PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

79-145-X
#86

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Goucher College, Inc. 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx ~~zone to an~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxx ~~zone; for the following reasons:~~

MAP 5E / NE 10-D
ELECTION DISTRICT 9
DATE 11-6-78
... 86
... 27

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices and office buildings (low rise office development with a bank)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above ~~reclassification 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.

ROUSE & ASSOCIATES	GOUCHER COLLEGE, INC.
By: *Menard Doswell*	By: *Rhoda M. Dorsey*
Menard Doswell, III, General Partner	Rhoda M. Dorsey, President
Contract purchaser	Legal Owner
Address 8600 LaSalle Road, Towson, Maryland 21204, #828-6655	Address Dulaney Valley Road, Towson, Maryland 21204, #823-2494
Donald N. Rothman Petitioner's Attorney	Protestant's Attorney
Donald N. Rothman, Garratt Building, 233 E. Redwood Street, Baltimore, Maryland 21202 *Nancy Paige*	

ORDER RECEIVED FOR FILING
DATE *May 3, 1979*
BY *[signature]*

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of November, 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 106, County Office Building in Towson, Baltimore County, on the 5th day of January, 1979, at 10:00 o'clock A. M.

[signature]
Zoning Commissioner of Baltimore County.

(over)

IDCA 78-7X
Rescheduled to Wed. Mar. 28, 1979 at 10:00 A.M.
10:00 A.M. 1/5/79
79-145-X #86

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

IDCA NO. 78-7 X
IDCA NO. ____ SP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I/or we, Goucher College, Inc. legal owner of the property situated in Baltimore County, the property outline of which is drawn 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 in a R.A.E. 2 & D.R. 16 zone to use the herein described property for A low rise office development

RECEIVED
JAN 23 1978
OFFICE OF PLANNING & ZONING

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 25.865 Ac. DEED REF. W.P.C. 515 Folio 248

GRADING 100 % of overall site will require grading.

BUILDING SIZE (A typical building)
GROUND FLOOR 77' x 260' AREA 20,000 ft² *
NUMBER OF FLOORS 1, 2 or 3 TOTAL HEIGHT 40' max.
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.318

BUILDING USE
GROUND FLOOR Office OTHER FLOORS Office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR N/A OTHER FLOORS N/A TOTAL 1195 **

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 576,000 ft²
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
no security required
*** UTILITIES SECURITY APPROVAL *[signature]* BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Willard C. Rouse	*Richard B. Palmer*
APPLICANT, [redacted]	LEGAL OWNER Vice-President of Financial Affairs
Rouse & Associates - General Partner	Goucher College, Inc.
ADDRESS 8600 LaSalle Road, Towson, Maryland 21204	ADDRESS Dulaney Valley Road, Towson, Maryland 21204

828-655

THE PLANNING BOARD HAS DETERMINED ON 4/20/78 THAT THE PROPOSED DEVELOPMENT DOES / [redacted] CONFORM TO THE REQUIREMENTS OF SUBSECTION 22.1(F) OF THE BALTIMORE COUNTY CODE, 1968.

Signed: 4.20.78 *Leslie B. Graef* for
DATE CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

JAN 23 '78 AM
OFFICE OF PLANNING & ZONING
L.C.

* maximum gross floor area - 358,400 ft²
** minimum 1600 spaces to be provided
*** none required.

IDCA FORM NO. 2 REVISED 9-12-77

RE: PETITION FOR SPECIAL EXCEPTION NE/corner of Dulaney Valley Road and Fairmount Avenue: 9th Election District Goucher College - Petitioner NO. 79-145-X (Item No. 86)	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

: : : : : : : : :

Gentlemen:

Please enter my appearance as counsel for Goucher College, in the above entitled case.

Russell R. Reno, Jr.
Russell R. Reno, Jr.
Venable, Baetjer and Howard
2 Hopkins Plaza
Baltimore, Maryland 21201
752-6780

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of October, 1979, copies of the foregoing Entry of Appearance were mailed, postage prepaid, to:

Donald N. Rothman, Esquire
Gordon, Feinblatt, Rothman, Hoffberger & Hollander
1200 Garrett Building
233 E. Redwood Street
Baltimore, Maryland 21202

Richard A. Reid, Esquire
Royston, Mueller & McLean
102 W. Pennsylvania Avenue
Suite 600
Towson, Maryland 21204

J. Norris Byrnes, Esquire
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RECEIVED BALTIMORE COUNTY
OCT 15 2 51 PM '79
COUNTY BOARD OF APPEALS
BY: *E*

John W. Hessian, 3rd, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Russell R. Reno, Jr.
Russell R. Reno, Jr.

RE: PETITION FOR SPECIAL EXCEPTION NE corner of Dulaney Valley Rd. and Fairmount Ave., 9th District	: BEFORE THE ZONING COMMISSIONER : OF BALTIMORE COUNTY
GOUCHER COLLEGE, INC., Petitioner	: Case No. 79-145-X

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

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

I HEREBY CERTIFY that on this 13th day of December, 1978, a copy of the aforegoing Order was mailed to Donald N. Rothman, Esquire, Garrett Building, 233 E. Redwood Street, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hessian, III
John W. Hessian, III

RE: PETITION FOR SPECIAL EXCEPTION NE corner of Dulaney Valley Rd. and Fairmount Ave., 9th Election District	: BEFORE THE ZONING COMMISSIONER : OF BALTIMORE COUNTY
GOUCHER COLLEGE, INC., Petitioner	: Case No. 79-145-X (Item 86)

:::::::

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from the decision of the Zoning Commissioner in the above-entitled matter, under date of May 3, 1979, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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

I HEREBY CERTIFY that on this 1st day of June, 1979, a copy of the aforegoing Order for Appeal was mailed to Donald N. Rothman, Esquire, Garrett Building, 233 East Redwood Street, Baltimore, Maryland 21202, Attorney for Petitioner; J. Norris Byrnes, Esquire, 305 West Pennsylvania Avenue, Towson, Maryland 21204; Richard A. Reid, Esquire, Suite 600, 102 West Pennsylvania Avenue, Towson, Maryland 21204; and Menard Doswell, General Partner, Rouse & Associates, 8600 LaSalle Road, Towson, Maryland 21204, Contract Purchaser.

John W. Hessian, III
John W. Hessian, III

JUN 1 '79 AM
ZONING DEPARTMENT

RE: PETITION FOR SPECIAL EXCEPTION NE/corner of Dulaney Valley Road and Fairmount Avenue - 9th Election District Goucher College, Inc. - Petitioner NO. 79-145-X (Item No. 86)	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

::: ::: :::

This matter comes before the Zoning Commissioner as a result of a Petition for Special Exception for an office building and offices for property at the above location. Said property contains 25.868 acres of land, more or less.

Testimony at the hearing indicated that the Contract Purchaser, Rouse & Associates, proposes to construct an office park similar to Maryland Executive Park located on Joppa Road in the Towson area. It was further indicated that the subject location is suitable as it has accessibility to major thoroughfares such as Dulaney Valley Road, York Road, and the Baltimore Beltway. There is sufficient parking available and the proposed construction would help meet the market need for identity-type executive offices.

Dr. Rhoda Dorsey, President of Goucher College since 1973, testified that the subject property had been the topic of previous requests for commercial-type development. Representatives of the college are very enthusiastic about the proposed development in that they feel it will set and fit well aesthetically with the college and surrounding area. Dr. Dorsey indicated that the property, located directly across Fairmount Avenue from the Towson Plaza Shopping Center, would create a good buffer between the shopping area of Towson and Goucher College.

Mr. John Guchert, a traffic expert, prepared a traffic study which indicated that the subject property, as proposed to be developed, would not cause any additional traffic than if developed as presently classified. Protestants, on the other hand, were fearful of the possible congestion at

ORDER RECEIVED FOR FILING
DATE *May 3, 1979*
BY *[signature]*

the intersection of Dulaney Valley Road and Fairmount Avenue. At the present time, this location is at a Service Level "D." If certain improvements, as recommended by the Director of Planning, are made to the intersection by the developer, the level of service would be "C." This would be a better service and would not cause traffic congestion or otherwise be detrimental to the health, safety, and general welfare of the surrounding area.

The only immediate adjoining residential area to the subject property is Campus Hills. Mr. Richard W. Harrison, Chairman of the Zoning Committee for the Campus Hills Improvement Association, presented a letter at the hearing favoring the proposed development.

In the opinion of the Zoning Commissioner, the proposed development would be the most suitable in that the height of the buildings will not exceed a maximum of 35 feet and there will be no commercial-type uses; i.e., restaurant, nightclub, etc., on the subject property.

Without reviewing the evidence further in detail but based on all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of May, 1979, that the Petition for Special Exception for an office building and offices should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. No restaurant, nightclub, saloon, barroom, or similar use may be constructed and/or used.
2. No building may exceed 35 feet in height.
3. The subject property must be developed substantially in conformance with the plans submitted with this Petition.

ORDER RECEIVED FOR FILING
DATE *May 3, 1979*
BY *[signature]*

Jan. 1979

* Donald N. Rothman, Esq. (Fee) Garrett Tower, Redwood & South Sts. 21202
* J. Norris Byrnes, Esq. (Opposed) 305 W. Pa. Ave, 21204
* Richard A. Reid, Esq. (Opposed) Suite 609 102 W. Pa. Ave, 21204
* John T. Cordy, Esq. (Fee — Witness) Campus Hills Community Assoc. 703 Stratton Ct. 21204
* Mr. Marion K. Uzpole 610 Hillen Road 21204 Denied
* Cpies 66-598 N39570 E4140

Call Thach Trowbridge (Solicitor's Office) when issued X3186

1:37 PM

ORDER RECEIVED FOR FILING
DATE May 31, 1979
BY Stella B. Schmidt
SUMMONING THE WITNESSES

4. All improvements to the intersection of Fairmount Avenue and Joppa Road and along that portion of Fairmount Avenue fronting on the subject property must be at the Contract Purchaser's expense and in conformance with the recommendations of Baltimore County.

5. Approval of a site plan by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

6. Said Special Exception must be utilized within five years or become null and void.

Zoning Commissioner of
Baltimore County

334 City

IN THE MATTER OF SPECIAL EXCEPTION FOR A LOW-RISE OFFICE DEVELOPMENT	*	BEFORE THE ZONING
	*	COMMISSIONER OF
	*	BALTIMORE COUNTY
GOUCHER COLLEGE INC. OWNER	*	Case No. 79-145-X

* * * * * * * * *

SUBPOENA DUCES TECUM

Mr. Clerk:

Please issue a subpoena, duces tecum, commanding Charles Lee, Bureau of Engineering Access Permits, O'Connor State Office Building, LL3, Baltimore, Maryland, to be and appear at the Zoning Hearing Room, County Office Building, 105 West Chesapeake Avenue, Towson, Maryland 21204, on Friday, January 5, 1979 at 10:00 a.m. to testify for the protestants.

The witness is to have with him any and all records in connection with the petition of Goucher College, Inc. for a Special Exception at the intersection of Dulaney Valley Road and Fairmount Avenue in Baltimore County.

J. Norris Byrnes
J. Norris Byrnes
305 W. Pennsylvania Avenue
Towson, Maryland 21204
825-5512

Mr. Sheriff:

Please issue summons in accordance with the above.

S. ERIC DI NENNA
Zoning Commissioner

RAR/keg
12/27/78

Walking W 337

ITEM NO. 86 PROPERTY OWNER: Goucher College, Inc. LOCATION: NW/C Dulaney Valley Rd. & Fairmount Ave. EXISTING ZONING: D.R. 3.5, D.R. 16, R.A.E. 2 PROPOSED ZONING; Special Exception for a low rise office development (IDC\ 78-7-X) Acres: 25.868 District: 9th	:	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

* * * * *

ORDER FOR SUBPOENA DUCES TECUM

MR. ZONING COMMISSIONER:

Please issue a Summons Duces Tecum returnable to the Zoning Hearing Room, Baltimore County Office Building, Towson, Maryland 21204, at 10 a.m. on Friday, January 5, 1979, to:

JAMES G. HOSWELL, Office of Planning for Baltimore County, 401 Bosley Avenue, Towson, Marylard 21204, commanding him to appear and be prepared to testify at the the above entitled case and to bring with him all files, reports, records, etc., concerning applications for the rezoning of the property which is the subject of the above referenced petition, whether such files relate to applications or requests for rezoning in connection with the adoption of zoning maps by the Baltimore County Council or for rezoning by petition to the Zoning Commissioner of Baltimore County from 1970 to date.

COST $ .00
SUMMONED 19
NON EST 19
NON SUNT 19
COPY LEFT 12/28 1978

By request of,

Richard A. Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-1800

Mr. Sheriff: CHARLES H. HICKEY, JR. SHERIFF OF BALTIMORE COUNTY

Please issue summons in accordance with the attached.

S. ERIC DI NENNA
Zoning Commissioner

RECEIVED BALTIMORE COUNTY Mail & Courier DEC 28 1978 OFFICE OF PLANNING AND ZONING

DEC 27 '78 PM — ZONING DEPARTMENT

ROYSTON, MUELLER & McLEAN SUITE 800 102 W. PENNA. AVE. TOWSON, MD. 21204 823-1800

RAR/kegz
12/27/78

Walking 337

ITEM NO. 86 PROPERTY OWNER: Goucher College, Inc. LOCATION: NW/C Dulaney Valley Rd. & Fairmount Ave. EXISTING ZONING: D.R. 3.5, D.R. 16, R.A.E. 2 PROPOSED ZONING; Special Exception for a low rise office development (IDCA 78-7-X) Acres: 25.868 District: 9th	:	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

* * * * *

ORDER FOR SUBPOENA DUCES TECUM

MR. ZONING COMMISSIONER:

Please issue a Summons Duces Tecum returnable to the Zoning Hearing Room, Baltimore County Office Building, Towson, Maryland 21204, at 10 a.m. on Friday, January 5, 1979, to:

LESLIE H. GRAEF, Director of Planning for Baltimore County, 401 Bosley Avenue, Towson, Maryland 21204, commanding him to appear and be prepared to testify at the above entitled case and to bring with him all documents and records in his custody, control or possession relating to:

(i) The Towson Plan prepared by Cope, Linder & Walmsley; and

(ii) The portions of the Guide Plan applicable to subject property for the past five years whether or not they have been formally adopted.

COST $ .00
SUMMONED 19
NON EST 19
NON SUNT 19
COPY LEFT 12/28 1978

By request of,

Richard A. Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-1800

Mr. Sheriff: CHARLES H. HICKEY, JR. SHERIFF OF BALTIMORE COUNTY

Please issue summons in accordance with the attached.

S. ERIC DI NENNA
Zoning Commissioner

RECEIVED BALTIMORE COUNTY Mail & Courier DEC 28 1978 OFFICE OF PLANNING AND ZONING

DEC 27 '78 PM — ZONING DEPARTMENT

ROYSTON, MUELLER & McLEAN SUITE 800 102 W. PENNA. AVE. TOWSON, MD. 21204 823-1800

RAR/keg
3/26/79

walk 571

ITEM NO. 86 PROPERTY OWNER: Goucher College, Inc. LOCATION: NW/C Dulaney Valley Rd. & Fairmount Ave. EXISTING ZONING: D.R. 3.5, D.R. 16, R.A.E. 2 PROPOSED ZONING: Special Exception for a low rise office development (IDCA 78-7-X) Acres: 25.868 District: 9th	:	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

* * * * *

ORDER FOR SUBPOENA DUCES TECUM

MR. ZONING COMMISSIONER:

CL 3-28

Please issue a Summons Duces Tecum returnable to the Zoning Hearing Room, Baltimore County Office Building, Towson, Maryland 21204, at 10 a.m. on Wednesday, March 28, 1979, to:

FRANK J. SHEARER, JR., Office of Planning for Baltimore County, 401 Bosley Avenue, Towson, Maryland 21204, commanding him to appear and be prepared to testify at the above entitled case and to bring with him a copy of the minutes of the Baltimore County Planning Board meeting of March 15, 1979.

By request of,

Richard A. Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-1800

Mr. Sheriff:

Please issue summons in accordance with the above.

