

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Mercantile Safe Deposit & Trust Co., Personal Representatives of the Estate
 of Myrtle D. Reuss, legal owner of the property situate in Baltimore
 County and which is described in the description and plat attached hereto and made a part hereof,
 hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant
 to the Zoning Law of Baltimore County, from _____ zone to _____
 zone, for the following reasons:

1. 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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ General Office in _____ P.B.-16 Zone.

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

Mercantile Safe Deposit and Trust Company, Personal Representative,
 Peter Max Zimmerman, Deputy People's Counsel
 John W. Hession, III, People's Counsel
 M. G. Smith, Vice President
 Address: 2 Hopkins Plaza, Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1979, at _____ o'clock _____ A.M.

ORDER RECEIVED FOR FILING
 DATE January 1, 1979
 John P. Phelan

79-133-X 9/CHS
 10 30A AM
 12/14/78

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NW/Corner of Pennsylvania Ave. and Central Ave., 9th District : OF BALTIMORE COUNTY

MERCANTILE SAFE DEPOSIT & TRUST CO., PERSONAL REPRESENTATIVES OF THE ESTATE OF MYRTLE D. REUSS; Case No. 79-133-X
 Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commission :
 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 therein, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 20th day of November, 1978 a copy of the foregoing Order was mailed to Mercantile Safe Deposit & Trust Co., Mercantile Towson Building, 409 Washington Avenue, Towson, Maryland 21204, Personal Representatives of the Estate of Myrtle D. Reuss, Petitioner.

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

ORDER RECEIVED FOR FILING
 DATE January 1, 1979
 John P. Phelan

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
 NW/Corner of Pennsylvania and Central : DEPUTY ZONING
 Avenues - 9th Election District : COMMISSIONER
 Estate of Myrtle D. Reuss - Petitioner : OF
 NO. 79-133-X (Item No. 69) : BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Special Exception for offices in a D.R.16 Zone, for property at the above location. Said property consists of 0.344 acres, more or less, and is improved with a two and one-half story frame dwelling and garage. The Petitioner proposes to convert the dwelling to offices.

Testimony at the hearing indicated that the dwelling contains approximately 3,100 square feet and is presently occupied, but in need of some repair. The Petitioner stated there are no plans to change the outside of the dwelling, but there are plans to landscape and install such screening as is deemed necessary. Ample off-street parking can be provided for.

Nearby residents indicated their concern for increased traffic, the safety of school children, and potential storm water problems.

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 health, safety, and general welfare of the community not being adversely affected, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of February, 1979, that the Petition for Special Exception for offices should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Vehicular access shall be via Central Avenue, using the garage curb cut.

ORDER RECEIVED FOR FILING
 DATE January 1, 1979
 John P. Phelan

2. All parking must be at the rear of the building and screened by evergreen plantings, a minimum of four feet high.
3. No changes shall be made to the exterior of the dwelling; residential appearance must be retained.
4. The existing garage must be removed.
5. Approval of a site plan by 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.
6. Said Special Exception must be utilized within five years or become null and void.

George J. Martinak
 Deputy Zoning Commissioner of Baltimore County



Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21286
 410-684-3333

February 1, 1979

James M. Smith, Esquire
 Suite 1544, World Trade Center
 Baltimore, Maryland 21202

RE: Petition for Special Exception
 NW/Corner of Pennsylvania and
 Central Avenues - 9th Election
 District
 Estate of Myrtle D. Reuss -
 Petitioner
 NO. 79-133-X (Item No. 69)

Dear Mr. Smith:
 I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
 George J. Martinak
 Deputy Zoning Commissioner

GJM:mr
 Attachments
 Mrs. Mary E. Ginn
 606 Horncrest Road
 Towson, Maryland 21204
 Mrs. Katherine Turner
 618 West Chesapeake Avenue
 Towson, Maryland 21204
 John W. Hession, III, Esquire
 People's Counsel

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

RICHARD B. WILLIAMS, A.S.P.
 PETER H. WAEGLICH, R.S.

August 28, 1978

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION
 -00 WEST PENNSYLVANIA AVENUE, TOWSON, MD.

Beginning for the same at a point on the northernmost side of Pennsylvania Avenue, 60 feet wide, where said Pennsylvania Avenue is intersected by the westernmost side of Central Avenue, 60 feet wide, and thence binding on the northernmost side of said Pennsylvania Avenue North 82° 30' East 100 feet to a point; thence leaving said Pennsylvania Avenue North 07° 30' East 150 feet to the southernmost side of an alley, 20 feet wide; thence binding on the southernmost side of said alley South 82° 30' East 100 feet to intersect the westernmost side of said Central Avenue; thence binding on the westernmost side of said Central Avenue South 07° 30' West 150 feet to the place of beginning.

Containing 0.344 Acres of Land, more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner
 From: Lettie H. Groat, Director of Planning
 Date: December 4, 1978
 Subject: Item 69, Petition for Special Exception for offices

Northwest corner of Pennsylvania Avenue and Central Avenue
 Petitioner - The Estate of Myrtle D. Reuss

9th District

HEARING: Monday, December 11, 1978 (10:30 A.M.)

