this site. No dry weather flow problems are reported in this area. This property is within the Urban-Rural Demonstration Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan 10-109, as amended. The requested use will not adversely affect the system. This project is recommended for approval.

Storm Drain: (Worley's Run - Roland Run - Lake Roland - Jones Falls - Patapsco River - Chesapeake Bay)

There are known flooding problems downstream. As this project, subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the development of this property, this project is recommended for approval. Estimated 100-year design storm runoff increase of 3.66 cfs.

RECEIVED
JUN 30 1978
OFFICE OF PLANNING & ZONING

END:SAN:FWL:ms

RECEIVED
JUN 30 1978
OFFICE OF PLANNING & ZONING

Mr. Alderman
Page 2
October 11, 1978

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

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:cmr
Enclosure

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

DEPARTMENT OF TRAFFIC ENGINEERING

LOCATION: JUDGES LANE
IDEA NO. 78-34X

IDEA Analysis

- 1) Request Arterial Intersection CHARLES ST & I-695
a) Level of Service
C
- 2) Trip Generation from Site 2,038 $\text{ft}^2 \times \frac{17 \text{ TRIPS}}{1000 \text{ FT}^2} = 235 \text{ TRIPS/DAY}$
a) Proposed Level of Service
C
- 3) Proposed Roads Improvements Programed for Construction Within Next Two Years.

Recommendation: *C. Walker*
Approval: *C. Walker*

Denial:
Remarks:

RECEIVED
OFFICE OF PLANNING & ZONING

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

October 2, 1978

Mr. E. Eric Dillman
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #29 (1978-1979)
Property Owner: Catherine G. Walker
N/W cor. Bellona La. & Judges La.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDEA 78-34X)
Acre: 1.843 District: 9th

Dear Mr. Dillman:

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:
The comments which were supplied for this property for Project IDEA 78-34X, and in connection with the Zoning Advisory Committee review of this site for Zoning Items 145 (1976-1977), 77-178-XA, and 367 (1968-1970) are referred to for your consideration.

The public 24-inch Worley's Run Outfall sanitary sewer (Drawing #70-0399, File 1) traverses this property within the State Highway Administration Perennial Easement for Stream Change (S.W.A. Plats 39932 and 44680), as indicated.

The Petitioner is cautioned that no encroachment by construction of any structure including footings, etc. will be permitted over County utilities or within utility easements or rights-of-way.

During the course of grading and/or construction on this site, protection must be afforded by the contractor for the existing stream bank and the sanitary outfall sewerage. Any damage sustained would be the full responsibility of the petitioner.

Additional fire hydrant protection will be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #29 (1978-1978).

Very truly yours,
Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:SAN:FWL:ms
cc: W. Nimmell
S-SE Key Sheet
44 SW 3 & 4 Pos. Sheets - RM 112 Topo
60 Tax Map

R. Bruce Alderman, Esquire
305 Chesapeake Avenue
Towson, Maryland 21204
Item No. 29

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 15th day of August, 1978.

Eric D. Dillman
ERIC D. DILLMAN
Zoning Commissioner

Petitioner: Walker
Petitioner's Attorney: R. Bruce Alderman
cc: George William Stephens, Jr. and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

February 17, 1978

Mr. E. Eric Dillman
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #145 (1976-1977)
Property Owner: Robert L. & Catherine G. Walker
N/W cor. Bellona La. & Judges La.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices and variance to permit a side setback and/or front setback of 15' in lieu of the required 30' for front yard or 25' for side yard.
Acre: 1.643 District: 9th

Dear Mr. Dillman:

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:
The comments which were supplied in connection with the Zoning Advisory Committee review of this property for Item #267 (1968-1970) remain valid and are referred to for your consideration.

Proposed entrance is preferably from Judges Lane; however, the entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County standards.

A proper road termination must be provided for Bellona Lane. This property is tributary to the Jones Falls Sanitary Sewerage System subject to State Health Department regulations.

Very truly yours,
Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:SAN:FWL:ms
S-SE Key Sheet
44 SW 3 & 4 Pos. Sheets
105 11-A Topo
60 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

W. Lee Harrison, Esquire
305 West Judge Lane
Towson, Maryland 21286

RE: Type of Hearing: Reclassification
Location: N/W Judge Lane, W/S Bellona Lane
Petitioner: Catherine G. Walker
Committee Meeting of April 26, 1970
8th District
Item 267 (C-1-1)

Dear Mr. Harrison:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a dwelling with office use to the rear, with the property to the north being the Baltimore Beltway, the property to the west and south, dwellings ten to thirty years of age in excellent repair. The property to the east is the Ruxton Towers apartments development. Bellona Lane and Judges Lane in this location are not improved with concrete curb and gutter.

BUREAU OF ENGINEERING

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.

Highways

Bellona Lane is an existing macadam road proposed for improvement as a 36-foot closed roadway within a 50-foot right-of-way.

Judges Lane, formerly a private drive, is proposed for improvement as a public 40-foot closed roadway within a 50-foot right-of-way.

Highway right-of-way widening and improvements for both Bellona Lane and Judges Lane would be required in connection with any subsequent grading or building permit applications.

The Baltimore Beltway is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

W. Lee Harrison, Esquire
Item 267

June 11, 1970

Storm Drains

Storm drain facilities and easements may be required in connection with the proposed improvements to this property.

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

The Baltimore Beltway is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control

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

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer and Water

Public sanitary sewerage and public water supply are available to serve this property.

PROJECT PLANNING DIVISION

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

STATE ROADS COMMISSION

The right-of-way line and easement area for proposed highway improvements as indicated on the subject plan are basically accurate.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

W. Lee Harrison, Esquire
Item 267

June 11, 1970

TRAFFIC ENGINEER'S OFFICE

The subject petition is requesting a change from R-10 to RA with special exception for offices. Access to the subject property is via Judges Lane which exists at 8 to 10 feet wide. This is not acceptable for this type of use.