COST $ .00
SUMMONED 19
NON EST 19
NON SUNT 19
COPY LEFT 3-28-79 19

CHARLES H. HICKEY, JR. SHERIFF OF BALTIMORE COUNTY

S. ERIC DI NENNA
Zoning Commissioner

ROYSTON, MUELLER, McLEAN & REID SUITE 800 102 W. PENNA. AVE. TOWSON, MD. 21204 823-1800

RAR/keg
3/19/79

walk 553

ITEM NO. 86 PROPERTY OWNER: Goucher College, Inc. LOCATION: NW/C Dulaney Valley Rd. & Fairmount Ave. EXISTING ZONING: D.R. 3.5, D.R. 16, R.A.E. 2 PROPOSED ZONING: Special Exception for a low rise office development (IDCA 78-7-X) Acres: 25.868 District: 9th	:	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

* * * * *

RECEIVED BALTIMORE COUNTY MAR 21 1979 OFFICE OF PLANNING AND ZONING

ORDER FOR SUBPOENA DUCES TECUM

MR. ZONING COMMISSIONER:

Please issue a Summons Duces Tecum returnable to the Zoning Hearing Room, Baltimore County Office Building, Towson, Maryland 21204, at 10 a.m. on Wednesday, March 28, 1979, to:

NORMAN E. GERBER, Office of Planning for Baltimore County, 401 Bosley Avenue, Towson, Maryland 21204, commanding him to appear and be prepared to testify at the above entitled case and to bring with him all documents and records in his custody, control or possession relating to:

(i) The Towson Plan prepared by Cope, Linder & Walmsley and adopted by the Planning Board on March 15, 1979; and

(ii) The portions of the Guide Plan applicable to subject property for the past five years whether or not they have been formally adopted.

COST $ 5.00
SUMMONED 3-21 1979
NON EST 19
NON SUNT 19
COPY LEFT 19

By request of,

Richard A. Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-1800

Mr. Sheriff: CHARLES H. HICKEY, JR. SHERIFF OF BALTIMORE COUNTY

Please issue summons in accordance with the above.

S. ERIC DI NENNA
Zoning Commissioner

ROYSTON, MUELLER, McLEAN & REID SUITE 800 102 W. PENNA. AVE. TOWSON, MD. 21204 823-1800

RE: PETITION FOR SPECIAL EXCEPTION NE/corner of Dulaney Valley Road and Fairmount Avenue - 9th Election District Goucher College, Inc. - Petitioner No. 79-145-X (Item No. 86)	*	BEFORE THE
	*	COUNTY BOARD
	*	OF
	*	APPEALS

* * * * * * * * *

Mr. Clerk:

Please enter an Appeal on behalf of the below named individuals from the Order of the Zoning Commissioner of Baltimore County dated May 3, 1979 granting the Petition for Special Exception.

Arthur Waxter
401 Washington Avenue
Suite LLl
Towson, Maryland 21204

Sidney Silber
401 Washington Avenue
Suite 402
Towson, Maryland 21204

J. Norris Byrnes
J. Norris Byrnes
305 W. Pennsylvania Avenue
Towson, Maryland 21204
825-5512

Attorney for Protestants

I HEREBY CERTIFY that on this 31st day of May, 1979, a copy of the foregoing Appeal was mailed to Richard A. Reid, Esquire, Suite 600, 102 West Pennsylvania Avenue, Towson, Maryland 21204 and to Donald N. Rothman, Esquire, Garrett Building, 233 East Redwood Street, Baltimore, Maryland 21202.

J. Norris Byrnes
J. Norris Byrnes

(Filed on June 5, 1979 9:11 AM. MK)

IN THE MATTER OF THE APPLICATION OF GOUCHER COLLEGE, INC. (Rouse & Associates, Contract Purchaser) FOR SPECIAL EXCEPTION for Office and Office Buildings NE corner Dulaney Valley Road and Fairmount Avenue 9th District

: BEFORE : COUNTY BOARD OF APPEALS : OF : BALTIMORE COUNTY : No. 79-145-X :

: :

OPINION

Petition of Goucher College, Inc. for special exception for Office and Office Building on property located at the northeast corner of Dulaney Valley Road and Fairmount Avenue in the Ninth Election District of Baltimore County. On May 3, 1979, the Zoning Commissioner granted this special exception, subject to restrictions, and an appeal was filed to the Board by the Protestants.

The case was set for hearing on Tuesday, January 25, 1983 at 9:30 a.m. and notice was sent to all parties of record. Richard A. Reid, Esquire, Counsel for Protestant-Appellant, Nottingham Properties, Inc., appeared at the hearing as did the People's Counsel for Baltimore County. Neither the Petitioner, the Contract Purchaser nor their counsel appear at the hearing.

It has come to the Board's attention that the property has been sold and that the present owner is now developing it apparently under the existing zoning. Given those conditions, the Board has no choice but to rule that the contract purchaser or the present property owner, by their nonappearance at 10:28 a.m. on this date, do not wish to pursue the petition and the Board will, therefore, consider the petition withdrawn and will reverse the Order of the Zoning Commissioner granting the special exception.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 26th day of January, 1983, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated May 3, 1979, be reversed and the special exception petitioned for, be and the same is hereby DENIED.

Any Appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman

LeRoy B. Spurrier

William R. Evans

494-3180

County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

December 9, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

This case has been dormant on the Board's docket for some time. In order to ascertain the status we are formally scheduling it for the purpose of reopening the record to determine its present standing. If this preliminary hearing determines the case to be a viable one, it will be set for a later hearing, but at this time the case will not be tried nor will any testimony relative to the merits of the case be accepted. All parties interested in this proceeding should attend. If no participants to the scheduled matter appear on the assigned date, the Board will consider the case moot and WILL SUMMARILY DISMISS IT.

CASE NO. 79-145-X — GOUCHER COLLEGE, INC.
NE cor. Dulaney Valley Rd. and Fairmount Ave.
9th District
SE--for office and office buildings

ASSIGNED FOR: TUESDAY, JANUARY 25, 1983, at 9:30 a.m.

cc: Donald Rothman, Esq.	Counsel for Contract Purchaser
Rouse & Associates	Contract Purchaser - 12/14/82. NOTICE RETURNED, REMAILED TO NEW ADDRESS
Goucher College, Inc.	Petitioner
J. Norris Bymes, Esq.	Attorney for Protestants (A. Waxter & S. Silber) ← SAME
Richard A. Reid, Esq.	Attorney for Protestant (Nottingham Properties)
J. W. Hessian, Esq.	People's Counsel
Russell R. Reno., Jr., Esq.	Counsel for Petitioner
J. E. Dyer	
W. Hammond	
N. Gerber	

June Holmen, Secretory

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Nicholas B. Commodari
Chairman

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

December 22, 1978

Donald N. Rothman, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202

RE: Item No. 86
Petitioner - Goucher College
Special Exception Petition

Dear Mr. Rothman:

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.

The subject of this petition, consisting of 25 plus acres located at the northeast corner of Dulaney Valley Road and Fairmount Avenue, is partially zoned Density, Residential (D.R. 16) and R.A.E. 2 and is part of the Goucher College property. Abutting properties to the east and fronting Goucher Blvd. are zoned D.R. 3.5 and improved with the residential development of Campus Hills. The Towson Plaza and Dulaney Valley Shopping Centers exist opposite this site on the south side of Fairmount Avenue. To the west is D.R.16 and 3.5 zoned property, improved with an apartment development and individual dwellings, respectively.

As a result of your client's proposal to construct an office complex with a bank facility, this Special Exception is required. Under Section 201.2A.6 of the Baltimore County Zoning Regulations, the proposed bank must be clearly indicated at the time of the hearing and will be permitted only if specifically allowed under the Special Exception, if it is granted.

Item No. 86 - Goucher College
Page 2
December 22, 1978

After our meeting with Messrs. Doswell, Hoffman, Hale, and members of this Committee, and in light of the fact that revised site plans were submitted to this office reflecting most of the comments of the Department of Traffic Engineering, subsequent to receipt by this office, I proceeded to schedule this petition for a hearing. If your request is granted, I emphasize that all applicable comments from this department, as well as any other County agency, must be satisfied.

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
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Mr. Kenneth A. McCord
Whitman, Requardt & Associates
1111 North Charles Street
Baltimore, Maryland 21202

---

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

5

December 19, 1978

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

Re: Item #86 (1978-1979)
Property Owner: Goucher College, Inc.
N/W cor. Dulaney Valley Rd. & Fairmount Ave.
Existing Zoning: D.R. 3.5, D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development (IDCA 78-7X)
Acres: 25.868 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:

The comments which were supplied for this site in connection with the Zoning Advisory Committee review of this property for Zoning Cycle II, Item 2 (October 1971-April 1972); and for IDCA Project 78-7X and 78-16, are referred to for your consideration.

Highways:

Dulaney Valley Road (Md. 146) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Fairmount Avenue is an existing County road, improved with dual lane 34-foot closed section roadways with a 16-foot median on a 108-foot right-of-way (normal section).

Extensive roadway improvements will be required throughout the frontage of this property. The specific requirements will be determined by the Director of Public Works in connection with a subsequent preliminary plan. Highway rights-of-way widenings, including any necessary revertible easements for slopes will be required. A determination as to public or private onsite roads will be made at the time of the Baltimore County Joint Subdivision Planning Committee review of this project.

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

Item #86 (1978-1979)
Property Owner: Goucher College, Inc.
Page 2
December 19, 1978

Sediment Control:

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

Storm Drains:

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

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Storm drains, which will be required in connection with development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications. Drainage and utility easements will be required through this property.

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 are public water mains and sanitary sewerage in Fairmount Avenue and Dulaney Valley Road. Also as indicated there is a 48-inch water transmission main onsite, and a 10-inch sanitary sewer traverses the westerly portion of this site. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way or utility easements. During the course of construction of this project, protection must be afforded by the contractor for all County utilities encountered. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Trenner
R. Morton
J. Somers
D. Grise
S. Bellestri
J. Loos

N-NW Key Sheet, NE 10 & 11A Topo, 39 & 40 NE 3 & 4 Pos. Sheets, 70 Tax Map

Attachment

1

Maryland Department of Transportation
State Highway Administration

Hermann K. Intemann
Secretary
M. S. Caltrider
Administrator

October 31, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, 10-17-78
ITEM: 86.
Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Rd. (Route 146) & Fairmount Ave.
Existing Zoning: D.R. 3.5, D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development. (IDCA 78-7-X)
Acres: 25.868
District: 9th

Dear Mr. DiNenna:

Dulaney Valley Road must be widened to provide for a 12' wide deceleration lane. The plan must indicate detail of the existing lanes.

A left turn storage lane must be provided for southbound traffic on Dulaney Valley Road. The lane must be as long as possible. Studies will have to be made to determine if further highway improvements are warranted.

The plan must be revised prior to a hearing date being assigned. We request an additional copy of the plan.

Dulaney Valley Road at Fairmount Avenue is currently operating at a level of service of "E", which represents the most vehicles that any intersection approach can accommodate. Long queues of vehicles develop and delays are excessive.

The proposed office complex will add significantly to the situation.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

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

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494 3211

LESLIE H. GRAEF
DIRECTOR

December 20, 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 #86, Zoning Advisory Committee Meeting, October 17, 1978, are as follows:

Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Road and Fairmount Avenue
Existing Zoning: D.R.3.5, D.R.16 and RAE-2
Proposed Zoning: Special Exception for a low rise office development (IDCA 78-7-X)
Acres: 25.868
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.

The subdivision process must be completed, if the petition is granted, before any building permit applications are applied for.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

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baltimore county
department of health
TOWSON, MARYLAND 21204

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

November 15, 1978

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

Dear Mr. DiNenna:

Comments on Item #86, Zoning Advisory Committee Meeting of October 17, 1978, are as follows:

Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Rd. & Fairmount Ave.
Existing Zoning: D.R. 3.5 D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development (IDCA 78-7-X)
Acres: 25.868
District: 9th

Metropolitan water and sewer is available.

Prior to new installation(s) of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation(s) before work begins.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/ffg

cc: W. L. Phillips

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baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

November 22, 1978

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

Item No. 86 -ZAC- Meeting of October 17, 1978
Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Rd. & Fairmount Ave.
Existing Zoning: D.R. 3.5, D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development. (IDCA 78-7-X)

Acres: 25.868
District: 9th

Dear Mr. DiNenna:

The site plan must be revised for the following items:

1. The intersersection of Dulaney Valley Road and the entrance must be revised to provide for a left turn storage lane on Dulaney Valley Road and for a traffic signal at the intersection.
2. The intersection of Dulaney Valley Road and Fairmount Avenue will will be redesigned for dual left turn lanes and moderation to the traffic signal.
3. The intersection of Fairmount Avenue and Towson Plaza Shopping must be redesigned to provide for a left turn lane and moderation to the traffic signal.
4. The intersection of Fairmount Avenue and Goucher Boulevard must be redesigned to provide for dual left turn lanes and installation of a traffic signal.
5. Dulaney Valley Road, Fairmount Avenue, and Goucher Boulevard will be widened to provide an additional lane along the frontage of the site.
6. Sidewalks will be provided along the entire frontage of the site.

7. The roadways in the area of the monumental entrances must be 24 feet wide.
8. Sidewalks will be provided along both sides of the roads within the site.
9. All driveway entrances will be at least 24 feet wide.
10. The area between the intersection of the two on site streets and the parking lot in front of the building no. 5 must be redesigned to eliminate the traffic conflicts.
11. The driveway entrances to building no. 8 must be revised to eliminate traffic conflicts.
12. The entrances to the parking lots north of building no. 3 and west of building no. 7 nearest to the intersection of roadways on site will be closed.
13. The intersection of the two road site will require further study to determine if any traffic control devices are needed.
14. No parking will be permitted on the street within the site.

The Zoning Office is requested to ascertain if any of the proposed offices are to be medical offices and if so, how many and where they will be located.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/mjm

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baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 16, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Rd. & Fairmount Ave.
Item No. 86 Zoning Agenda Meeting of 10/17/78

Gentlemen:

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

(x) 2. A second means of vehicle access is required for the site. Access roads and circle shall not impede flow of Fire Dept. vehicles to

( ) 3. The vehicle dead end condition shown at building sites.

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Joseph Kelly 11/16/78
Planning Group
Special Inspection Division

Noted and Approved: George M. Kegandt
Fire Prevention Bureau

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baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

January 12, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Rd. & Fairmount Ave.
Item No. 86 Revised Zoning Agenda Meeting of 10/17/78

Gentlemen:

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

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

(x) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at ____

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 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.

REVIEWER: Capt. Joseph Kelly 1/12/79
Planning Group
Special Inspection Division

Noted and Approved: George M. Kegandt
Fire Prevention Bureau

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baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494 3610

JOHN D. SEYFFERT
DIRECTOR

December 15, 1978

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

Dear Mr. DiNenna: REVISED

Comments on Item # 86 Zoning Advisory Committee Meeting, December 5, 1978 are as follows:

Property Owner: Goucher College, Inc
Location: NWC Dulaney Valley Road & Fairmount Ave.
Existing Zoning: D.R. 3.5, D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development. (IDCA 78-7-X)

Acres: 25.868
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. 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

G. 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.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Depending on Table 5 and Table 6, the wood frame building, connection detail could be in violation of Building Code. The other items noted above are points of information. The Architect of record will be required to comply with the existing code requirements when a permit is applied for.

Very truly yours,

Charles E. Burnham
Plans Review Chief

CEB:rrj

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baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494 3610

JOHN D. SEYFFERT
DIRECTOR

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 # 86 Zoning Advisory Committee Meeting, October 17, 1978 are as follows:

Property Owner: Goucher College, Inc
Location: NWC Dulaney Valley Road & Fairmount Ave.
Existing Zoning: D.R. 3.5, D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development. (IDCA 78-7-X).

Acres: 25.868
District: 9th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. 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.

G. 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.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Please be aware under the State Handicapped Code, it appears elevators may be required in most of the buildings. The construction type will be governed by the height, and area, Requirements of the building Code.