Office use would be appropriate here. If this petition is granted, it is suggested that the following conditions be made:

1. A detailed landscaping plan submitted to and approved by the Current Planning and Development Division.
2. Provision that no change be made in the exterior of the structure so that it remains residential in character.
3. That vehicular access be confined via the alley and that the parking layout be revised accordingly.

Lettie H. Groat
 Director of Planning

LHG:JGH:rw

W. F. Gebhardt & Company, Inc.
 REALTORS
 8800 GOLDEN RING RD. - BELTWAY EXIT 34
 BALTIMORE, MARYLAND 21287
 301-321-8300

January 23, 1979

Mr. George Martinak
 Deputy Zoning Commissioner
 County Office Building
 Towson, Maryland 21202

Dear Mr. Martinak:

After discussion with the West Towson Neighborhood Association, we have agreed to the following: items:

1. There will be no change in the exterior building and roof lines including porches, except for those as required by Baltimore County regulations.
2. All parking will be back of the rear line (extended east & west) of the building.
3. Access to the parking will be from Central Avenue using the garage curb cut. The existing garage will be removed.
4. All parking will be screened by hedging and/or landscaping as per regulations.

We understand that if these four (4) criteria are met, the neighborhood association will drop all opposition to the new use of the building.

Very truly yours,
 William F. Gebhardt, Pres.
 W.F. Gebhardt & Co., Inc.

WFG:jr

Re: President of The West Towson Neighborhood Association, Inc.

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

IDCA NO. 79-133
IDCA NO. _____

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Mercantile Fire Deposit & Trust Co., Personal Representative of the Estate
of Myrtle D. Reuss, DEED GRANTOR OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION BUILDING _____ IN A RES-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

Office Building

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 15,000 DEED REF: Libert C.M.B., Jr. 1080, folio 148

GRADING 0.2% % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE

GROUND FLOOR 34.2 x 31.1 AREA 1069 sq. ft.

NUMBER OF FLOORS 3 TOTAL HEIGHT 31 ft.

FLOOR AREA RATIO TOTAL FLOOR AREA DIVIDED BY SITE AREA 0.22

BUILDING USE

GROUND FLOOR Offices OTHER FLOORS Offices

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 15 OTHER FLOORS 3.2 TOTAL 21.2

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 3622 sq. ft.

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 240)

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.

Myrtle D. Reuss Mercantile-Safe Deposit and Trust Company, Personal Representative,
APPLICANT, LESSEE ON CONTRACT PURCHASE

LEGAL OWNER: Myrtle D. Reuss
ADDRESS: 111 W. Chesapeake Ave., Baltimore, Md. 21201
DEED REF: 1080, folio 148
DATE: 10-20-78

THE PLANNING BOARD HAS DETERMINED ON 10-19-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-61.07 OF THE BALTIMORE COUNTY CODE.

Signed: [Signature]
DATE: 10-20-78

CHIEF, BALTIMORE COUNTY PLANNING & ZONING

AUG 22 1978

79-133
79-133K
WEST TOWSON NEIGHBORHOOD ASSOCIATION, INC.
606 Homestead, #102
Jan 12, 78

Dear Mr. Martink
A copy of what we sent Mr. Gohardt as a proposal for agreement. You should hear from him shortly.
Thank you,
Mary's Jim

JAN 16 1978
ZONING DEPARTMENT

W. F. Gohardt & Co., Inc.
4800 Golden Ring Road
Baltimore, Maryland 21217
January 12, 1978

Mr. George Martink
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Martink:

After discussion with the West Towson Neighborhood Association, we have agreed to the following items:

- There will be no change in the exterior building and roof lines including porches;
- All parking will be back of the rear line (extended east & west) of the building;
- Access to the parking will be from the alley as recommended by the Planning Department, thus removing the need for a curbcut;
- All parking will be screened by hedging and/or landscaping as per regulations;
- A facade plaque will be used instead of a lawn sign.


We understand that if these five (5) criteria are met, the neighborhood association will drop all opposition to the new use of the building.

Yours truly,

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

IDCA FORM NO. 2, REVISED 8-12-77

Mr. W. C. Stith, Asst. Vice President
Mercantile Safe Deposit & Trust Co.
Two Hopkins Plaza
Baltimore, Maryland 21201

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing
this 20th day of October 1978.

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

Petitioner, Estate of Myrtle D. Reuss
Petitioner's Attorney

Reviewed by [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 28, 1978

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

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Preston Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. W. C. Stith, Asst. Vice President
Mercantile Safe Deposit & Trust Co.
Two Hopkins Plaza
Baltimore, Maryland 21201

RE: Item No. 69
Estate of Myrtle D. Reuss
Special Exception Petition

Dear Mr. Stith:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are 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 Pennsylvania and Central Avenues, in West Towson, the subject property is presently improved with a three-story frame dwelling and garage in the rear. Surrounding properties are also zoned Density, Residential (E. R. 16), as is the subject property, and consists of both residential and office use. Because of your proposal to convert the existing dwelling to offices, this Special Exception is required.