HEALTH DEPARTMENT

Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE DEPARTMENT

Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION

Would not increase student population.

ZONING ADMINISTRATION DIVISION

This office is withholding a hearing date until such time as revised plans are received indicating the proposed right-of-way width and closed section curb and gutter for Bellona Lane and screening around the parking areas which abut residential uses and homes.

Very truly yours,

Charles Lee
CLIVER L. MYERS
Chairman

CLJmc

Enclosures

MICROFILMED



Harold A. Zimmerman
Secretary
W. S. Compton
Assistant Secretary

August 22, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
County Office Bldg.
Towson, Md. 21286

Attention: Mr. N. Commodari

Re: Z.A.C. Hearing, 8-15-78
ITEM: 29
Property Owner: Catherine G. Walker
Location: N/W Bellona Lane & Judges Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-34 X)
Acre: 1.843
District: 9th
Baltimore Beltway

Dear Mr. Martinak:

The plan indicates proposed parking within the State Highway Administration stream change easement. This can only be accomplished by way of permission from the Administration's District Engineer. This matter should be resolved prior to the hearing, otherwise it will not be known if sufficient parking can be provided.

A permanent substantial barrier should be erected between the parking lot and the top of the slope. The plan should note the type of barrier.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJEM:vrđ

Mail Room Number (301) 383-4320

P.O. Box 717, 300 West Flacien Street, Baltimore, Maryland 21203

August 29, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21286

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Catherine G. Walker

Location: N/W Bellona La. & Judges La.

Item No. 29

Zoning Agency Meeting of 06/15/78

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" 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 or 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 _____ violates the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hagan*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Hagan*
Fire Prevention Bureau

W.M.

RECEIVED
SEP 20 1978
GEO. W. STEPHENS, JR.
ASSOCIATES, INC.



LESLIE H. GRAY
DIRECTOR

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
02148-2121

September 25, 1978

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

Dear Mr. DiNanno:

Comments on Item #29, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner: Catherine G. Walker
Location: N/W Bellona Lane and Judges Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-34 X)
Acre: 1.843
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 concurs with comments of the State Highway Administration.

Very truly yours,

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

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

Dear Mr. DiNanno:

Comments on Item #29, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner: Catherine G. Walker
Location: N/W Bellona La. & Judges La.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office (IDCA 78-34 X)
Acre: 1.843
District: 9th

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

Any new installation of fuel burning equipment should contact the Division of Air Pollution Control, 496-3775, to obtain requirements for such installation's before work begins.

Very truly yours,

Thomas H. Devine
Thomas H. Devine, Director
Bureau of Environmental Services

TJH/287ph

cc: W. L. Phillips

September 21, 1978

MEMORANDUM

DATE: September 20, 1978

TO: Mr. Harry J. Pielat
District Engineer
District 4

FROM: Mr. Irvin C. Hughes
Assistant Chief Engineer
Highway Development

SUBJECT: I-695 at Charles Street

RE: Proposed Development
Judges Lane and Bellona Lane

Your memorandum of July 28, 1978, submitted the proposed plans relating to the subject development requesting our review and comments as well as a hydraulic review for acceptance. Our hydraulic review is approximately 75% complete.

Mr. Charles E. Fick, who is with the Consultant Engineering Firm for the Developer, visited my office on September 14, to discuss the status of the subject project. In order to expedite the Developer's Zoning Petition to the County, we can recommend to you that there are no problems with the proposed parking within the State Drainage easement. It is my understanding that this release on the State Highway Administration's part will allow the Zoning Petition to be processed by the County.

We will complete our hydraulic analysis and obtain the Water Resources Administration's approval insofar as the State Highway Administration's involvement is concerned. We would anticipate that our final response would be in the early part of October.