Very truly yours,

Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Advisory Committee — Date: October 17, 1978

FROM: Rosellen J. Plant, Industrial Development Commission

SUBJECT: Item No. 86 - Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Rd. & Fairmount Ave.
Existing Zoning: D.R. 3.5, D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development (IDCA 78-7-X)

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
ROSELLEN J. PLANT

rjp:pk

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1978

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

Z.A.C. Meeting of: October 17, 1978

RE: Item No: 86
Property Owner: Goucher College, Inc.
Location: NW/C Dulaney Valley Rd. & Fairmount Ave.
Present Zoning: D.R. 3.5, D.R. 16, R.A.E. 2
Proposed Zoning: Special Exception for a low rise office development. (IDCA 78-7-X)

District: 9th
No. Acres: 25.868

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH N. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. HILTON R. SAVIN, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER

May 3, 1979

Donald N. Rothman, Esquire
Garrett Building
733 East Redwood Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
NE/corner of Dulaney Valley Road and Fairmount Avenue -
9th Election District
Goucher College, Inc. -
Petitioner
NO. 79-145-X (Item No. 86)

Dear Mr. Rothman:

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

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED:mr

Attachments

cc: J. Norris Byrnes, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

Richard A. Reid, Esquire
Suite 600, 102 West Pennsylvania Avenue
Towson, Maryland 21204

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

PETITION FOR SPECIAL EXCEPTION

9th District

ZONING: Petition for Special Exception for office and office buildings

LOCATION: Northeast corner of Dulaney Valley Road and Fairmount Avenue

DATE & TIME: Friday, January 5, 1979 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The 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 and office buildings (low rise office development with a bank)

All that parcel of land in the Ninth District of Baltimore County

Being the property of Goucher College, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Friday, January 5, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DI NENNA, ZONING COMMISSIONER
AND
GEORGE J. MARTINAK, DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION

9th District

ZONING: Petition for Special Exception for office and office buildings

LOCATION: Northeast corner of Dulaney Valley Road and Fairmount Avenue

DATE & TIME: Wednesday, March 28, 1979 at 10:00 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 and office buildings (low rise office development with a bank)

All that parcel of land in the Ninth District of Baltimore County

Being the property of Goucher College, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, March 28, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DI NENNA
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS — BALTIMORE, MARYLAND

September 28, 1978

ENGINEERING DESCRIPTION

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a concrete monument heretofore set at the beginning of the last or South 3 degrees 14 minutes 28 seconds East 619.93 foot line of a parcel of land which by a deed dated March 2, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2658 folio 324 was conveyed by Goucher College to the Rand Building Company et al and running thence with and binding on a part of said last line, as now surveyed, South 3 degrees 13 minutes 24 seconds East 150.09 feet to a point on the northeast side of Goucher Boulevard and to the beginning of a parcel of land which by a deed dated June 27, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2971 folio 132 was conveyed by Goucher College to the County Commissioners of Baltimore County, thence binding on the first, second and third lines of said parcel of land and binding on the northeast side of Goucher Boulevard, the three following courses and distances viz: North 70 degrees 04 minutes 10 seconds West 251.86 feet; North 63 degrees 35 minutes 18 seconds West 148.65 feet and North 47 degrees 29 minutes 08 seconds West 172.79 feet to the intersection of the northeast side of said Goucher Boulevard with the northeast side of Fairmount Avenue (formerly known as the Towson Belt Route), 108 feet wide, thence binding on the northeast and north sides of Fairmount Avenue as shown on Baltimore County Bureau of Rights-of-Way Drawings HRW 53-172 and HRW 53-173 the three following lines viz: Northwesterly by a line curving toward the left having a radius of 1351.26 feet for a distance of 439.58 feet (the chord of said arc bearing North 48 degrees 32 minutes 41 seconds West 437.64 feet), still Northwesterly by a line curving toward the left having a radius of 1691.02 feet for a distance of 69[illegible] 22 feet (the chord of said arc bearing North 69 degrees 37 minutes 30 seconds West 689.36 feet) and North 81 degrees 23 minutes 10 seconds West 101.58 feet, thence binding on lines as shown on said drawings which connect the north side of Fairmount Avenue with the east side of the Dulaney Valley Road, the three following lines viz: Northwesterly by a line curving toward the right having a radius of 88 feet for a distance of 76.22 feet (the chord of said arc bearing North 56 degrees 34 minutes 20 seconds West [illegible].86 feet) still Northwesterly by a line curving toward the right having a radius of 208 feet for a distance of 129.51 feet (the chord of said arc bearing North 13 degrees 55 minutes 15 seconds West 127.43 feet) and South 82 degrees 54 minutes 43 seconds East 3.87 feet to a point on the part right-of-way line of the Dulaney Valley Road as shown on Plat No. 10600 of the State Roads Commission of Maryland, thence binding on the right-of-way line of Dulaney Valley Road as shown on said plat, the five following courses and distances viz: North 7 degrees 06 minutes 00 seconds East 304.40 feet, South 82 degrees 43 minutes 01 second East 55.00 feet,

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WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS — BALTIMORE, MARYLAND

-2-

North 7 degrees 26 minutes 10 seconds East 59.34 feet, North 82 degrees 25 minutes 01 second West 75.00 feet and North 7 degrees 49 minutes 20 seconds East 75.12 feet, thence leaving said Dulaney Valley Road and binding on the north side of the entrance road right of way as set forth and described in a lease from Goucher College to the Peabody Institute of the City of Baltimore dated March 27, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3338 folio 375, the three following lines viz: South 82 degrees 56 minutes 05 seconds East 54.21 feet, Easterly by a line curving toward the right having a radius of 751.20 feet for a distance of 162.68 feet (the chord of said arc bearing South 75 degrees 46 minutes 50 seconds East 162.27 feet) and South 70 degrees 34 minutes 35 seconds East 173.00 feet to the east end of said entrance road right of way and to the end of the third or North 70 degrees 35 minutes 45 seconds West 197.87 foot line of the 1.968 Acres parcel of land described in the aforesaid lease from Goucher College to the Peabody Institute of the City of Baltimore, thence binding reversely on said third line and reversely on a part of the second line of said parcel of land, as now surveyed, the two following courses and distances viz: South 70 degrees 34 minutes 35 seconds East 197.87 feet and North 16 degrees 16 minutes 10 seconds East 54.[illegible] feet and thence leaving the outlines of said leased parcel and running for new lines of division now made through the property of the said Goucher College, the four following lines viz: Southeasterly by a line curving toward the right having a radius of 2277.02 feet for a distance of 589.85 feet (the cuord of said arc bearing South 65 degrees 17 minutes 07 seconds East 588.20 feet), still Southeasterly by a line curving toward the right having a radius of 1937.26 feet for a distance of 234.33 feet (the chord of said arc bearing South 54 degrees 23 minutes 56 seconds East 234.19 feet), South 53 degrees 45 minutes 45 seconds East 581.21 feet and South 19 degrees 55 minutes 50 seconds West 452.10 feet to the place of beginning.

Containing 25.868 acres of land more or less.

The courses in the above description are referred to the Baltimore County Grid Meridian.

Being a part of a parcel of land which by a deed dated September 1, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 545 folio 248 was conveyed by Harriet R. Chew et al to Goucher College.

The above described parcel of land is subject to the following rights of way, easements and utility lines to wit:

1) The above referred to entrance road right-of-way as set forth in the lease from Goucher College to the Peabody Institute of the City of Baltimore dated March 27, 1958 and recorded in G.L.B. 3338, folio 375.

WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS — BALTIMORE, MARYLAND

-3-

2) A 20 foot Drainage and Utility Easement heretofore granted by Goucher College to Baltimore County, Maryland by a deed and agreement dated January 24, 1973 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5338 folio 574.

3) Any remaining slope easement areas lying adjacent to the right of way lines of Fairmount Avenue (formerly the Towson Belt Route), Goucher Boulevard and the Dulaney Valley Road as shown on Baltimore County Bureau of Rights-of-Way Drawings HRW 53-172, HRW 53-173, HRW 53-177 and HRW 55-214 and Plat No. 10600 of the State Roads Commission of Maryland, the contour of most of the land over which said easements were granted has been changed and said easements cease to be effective as the same was agreed upon in the deeds granting said easements.

4) A 10 inch sanitary sewer line as the same is now located through the above herein described parcel of land.

Kenneth A. McCord

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

May 1, 1978

Mr. Richard Palmer
Goucher College, Inc.
Dulaney Valley Road
Towson, Maryland 21204

RE: Interim Development Control Act (IDCA) Application No. 78-7-X

Dear Mr. Palmer:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on April 20, 1978 and you may now file your petitions, plats, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/JED/mc

Enclosures

cc: Mr. Willard C. Rouse
8600 LaSalle Road
Towson, Maryland 21204

(Hold)

March 21, 1978

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

Goucher College, Inc.
Dulaney Valley Road
Towson, Md. 21204

Attn: Richard Palmer, V.P. of Financial Affairs

RE: Interim Development Control Act (IDCA) Application No. 78-7-X

Dear Sir:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on March 16, 1978 and you may now file your petitions, plats, and descriptions for said Special Exception hearing in accordance with the Zoning Commissioner's rules for filing.

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/JED/scw

Enclosures

cc: Rouse and Associates
8600 LaSalle Road
Towson, Md. 21204

---

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER

March 27, 1978

Goucher College, Inc.
Dulaney Valley Road
Towson, Maryland 21204

Attention: Mr. Richard R. Palmer
Vice President of Financial Affairs

RE: Interim Development Control Act (I.D.C.A.) Application No. 78-7-X

Dear Mr. Palmer:

Please disregard my previous letter of approval, dated March 21, 1978, regarding the above referenced I.D.C.A. application.

I am enclosing, herewith, a copy of a letter from Mr. Leslie H. Graef, Director of Planning, which explains that a clerical error, indicating approval of the aforesaid application, was made.

If you have any further questions concerning this matter, please do not hesitate to contact either Mr. Leslie H. Graef or me at your earliest convenience.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:JEDjrr

Enclosure

cc: Mr. Leslie H. Graef, Director of Planning
Mr. Eugene A. Bober, Acting Chief, Current Planning and Development Design
Mr. George J. Martinak, Deputy Zoning Commissioner
Mr. James E. Dyer, Zoning Supervisor

---

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

S. Eric DiNenna
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. DiNenna:

Through a clerical error you have received Interim Development Control Act application No. 78-7X indicating that the Baltimore County Planning Board has determined that the proposed development does conform to the requirement of Subsection 22-15.1(F) of Baltimore County Code. This application was sent in error.

The Baltimore County Planning Board tabled any decision on the IDCA application No. 78-7X until their meeting on April 20, 1978.

This office regrets any inconvenience that this error has created.

Sincerely,

Leslie H. Graef
Director of Planning

LHG/cmt

cc: Jim Dyer
Gene Bober, Acting Chief, Current Planning & Development Design

MAR 23 '78 PM
OFFICE OF PLANNING & ZONING

Donald N. Rothman, Esquire
Garrett Building
233 E. Redwood Street
Baltimore, Md. 21202

NOTICE OF HEARING

RE: Petition for Special Exception, NW/corner of Dulaney Valley Rd. & Fairmount Ave.
Goucher College, Inc. - Petitioner, Case No. 79-145-X

TIME: 10:00 A.M.

DATE: Friday, January 5, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

S. Eric Di Nenna
ZONING COMMISSIONER OF
BALTIMORE COUNTY

---

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

December 22, 1978

Donald N. Rothman, Esquire
Garrett Building
233 E. Redwood Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
NE/corner Dulaney Valley Rd. & Fairmount Ave. - 9th District
Goucher College, Inc. - Petitioner
Case No. 79-145-X

Dear Sir:

This is to advise you that $87.19 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Campagna, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Donald N. Rothman, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202

NOTICE OF HEARING

RE: Petition for Special Exception, Goucher College, Inc. - Petitioner
Case No. 79-145-X

TIME: 10:00 A.M.

DATE: Wednesday, March 28, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

S. Eric Di Nenna
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: J. Norris Byrnes, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

Richard A. Reid, Esquire
Suite 600, 102 West Pennsylvania Ave.
Towson, Maryland 21204

Mr. John T. Coady
Campus Hills Community Association
703 Seabrook Court
Towson, Maryland 21204

Mrs. Marion K. Yeaple
619 Hillen Road
Towson, Maryland 21204

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

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON

305 W. PENNSYLVANIA A
TOWSON, MARYLAND 21204
301 825-9532

BALTIMORE OFFICE
1800 BUILDING
100 EAST FIRST STREET
BALTIMORE, MARYLAND 21202

December 28, 1978

Zoning Commissioner's Office
County Office Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 79-145-X

Dear Mr. Clerk:

Please issue the enclosed Subpoena for Mr. Charles Lee to testify on Janury 5, 1979 before the Zoning Commissioner of Baltimore County.

Thank you for your cooperation.

Yours very truly,

J. Norris Byrnes mbk
J. Norris Byrnes

JNB/mbk
Enclosure

DEC 29 '78 AM
DEPARTMENT

Item No. 16

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
GARRETT BUILDING
233 E. REDWOOD STREET
BALTIMORE, MD. 21202
AREA CODE 301
752-4367

November 22, 1978

Mr. Nicholas Commodari
Chief of Developmental Control
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Rouse/Goucher
Special Exception Application

Dear Mr. Commodari:

This letter is to authorize you to change the title block of the special exception application previously submitted by Rouse & Associates for property owned by Goucher College to read: "offices and office buildings (low rise office development with a bank)".

Very truly yours,

Donald N. Rothman

Donald N. Rothman

sma

11-24-78

NOV 24 '78 AM

ZONING DEPARTMENT

By

WHITMAN, REQUARDT AND ASSOCIATES
Engineers - Consultants
1304 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE
(301) 727-3450
REPLY TO
1111 NORTH CHARLES ST., BALTIMORE, MD. 21201

January 16, 1978

Zoning Commissioner
Room 113 - County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Goucher College Track

Gentlemen:

We are enclosing the necessary application forms and maps to have the above referenced tract reviewed for its compliance with the requirements of the Interim Development Control Act. The 25.696 acre tract is located at the northeast corner of Dulaney Valley Road and Fairmount Avenues where both public sewer and water are readily available at the property lines. We are requesting approval of this application prior to our filing a petition for Special Exception for the development of this tract.

Please contact us if any additional information is required. Your immediate response to this submission will be appreciated.

Very truly yours,

WHITMAN, REQUARDT AND ASSOCIATES

By

Franklin L. Hale/bsc
Enclosures
cc: Mr. Menard Doswell
Rouse & Associates

Rouse&Associates
100 Potomac Building, 8600 LaSalle Road, Towson, MD. 21204 301-828-6655

March 14, 1978

Mr. Ray Potter
Baltimore County
Planning Office
Room 4406
New Courts Building
Towson, Maryland 21204

Dear Mr. Potter:

As per your request, I have enclosed our land study of the proposed office park development on the 25 acre Goucher College tract at the corner of Fairmount Avenue and Dulaney Valley Road. This plan is not our development plan, but is merely a study designed to illustrate what the development might look like if built out to the full potential of our deed restrictions.

Those deed restrictions are an exhibit to our contract with Goucher College, and will be recorded at the time we purchase the property. The following is a summary of those restrictions:

1. Rouse & Associates can build no more than 320,000 net square feet of office space (358,000 gross square feet).
2. We will provide no fewer than five (5) parking spaces for each 1,000 net square feet of office space. This parking ratio shall be adjacent each building and parking shall not be allowed on roadways or driveways.
3. The use of the building will be limited to business, professional, governmental or institutional offices, with appropriate accessory non-office uses such as a food service or branch bank. The following uses are restricted:

Real Estate Development

Mr. Ray Potter
March 14, 1978
Page Two (2)

(1) gasoline filling station
(2) service garage
(3) hotel, motel, or motor court
(4) massage parlor
(5) radio, television or other wireless transmitting or receiving structure not located or wholly contained within a building
(6) animal hospital
(7) automobile salesroom or outdoor automobile sales area
(8) carpentry, electrical, plumbing, heating, sheet metal, electroplating and painting shop

4. Landscaping
   (1) All areas not covered by buildings or paving shall be landscaped.
   (2) Existing trees will be preserved where possible.
   (3) There will be one 2½" caliper hardwood tree or evergreen for each 2,000 square feet of paved area within the paved areas. And there will be fifteen (15) 1½" caliper hardwood or evergreen trees for each acre of developed land.
5. Outside storage is prohibited.
6. All exterior equipment shall be screened.
7. Exterior lighting will be provided for all buildings, parking areas, sidewalks and driveways and must be designed so that it does not intrude into adjacent sites.
8. Signs and graphics will be controlled.
9. No building shall be higher than three (3) stories.
10. No building shall be greater in size than 90,000 square feet and we can only build one that large. All others shall be no greater than 60,000 square feet.

Mr. Ray Potter
March 14, 1978
Page Three (3)

Goucher College has the right to review our plans to see that they comply with these restrictions. We must naturally comply with all County codes in addition.

Until we get into our engineering studies, we will not know exactly how much space we can plan to build or how many buildings we can expect to build. The enclosed study does not take such engineering considerations as storm water management, right-of-way and cart-way dimensions into consideration.

I hope that this information is useful to you. Please let me know if you have any further questions.

Sincerely,

Menard Doswell

MD/kjk

Rouse&Associates
100 Potomac Building, 8600 LaSalle Road, Towson, MD. 21204 301-828-6655

November 20, 1978

Mr. Nicholas Commodari
Zoning Commission
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Commodari,

Please find enclosed six (6) copies of the draft of the Traffic Impact Analysis on Northhampton Center. Please note that there are several discrepancies in this report. One example of this is on page 8, which has the wrong square footage of the Maryland Executive Park and therefore the wrong conclusions. These discrepancies will be taken care of in the final analysis.

If you have any questions, please do not hesitate to contact me.

Yours very truly,

Richard G. Watkins (t.c.)