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,
[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works and Safety
TOWSON, MARYLAND 21286
(301) 464-3500

STEPHEN E. COLLINS
DIRECTOR

October 5, 1978

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

Dear Mr. DiNenna:

Comments on Item # 69 Zoning Advisory Committee Meeting, September 26, 1978 are as follows:

Property Owner: Estate of Myrtle D. Reuss
Location: NW Pennsylvania Ave. & Central Ave.
Existing Zoning: D. R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-1 X)

Area: 0.344
District: 9th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1975 Edition and the 1971 Supplement, State of Maryland Code for the Undeveloped and aged and other applicable codes.
- A building permit shall be required before construction can begin.
- Additional _____ Permits shall be required.
- Building shall be upgraded to new use - requires alteration permit.
- Three sets of construction drawings will be required to file an application for a building permit.
- 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.
- 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.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- No Comment.
- Comment: Building appears to exceed the allowable height for a business occupancy in wood frame (lb) type construction. See Table 5 and 6 of the Building Code. Waiver of excessive stories in height cannot be granted.

Very truly yours,
[Signature]
Charles E. Burham
Planner-Client

CB/ryj

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21286
(301) 464-3500

STEPHEN E. COLLINS
DIRECTOR

October 20, 1978

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

Item No. 69 - ZAC - Meeting of September 16, 1978
Property Owner: Estate of Myrtle D. Reuss
Location: NW Pennsylvania Ave. & Central Ave.
Existing Zoning: D. R. 16
Proposed Zoning: Special exception for offices (IDCA 78-51 X)

Area: 0.344
District: 9th

Dear Mr. DiNenna:

The requested special exception for an office is not expected to be a major traffic generator.

Very truly yours,
[Signature]
Michael S. Plantaga
Engineer Associate II

MSF/da

THORNTON M. MOURING, P.E.
DIRECTOR

December 4, 1978

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

Re: Item #69 (1978-1979)
Property Owner: Estate of Myrtle D. Reuss
N/W cor. Pennsylvania Ave. & Central Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
(IDCA 80, 78-51 X)
Acres: 0.344 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:

This property is the subject of Project IDCA 78-51X.

Highways:

Pennsylvania Avenue and Central Avenue, existing County streets, are proposed to be improved in the future as 44 and 40-foot closed section roadways on 72 and 60-foot rights-of-way, respectively.

The status of the 20-foot alley right-of-way is unknown to this office. This alley should be improved in the future as a 20-foot commercial type alley on a 24-foot right-of-way.

Highway right-of-way widenings, including a filllet area for sight distance at the intersection and any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

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

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Item #69 (1978-1979)
Property Owner: Estate of Myrtle D. Reuss
Page 2
December 4, 1978

Storm Drains:

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

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

Water and Sanitary Sewer:

There is a public 4-inch water main in Pennsylvania Avenue and 8-inch public sanitary sewerage within the alley and Central Avenue.

Very truly yours,

Elizabeth M. Dwyer
ELIZABETH M. DWYER, P.E.
Chief, Bureau of Engineering

END:EM:PM:sm

cc: J. Trimmer
J. Somers

N-W Key Sheet
38 NE 2 Pos. Sheet
NE 10 A Topo
70 Top Map

LESLIE H. GRAY
DIRECTOR

November 21, 1978

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

Dear Mr. DiNenna:

Comments on Item #69, Zoning Advisor: Committee Meeting, September 26, 1978, are as follows:

Property Owner: Estate of Myrtle D. Reuss
Location: NW/C Pennsylvania Avenue and Central Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-51)
Acres: 0.344
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 plan has been reviewed and there are no site-planning factors requiring comments.

Very truly yours,

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

Paul H. Reince
CHIEF

October 17, 1978

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

Attention: Mr. Comoderi, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of Myrtle D. Reuss

Location: NW/C Pennsylvania Ave. & Central Ave.

Item No. 69 Zoning Agenda (subject of)

Gentlemen:

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) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead end condition shown at _____ is ~~within~~ the maximum allowed by the Fire Department.
- (4) 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) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- (6) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments, at this time.

EVIDENCE: *H. Kelly*
Planning Group
Special Inspection Division

Noted and
Approved: *George W. Woodruff*
Fire Prevention Bureau

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

November 2, 1978

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

Dear Mr. DiNenna:

Comments on Item #69, Zoning Advisory Committee Meeting, September 26, 1978, are as follows:

Property Owner: Estate of Myrtle D. Reuss
Location: NW/C Pennsylvania Ave. & Central Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office (IDCA 78-51 X)
Acres: 0.344
District: 9th

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

Prior to new installation(s) of fuel burning equipment the owner should contact the division of Air Pollution Control, 495-3775, to obtain requirements for such installation(s) before work begins.

The parking area(s) should be surfaced with a dustless, bonding material.

Very truly yours,

Thomas W. Jovlin
THOMAS W. JOVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

WLP/tp

cc: W. L. Phillips

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 26, 1978

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

I.A.C. Meeting of: September 26, 1978

RE: Item No. 69
Property Owner: Estate of Myrtle D. Reuss
Location: NW/C Pennsylvania Ave. & Central Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-51 X)