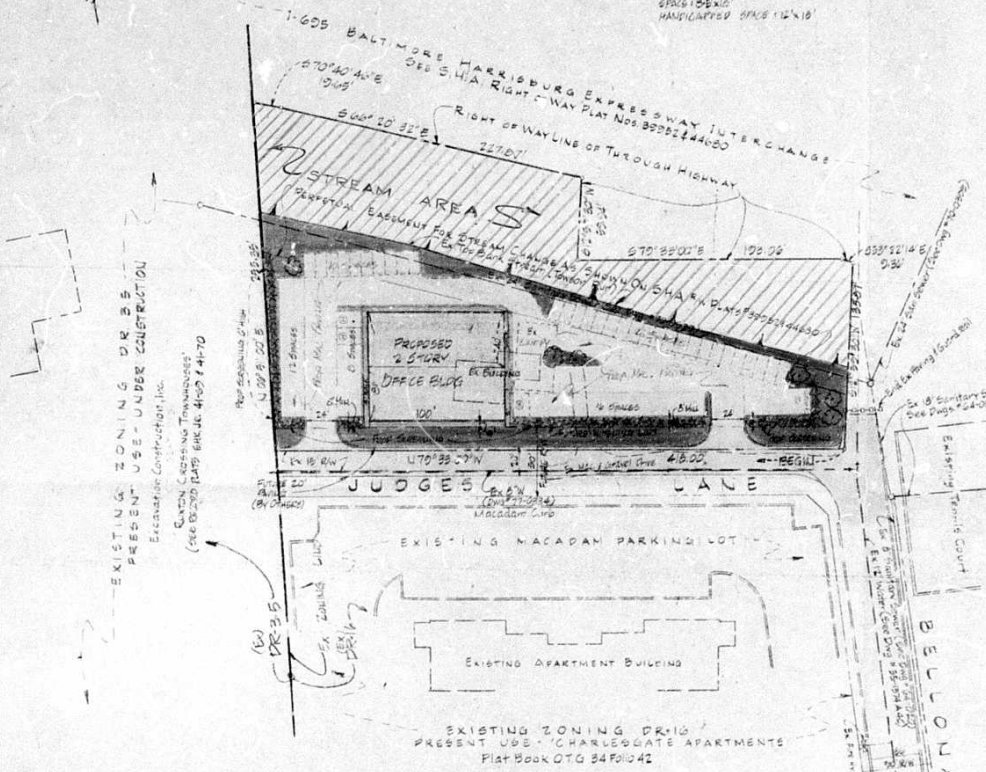
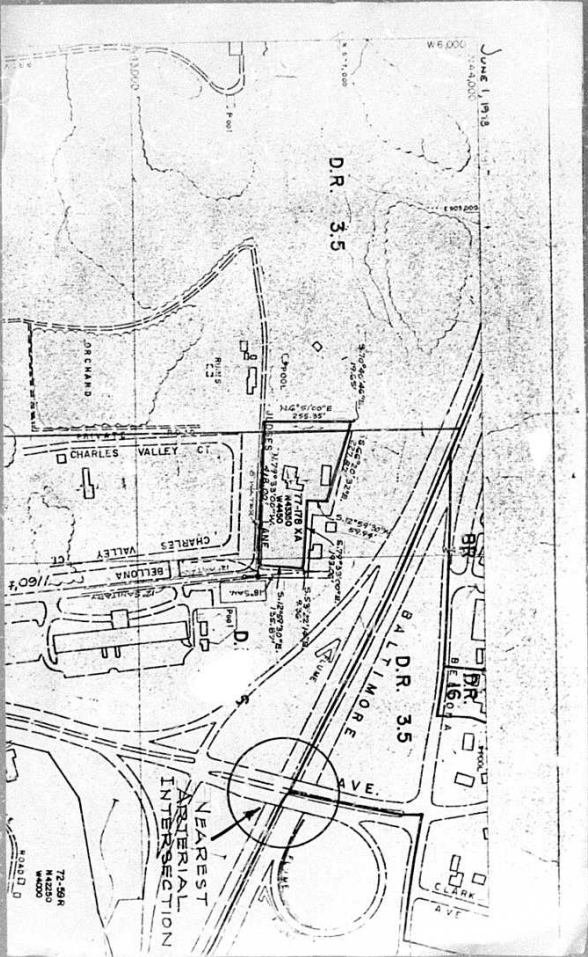
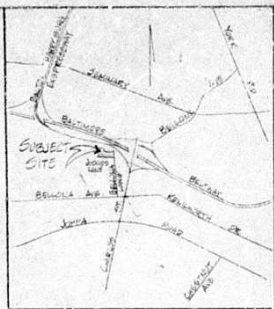
ICJ:se

cc: Mr. Hugh C. Downs
Mr. Allan M. Tate
Mr. William F. Lina
Mr. Charles E. Fick

(301) 383-7170
March 22-7170

NOTE:
 REFERENCE IS DIRECTED TO PREVIOUS ZONING CASE NR7-170-1A WHERE SPECIAL EXCEPTION FOR OFFICES WAS GRANTED. THIS PETITION REPRESENTS A REQUEST TO AMEND THE LAYOUT OF SAID PREVIOUS CASE.

PARKING TABULATION
 BASEMENT OFFICE USE SHALL QUOTE WHEN ADJUST 4000' x 500' = 20 SPACES
 GROUND FLOOR OFFICE USE SHALL QUOTE WHEN ADJUST 4000' x 500' = 27 SPACES
 GROUND FLOOR OFFICE USE SHALL QUOTE WHEN ADJUST 4000' x 500' = 27 SPACES
 TOTAL PARKING REQUIRED = 51 SPACES
 PARKING PROPOSED (ON THE SAME) = 30
 PARKING PROPOSED (ON ADJACENT) = 21
 TOTAL PARKING PROPOSED = 51 SPACES
 * HEIGHT, APPROVAL OF HEIGHT ENVIRONMENTAL AGENCIES SHOWN SHOWN HEREIN
 SPACES 12' x 18'
 HANDICAPPED SPACES 12' x 18'



○ DENOTES PROP. ORNAMENTAL TREES FOR ADDITIONAL LANDSCAPING.

EXISTING ZONING DR-16
 PRESENT USE - UNDER CONSTRUCTION
 Excavation Construction, Inc.
 4100 141-70

- GENERAL NOTES
- 1) AREA OF TRACT - 1.0836 A.C.
 - 2) PRESENT ZONING - DR-16 WITH SPECIAL EXCEPTION FOR OFFICES
 - 3) PRESENT USE - RESIDENTIAL
 - 4) PROPOSED USE - OFFICES IN BASEMENT AND IN GROUND FLOOR WITH MIXTURE OF OFFICES & GENERAL OFFICES ON FLOOR PLAN
 - 5) UTILITIES - EXISTING WATER & SEWER SERVICE FROM BELLONA LANE
 - 6) PAVING - PROPOSED BITUMINOUS SURFACE WITH CRUSHED GRANITE BASE PROPOSED CURBS WERE SHOWN TO BE CONCRETE
 - 7) CHECKED IN - PROPOSED DRIVE ASBESTOSITE MIX & HIGH CURBS ASBESTOSITE MIX
 - 8) LIGHTING - QUALITIES SO SELECTED AS NOT TO REFLECT RAY INTO RESIDENTIAL AREAS
 - 9) THIS SITE IS IN THE WOODS FALLS DRAINAGE AREA
 - 10) EXISTING ROADSIDE SIGN HEREON TO BE REMOVED
 - 11) REFERENCE IS DIRECTED TO L.P.C.A. CASE NR7-170-1A IN WHICH A SPECIAL EXCEPTION FOR OFFICES AND A SPECIAL PERMIT FOR PARKING WAS GRANTED AND SUBSEQUENTLY APPROVED. IT IS TO BE NOTED THAT DUE TO ADDITIONAL DATA AND FURTHER EXAMINATION OF THE ZONING LINES AS SHOWN ON THE 200 SCALE ZONING MAP IT HAS BEEN DETERMINED THAT THE SUBJECT SITE IS ENTIRELY WITHIN THE DR-16 ZONE THEREBY ELIMINATING THE REQUEST FOR PARKING IN A DR-16 ZONE.