Richard G. Watkins

RGW/ter

Real Estate Development
Philadelphia / Jacksonville / Baltimore

Rouse&Associates
100 Potomac Building, 8600 LaSalle Road, Towson, MD. 21204 301-828-6655

November 21, 1978

Mr. Nicholas B. Commodari
Department of Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland

Re: Special Exception Application
Goucher College Tract

Dear Mr. Commodari:

This letter will serve to update my letter to Mr. Ray Potter dated March 14, 1978 and to explain any inconsistencies between that letter and the plans we have filed with our Special Exception Application for the subject property.

1. Our agreement with Goucher College was that no building should exceed 90,000 net usable square feet. Goucher has reviewed the plan and has agreed to allow us to proceed with the building consisting of approximately 116,000 net usable square feet.

2. The building shown on the plan as 67,000 gross square feet is actually under 60,000 square feet on a net usable basis, and is therefore consistent with our agreement with Goucher that, with the exception of the 116,000 square foot building, no other building should exceed 60,000 net usable square feet.

3. The inconsistency between the gross floor area shown on the IDCA Application and the gross floor area shown on the Special Exception Application

Real Estate Development
Philadelphia / Jacksonville / Baltimore

Mr. Nicholas B. Commodari
November 21, 1978
Page Two (2)

was a result of a miscalculation. The revised plan submitted to you today shows the gross floor area to be less than that shown on our IDCA Application.

4. Our agreement with Goucher is to provide an average working ratio over the site of five (5) cars per 1,000 feet of net usable area. That ratio will include compact and handicapped spaced.

Please let me know if you have any further questions.

Sincerely,

Menard Doswell/kjk

Menard Doswell

MD/kjk

cc: Mr. Ray Potter
Balto. County Dept. of Planning

79-195

File

ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
823-1800

CARROLL W. ROYSTON
H. ANTHONY MUELLER
R. TAYLOR McLEAN
RICHARD A. REID
E. HARRISON STONE
MILTON R. SMITH, JR.
C. S. KLINGELHOFER III
THOMAS F. McDONOUGH
A. J. SZCZERBICKI

April 16, 1979

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

Re: Petition for Special Exception - Goucher College
Case No. 79-145-X

Dear Mr. DiNenna:

Petitioner's response of April 11, 1979, to my letter of April 9, 1979 is totally unacceptable. Protestant's Exhibit G was produced at the hearing at my insistance and was introduced in evidence by me. At that time, Petitioner agreed to take the original exhibit, make copies for the parties and return the original to your file. No attempt was made at that time to protect Exhibit G in any way. That attempt came only after the hearing. You may be assured that if the attempt had been made timely, I would never have permitted Exhibit G to leave your file. Copies could then have been obtained in the normal fashion. Accordingly, I must object to any attempt to seal Exhibit G and prevent the parties from obtaining copies thereof.

Furthermore, it is difficult to understand Petitioner's position with respect to this exhibit - that it is confidential information which should not be released to competitors - when the survey was proffered through the oral testimony of Mr. Rouse for the avowed purpose of proving that his office park would not compete for tenants with the vacant offices in the core of Towson.

Very truly yours,

Richard A. Reid

RAR/keg
cc: Joseph Norris Byrnes, Esq.
Ms. Nancy Ellen Paige

APR 17 '79 PM
ZONING DEPARTMENT

79-270

ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
823-1800

CARROLL W. ROYSTON
H. ANTHONY MUELLER
R. TAYLOR McLEAN
RICHARD A. REID
E. HARRISON STONE
MILTON R. SMITH, JR.
C. S. KLINGELHOFER III
THOMAS F. McDONOUGH
A. J. SZCZERBICKI

May 4, 1979

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

Re: Petition for Special Exception - Goucher College
Case No. 79-145-X

Dear Mr. Commissioner:

Now that the hearing in the above entitled case has been concluded, I would appreciate it if you would send me a copy of the opinion which Mr. Martinak prepared but did not sign before his death.

Very truly yours,

Richard A. Reid

Richard A. Reid

RAR/keg

MAY 4 '79 AM
ZONING DEPARTMENT

ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
823-1800

CARROLL W. ROYSTON
H. ANTHONY MUELLER
R. TAYLOR McLEAN
RICHARD A. REID
E. HARRISON STONE
MILTON R. SMITH, JR.
C. S. KLINGELHOFER III
THOMAS F. McDONOUGH
A. J. SZCZERBICKI

May 31, 1979

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

Re: Petition for Special Exception - N/E corner of
Dulaney Valley Road and Fairmount Avenue
9th Election District - Goucher College, Inc.,
Petitioner - No. 79-145-X (Item No. 86)

Dear Mr. Commissioner:

Please note an appeal from your decision and order in the above entitled matter of May 3, 1979, to the County Board of Appeals for Baltimore County on behalf of Nottingham Properties, Inc., a Maryland corporation, 100 West Pennsylvania Avenue, Towson, Maryland 21204.

Our check in the amount of $95.00 is enclosed to cover the cost of the appeal.

Please sign and date the enclosed copy of this letter acknowledging receipt of the original, the enclosed check and also verifying the correctness of the check.

Very truly yours,

Richard A. Reid
Attorney for Appellant
Nottingham Properties, Inc.

RAR/keg
Enclosures

MAY 31 '79 PM
ZONING DEPARTMENT

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
305 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
301 825-9550

May 31, 1979

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
NE/corner of Dulaney Valley Road
and Fairmount Avenue-9th Election
District
Goucher College, Inc. - Petitioner
No. 79-145-X (Item No.86)

Dear Sir:

Please file the enclosed Appeal in the above-captioned matter. I have enclosed my check in the amount of $70.00 to cover the costs.

Yours very truly,

J. Norris Byrnes

JNB/mbk
Enclosures
cc: Richard A. Reid, Esquire
Donald N. Rothman, Esquire
Mr. Arthur Waxter
Mr. Sidney Silber

JUN 5 '79 AM
ZONING DEPARTMENT

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
305 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
301 825-9550

June 8, 1979

Mrs. Mary Campagna
Zoning Office for Baltimore
County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
NE corner of Dulaney Valley Rd. and
Fairmount Ave., 9th Election District
Goucher College, Inc., Petitioner
Case No. 79-145-X (Item 86)

Dear Mrs. Campagna:

Please find enclosed my check in the amount of $25.00 to cover the additional cost in filing the above-captioned Appeal.

Thanking you for your cooperation in this matter, I remain

Yours very truly,

J. Norris Byrnes

JNB/jj
Enclosure

79-194

File

79-145-X
Goucher College, Etc.

COPY

ROYSTON, MUELLER, McLEAN & REID
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-1800

APR 10 '79 AM
ZONING DEPARTMENT

April 9, 1979

Ms. Nancy Ellen Paige
Gordon, Feinblatt, Rothman,
Hoffberger & Hollander
1100 Garrett Building
Baltimore, Maryland 21202

Re: Petition for Special Exception - Goucher Property

Dear Ms. Paige:

During the hearing before the Zoning Commissioner in the above entitled matter, it was agreed that you would make copies of your client's survey, distribute them and return the originals to the Zoning Commissioner for inclusion in the record since they had been received in evidence. At the conclusion of the hearing, you expressed some hesitancy about this as a result of your client's concern that the information may be used for competitive purposes. You asked that I agree to keep the information confidential when it was furnished. I advised that I could not agree to that because, of necessity, I would want to discuss the survey with my client. Furthermore, I pointed out that the results were already in evidence and a matter of public record. The matter was left with my assent to your request that you be given a couple of days to think about the situation.

Ten days have now elapsed since the hearing and I have still not received copies of the survey. I assume that you still have not returned the originals to the Zoning Commissioner's file. I must insist that you do both immediately. I don't see how the Zoning Commissioner can decide the case until his file is complete.

Very truly yours,

Richard A. Reid

RAR/keg

cc: Eric S. DiNenna, Zoning Commissioner

12/9/82 - Notified the following of hearing set for Tues., Jan. 25, 1983, at 9:30 a.m.

D. Rothman
Rouse & Assoc.
Goucher College
J. N. Byrnes
R. Reid
J. Hessian
J. Dyer
W. Hammond
N. Gerber
R. Reno

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

January 26, 1983

Richard A. Reid, Esquire
Suite 600
102 W. Pennsylvania Ave.
Towson, Maryland 21204

Re: Case No. 79-145-X
Goucher College, Inc.

Dear Mr. Reid:

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

Very truly yours,

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

Encl.

cc: J. Norris Byrnes, Esq.
John W. Hessian, III, Esq.
Russell R. Reno, Jr., Esq.
Donald N. Rothman, Esq.
Rouse & Associates
Goucher College, Inc.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hanwell

Prot Ex #20

TRANSCRIPT OF TESTIMONY OF NORMAN E. GERBER
BEFORE THE DEPUTY ZONING COMMISSIONER OF
BALTIMORE COUNTY IN THE MATTER OF
PETITION FOR SPECIAL EXCEPTION
GOUCHER COLLEGE, INC., PETITIONER
CASE NO. 79-145-X ON JANUARY 5, 1979

MR. REID: Mr. Gerber, state your full name please.

MR. GERBER: Norman E. Gerber.

MR. REID: Where are you employed?

MR. GERBER: I am Deputy Director of Planning for the Office of Planning and Zoning, Baltimore County.

MR. REID: How long have you been Deputy Director of Planning?

MR. GERBER: I am Deputy Director now for about eighteen months, I guess.

MR. REID: How long have you been in the Office of Planning and Zoning?

MR. GERBER: 22 years.

MR. REID: Mr. Gerber, has a plan for the development of Towson been adopted by the Planning Board.

MR. GERBER: A policy plan was adopted in 1975, yes.

MR. REID: Is it this plan which you are referring to?

MR. GERBER: Yes

MR. REID: I'd like to offer the plan in evidence.

MR. MARTINAK: Let the record show that Towson Policy Plan dated April 17, 1975 be introduced as Protestant's Exhibit A.

MR. REID: I believe you described this as a policy plan. Would you explain in a little more detail what that term means.

MR. GERBER: Well, it is set up as a series of goals and policies to be followed in guiding the future and growth of Towson. It recommended additional studies and additional actions that should take place.

MR. REID: What in general does the plan envision as the location of the dovelopment of office and commercial use in the Towson area.

MR. GERBER: Well, generally the plan at that time, in 75, was rather schematic, but it, identified a plan on page 21 which is a schematic plan which basically is talking about very intensive uses within the ring road and less intensive uses outside the ring road.

MR. REID: And what is the ring road?

MR. GERBER: That is the combination of Goucher Boulevard, Fairmount Avenue, Bosley Avenue and the extension of Towson Town Boulevard as ancitipated in programs, but not yet constructed.

MR. REID: Are you familiar with the location of the Goucher Property which is the subject to this petition.

MR. GERBER: Yes.

MR. REID: Does that lie within or without the ring road?

MR. GERBER: It is outside of the ring road and adjacent to it.

MR. REID: Does the plan refer to development in the core of Towson?

MR. GERBER: It does, yes.

MR. REID: And what does that term mean, "The core of Towson"?

MR. GERBER: Well the core in this plan was the area that was inside that ring road primarily and I don't think it was much more specific than that in this particular plan. It has been further defined in subsequent studies to this study, but it was not in this plan.

MR. REID: Where does the plan before you contemplate or recommend that the location of offices be placed.

MR. GERBER: Well, the plan, I'm paraphrasing it now, indicated that there should be within the core mixed uses, that there should be as much as possible buildings that had combinations of commercial and offices and residential, but primarily these very intensive uses were to be within this core area and along the ridge area in the Towson area, along the Joppa Road ridge and to the south primarily, what they were talking about.

MR. REID: What importance was placed on the location of uses around the courthouse.

MR. GERBER: In the 1975 plan, it was recognized as an important employment center. I guess it was identified as certainly a very important part of this, of the Towson economy and was certainly providing the basis for a future expansion.

MR. REID: On page 4 of the plan, it refers to goals & objectives. The last goal and objective on that page - page 7 is to "Encourage the development of a single, high-density center within the central core area as the only practicable alternative to strip-sprawl urban growth around Towson." Do you know what that objective means, can you explain that to us please.

MR. GERBER: Well it was to encourage * * * highrise buildings within the core area and to - so that, to look at the other objective and goals that this was desirable, so that we could provide better transportation access and shared uses of parking facilities and complimentry uses. The strip-sprawl urban growth around Towson was a problem that encroachments into the existing residential areas around Towson to all sides.

MR. REID: Encroachment of what type of use?

MR. GERBER: Commercial, office, all kinds of intensive activities.

MR. REID: With respect to the core concept and the inter-relation of the uses, does the plan contemplate that one use would depend on other uses, for instance, the, say the restaurants in Towson, are they related to other uses in Towson.

MR. GERBER: As far as the concept of developing town centers which this was a follow through from earlier County wide policies, yes town centers did bring together a host of complimentry uses that in a sense help each other as well as are able to partake of more efficient manner of public services. In a town center where you, as recommended here, have a high degree of pedestrian capability, you are able to have * * * services for employment, as well as commercial, that benefit from having people and employment opportunities nearby which bring more cash into the retail stores as well as things like restaurants, yes.

MR. REID: If one of those uses in the core center would fail, say, or be substantially impaired, say for instances, the office use in the core center, what effect would that have on the other uses in the center.

MR. GERBER: If it were substantially impaired, I think it would have a depressing effect upon the growth of that center as a town center.

MR. REID: Isn't it true that it may even cause businesses such as restaurants to go out of business.

MR. ROTHMAN: I object, this is an off the cuff opinion.

MR. GERBER: I'm not so sure that it would cause existing restaurants to go out of business unless existing offices were to move out, then certainly that would be a - would certainly have an effect. I can't tell you how much right now. It certainly would, perhaps, cut down on the growth of other retailers, other groups, anticipated groups if office employment were not to take place. I can say that. I don't know that it would necessarily cause existing businesses to cease.

MR. REID: Isn't it true that substantial part of clientele of the restaurants in Towson depend upon the walk in business of the office employees of Towson.

MR. GERBER: That appears to be the case, yes.

MR. REID: Now referring again if you will to the plan which you earlier referred to on page 21 of the Towson Report, what use is contemplated for subject property by that plan?

MR. GERBER: This identifies something called office mix, which was getting back to the business of a mix of offices and residential as being most desirable.

MR. REID: When that term is used "office mix" is that the type of office use that is found within the, for instance, high rise apartment buildings and that sort of thing.

MR. GERBER: It can be, yes.

MR. REID: Do you have an opinion as to whether or not the proposed use of the Goucher property would be in accordance with or contrary to the Towson Plan as set forth in the plan adopted by the Planning Board in 1975.

MR. ROTHMAN: Objection. No basis has been established for his opinion, that is to way, it has not been developed whether or not the proposal has been studied by him or his department or evaluated by him or his department in connection with this use and I think that before he is allowed to give his opinion, it should be established that in fact he has made some study that would lead to a basis for that opinion.

MR. MARTINAK: Sustained. Could you rephrase your question.

MR. REID: No, I won't rephrase it Mr. Martinak, I will ask whether or not he has in fact considered the question of whether or not the proposed use would be in accordance with or contrary to the Towson Plan as adopted by the Planning Board in 1975

MR. ROTHMAN: I object again.

MR. MARTINAK: Objection overruled. I do think that is reasonable. We'll try to give adequate weight to the answer.

MR. GERBER: Yes, we have been reviewing this proposal. We have studied it to some extent. I don't know that we have all of the answers yet in hand to give a complete answer to your question. I can give you some of the aspects of what the important issues are here.

MR. ROTHMAN: Well I would object to that. He has admitted that they haven't studied all of the aspects of this plan so to be able

to give an opinion in answer to the question asked by counsel. Counsel has asked for a conclusion with respect to whether this project meets the objectives as it were of that plan. The witness has just testified that they have not completed any study of this project in connection with that plan, so that I think it would be totally inappropriate for this witness to single out whatever he has studied, knowing, as we do, by his admission that he has not completely studied it nor has the department completely studied it and I think that such an opinion would be improper and invalid as a matter of testimony.

MR. MARTINAK: I am going to overrule you on that for obvious reasons that the witness has been intimately familiar with the planning process and as I said before I will attempt to give adequate weight to his testimony due to the fact that it has not been a thorough study of the impact of this project on Towson.

MR. GERBER: The issue as to whether or not this particular proposal is going to be in conformance with the plan or not hinges upon the kinds of uses that are to be placed within the proposed development. And I have to say at this moment that we don't have that information from Petitioner. We can make some guesses. We have, subsequent to this study, we have additional studies, some market studies which indicate that over the next ten years there is room for about an additional 400,000 square feet of office space to be absorbed by the market in the core area of Towson. This particular proposal is for slightly more than 300,000 square feet or about 75% of that number of square feet. It is not clear yet as to whether or not. . .