District: 9th
No. Acres: 0.344

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/tp

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for offices
LOCATION: Northwest corner of Pennsylvania Avenue and Central Avenue
DATE & TIME: Monday, December 11, 1978 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning/Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Special Exception for offices
 All that parcel of land in the Ninth District of Baltimore County beginning for the same at a point on the northernmost side of Pennsylvania Avenue, 80 feet wide where said Pennsylvania Avenue is intersected by the westernmost side of Central Avenue, 80 feet wide, and thence binding on the northernmost side of said Pennsylvania Avenue North 82° 30' West 100 feet to a point, thence leaving said Pennsylvania Avenue North 07° 30' East 150 feet to the southernmost side of an alley, 20 feet wide, thence binding on the southernmost side of said alley South 82° 30' East 100 feet to intersect the westernmost side of said Central Avenue, thence binding on the westernmost side of said Central Avenue South 07° 30' West 150 feet to the place of beginning.
 Containing 0.344 Acres of Land, more or less.
 Being the property of The Estate of Myrtle D. Reuss, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, December 11, 1978 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
S. ERIC DI NENIA, ZONING COMMISSIONER AND GEORGE J. MARTINAK, DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
 To Nov. 23

OFFICE
THE TIMES
 NEWSPAPERS
 TOWSON, MD 21204 November 23 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Myrtle D. Reuss was inserted in the following:

- Catonsville Times Towson Times
 Dundalk Times Arbutus Times
 Essey 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 24th day of November 1978, that is to say, the same was inserted in the issues of November 23, 1978

STROMBERG PUBLICATIONS, INC.

BY *Erika Berger*

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for offices
LOCATION: Northwest corner of Pennsylvania Avenue and Central Avenue
DATE & TIME: Monday, December 11, 1978 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning/Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
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 All that parcel of land in the Ninth District of Baltimore County beginning for the same at a point on the northernmost side of Pennsylvania Avenue, 80 feet wide where said Pennsylvania Avenue is intersected by the westernmost side of Central Avenue, 80 feet wide, and thence binding on the northernmost side of said Pennsylvania Avenue North 82° 30' West 100 feet to a point, thence leaving said Pennsylvania Avenue North 07° 30' East 150 feet to the southernmost side of an alley, 20 feet wide, thence binding on the southernmost side of said alley South 82° 30' West 100 feet to the place of beginning.
 Containing 0.344 Acres of Land, more or less.
 Being the property of The Estate of Myrtle D. Reuss, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, December 11, 1978 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF
S. ERIC DI NENIA, ZONING COMMISSIONER AND GEORGE J. MARTINAK, DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
 Nov. 23

CERTIFICATE OF PUBLICATION

TOWSON, MD, November 23, 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., once in each of one successive weeks before the 24th day of November 1978, the first publication appearing on the 23rd day of November 1978.

THE JEFFERSONIAN,

S. Eric DiNenia
 Manager

Cost of Advertisement, \$

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>O.I.</i>										
Previous case: <i>On adjoining properties 75-198-RXA</i>										

Revised Plans:
 Change in outline or description Yes
 Map # *67-163X*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District *94* Date of Posting *Nov. 23, 1978*
 Posted for *Petition For Special Exception*
 Petitioner *The Estate of Myrtle D. Reuss*
 Location of property *North Corner Pennsylvania Ave & Central Ave*
 Location of Signs *Front of 400 Pennsylvania Ave*
 Remarks
 Posted by *Thomas E. Balant* Date of return *Dec. 1, 1978*
J-Sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *6th* day of *Sept* 1978 Filing Fee \$ *50.00* Received *Check*
 _____ Cash
 _____ Other

S. Eric DiNenia
 S. Eric DiNenia,
 Zoning Commissioner

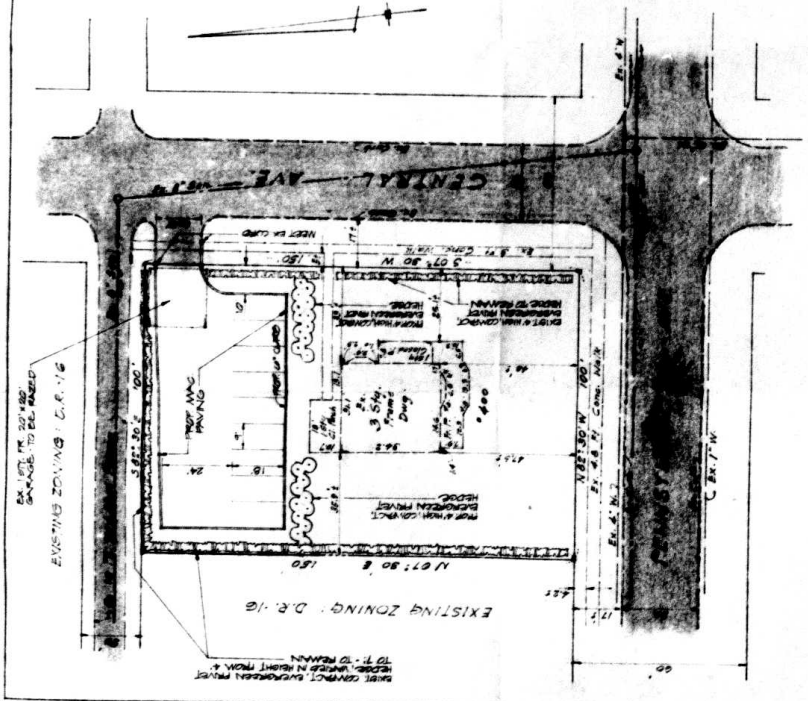
Petitioner *Her Safe Deposit* Submitted by *Harold W. Niles*
 Petitioner's Attorney _____ Reviewed by *O. MacCitt*