1) MANUSCRIPT TO PERMIT A FRONT AND/OR SIDE YARD OF 4' OTHER THAN THE REQUIRED 50' OR 20' RESPECTIVELY ALSO TO PERMIT A DISTANCE OF 20' TO THE CENTER LINE OF THE RIGHT OF WAY RATHER THAN THE REQUIRED 50'.

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



PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR OFFICES IN AN EXISTING DR-16 ZONE WITH VARIANCE REQUEST TO FRONT AND/OR SIDE YARD JUDGES LAKE & BELLONA LANE DEVELOPER

MACKENZIE F. ARDRE, INC.
 10807 FALLS ROAD
 LUTHERVILLE, MD. 21093

BALTO. CO. MD.
 SCALE: 1" = 5'

ELECTION DIST. 2
 JULY 27, 1976

D-20 Petitioner's Exhibit 1

COORDINATES

LINE	WEST	NORTH	LINE	WEST	NORTH
119	3502.23	42105.33	343	3807.75	42943.72
120	3570.61	42710.55	344	3850.80	42899.30
121	4074.16	42704.67	403	3847.09	42910.41
122	3877.39	42859.19	408	3852.52	42951.50
123	3744.16	42873.07	458	3858.87	42818.05
124	3439.34	42909.08	425	3885.50	42799.19
125	3490.44	42934.16	428	3882.22	42814.92
126	3271.38	42814.70	431	3884.41	42719.30
127	3312.19	42714.86	437	3878.63	42719.89
128	4078.22	42414.70	356	3714.86	42719.92
129	4078.22	42376.64	360	3423.10	42719.97
130	4078.22	42325.62	342	3431.47	42342.81
131	3513.31	42327.74	396	3410.03	42410.22
132	3812.12	42185.04	380	3324.94	42330.36
133	4078.22	42327.74	391	3409.40	42330.36
134	4078.22	42327.74	392	3409.40	42330.36
135	3921.61	42919.17	393	3409.40	42330.36
136	3945.59	42822.22	394	3409.40	42330.36
137	3945.59	42822.22	395	3409.40	42330.36
138	3945.59	42822.22	396	3409.40	42330.36
139	3945.59	42822.22	397	3409.40	42330.36
140	3945.59	42822.22	398	3409.40	42330.36
141	3945.59	42822.22	399	3409.40	42330.36
142	3945.59	42822.22	400	3409.40	42330.36
143	3945.59	42822.22	401	3409.40	42330.36
144	3945.59	42822.22	402	3409.40	42330.36
145	3945.59	42822.22	403	3409.40	42330.36
146	3945.59	42822.22	404	3409.40	42330.36
147	3945.59	42822.22	405	3409.40	42330.36
148	3945.59	42822.22	406	3409.40	42330.36
149	3945.59	42822.22	407	3409.40	42330.36
150	3945.59	42822.22	408	3409.40	42330.36
151	3945.59	42822.22	409	3409.40	42330.36
152	3945.59	42822.22	410	3409.40	42330.36
153	3945.59	42822.22	411	3409.40	42330.36
154	3945.59	42822.22	412	3409.40	42330.36
155	3945.59	42822.22	413	3409.40	42330.36
156	3945.59	42822.22	414	3409.40	42330.36
157	3945.59	42822.22	415	3409.40	42330.36
158	3945.59	42822.22	416	3409.40	42330.36
159	3945.59	42822.22	417	3409.40	42330.36
160	3945.59	42822.22	418	3409.40	42330.36
161	3945.59	42822.22	419	3409.40	42330.36
162	3945.59	42822.22	420	3409.40	42330.36
163	3945.59	42822.22	421	3409.40	42330.36
164	3945.59	42822.22	422	3409.40	42330.36
165	3945.59	42822.22	423	3409.40	42330.36
166	3945.59	42822.22	424	3409.40	42330.36
167	3945.59	42822.22	425	3409.40	42330.36
168	3945.59	42822.22	426	3409.40	42330.36
169	3945.59	42822.22	427	3409.40	42330.36
170	3945.59	42822.22	428	3409.40	42330.36
171	3945.59	42822.22	429	3409.40	42330.36
172	3945.59	42822.22	430	3409.40	42330.36
173	3945.59	42822.22	431	3409.40	42330.36
174	3945.59	42822.22	432	3409.40	42330.36
175	3945.59	42822.22	433	3409.40	42330.36
176	3945.59	42822.22	434	3409.40	42330.36
177	3945.59	42822.22	435	3409.40	42330.36
178	3945.59	42822.22	436	3409.40	42330.36
179	3945.59	42822.22	437	3409.40	42330.36
180	3945.59	42822.22	438	3409.40	42330.36
181	3945.59	42822.22	439	3409.40	42330.36
182	3945.59	42822.22	440	3409.40	42330.36
183	3945.59	42822.22	441	3409.40	42330.36
184	3945.59	42822.22	442	3409.40	42330.36
185	3945.59	42822.22	443	3409.40	42330.36
186	3945.59	42822.22	444	3409.40	42330.36
187	3945.59	42822.22	445	3409.40	42330.36
188	3945.59	42822.22	446	3409.40	42330.36
189	3945.59	42822.22	447	3409.40	42330.36
190	3945.59	42822.22	448	3409.40	42330.36
191	3945.59	42822.22	449	3409.40	42330.36
192	3945.59	42822.22	450	3409.40	42330.36
193	3945.59	42822.22	451	3409.40	42330.36
194	3945.59	42822.22	452	3409.40	42330.36
195	3945.59	42822.22	453	3409.40	42330.36
196	3945.59	42822.22	454	3409.40	42330.36
197	3945.59	42822.22	455	3409.40	42330.36
198	3945.59	42822.22	456	3409.40	42330.36
199	3945.59	42822.22	457	3409.40	42330.36
200	3945.59	42822.22	458	3409.40	42330.36