MR. MARTINAK: A couple of things are not clear yet.

MR. GERBER: Whether or not the development, the uses which would go into this particular proposed park would be competing for the same market that we are ancipating competing for with the core development in Towson and maybe I can explain that a little bit further. An office park - well, let me back up for a second. The studies that we have, talking about very intensive high rise, office buildings and talk about these kinds of - the absorption of 400,000 square feet from the market of offices that want to locate in Towson because they want to be in Towson, they do business in this general area. An office park as being proposed now is somewhat of a new concept for Baltimore County not new in other parts of the country. What I don't know and what we don't have the information * * * is to what extent there is a market in the Baltimore region for office parks and it is possible that the office park as now constructed, being proposed rather, might be drawing from a market that is much larger in terms of people just wanting to locate in the Baltimore region, from whereever I don't know, they might be moving their operations from another county, - from the city. They are not really concerned that they are in Towson, they just want to be in an office park some place in the Baltimore region and this is an opportunity for it. I would think that if it turned out that this office park was competing directly for the same market as we are proposing to compete for with our implementation program for Towson, then certainly the office park would not be consistent with the plan, it would drain off our potential for office development within the core and we would not have the complete development of the core that we anticipate and want to be able to encourage to take place. There is another offset to that. I just want to for the moment assume, assume

for the moment that it is competing for the same market space within the next ten year period, I'm concerned that we can talk about the development of Towson taking place beyond the 10 year period, I'm concerned, at, I would say in 20 years period from now it would be very nice to have the very intensive development take place in the Towson area that we are forecasting in county programs are moving ahead to try to encourage to take place. But if they are competing for the ten market, then I'm concerned the office park might then take away the potential over the next ten year period which would really rob our potential for the following ten year period if there is one. I am not sure if you follow me or not, Mr. Martinak, maybe I can rephrase it another way.

MR. MARTINAK: I'm giving it a good try, Norman.

MR. GERBER: On the assumption that they were competing for the same market space, all I have asserted is talk about the market that is available to be captured for the next 10 years. While I I know that any plan is going to be certainly involved in terms of guiding growth for a longer period of time.

MR. MARTINAK: Are you describing this document as a 10 year plan, is this what you are saying?

MR. GERBER: No. I was talking in terms of the market conditions that I was talking about.

MR. MARTINAK: The total market conditions?

MR. GERBER: The market conditions that we have information for now are for a 10 year period relative to offices. And I am saying to you that it is possible in one's mind to say well in 20 years period though, even if they were competing for the same market over

the next 10 years, in a 20 year period, there would be an additional market come in and there would be room for both to take place, the intensive development in the core and the office park at the fringe of the core. I'm saying that I am troubled by that thought because I am afraid that if the office park were to come in now, that it would take away the 10 year market, nothing would happen in the core for 10 years and I am afraid that there is a possibilty of deterioration setting in, so it would be robbing any possible expansion of the core beyond the 10 years. Now that is under the assumption they are both competing for the same market.

MR. MARTINAK: That is an assumption at this point?

MR. GERBER: It is not known at this point. I probably don't know and I don't know that anybody in this room does know that yet. Perhaps the Petitioner could develop that information, I don't know, maybe they have, but I don't know and perhaps someone else may know. We have not in the office been able to in so short a time, begin talking about developing that information.

MR. ROTHMAN: May I have the question now.

MR. REID: The question is whether --

MR. ROTHMAN: Oh no, I mean what you just - OK, I think I know.

MR. MARTINAK: Could we back off on that for a minute on that Mr. Reid and specifically your question concerned impact --- on the core.

MR. REID: The question was whether in his opinion the proposed use of this land was in accordance with or contrary to the plan for Towson. He has explained his reasons for his opinion

and as I understand his testimony he can't answer the ultimate question at this point because it boils down to this. That if the offices in the proposed use are competing for the same tenant as the core offices, then it probably would be detrimental and not in accordance with the plan, whereas if they are not competing for the same tenants, it would not probably be detrimental to the development of the Towson Core and the plan. Is that a fair summary Mr. Gerber?

MR. GERBER: Yes. I was going to summarize it and say that.

* * *

MR. REID; Now, you are aware, are you not Mr. Gerber, that there is a substantial amount of unleased office space in the core of Towson at the present time.

MR. GERBER: Yes, I am aware of that.

MR. REID: Are you also aware that within the core of Towson there is a substantial amount of property already zoned for office use, but unutilized for office use.

MR. GERBER: Well, most of the core area is zoned in such a way that it could be constructed with offices or commercial or residences. The zoning is very flexible and allows any one of the three opportunities to take place.

MR. REID: And of course going back to the summary which I made and you adopted, if the park were competing for the same tenants as the core offices then your opinion would be that it would be not in accordance with the plan and detrimental to the core development concept, would you also, would that be the same

thing as saying that it would be detrimental to the welfare of the community of Towson?

MR. ROTHMAN: Objection.

MR. MARTINAK: Sustained, I think you are trying to put a conclusion into the witnesses' mouth.

MR. REID: Well, do you have an opinion, Mr. Gerber, which you can express with a reasonable degree of planning probability that in the event that the proposed development would be competing for the same tenants, whether or not that would be detrimental to the welfare of the Towson community as set forth in the proposed planning for that community?

MR. GERBER: Well, what I think might happen is if the core in Towson doesn't reach its potential, I think that the other spill over effects that take place, that will affect the entire York Road corridor. I think that if we don't get the strong core developed and if its because the office - its because the office is going to be -potential is going to be met by the office park, then I think what we are likely to have then is not - what will happen is we won't get the other attendant town center type development that we would like to see take place in Towson take place in Towson, we feel especially. And what will happen is that the retail market will be met but probably somewhere else up and down the corridor and I can see this bringing about much greater pressures for even more retail development on scattered vacant piecer of land along the York Road corridor and in the general area. I think that would be detrimental to the entire corridor, yes, from that standpoint.

MR. REID: Witness with you, Mr. Rothman.

MR. ROTHMAN: I thought maybe Mr. Burns wanted to go awhile.

MR. BURNS: No, I'll wait.

MR. ROTHMAN You have no direct, then he can't redirect.

MR. ROTHMAN: Mr. Gerber, I just have two or three questions for clarification. After the Towson policy plan was, as you say, adopted in 1975, that is the exhibit that has been put into evidence, you mention that there were - there was a recommendation that additional studies be made.

MR. GERBER: Yes.

MR. ROTHMAN: And is it not a fact that in fact several additional studies had been made in - by planners and consultants in respect to the objectives of that plan.

MR. GERBER: The primary study that has been made is the study that was completed by a firm of Cope Linder Walmsley of Philadelphia which had some consultants, some economic consultants, market analysts. There have been some ongoing studies in progress now by other consultants dealing with the design of the completion of the ring road system. Those are the two primary studies that I am aware of that are underway.

MR. ROTHMAN: And neither of those has been adopted by the requisite authorites in the County?

MR. GERBER: No, they have not. The Planning Board has reviewed the Cope Linder Walmsley report, has held a public hearing on it, but has not yet acted to adopt any revisions to the 1975 plan yet.

MR. ROTHMAN: And therefore that, those recommendations have not been either officially accepted or rejected, is that true.

MR. GERBER: That is correct.

MR. ROTHMAN: And it is true is it not that with respect to this project the Planning Department has not reached the official conclusion that this project is in conflict with the Towson plan.

MR. GERBER: No, That's right.

MR. ROTHMAN: Thats true, is it not?

MR. GERBER Yes, That's right.

MR. ROTHMAN: And I think you said that - strike that - you adequately described what you understood the policy to be in the core, but you were - you stated that whether or not this would compete would depend upon the type of use or the tenants that would be attracted to such a project as this. Now, it's true is it not that if an institution or a corporate headquarters for a large company desired a free standing low rise office space in a sylvan setting, it couldn't find it in the core.

MR. GERBER: That's right, could not.

MR. ROTHMAN: And this would provide such an opportunity for such a tenant, isn't that correct?

MR. GERBER: Assuming that it is constructed the way it is proposed, yes.

MR ROTHMAN: Well, we have to assume that. And it is also true, is not that Towson Plaza which is directly across Fairmount Avenue from the proposed site is part of the so-called core as defined in the long range study.

MR. GERBER: In the 1975 plan, yes.

MR. ROTHMAN: Which is in evidence - and that is the retail center, is it not.

MR. GERBER: Yes.

MR. ROTHMAN: And isn't it a fact that the development of this project as proposed for office use would at least strengthen that retail center.

MR. GERBER: Not necessarily. I say that because its separated by one major barrier between movement back and forth between the employment that might take place in your office park and the center itself. It is one of the values that had been set forth in the 1975 plan and it has been added upon and stressed in subsequent studies of having the intensive office employment further to the south, more nearly to the center of the ring road system and also that particular report is recommending the expansion of commercial not in the Towson Plaza area, but again further to the south where there can be a closer knit opportunity with better ties for pedestrian access without the barrier that is presented by the Fairmount Avenue. I suppose that if the County or someone were willing to spend additional money and erase that barrier in some way by a series of pedestrian accesses and what have you, it might strengthen somewhat, but even then your intensity is rather low and the walking distances are pretty big.

MR. ROTHMAN: Well let me put it the other way. Would you agree that our project certainly wouldn't draw people away from that retail center.

MR. GERBER: What, from Towson Plaza?

MR. ROTHMAN: Yes.

MR. GERBER: I don't think you are offering any retail opportunities in your development, so I don't think it would draw it away, but I am not so sure it would strengthen it.

MR. ROTHMAN: One last thing. I just want to make sure that I have the same page so that I can understand it and use it to point out to the Commissioner. Is this page 21 of the Towson Plan that you testified about.

MR. GERBER: Yes.

MR. ROTHMAN: And is this the area designated for office mix that Mr. Reid

MR. GERBER: Yes.

MR. ROTHMAN: And is that the project that we are talking about

MR. GERBER: Same general location - this is a schematic diagram, it's the same general location.

MR. ROTHMAN: So that at least at this point the planners or the developers who adopted this, visualize this property for at least an office mix.

MR. GERBER: Yes.

MR. ROTHMAN: Thank you, that's page 21, your honor.

MR. ROTHMAN: I have nothing further.

MR. MARTINAK: Are there further questions of Protestant's witness?

MR. BURNS: I have no questions.

MR. MARTINAK: Have you finished your witness.

MR. REID: No, I haven't.

MR. REID: Is the plan as shown for this property on the board immediately adjacent to you, what could be termed an office mix?

MR. GERBER: Well, of course, that doesn't really identify what's really going in there, that just has a bunch of buildings on it. I don't . . .

MR. REID: Assuming that they are all offices

MR. GERBER: If they are all offices, I would say no.

MR. REID: One bank.

MR. GERBER: No, I would say no, not really.

MR. REID: No further questions.

MR. ROTHMAN: There are no further questions.

MR. MARTINAK: Thank you Mr. Gerber, that concludes the hearing.

CAMPUS HILLS COMMUNITY ASSOCIATION, INC.

P. O. BOX 9776
EUDOWOOD STATION
TOWSON, MARYLAND 21204

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Petition #1 CA #80

January 5, 1979

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

Dear Sir:

Over the past several months, a special zoning committee, representing the Campus Hills Community Association Board of Directors, has been working closely with Goucher College and Rouse and Associates in an effort to be in a position of not opposing their proposed development at the Fairmount Avenue-Dulaney Valley Road intersection for which a special exception is currently being requested. After a careful review of these plans and after several consultations with Rouse and Associates representatives, this committee has several observations to present to the hearing officer.

As a general overview, the Campus Hills Community feels that the proposed development is probably the best possible utilization of this vacant and highly valuable parcel of ground. It is felt that the proposed use, properly regulated, will have the least unfavorable impact upon our community, which, as you are aware, abuts directly upon the parcel. We do feel, however, that should this special exception be granted, several restrictions should be placed upon this property as part of the Zoning Commissioner's order. These restrictions are as follows:

1) No access shall be allowed to the 25+ acre parcel in question except by the entrances currently proposed from Fairmount Avenue and Dulaney Valley Road.

2) Signage shall be limited to non-illuminated signs upon the face of the various buildings with possibly the addition of non-illuminated signs at the entrances to the tract limited to a size of 25 square feet or less.

3) The special exception should be contingent upon an agreement between Rouse and Baltimore County for the construction of highway improvements to attempt to alleviate the existing severe traffic problems at Goucher Boulevard/Fairmount Avenue and Fairmount Avenue/Dulaney Valley Road intersections.

S. Eric DiNenna
Zoning Commissioner

(2)

January 5, 1979

4) Rouse and Associates, its successors or assigns, shall be required to install and properly maintain proposed landscaping buffer between its new development and the Campus Hills Community in a manner similar to the landscaping plan dated 9/26/78.

Over the past several years, this association has been successfully fighting improper development of this parcel of ground. A proposal has now been presented that, with proper regulation, we feel can be a reasonable use of this vacant site and will not be a deurimental factor to the welfare and future value of the Campus Hills Community.

Very truly yours,

CAMPUS HILLS COMMUNITY ASSOCIATION, INC.

Richard W. Harrison
sac

Richard W. Harrison
Chairman, Committee on Zoning

RWH/sac

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Petition #79-145-X

TO: S. Eric DiNennu
Zoning Commissioner

Date: December 27, 1978

FROM: Leslie H. Graef, Director
Director of Planning and Zoning

SUBJECT: Petition #79-145-X, Item #86

Petition for Special Exception for office and office buildings
Northwest corner of Dulaney Valley Road and Fairmount Avenue
Petitioner - Goucher College, Inc.

9th District

HEARING: Friday, January 5, 1979 (10:00 A.M.)

The Traffic Impact Analysis report prepared for the petitioner by Street Traffic Studies, Ltd. (Draft- October, 1978) stated, in part, "that the traffic generated by the site will not have an adverse affect on the nearby intersections provided certain improvements are made to the roadway system. The petitioner's consultant lists the following items as "Recommended Roadway Improvements":

MARYLAND 146 AND FAIRMOUNT AVE.

1. Rebuild existing traffic signal
2. Eliminate southbound right turn land along Maryland 146
3. Provide for southbound double left turn lane along Maryland 146
4. Add an additional northbound through lane (total of three) northbound Maryland 146 south of Fairmount Ave.

MARYLAND 146 AND SOUTHERLY AVE.

1. Construct southbound left turn lane for site access (300 foot full width, 100 foot taper)

MARYLAND 146

1. Carry third through lane from Maryland 146/Fairmount Avenue intersection northerly past the site access and drop third lane at on ramp to eastbound I-695.

FAIRMOUNT AVENUE

1. Construct right turn lane along westbound Fairmount Avenue beginning at site access and extending westerly to Maryland 146 (approximately 800 feet)

Petition #79-145-X Goucher College, Inc.

- 2 -

FAIRMOUNT AVE. & SITE ACCESS - TOWSON PLAZA MALL

1. Rebuild traffic signal
2. Construct eastbound left turn lane along Fairmount Avenue (225 foot full width, 240 foot taper)
3. Construct right turn deceleration lane westbound along Fairmount Avenue at site access (225 foot full width, 100 foot taper)

FAIRMOUNT AVE. & GOUCHER BLVD.

1. Install new traffic signal - Exhibit 7 shows projected volumes
2. Interconnect new signal with existing signals at Towson Plaza Mall - Site Access and at Maryland 146
3. Install pavement markings along westbound Fairmount Avenue, east of Goucher Blvd. to eliminate westbound right lane of Fairmount Avenue approaching Goucher Blvd.
4. Provide double left turn lane along Fairmount Avenue west of Goucher Blvd. This can be done by eliminating one of the three eastbound through lanes at this intersection.

Additionally, the Department of Traffic Engineering's representative on the Zoning Advisory Committee noted a number of internal site design modifications which are necessary.

In view of the scope of the proposed development, aforementioned Traffic Engineering comments (both public and private), it is suggested that satisfactory means be resolved for insuring the timely construction of these roadway improvements prior to the granting of the requested special exception.

If the special exception is granted, it is suggested that compliance with a landscaping plan approved by the Division of Current Planning and Development be made a condition of said order.

Leslie H. Graef, Director
Office of Planning and Zoning

LHG:JGHrw

79-510

79-145-X

The WOMEN'S CIVIC LEAGUE, Inc.

113 West Mulberry Street
Baltimore, Maryland 21201
837-5424

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Petition #3 CA #80

File

MAR 22 '79 AM

ZONING DEPARTMENT

March 21, 1979

Deputy Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake
Towson, Maryland 21204

Dear Sir:

The Board of the Women's Civic League wishes to express approval of the request by Goucher College for a zoning change of the property at the corner of Fairmount Avenue and Dulaney Valley Road, to permit the construction of low rise office buildings.