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 76204
 DATE *January 2, 1979* ACCOUNT *01-62*
 AMOUNT *858.55*
 RECEIVED FROM *James M. Smith, Esquire*
 FOR *Cost of Advertising and Posting Case No. 79-133-X*
 500.00
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 76137
 DATE *Nov. 15, 1978* ACCOUNT *01-662*
 AMOUNT *\$50.00*
 RECEIVED FROM *Development Design Group, Ltd.*
 FOR *Filing Fee Case No. 79-133-X, Estate of Myrtle D. Reuss, hearing date - 12/11/78 10:30 A.M.*
 500.00
 VALIDATION OR SIGNATURE OF CASHIER





OWNER-APPLICANT:
 MERCANTILE SAFE DEPOSIT AND TRUST COMPANY,
 PERSONAL REPRESENTATIVES OF THE ESTATE OF
 MYRTLE D. RUESS
 2 HOPKINS PLAZA
 BALTIMORE, MARYLAND 21201



GENERAL NOTES:

- 1) FLOOR AREA OF EX. BLDG. : 15,000 SF
 - 2) FLOOR AREA OF EX. BLDG. : 5,192 SF
 - 3) PARKING PROVIDED : 4.7 SPACES
 - 4) 1st FLOOR (1084 S.F.): 2.1 SPACES
 - 5) 2nd FLOOR (1084 S.F.): 2.1 SPACES
 - 6) TOTAL : 8.9 SPACES
 - 7) PARKING PROVIDED : 9 SPACES
- ZONING CASE NO. 71199-A
- 1) THROUGH THE COURSE SHALL BE VIA CENTRAL AVE.
- 2) ALL WORKS MUST BE AT THE REAR OF THE BLDG. AND NOT BE ACCESSED BY SURFACE FROM CENTRAL AVE. (UNLESS OTHERWISE NOTED).
- 3) THE PROPOSED IMPROVEMENTS SHALL BE AS SHOWN ON THE ATTACHED PLANS.
- 4) THE EXISTING DRIVEWAYS MUST BE MAINTAINED.

PLANS APPROVED BY
 OFFICE OF THE CITY ENGINEER
 BALTIMORE, MARYLAND

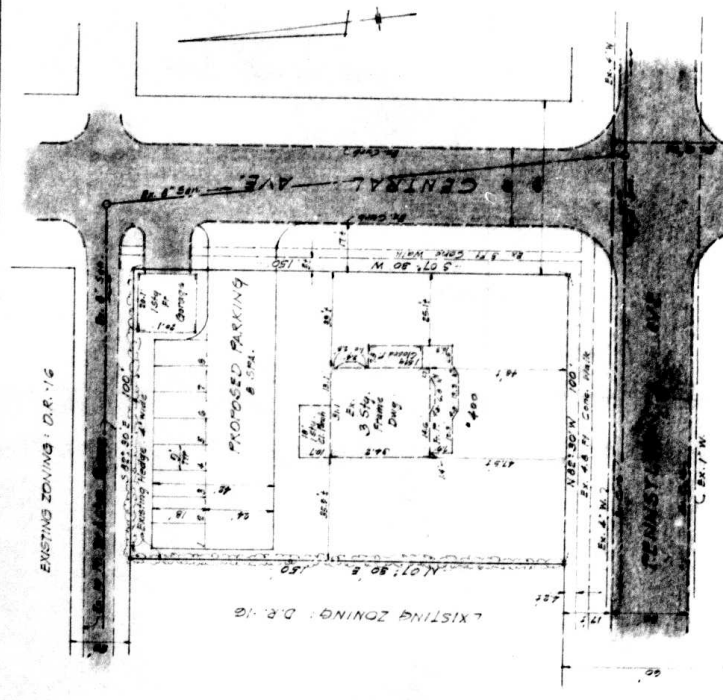
400 WEST PENNSYLVANIA AVENUE
 PLAT TO ACCOMPANY PETITION FOR
 SPECIAL EXCEPTION
 GENERAL OFFICES IN A D.R.-16 ZONE

9TH ELECTION DISTRICT, BALTIMORE CO. MD.
 SCALE: 1" = 50'

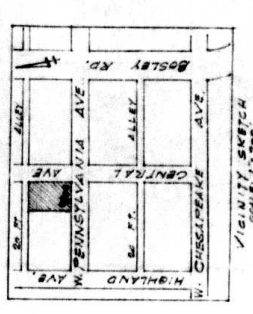
AUGUST 18, 1978
 REVISED: MAY 18, 1977

SURVEYOR:
 DEVELOPMENT DESIGN GROUP, LTD.
 216 WASHINGTON AVENUE
 TOWSON, MD. 21204

7850



OWNER-APPLICANT:
 MERCANTILE SAFE DEPOSIT AND TRUST COMPANY,
 PERSONAL REPRESENTATIVES OF THE ESTATE OF
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 2 HOPKINS PLAZA
 BALTIMORE, MARYLAND 21201