PLAT THREE SECTION ONE
RUXTON CROSSING TOWNHOUSES



CURVES

PC	PT	R	L	Δ	T	CHORD
210	210	425.00	133.33	71°03'13"	67.32	1791.7571-121.72
221	224	400.00	210.10	31°00'00"	112.30	1504.7958-144.00
234	231	350.00	350.97	57°31'52"	104.83	1640.3232-340.00
232	242	400.00	400.97	87°31'02"	104.83	1640.3232-340.00
233	242	350.00	350.97	31°00'00"	104.83	1640.3232-340.00
272	273	310.00	68.43	101°42'24"	44.82	1154.8158-88.43
271	270	200.00	90.06	175°00'00"	45.40	1164.3070-90.00
263	261	250.00	157.71	50°00'00"	100.00	1337.5000-157.71
244	244	100.00	157.71	50°00'00"	100.00	1337.5000-157.71
231	231	75.00	36.42	43°00'00"	22.62	533.0058-36.42
658	658	51.00	38.37	43°06'00"	22.64	533.0058-37.47
622	628	65.00	28.82	174°00'00"	18.42	1871.8000-28.82
610	658	78.00	10.39	14°36'40"	10.23	3382.3251-30.23
603	601	78.00	10.39	14°36'40"	10.23	3382.3251-30.23

DENSITY CALCULATIONS

	SCHEME TOWNH BY MATR. I	APPROXIMATE BY MATR. I	PLAT SECTION 1	PLAT 2 SECTION 1	PLAT 3 SECTION 1
AREA IN SITE	57.61 AC	37.61 AC	4.82 AC		
GROSS AREA	58.20 AC	38.20 AC	4.82 AC		
AREA TOWNH	9.08 AC	9.08 AC			
AREA REMAINING	38.50 AC	38.50 AC	3.74 AC	3.74 AC	2.60 AC
TOWNSHIPS ALLOWED	107 TOWNSHIPS FOR SALE	107 TOWNSHIPS FOR SALE	8 TOWNSHIPS FOR SALE	8 TOWNSHIPS FOR SALE	8 TOWNSHIPS FOR SALE
DENSITY PROPOSED	17 SINGLE FAMILY LOTS	17 TOWNSHIPS FOR SALE	17 SINGLE FAMILY LOTS	17 SINGLE FAMILY LOTS	17 SINGLE FAMILY LOTS
OFF-STREET PARKING REQUIRED	24 B PS (2/UNIT)	214 (2/UNIT)	16 PS	255 PS (2/4 U)	108 PS (2/UNIT)
OFF-STREET PARKING PROVIDED	248 (109 SPA IN GAR)	248 (109 SPA IN GAR)	24 (0.524 IN GAR)	237 PS (109 SPA)	108 PS (0.524 IN GAR)
OPEN SPACE PROVIDED	5.72 AC	5.72 AC	0.50 AC	2.22 AC	2.22 AC

GENERAL NOTES

- DENSITY HAS OWNERS ASSOCIATION LOCAL OPEN SPACE
- THIS DEVELOPMENT INCLUDES FUTURE LOTS AREAS IF A SUFFICIENT SUBSISTANT
- THIS SITE IS IN THE JAMES FALLS DRAINAGE AREA
- LOCAL OPEN SPACE TO BE RETAINED MAINTAINED BY THE HOME OWNERS ASSOCIATION
- ALL LOTS AND TOWNHOUSES WILL BE FOR SALE
- 222 DELIMITED HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT THROUGH PRIVATE LOTS
- ALL DRIVEWAY AND PARKING AREAS WILL BE CONTAINED IN HOA EASEMENTS

OWNERS CERTIFICATE

I, RONALD F. EDWARDS, a Single of Law, County of Baltimore, State of Maryland, do hereby certify that the above shown herein has been laid out and the plat thereon prepared in accordance with the provisions of the Act relating to the subdivision of land known as Article 48A, Chapter 1016 of the Acts of 1948 and also subject to any amendments.

DATE: JUN 15 1977

SURVEYORS CERTIFICATE

I, RONALD F. EDWARDS, a Single of Law, County of Baltimore, State of Maryland, do hereby certify that the above shown herein has been laid out and the plat thereon prepared in accordance with the provisions of the Act relating to the subdivision of land known as Article 48A, Chapter 1016 of the Acts of 1948 and also subject to any amendments.

DATE: JUN 15 1977

APPROVED:

DATE: 6/15/77
DEPUTY STATE & COUNTY HEALTH OFFICER

NOTE:

STREETS, ROADS, HIGHWAYS, AND EASEMENTS SHOWN ON THIS PLAT ARE REFERRED TO BY THE SYSTEM OF COORDINATE POINTS AS SHOWN ON THE ENCLOSURE COORDINATE POINTS AND ARE BASED ON THE FOLLOWING TRAVEL STATIONS:

4430 N 4217.70 W 514.55
5255 N 4215.64 W 3859.00

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO BY THE SYSTEM OF COORDINATE POINTS AS SHOWN ON THE ENCLOSURE COORDINATE POINTS AND ARE BASED ON THE FOLLOWING TRAVEL STATIONS:

4430 N 4217.70 W 514.55
5255 N 4215.64 W 3859.00

OWNER'S CERTIFICATE

I, RONALD F. EDWARDS, a Single of Law, County of Baltimore, State of Maryland, do hereby certify that the above shown herein has been laid out and the plat thereon prepared in accordance with the provisions of the Act relating to the subdivision of land known as Article 48A, Chapter 1016 of the Acts of 1948 and also subject to any amendments.