Members of our organization who live in the Towson area have brought the requested change to our attention. It is their feeling that the proposed use for this land is desireable, and the Board supports them in this view.

Very truly yours,

Dolores Martin

Mrs. Joseph J. Martin
President, Women's Civic League

Petition #4 CA #80

MARYLAND EXECUTIVE PARK

8600 LaSalle Road
Towson, Maryland 21204

Tenant List

Abato & Abato, P.A.
Advance Mortgage Corporation
American Airlines
R. W. Bruce Company
Comptec, Inc.
Continental Can Company
Crawford & Company
Dairy Council of the Upper Chesapeake Bay
Dunhill of Towson
Ecological Analysts
Falcons Company
F. W. Dodge Reports/ McGraw Hill
Futures Personnel Service
Friendly Ice Cream Corp.
Walter J. Gans & Ass
G. C. Services
Health Care Management Corp.
H. C. Copeland & Assoc.
Home Insurance Company
Horan, Goldman Companies
Iannello, Hofmann & Assoc.
E. G. Jones & Associates
Kaiser Aluminum
Kelly Services, Inc.
Belman Klein Associates, Ltd.
Leaman Company
Maggio & Associates
Richard Mao, D.D.S.
Mid-States Mortgage Corp.
Minuteman Press International
Moore Business Forms
National Medical Consultants/ Kimberly Nurses
Nolan/Scott, Inc.
Olsten Services of Delmar
Phillips Petroleum Co.
Pilot Life Insurance
Presbyterian Ministers Fund
RGIS Inventory Specialists
Drs. Richards, Hirschfeld & Assoc.
Myron H. Sachs, D.D.S. & Karl J. Sachs, D.D.S.
The Sandwich
SCH Corporation
Security/Textron
William B. Settle, M.D.
Small Business Administration
State Mutual Life Assurance Company
Sun Life Insurance Company
Sunybrook Homes / Wohl & Featherston Real Estate
Talon/Textron
United States Geological Survey Group
Wang Laboratories
Washington Inventory Services
Zapata/Haynie Corporation

79-145-X

File

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
GARRETT BUILDING
233 E. REDWOOD STREET
BALTIMORE, MD. 21202
AREA CODE 301
752-4507

April 11, 1979

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

RE: Petition for Special Exception
Goucher College, Petitioner
CASE NO: 79-145-X

Dear Mr. DiNenna:

I enclosed herewith Protestant's Exhibit G in the referenced case, which is a tenant survey conducted by Maryland Executive Park. The questionnaires were returned to me after the hearing in the matter, on March 28, 1979, for the purpose of making copies.

The survey in question contains information of a confidential business nature. We feel that it is inappropiate and unnecessary, at this time, to share this information with the protestants in the case, who claim to be competitors of Rouse & Associates. No objection is made to your use of the survey in any matter which you deem appropiate or necessary in reaching your decision in the case. However, we request that this exhibit be sealed and kept in the protective custody of the zoning commissioner, and that it not be revealed to any other persons, without a showing of good cause.

As you are aware, the petitioner is most anxious to have this matter decided at your earliest convenience, especially in the light of the delay caused by the unfortunate death of Mr. Martinak.

We thank you in advance for your consideration in these matters.

Very truly yours,

Nancy E. Paige

NEP:tdb
cc: Richard Reid, Esquire
cc: Menard Doswell

APR 12 '79 AM

ZONING DEPARTMENT

DATE 30 JAN. 1979

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: DAILY COURIER - JUDY GODFREY

SIZE:

PREVIOUS LOCATION: YORK ROAD - SOUTH OF TOWSON 6600 (YORK ROAD & STEVENSON LANE, BRICK BLDG. ANTIQUE & BUTTONS) HUNT VALLEY, CROMWELL BRIDGE & WARDMINE

1) What other locations did you consider prior to choosing the Maryland Executive Park? McCORMICK BUILDING COCKEYSVILLE,

2) Why did you (or did you not) choose or consider a downtown Towson location? DID NOT LOOK AT DOWNTOWN BECAUSE OF LACK OF PARKING AND FIRST FLOOR LOCATION

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
PREFERS BELTWAY CONVENIENT TO TOWSON

By [illegible]

Note Tenant representative interviewed, date interviewed, and comments.

DATE: 1-25-79

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Zapata Haynie (Allen)

SIZE: 75

PREVIOUS LOCATION: Mylander Lane

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley, Timonium

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Hunt Valley (She lives in Shrewsbury, Pa., others live in Timonium) They will probably move

By Claiborn M. Carr III

Note Tenant representative interviewed, date interviewed & comments.

DATE: 23 JAN 1979

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: WANT ADS - PAT DAVIS

SIZE: 2992 s.f.

PREVIOUS LOCATION: CROSS KEYS

1) What other locations did you consider prior to choosing the Maryland Executive Park? CROSS KEYS

2) Why did you (or did you not) choose or consider a downtown Towson location? DID NOT CONSIDER TOWSON BECAUSE OF LACK OF PARKING AND ACCESS TO FIRST FLOOR SPACE

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
PREFER SUBURBAN OFFICE CONVENIENT TO THE BELTWAY

By [illegible]

Note Tenant representative interviewed, date interviewed & comments.

DATE: 23 JAN 1979

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT U.S. Geological Survey Group - Mr. Walter White

SIZE

PREVIOUS LOCATION SATCH HILL & JOHNS RD. & COLLEGE PARK

1) What other locations did you consider prior to choosing the Maryland Executive Park? HAMPTON PLAZA, OLD TOWN SEE ON THE BALTIMORE AVE., ORCHARD WAREHOUSE

2) Why did you (or did you not) choose or consider a downtown Towson location?
DID NOT LIKE ACCESS TO ROADS AND TO SPACE OTHER THAN FIRST FLOOR IN TOWSON.

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson?
WOULD CHOOSE M&P BECAUSE OF IMPROVED PARKING AND TRAFFIC ROTATION

By [illegible]

Note Tenant representative interviewed, date interview made and comments.

DATE: 1/25/79

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Talon / Textron (Margaret Perry)

SIZE: 589

PREVIOUS LOCATION: Pikesville

1) What other locations did you consider prior to choosing the Maryland Executive Park? Pikesville, Merry-go-Round

2) Why did you (or did you not) choose or consider a downtown Towson location? She is not sure -

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? ~~[illegible]~~ Hunt Valley

By Claiborn M. Carr III

Note Tenant representative interviewed, date interviewed & comments.

DATE: 1/25/79

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Sun Life Insurance (John McGuinness)

SIZE: 3,015

PREVIOUS LOCATION: Harford Road or Northern Parkway

1) What other locations did you consider prior to choosing the Maryland Executive Park? Merry-go-Round, Tower Plaza, West Road - must be in the area to serve clients

2) Why did you (or did you not) choose or consider a downtown Towson location? congestion + lack of parking

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? the latter

Claiborn M. Carr III

By John McGuinness

Note Tenant representative interviewed, date interviewed & comments.

Jim

DATE:

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: State Mutual Life

SIZE:

PREVIOUS LOCATION: Hampton Plaza

1) What other locations did you consider prior to choosing the Maryland Executive Park? They will share Money Spaces and considered most of them. Hampton Plaza was looking for a first floor location

2) Why did you (or did you not) choose or consider a downtown Towson location? Downtown Towson was considered because many customers are there (lawyers, doctors, CPA's). However they could not find a first floor location. The Needle in the hand ended up at Hampton. We appreciate and receive parking and good credit scores.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
Just inside beltway with good access to beltway and from Towson

By [illegible] 1-25-79

Note Tenant representative interviewed, date interviewed & comments.

DATE: 23 JAN. 1979

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT (Small Business Administration) - JACK LANE

SIZE

PREVIOUS LOCATION 7800 YORK ROAD

1) What other locations did you consider prior to choosing the Maryland Executive Park? NONE

2) Why did you (or did you not) choose or consider a downtown Towson location?
DID NOT CONSIDER DUE TO LACK OF PARKING FOR PATRONS

3) Faced with the decision today, would you choose ~~a location like the Maryland Executive Park, Northampton Center or~~ Loveton Center, or would you choose downtown Towson?
WOULD CHOOSE PROJECT LIKE THIS BUT WITH BETTER PUBLIC TRANSPORTATION.

By [illegible]

Note Tenant representative interviewed, date interview made and comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: William B. Settle, Jr.
SIZE: 455 square feet
PREVIOUS LOCATION: 508 Medical Arts Bldg.

1) What other locations did you consider prior to choosing the Maryland Executive Park? None

2) Why did you (or did you not) choose or consider a downtown Towson location? no space with available parking

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Location just inside beltway

By Wm. B. Settle

Note Tenant representative interviewed, date interviewed & comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Security Mutual
SIZE: 1984 square feet
PREVIOUS LOCATION: Fairmont Avenue, Towson Plaza

1) What other locations did you consider prior to choosing the Maryland Executive Park? None

2) Why did you (or did you not) choose or consider a downtown Towson location? parking, congestion

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? location inside the beltway

By Cloyd Watson

Note Tenant representative interviewed, date interviewed & comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: CCM Corporation
SIZE: _____
PREVIOUS LOCATION: Division formed - new
Glidden - moved office from plant

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley, Exec. Plaza,

2) Why did you (or did you not) choose or consider a downtown Towson location? access to beltway, parking, congestion,

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Access to the beltway,

By M. Holmes

Note Tenant representative interviewed, date interviewed & comments.

DATE: 1-29-79

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: RGIS Inventory (Seven) Ron Hayek
SIZE: 1002
PREVIOUS LOCATION: Pikesville Plaza

1) What other locations did you consider prior to choosing the Maryland Executive Park? Pikesville Hilton

2) Why ~~did you~~ (or did you not) ~~choose or~~ consider a downtown Towson location? MEP more convenient

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? the latter

By Claiborn M. Carr III

Note Tenant representative interviewed, date interviewed & comments.

DATE: 1-29-79

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: RGIS Inventory (Chester) Ron Hayek
SIZE: 900
PREVIOUS LOCATION: Pikesville Plaza

1) What other locations did you consider prior to choosing the Maryland Executive Park? Pikesville

2) Why ~~did you~~ (or did you not) ~~choose or~~ consider a downtown Towson location? MEP more convenient

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? latter

By Claiborn M. Carr III

Note Tenant representative interviewed, date interviewed & comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Pilot Life Insurance Co
SIZE: 1270 square feet
PREVIOUS LOCATION: Towson - Shell

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley, Investment Bldg.

2) Why did you (or did you not) choose or consider a downtown Towson location? parking, congestion,

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Inside the beltway

By Don Vix

Note Tenant representative interviewed, date interviewed & comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey
January, 1979

TENANT: Phillips Petroleum
SIZE: 1276 sq. ft
PREVIOUS LOCATION
Chesapeake Building

1) What other locations did you consider prior to choosing the Maryland Executive Park?
Towson,

2) Why did you (or did you not) choose or consider a downtown Towson location?
traffic, parking

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? MEP
yes

By Bill Effertz

Note Tenant representative interviewed, date interview made and comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: National Appraisal Consultants
SIZE: 116 square feet
PREVIOUS LOCATION: new business

1) What other locations did you consider prior to choosing the Maryland Executive Park?

2) Why did you (or did you not) choose or consider a downtown Towson location? parking, congestion

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? location inside the beltway

By Green

Note Tenant representative interviewed, date interviewed & comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Moore & Somers (Chuck Smith)
SIZE: _____
PREVIOUS LOCATION: Harden area of Baltimore City

1) What other locations did you consider prior to choosing the Maryland Executive Park? Village of Cross Keys, downtown Towson

2) Why did you (or did you not) choose or consider a downtown Towson location? Considered all Balto County locations prompted by dockets. Downtown Towson was rejected because of lack of parking and access.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
Hunt Valley for them in view this past wind. Beltway. They provides easier to downtown Balto, and the beltway east of west, and also downtown Towson when alot of their customers are from locations just inside beltway mixed but the latter then Hunt Valley or downtown Towson

By D 1-25-79
Note Tenant representative interviewed, date interviewed & comments.

DATE: 1-25-79

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Montgomery Ross Int'l (Walter Harris)
SIZE: 815
PREVIOUS LOCATION: New office

1) What other locations did you consider prior to choosing the Maryland Executive Park? Investment bldg, Equitable, Towson

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Latter

By Claiborn M Carr III
Note Tenant representative interviewed, date interviewed & comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Mid-States Mortgage Corp
SIZE: 960 (square feet)
PREVIOUS LOCATION: New in area -

1) What other locations did you consider prior to choosing the Maryland Executive Park? None

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking, congestion

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Beltway location -

By Carl Lyle
Note Tenant representative interviewed, date interviewed & comments.

DATE _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Meggin & Assoc
SIZE: _____
PREVIOUS LOCATION: Lutherville, Baltimore County

1) What other locations did you consider prior to choosing the Maryland Executive Park? Towson area near beltway

2) Why did you (or did you not) choose or consider a downtown Towson location? If he had known, has had parking here, he would have considered downtown Towson - he needed said rooms and parking.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
In Towson area near beltway

By _____
Note Tenant representative interviewed, date interviewed, and comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Lamman Co. Don Lamman
SIZE: _____
PREVIOUS LOCATION: Balto city near Penn Station

1) What other locations did you consider prior to choosing the Maryland Executive Park? Catonsville, Towson

2) Why did you (or did you not) choose or consider a downtown Towson location? didn't consider downtown Towson because of rooms to markets

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
Hunt Valley

By _____
Note Tenant representative interviewed, date interviewed & comments.

DATE: _____

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Bilman Klein Assoc
SIZE: 1060 square feet
PREVIOUS LOCATION: downtown Baltimore

1) What other locations did you consider prior to choosing the Maryland Executive Park? downtown Towson

2) Why did you (or did you not) choose or consider a downtown Towson location? parking, easy access, first floor

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Just inside the beltway

By Bilman Klein
Note Tenant representative interviewed, date interviewed & comments.

DATE 1/29/79

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Fully Services (Mercedes Hartman)
SIZE: _____
PREVIOUS LOCATION: Loyola Federal Building Towson, Maryland

1) What other locations did you consider prior to choosing the Maryland Executive Park? Cockeysville area - Mor Lonza Building in particular.

2) Why did you (or did you not) choose or consider a downtown Towson location? They originally wanted to be downtown in Towson because it is good for their business, but a high rise makes it difficult to just walk in off the streets. Also downtown Towson have definite parking problem.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Definitely just inside the beltway convenient to downtown Towson.

By Z J Klaerman
Note Tenant representative interviewed, date interviewed and comments.

DATE 1/29/79

MARYLAND EXECUTIVE PARK
Tenant Survey

TENANT: Kawa (Aluminum) (Fred Pelletti)
SIZE: _____
PREVIOUS LOCATION: Hollthorpe, Maryland

1) What other locations did you consider prior to choosing the Maryland Executive Park? a) Hunt Valley b) Security Industrial Park 3) Hampton Plaza

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking problem; daytime like private - limited parking garage; price per square foot are more expensive in downtown Towson.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? He has no business in downtown Towson - no clients for downtown Towson, (inside beltway location would be fine.

By Zoni J Klaerman
Note Tenant representative interviewed, date interviewed and comments.

DATE: 9-1-79

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT C.G. Jones
SIZE 2180 sq ft
PREVIOUS LOCATION Jefferson Bldg.

1) What other locations did you consider prior to choosing the Maryland Executive Park? York Place, Mercantile Bldg.

2) Why did you (or did you not) choose or consider a downtown Towson location? parking

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? Downtown Towson

By Harry Rudolph

Note Tenant representative interviewed, date interview made and comments.

DATE: 5-1-79

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT Tonelli, Hoffman & Associates
SIZE 1165 sq ft.
PREVIOUS LOCATION Village of Cross Keys

1) What other locations did you consider prior to choosing the Maryland Executive Park? Cross Keys

2) Why did you (or did you not) choose or consider a downtown Towson location? parking

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? Yes MEP

By Tony Tonelli

Note Tenant representative interviewed, date interview made and comments.

DATE: 23 JAN 1979

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: HOLAN COLEMAN CO. - CHAU HAGEN *
SIZE: 2176 S.F.
PREVIOUS LOCATION: 7800 YORK ROAD

1) What other locations did you consider prior to choosing the Maryland Executive Park? YORK RD IN TIMONIUM, WENT WITH BEING TO MOST TOWSON AREA LOCATIONS AND YORK RD. BEL TOWSON TIMONIUM AREA

2) Why did you (or did you not) choose or consider a downtown Towson location? DID NOT CHOOSE DOWNTOWN TOWSON BECAUSE OF
1) LACK OF PARKING
2) TRAFFIC CONGESTION
3) PLACED TO BE IN A NEW BUILDING LOCATION THAN AN RESIDENTIAL AREA.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
WOULD CHOOSE A BELTWAY LOCATION, THEN TOWSON LOCATION

By KJW

Note Tenant representative interviewed, date interviewed & comments.