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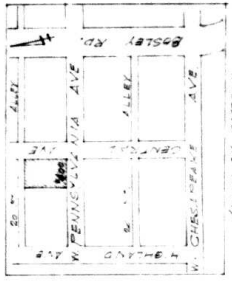
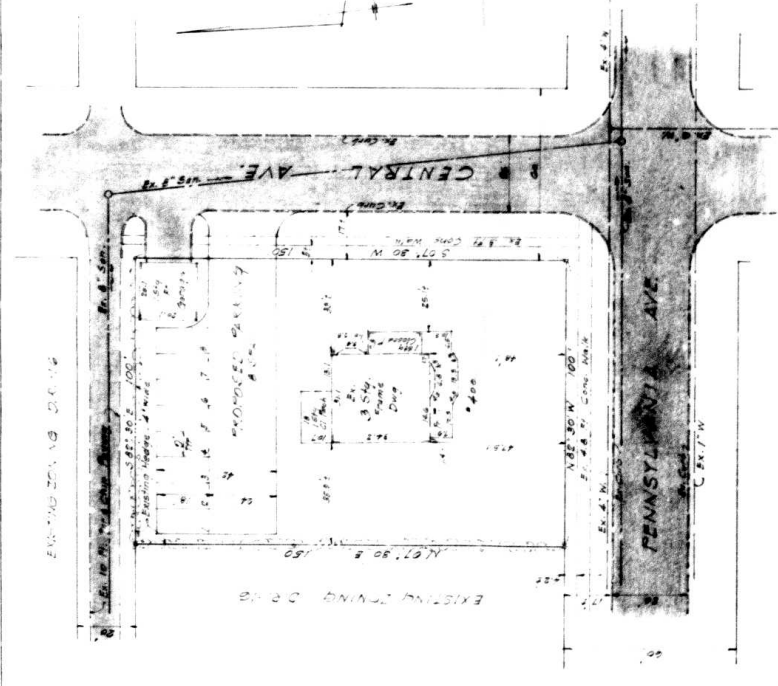
PLANS APPROVED BY
 OFFICE OF THE CITY ENGINEER
 BALTIMORE, MARYLAND

400 WEST PENNSYLVANIA AVENUE
 PLAT TO ACCOMPANY PETITION FOR
 SPECIAL EXCEPTION
 GENERAL OFFICES IN A D.R.-16 ZONE

9TH ELECTION DISTRICT, BALTIMORE CO. MD.
 SCALE: 1" = 50'

AUGUST 18, 1978

SURVEYOR:
 DEVELOPMENT DESIGN GROUP, LTD.
 216 WASHINGTON AVENUE
 TOWSON, MD. 21204



SEVERAL NOTES:

GROSS AREA OF PARCEL: 15,000 sq. ft.

FLOOR AREA OF EX. BLDG.: 5,192 sq. ft.

AREA OF EX. DRIVE: 1,000 sq. ft.

NO. OF SPACES (100 sq. ft.): 47 SPACES

NO. OF SPACES (104 sq. ft.): 51 SPACES

NO. OF SPACES (104 sq. ft.): 51 SPACES

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TOTAL: 89 SPACES

10 SPACES

PARKING PROVIDED: (89-10) SPACES

R 1

400 WEST PENNSYLVANIA AVENUE
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
GENERAL OFFICES IN A D.R.-16 ZONE

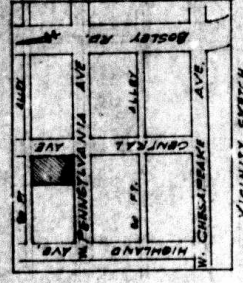
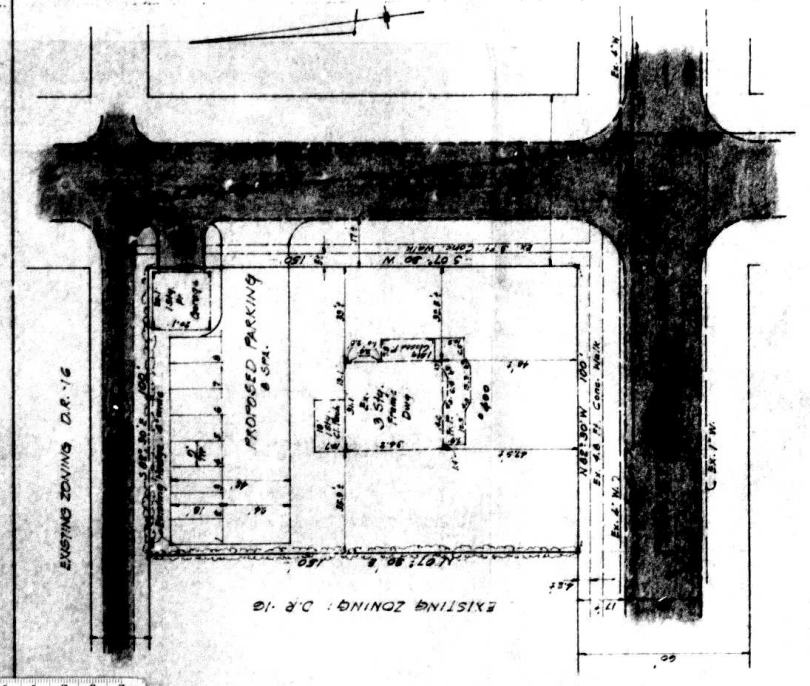
9TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE: 1" = 50'