DATE: JUN 15 1977

MCA ENGINEERING CORPORATION

1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

COMPILED: R.G.W. DRAWN: W.M.B. CHECKED: J.G.W. DATE: 6/15/77

APPROVED, BALTIMORE COUNTY PLANNING BOARD

DATE: 6/15/77
DIRECTOR

APPROVED:

DATE: 6/15/77
COUNTY ROADS ENGINEER

APPROVED:

DATE: 6/15/77
COUNTY ROADS ENGINEER

OWNER'S CERTIFICATE

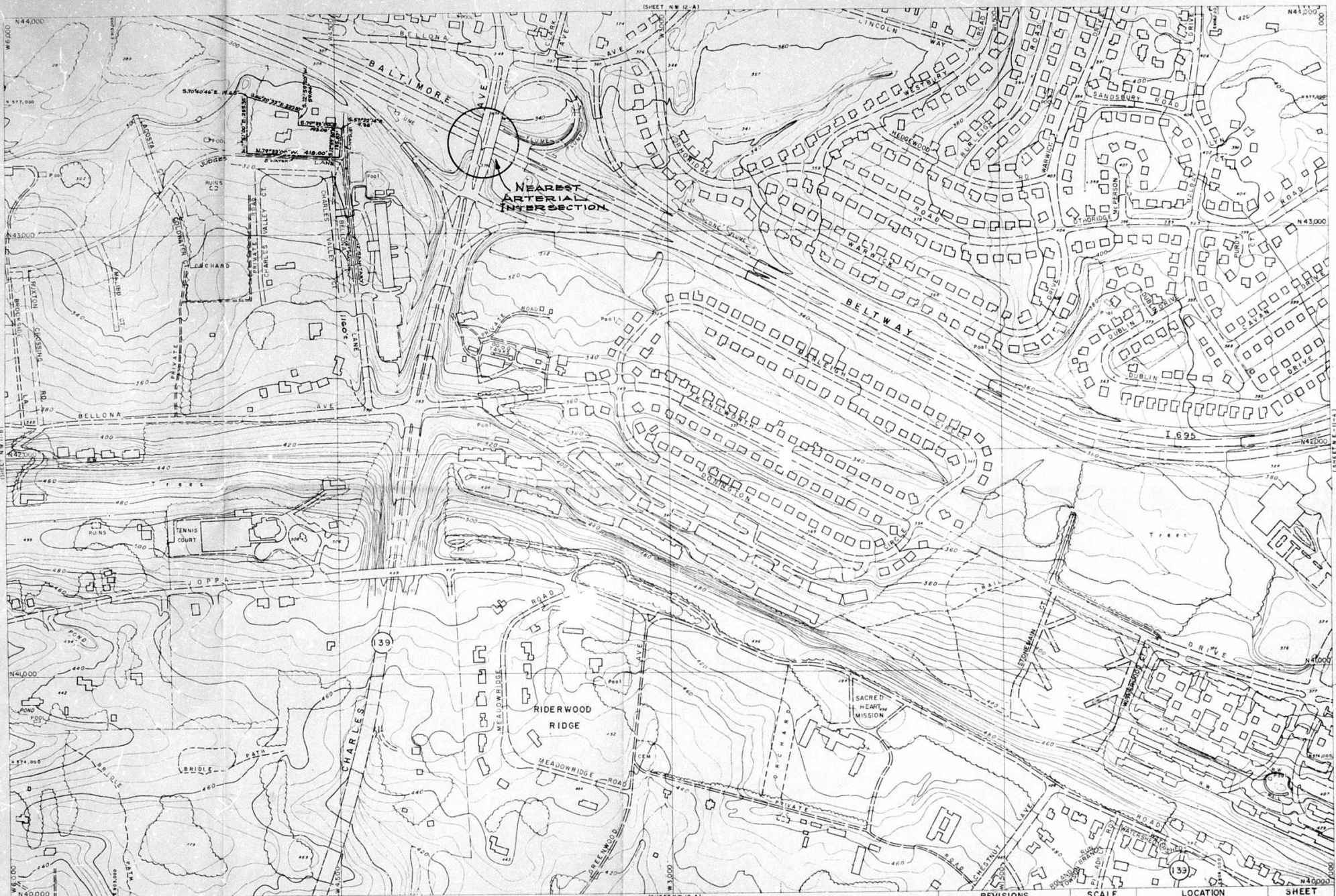
DATE: 6/15/77
OWNER

REGISTERED LAND SURVEYOR

DATE: 6/15/77
REGISTERED LAND SURVEYOR

APPROVED:

DATE: 6/15/77
REGISTERED LAND SURVEYOR



S-SE R-SW
C-NE N-NW
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY
I.D.C.A. APPLICATION
FOR
MacKENZIE & Assocs., Inc.
JUNE 1, 1978

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

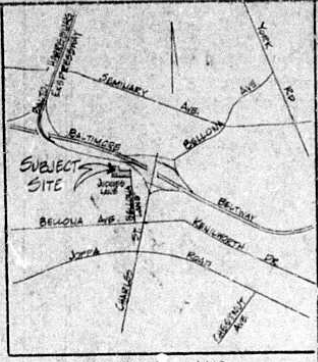
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TOWSON	N.W. 11-A
Topographic	MAPS, 4-11-70			
		DATE OF PHOTOGRAPHY		
		APRIL 1953		
Photography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



NOTE:
 REFERENCE IS DIRECTED TO PREVIOUS ZONING CASE N° 77-170-XA WHERE SPECIAL EXCEPTION FOR OFFICES WAS GRANTED. THIS PETITION REPRESENTS A REQUEST TO AMEND THE LAYOUT OF SAID PREVIOUS CASE.