* DESIRES THIS INFO KEPT CONFIDENTIAL UNLESS NOTIFIED.

DATE: 1-28-79

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT The Home Insurance Co.
SIZE
PREVIOUS LOCATION

1) What other locations did you consider prior to choosing the Maryland Executive Park? downtown Towson, Jefferson Bldg., Hopkins Plaza, State Bldg.
(Hesitated most b/t Jefferson Bldg. because of Home Board)

2) Why did you (or did you not) choose or consider a downtown Towson location?
Considered downtown Towson because of Home Board and the fact of Jefferson Bldg.
traffic congestion of downtown Towson seemed than all

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson?
~~downtown Towson or Loc~~ Hunt Valley, or Beltway location they would not consider downtown Towson

By [illegible]

Note Tenant representative interviewed, date interview made and comments.

DATE:

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Health Care Management
SIZE: 544 square feet
PREVIOUS LOCATION: new business

1) What other locations did you consider prior to choosing the Maryland Executive Park? none

2) Why did you (or did you not) choose or consider a downtown Towson location? access to computer - parking, congestion

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson?
MEP

By Sylvia Branson

Note Tenant representative interviewed, date interviewed & comments.

DATE: 1/23/79

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT Walter J. Gans & Associates, Inc.
SIZE
PREVIOUS LOCATION None

1) What other locations did you consider prior to choosing the Maryland Executive Park? Office buildings in Towson

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking problems

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson?
Like the Maryland Executive Park or Northampton Center, BUT MORE PARKING SPACE SHOULD BE PROVIDED!!!!!!!

By Ann Wendler

Note Tenant representative interviewed, date interview made and comments.

DATE 1/23/79

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Future Personnel Agency (Don Otak)
SIZE:
PREVIOUS LOCATION: Company formed prior to MEP locating - no previous location.

1) What other locations did you consider prior to choosing the Maryland Executive Park? Equitable Bldg, Mercantile Bldg, Loyola Federal Bldg., Northawn

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking is the biggest problem in downtown Towson. Also he prefers the low rise concept as opposed to highrise.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Definitely a location just inside the beltway.

By G Clearman

Note Tenant representative interviewed, date interviewed and comments.

DATE: JAN 23, 1979

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: FRIENDLY ICE CREAM CORP. - JOE FORTINO
SIZE: 878 S.F.
PREVIOUS LOCATION: OUT OF TOWN - MOVING TO BALTIMORE AREA

1) What other locations did you consider prior to choosing the Maryland Executive Park? HAMPS PLAZA, EQUITABLE BLDG, MERCANTILE BLDG, HUNT VALLEY

2) Why did you (or did you not) choose or consider a downtown Towson location? DID NOT CHOOSE DOWNTOWN TOWSON DUE TO LACK OF PARKING AND LARGE PARKING. NEEDED PARKING BECAUSE OF PUBLIC TRAFFIC TO HIS ESTABLISHMENT LOCATION.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? WOULD PREFER BELTWAY LOCATION, THEN DOWNTOWN, IF PARKING WAS AVAILABLE

By KJW

Note Tenant representative interviewed, date interviewed & comments.

DATE 30 JAN 1979

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Ecol Anal. - Da Jensen

SIZE: 18500 S.F.

PREVIOUS LOCATION: Wildwood Bldg.

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley

2) Why did you (or did you not) choose or consider a downtown Towson location? No - because of traffic, parking

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? MEP & Loveton Center Hunt Valley

By [illegible]

Note Tenant representative interviewed, date interviewed, and comments.

DATE:

MARYLAND EXECUTIVE PARK

Tenant Survey

January, 1979

TENANT Nunnally of Towson

SIZE 580 sq ft

PREVIOUS LOCATION new business

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hampton Plaza, Towson Plaza, York Rd., Professional Bldg

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? Airport

By Brent Blackshaw

Note Tenant representative interviewed, date interview made and comments.

DATE: JAN. 23, 1979

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: F.W. Dodge - Fred Robbins

SIZE: 1620 S.F.

PREVIOUS LOCATION: 6600 York Road

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hamper Plaza, Chesapeake Bldg, Fountain Building, Pikesville Rd. Highway, Hunt Valley, Two story building in Cockeysville

2) Why did you (or did you not) choose or consider a downtown Towson location? Did not choose downtown because of cost and lack of amenities for his employees and customers.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Would prefer a beltway location first, then a Hunt Valley location, then downtown Towson if parking was available

By [illegible]

Note Tenant representative interviewed, date interviewed & comments.

DATE:

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Advance Mortgage Corporation Western

SIZE: 2617

PREVIOUS LOCATION: Pikesville - Reisterstown Road

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley, Pikesville Bldg.

2) Why did you (or did you not) choose or consider a downtown Towson location? Did not choose downtown Towson because 1. no parking 2. grand floor 3. traffic congestion 3. cost of parking 4. lack of parking

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Hunt Valley or location just inside beltway. Need ext to stay in Towson

By [illegible] 1-23-79

Note Tenant representative interviewed, date interviewed & comments.

DATE:

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Advance Mortgage Corporation Western

SIZE: 2617

PREVIOUS LOCATION: Pikesville - Reisterstown Road

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley, Pikesville Bldg.

2) Why did you (or did you not) choose or consider a downtown Towson location? Did not choose downtown Towson because 1. no parking 2. grand floor 3. traffic congestion 3. cost of parking 4. lack of parking

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? Hunt Valley or location just inside beltway. Need ext to stay in Towson

By [illegible] 1-23-79

Note Tenant representative interviewed, date interviewed & comments.

DATE:

MARYLAND EXECUTIVE PARK

Tenant Survey

January, 1979

TENANT Anne F. Perno

SIZE 1260

PREVIOUS LOCATION 415 St. Paul Place, Baltimore

1) What other locations did you consider prior to choosing the Maryland Executive Park? Very Downtown Baltimore

2) Why did you (or did you not) choose or consider a downtown Towson location? Congested

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? yes location like MEP

By Cosimo Abato

Note Tenant representative interviewed, date interview made and comments.

DATE:

MARYLAND EXECUTIVE PARK

Tenant Survey

January, 1979

TENANT American Airlines

SIZE 567 sq ft

PREVIOUS LOCATION Airport

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hampton Plaza, Towson Plaza, Investment Bldg., Pikesville

2) Why did you (or did you not) choose or consider a downtown Towson location? Parking, location to hub of type of work, central

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? Stay here

By Gerry Martin

Note Tenant representative interviewed, date interview made and comments.

DATE 1/29/79

MARYLAND EXECUTIVE PARK

Tenant Survey

TENANT: Crawford & Co. (Jack Handy)

SIZE:

PREVIOUS LOCATION: 3767 Satyr Hill Rd. (Carney-Parkville area)

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley, Parkville, Pikesville, Towson.

2) Why did you (or did you not) choose or consider a downtown Towson location? Downtown Towson - much too congested; no parking.

3) Faced with the decision today, would you choose downtown Towson, Hunt Valley/Loveton Center, or a location just inside the beltway convenient to downtown Towson? A location just inside the beltway convenient to downtown Towson.

By Kim L. Sherman

Note Tenant representative interviewed, date interviewed and comments.

DATE: _____

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT H.C. Copeland

SIZE 1625 sq ft.

PREVIOUS LOCATION Glen Burnie

1) What other locations did you consider prior to choosing the Maryland Executive Park? Crosskeys,

2) Why did you (or did you not) choose or consider a downtown Towson location? congestion, parking

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? Maryland Executive Park

By Jackie Bulova

Note Tenant representative interviewed, date interview made and comments.

DATE: _____

MARYLAND EXECUTIVE PARK

Tenant Survey
January, 1979

TENANT Automotive Car Company

SIZE 6200 sq ft

PREVIOUS LOCATION downtown Towson, Belt's city (consolidation)

1) What other locations did you consider prior to choosing the Maryland Executive Park? Hunt Valley, 401 Washington Ave., Chesapeake Bldg. Downtown Baltimore.

2) Why did you (or did you not) choose or consider a downtown Towson location? parking

3) Faced with the decision today, would you choose a location like the Maryland Executive Park, Northampton Center or Loveton Center, or would you choose downtown Towson? yes - location like MEP

By Andy Hunt

Note Tenant representative interviewed, date interview made and comments.

Plnt. Gr. 74

Petitioner's Exhibit "A"

FINAL ADDENDUM TO THE TOWSON TOWN CENTER PLAN

OFFICE OF PLANNING AND ZONING
ADOPTED MARCH 15, 1979

TOWSON TOWN CENTER

WORKING PAPER **2**

COPE LINDER WALMSLEY Architects Engineers Landscape Architects

---

TOWSON TOWN CENTER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	ZOC Sheet date	ZOC Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: _____

Previous case: 72-202 R

Revised Plans:
Change in outline or description ___Yes ___No

Map # _____

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 21st day of November, 1978.

S. ERIC DINENNA
Zoning Commissioner

Petitioner Goucher College, Inc.
Petitioner's Attorney Rothman Reviewed by Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Donald M. Rothman, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202

cc: Mr. Kenneth A. McCord
Whitman, Requardt & Associates
1111 North Charles Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28 day of Sept 1978. Filing Fee $ 50.00. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Goucher College Submitted by _____

Petitioner's Attorney D. M. Rothman Reviewed by _____

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

79-145-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 12/20

Posted for: Petition for Special Exception

Petitioner: Goucher College, Inc.

Location of property: NE Corner Dulaney Valley Rd & Fairmount Ave

Location of Signs: NE Stacked Shed

Remarks: Posting land rd. NE corner; not on corner 6a

Posted by Ron Coleman (Signature) Date of return: 12/20

5 signs on NE corner

PETITION FOR SPECIAL EXCEPTION
9th DISTRICT

ZONING: Petition for Special Exception for office and office building

LOCATION: Northeast corner of Dulaney Valley Road and Fairmount Avenue

DATE & TIME: Wednesday, March 28, 1979 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

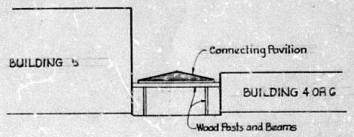
The Zoning Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for office and office building (Master Plan designation with a hatch) on that parcel of land in the Ninth District of Baltimore County

ENGINEERING DESCRIPTION

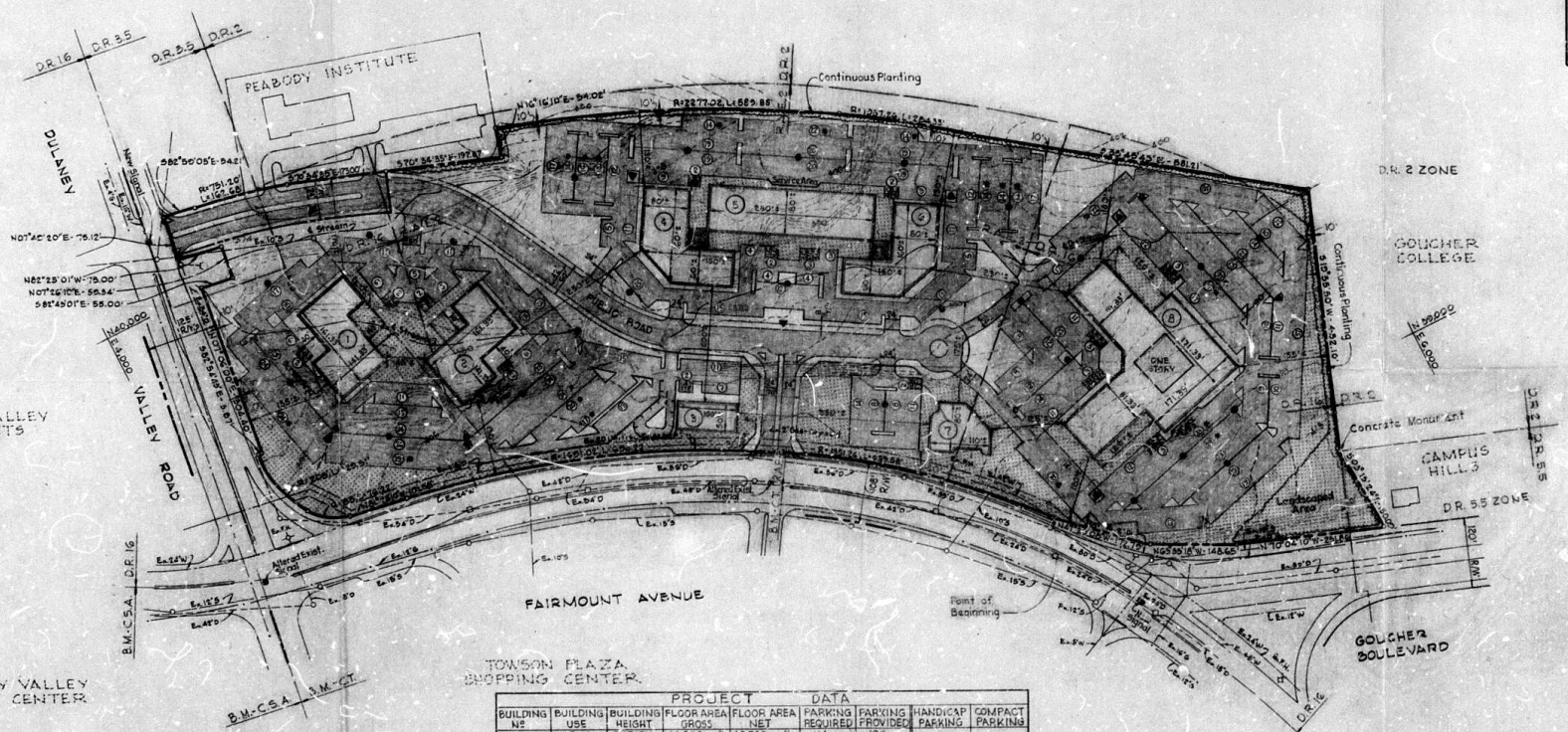
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

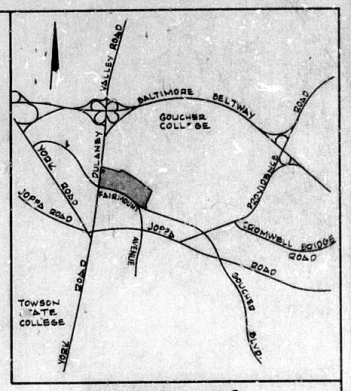
Beginning for the same at a concrete monument here-after set at the beginning of the last or South 3 degrees 14 minutes 26 seconds East 128.92 foot line of a parcel of land which by a deed dat. 2 March 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2650 folio 324 was conveyed by Goucher College to the Rand Building Company et al and running thence with and binding on a part of said last line, reversed, South 3 degrees 14 minutes 26 seconds East 1848.00 feet to a point on the northwest side of Goucher Boulevard and to the beginning of a parcel of land which by a deed dated June 27, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3971 folio 132 was conveyed by Goucher College to the County Commissioners of Baltimore County, thence binding on the first, second and third lines of said parcel of land and binding on the northeast side of Goucher Boulevard for the three following courses and distances viz: South 77 degrees 04 minutes 10 seconds West 251.86 feet, North 43 degrees 31 minutes 18 seconds West 70.65 feet, North 43 degrees 29 minutes 08 seconds West 72.79 feet to the intersection of the Northeast side of Goucher Boulevard and the Northwest side of Fairmount Avenue (formerly known as the Towson Belt Route), 120 feet wide, thence binding on the northeast and north sides of Fairmount Avenue as shown on Baltimore County Bureau of Highways Drawings 10W 32-73 and HRW 32-73 the three following lines viz: Northwesterly by a line curving toward the left having a radius of 1850.00 feet for a distance of 1351.26 feet for a distance of 428.51 feet (the chord of said arc bearing North 48 degrees 17 minutes 41 seconds West 427.64 feet), and North 61 degrees 47 minutes 00 seconds West 1021.21 feet to a point on the east side of the Dulaney Valley Road, thence binding on the east side of said Dulaney Valley Road and binding on the north side of Fairmount Avenue with the east side of the Dulaney Valley Road, the three following lines viz: Northwesterly by a line curving toward the right having a radius of 694.94 feet for a distance of 494.72 feet (the chord of said arc bearing North 41 degrees 23 minutes 30 seconds West 484.00 feet), North 21 degrees 00 minutes 00 seconds West 1021.21 feet, thence binding on lines as shown on Baltimore County Bureau of Highways Drawing 10W 32-73 and HRW 32-73 the three following lines viz: Northwesterly by a line curving toward the left having a radius of 1391.26 feet for a distance of 108.54 feet (the chord of said arc bearing North 42 degrees 51 minutes 12 seconds West 427.64 feet), and Northwesterly by a line curving toward the left having a radius of 1021.21 feet for a distance of 224.22 feet (the chord of said arc bearing North 13 degrees 55 minutes 15 seconds West 223.78 feet), and North 21 degrees 23 minutes 10 seconds West 228.29 feet to the intersection of the northwest side of Fairmount Avenue and the Southeast side of Towson Belt Route, 120 feet wide, thence binding on the northeast and north sides of Fairmount Avenue



BUILDING CONNECTION DETAIL
Scale: 1"=20'

Pet 6 #4 Hrg.