SURVEYOR:
DEVELOPMENT DESIGN GROUP LTD.
216 WASHINGTON AVENUE
TOWSON, MD. 21204

OWNER-APPLICANT:
MERCANTILE SAFE DEPOSIT AND TRUST COMPANY,
PERSONAL REPRESENTATIVES OF THE ESTATE OF
MYRTLE D. RUESS
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201



7-850



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GENERAL OFFICES IN A D.R.-16 ZONE

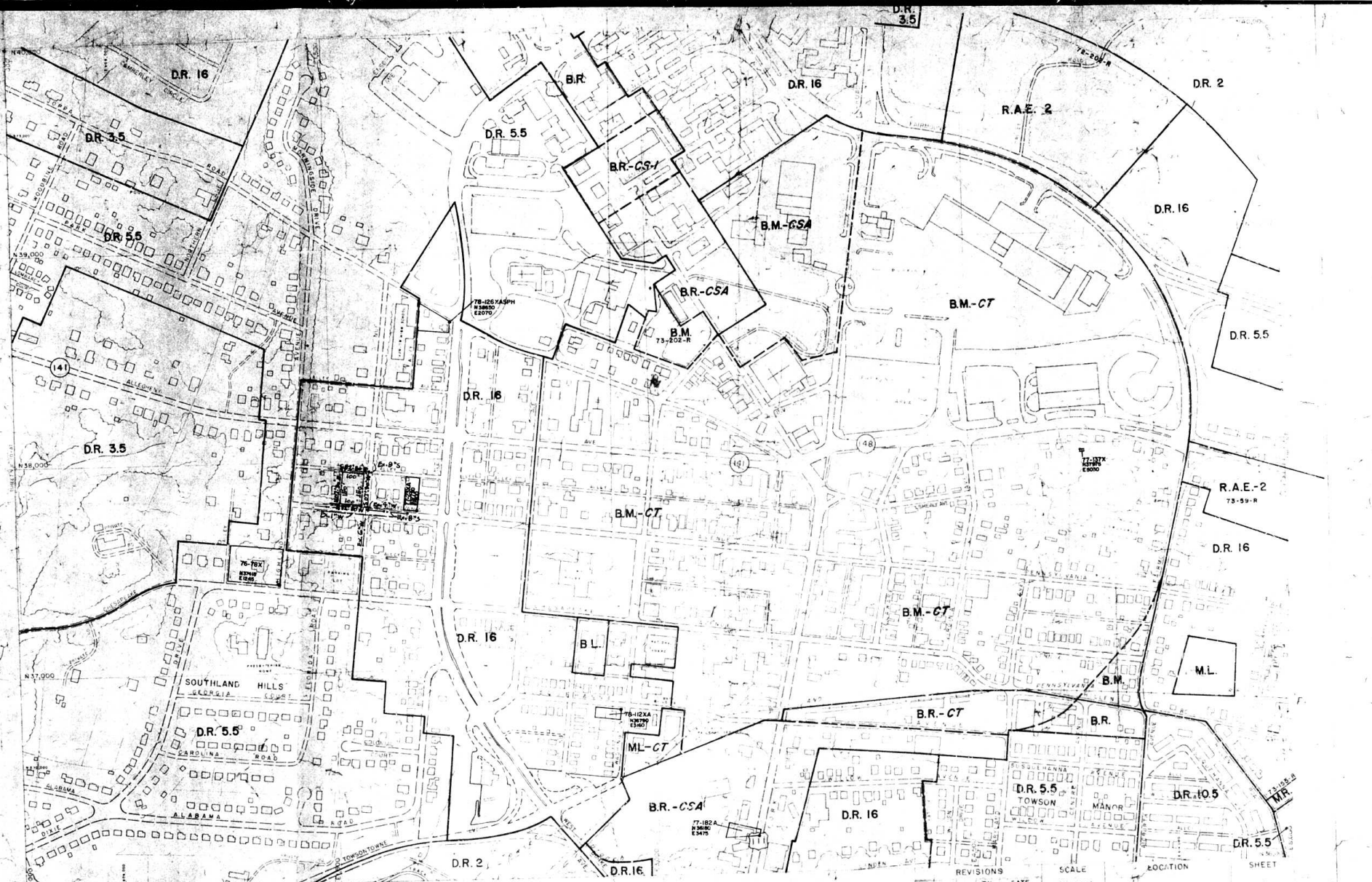
9TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE: 1" = 50'

SURVEYOR:
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216 WASHINGTON AVENUE
TOWSON, MD. 21204

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PERSONAL REPRESENTATIVES OF THE ESTATE OF
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2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201