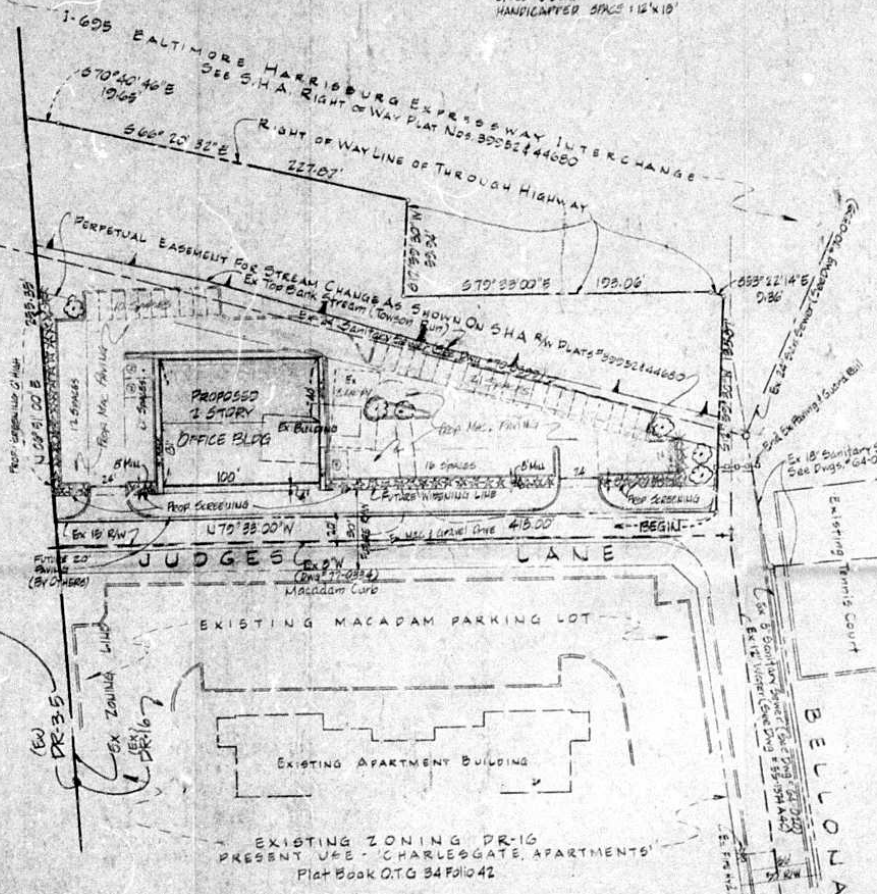
PARKING TABULATION
 BASEMENT (TOP FLOOR) 56' SHOWN SHADING HEREON, 40' x 100' x 4000 SF = 500 x 0 SPACES
 FIRST FLOOR 56' x 100' x 3100 SF = 27 SPACES
 SECOND FLOOR 28' x 100' x 2800 SF = 16 SPACES
 TOTAL PARKING REQUIRED = 51 SPACES
 * PARKING PROPOSED (ON FEE SIMPLE) = 30
 * PARKING PROPOSED (ON EASEMENTS) = 21
 TOTAL PARKING PROPOSED = 51 SPACES

PENDING APPROVAL OF VARIOUS GOVERNMENTAL AGENCIES, SHOWN FINISHED HEREON
 SPACES 18' x 10'
 HANDICAPPED SPACE 11' x 10'



LOCATION MAP
 SCALE: 1" = 200'

EXISTING ZONING DR. B-5
 PRESENT USE - UNDER CONSTRUCTION
 Excavator Construction, Inc.
 'BLINDEN C' 16 TOWNHOUSES'
 (SEE RECORD MAP ENCL. N° 41-60 2-41-70)



- GENERAL NOTES**
- 1) AREA OF TRACT = 1.1045 AC.
 - 2) PRESENT ZONING - DR-16 WITH SPECIAL EXCEPTION FOR OFFICES.
 - 3) PRESENT USE - RESIDENTIAL.
 - 4) PROPOSED USE - GENERAL OFFICES IN BASEMENT AND IN SECOND FLOOR WITH MIXTURE OF RESIDENTIAL & GENERAL OFFICES ON FIRST FLOOR.
 - 5) UTILITIES - EXISTING WATER & SEWER SERVICE FROM BELLONA LANE.
 - 6) PAVING & PROPOSED BITUMINOUS SURFACE WITH CRACKER-ROUNDSAGE PROPOSED CURBS, WHERE SHOWN, TO BE MITERED.
 - 7) SCREENING - PROPOSED DENSE ARBORVITAE MII. WHICH, ERECTED ABOVE OVERHANG.
 - 8) LIGHTING - SHALL BE SO DIRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS.
 - 9) THIS SITE IS IN THE JONES FALLS DRAINAGE AREA.
 - 10) EXISTING REMEMBRANCE SIGN HEREON TO BE REMOVED.
 - 11) REFERENCE IS DIRECTED TO I.R.G.A. CASE N° 70-24-X UPON WHICH A SPECIAL EXCEPTION FOR OFFICES AND A SPECIAL PERMIT FOR PARKING WAS GRANTED AND SUBSEQUENTLY APPROVED. IT IS TO BE NOTED THAT DUE TO ADDITIONAL DATA AND FURTHER EXAMINATION OF THE ZONING CASE AS SHOWN ON THE 250' SCALE ZONING MAP, IT HAS BEEN DETERMINED THAT THE SUBJECT SITE IS ENTIRELY WITHIN THE DR-16 ZONE THEREBY ELIMINATING THE REQUEST FOR PARKING IN A DR-5-9 ZONE.