7-850



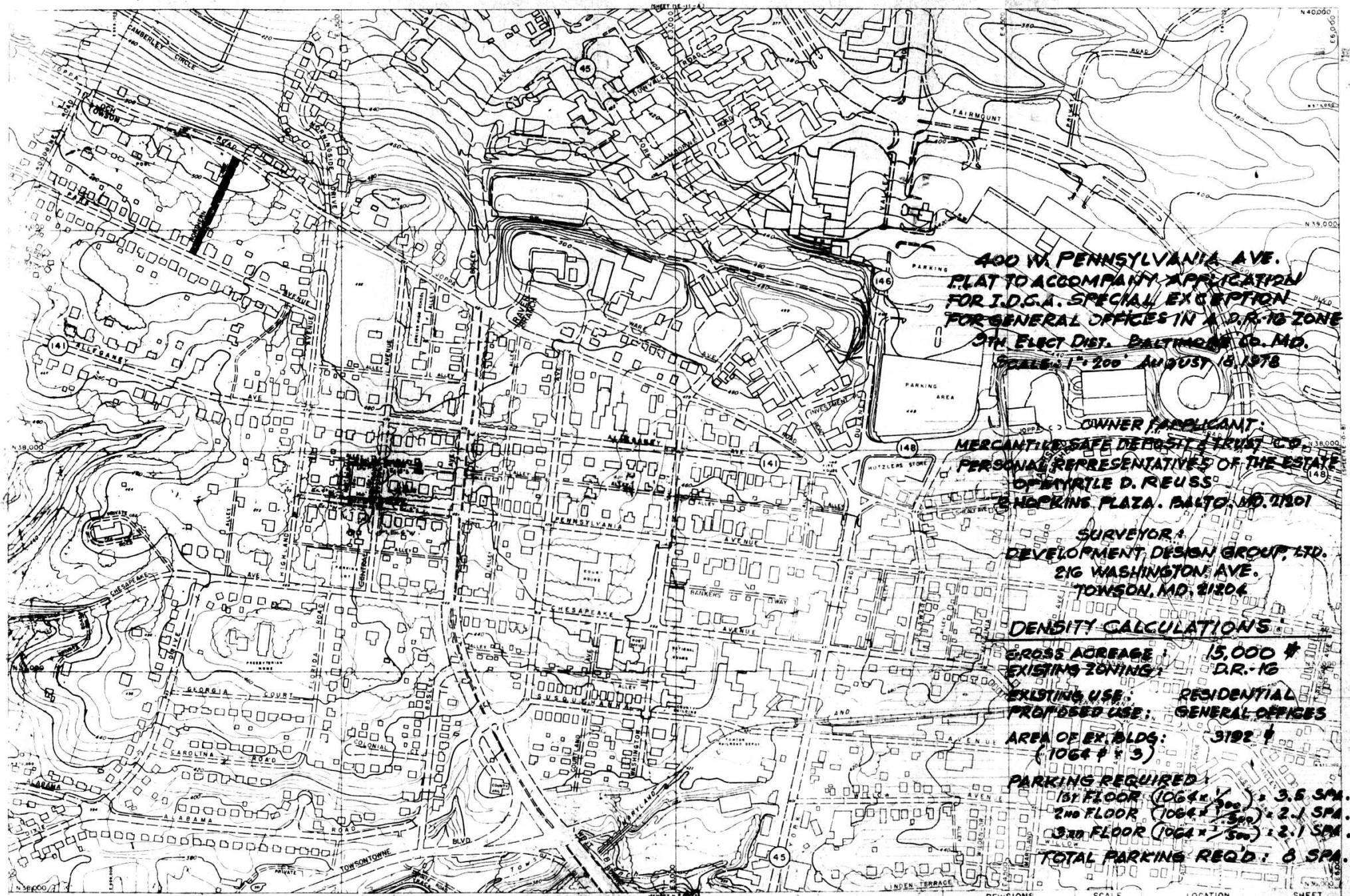
0-NE N-NW
 S-SE R-SW

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

PHOTGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION
BY	DATE	1" = 200'	TOWSON
BY	DATE		
DATE OF PHOTOGRAPHY		SHEET	
APRIL 1983		NE	
		10-A	

Compiled by Photogrammetric Associates
 AEROSERVE CORPORATION PHILADELPHIA, PA.



400 W. PENNSYLVANIA AVE.
PLAT TO ACCOMPANY APPLICATION
FOR I.D.G.A. SPECIAL EXCEPTION
FOR GENERAL OFFICES IN A D.R.-16 ZONE
9TH ELECT. DIST. BALTIMORE CO. MD.
SCALE: 1" = 200' AUGUST 18, 1978

OWNER/APPLICANT:
MERCANTILE SAFE DEPOSIT TRUST CO.
PERSONAL REPRESENTATIVES OF THE ESTATE
OF MRS. D. REUSS
2 SHOPPING PLAZA, BALTO, MD. 21201

SURVEYOR:
DEVELOPMENT DESIGN GROUP, LTD.
216 WASHINGTON AVE.
TOWSON, MD. 21284

DENSITY CALCULATIONS:
GROSS ACREAGE: 15,000 ±
EXISTING ZONING: D.R.-16
EXISTING USE: RESIDENTIAL
PROPOSED USE: GENERAL OFFICES
AREA OF EX. BLDG: 3192 ±
(1064 ± × 3)
PARKING REQUIRED:
1ST FLOOR (1064 ± × 3) = 3.6 SPA.
2ND FLOOR (1064 ± × 3) = 2.1 SPA.
3RD FLOOR (1064 ± × 3) = 2.1 SPA.
TOTAL PARKING REQ'D: 8 SPA.

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

PHOTGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TOWSON	107A
Topographic	MAPS, 4-11-70			
INC		DATE OF PHOTOGRAPHY		
		APRIL 1953		

Topography Compiled By Photogrammetric Methods
 AERO SERVICE CORPORATION PHILADELPHIA, PA