VARIANCES REQUESTED TO PERMIT A FRONT AND/OR 2' 0" VARY OF 4' RATHER THAN THE REQUIRED 50' OR 25' RESPECTIVELY AND TO PERMIT A DISTANCE OF 25' TO THE CENTER LINE OF THE RIGHT OF WAY RATHER THAN THE REQUIRED 50'.

PLAT TO ACCOMPANY ZONING PETITION
 FOR
 SPECIAL EXCEPTION FOR OFFICES
 IN AN EXISTING DR-16 ZONE
 WITH VARIANCE REQUEST TO FRONT AND/OR SIDE YARD
 JUDGES LANE & BELLONA LANE
 DEVELOPER

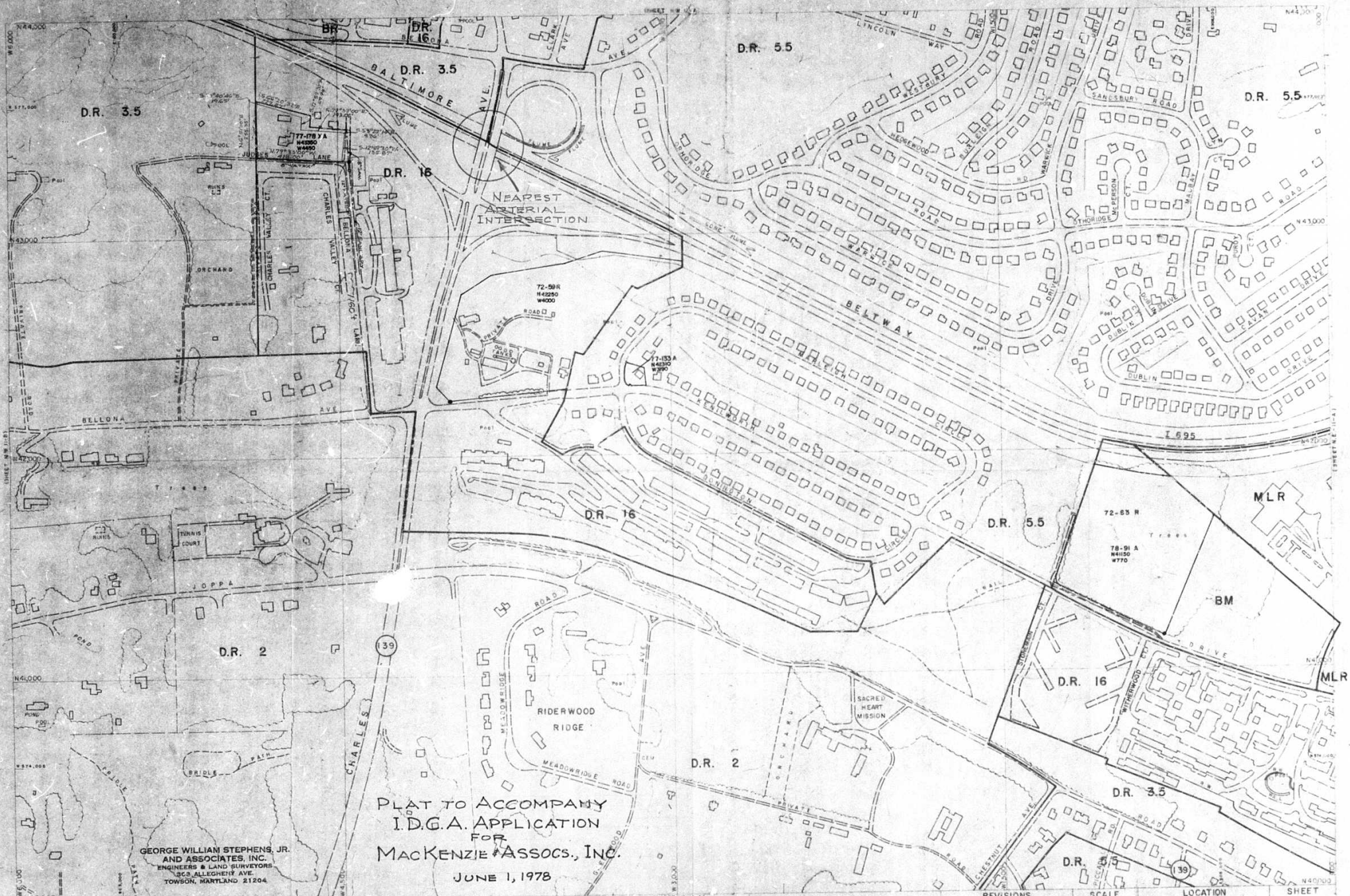
MAC KENTIS & ASSOC., INC.
 10807 FALLS ROAD
 LUTHERVILLE, MD. 21055

ELECTION DISTRICT 5
 JULY 27, 1978

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



D 25
 Petitioner's Exhibit 2



PLAT TO ACCOMPANY
 I.D.G.A. APPLICATION
 FOR
 MacKENZIE ASSOCs., INC.
 JUNE 1, 1978

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS & LAND SURVEYORS
 1303 ALLEGHENY AVE.
 TOWSON, MARYLAND 21204

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

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 C.I.L. NOS. 106-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

PHOTGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TOWSON	N.W. 11-A
Planimetric	MAPS, 4-11-70			

Compiled by Photogrammetric Methods
 AERO SERVICE CORPORATION-PHILADELPHIA, PA