VICINITY MAP
Scale: 1"=2,000'

LEGEND

- Amenity Open Space
- * Denotes compact parking
- ● Proposed Street Light
- ▲ Proposed Fire Hydrant
- (8) Number of Parking Spaces

NOTES

1. Lighting shall be high pressure sodium Vapor luminaires on 25 foot poles.
2. Paving shall consist of a base course and bituminous concrete surface course.
3. Tract Acreage = 25.868 Acres
4. All buildings and entrances will be served by sidewalks.
5. New sidewalks will be provided along existing and proposed (both sides) public road right-of-way lines.
6. An additional public vehicle lane will be provided adjacent hitt's right-of-way line of Fairmount Avenue and Dulaney Valley Road.
7. All development of roadways and utilities will be in accordance with Baltimore County Department of Public Works Standards.
8. Utility and drainage easements will be provided to accommodate any necessary public facilities.

PROJECT DATA

BUILDING Nº	BUILDING USE	BUILDING HEIGHT	FLOOR AREA GROSS	FLOOR AREA NET	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING	COMPACT PARKING
1	OFFICE	3 STORY	46,560 sq.ft.	40,760 sq.ft.	114	195	8	109
2	OFFICE	3 STORY	46,560 sq.ft.	40,760 sq.ft.	114	195		
3	BANK/OFFICE	2 STORY	10,000 sq.ft.	3,500 sq.ft.	27	48	2	—
4	OFFICE	1 STORY	15,800 sq.ft.	15,500 sq.ft.	53	118	5	134
5	OFFICE	3 STORY	67,200 sq.ft.	60,000 sq.ft.	165	238		
6	OFFICE	1 STORY	15,800 sq.ft.	15,500 sq.ft.	53	119		
7	OFFICE	2 STORY	16,000 sq.ft.	15,600 sq.ft.	43	43	2	—
8	OFFICE	3 STORY	133,254 sq.ft.	115,753 sq.ft.	350	603	12	172
TOTAL			351,174 sq.ft.	310,073 sq.ft.	895	1,552	33	415

TRACT ACREAGE = 25.868 Acres
FLOOR AREA RATIO = 0.31
AMENITY OPEN SPACE = 4.6 Acres (minimum)
PARKING REQUIRED BASED ON:
ONE (1) SPACE PER 300 GROSS SQ. FT. - GROUND FLOOR
ONE (1) SPACE PER 500 GROSS SQ. FT. - SECOND AND THIRD FLOORS

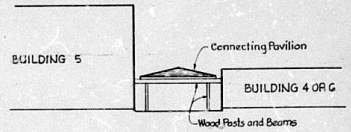
REVISED PLANS
DEC 1 '78 PM
OFFICE OF PLANNING & ZONING

Kenneth A. McCord
KENNETH A. McCORD
Registered Engineer No. 1974
WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
111 North Charles Street
Baltimore, Maryland 21202

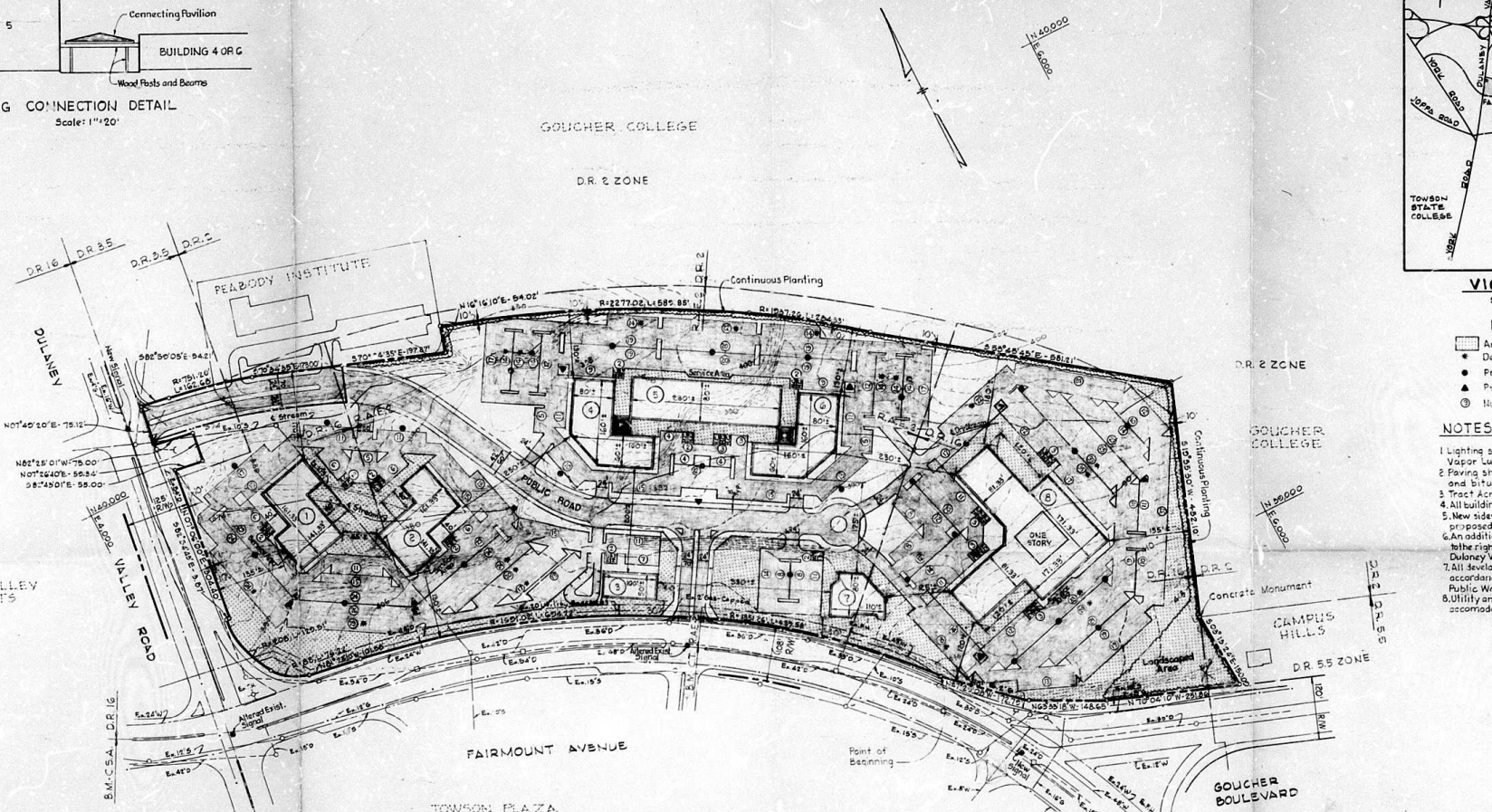
PLAT TO ACCOMPANY
PETITION FOR ZONING EXCEPTION
FOR
GOUCHER COLLEGE TRACT
ELECTION DISTRICT NO 9
BALTIMORE COUNTY, MARYLAND

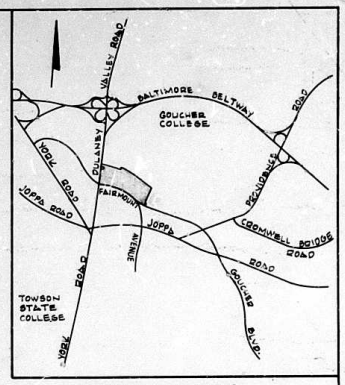
SCALE: 1"=100'
NOVEMBER, 1978
Rev. 11-30-78

7349-1A



BUILDING CONNECTION DETAIL
Scale: 1"=20'





VICINITY MAP
Scale: 1"=2,000'

LEGEND

- Amenity Open Space
- Denotes compact parking
- Proposed Street Light
- Proposed Fire Hydrant
- Number of Parking Spaces

NOTES

1. Lighting shall be high pressure sodium Vapor Luminaires on 25 foot poles.
2. Paving shall consist of a base course and bituminous concrete surface course.
3. Tract Acreage = 25.868 Acres
4. All buildings and entrances will be served by sidewalks.
5. New sidewalks will be provided along existing and proposed (both sides) public road right-of-way lines.
6. An additional public vehicle lane will be provided adjacent to the right-of-way line of Fairmount Avenue and Dulaney Valley Road.
7. All development of roadways and utilities will be in accordance with Baltimore County Department of Public Works Standards.
8. Utility and drainage easements will be provided to accomodate any necessary public facilities.

PROJECT DATA

BUILDING Nº	BUILDING USE	BUILDING HEIGHT	FLOOR AREA GROSS	FLOOR AREA NET	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING	COMPACT PARKING
1	OFFICE	3 STORY	42,580 sq.ft.	40,700 sq.ft.	114	138	8	108
2	OFFICE	3 STORY	42,580 sq.ft.	40,700 sq.ft.	114	198		
3	BANK/OFFICE	2 STORY	10,000 sq.ft.	10,000 sq.ft.	27	53	2	—
4	OFFICE	1 STORY	15,600 sq.ft.	15,600 sq.ft.	53	110	8	134
5	OFFICE	3 STORY	67,200 sq.ft.	62,500 sq.ft.	165	239		
6	OFFICE	1 STORY	15,800 sq.ft.	15,600 sq.ft.	53	110		
7	OFFICE	2 STORY	16,000 sq.ft.	16,000 sq.ft.	43	43	2	—
8	OFFICE	3 STORY	133,254 sq.ft.	115,753 sq.ft.	314	603	12	172
TOTAL			350,174 sq.ft.	313,373 sq.ft.	880	1,552	33	415

TRACT ACREAGE = 25.868 Acres
FLOOR AREA RATIO = 0.31
AMENITY OPEN SPACE = 4.6 Acres (minimum)

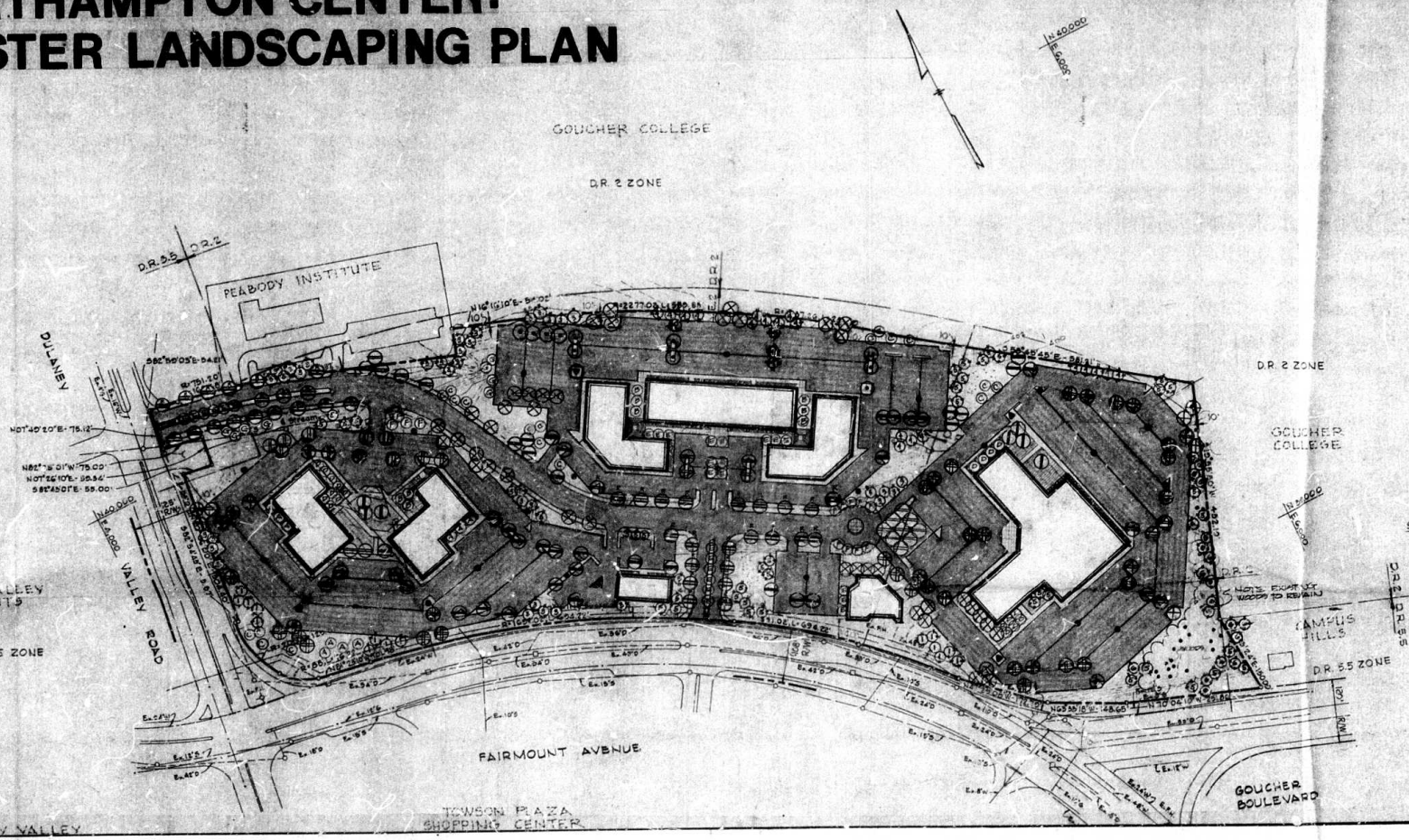
REVISED PLANS
11/22

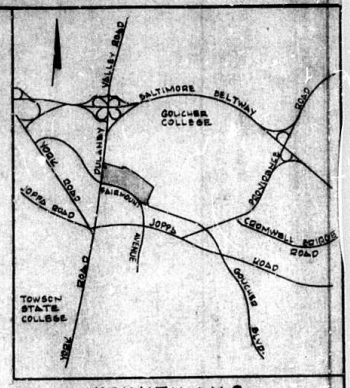
KENNETH A. McCORD
Registered Engineer No. 1274
WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
1111 North Charles Street
Baltimore, Maryland 21202

PLAT TO ACCOMPANY
PETITION FOR ZONING EXCEPTION
FOR
GOUCHER COLLEGE TRACT
ELECTION DISTRICT NO. 9
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100'
NOVEMBER, 1978

7349-1A

NORTHAMPTON CENTER: MASTER LANDSCAPING PLAN





VICINITY MAP
Scale: 1" = 2,000'

LEGEND

- Proposed Street Light
- Proposed Fire Hydrant
- Number of Parking Spaces

NOTES

1. Lighting shall be high pressure sodium Vapor Luminaires on 25 foot poles.
2. Paving shall consist of a base course and bituminous concrete surface course.
3. Tract Acreage = 23.598 Acres

GENERAL NOTES:

- LANDSCAPING: CONTRACTOR SHALL VERIFY ALL MATERIAL SHOWN ON THIS PLAN. NOTIFY ALL PUBLIC UTILITY COMPANIES PRIOR TO PLANTING, AND BE RESPONSIBLE FOR ANY DAMAGES OCCURING IN THE INSTALLATION OF THIS PLAN.
- ALL MATERIAL MUST BE APPROVED NURSERY STOCK AS SPECIFIED BY THE AMERICAN NURSERY ASSOCIATION. ALL MATERIAL MUST HAVE A ONE YEAR WARRANTY.
- SUBSTITUTION OF MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- MATERIAL SHOWN ON THIS PLAN MAY VARY, (SIZES & SPECIES) DEPENDING UPON AVAILABILITY.

PLANT LIST:

SHADE TREES: CANOPY

SYMBOL	PLANT NAME	SIZE	QUAN	REMARKS
	ACER PLATANOIDES 'ROYAL RED' ROYAL RED MAPLE	2" CAL 12'-14' HT	41	B&B; FULL HEADS
	ACER PLATANOIDES 'SUMMERSHADE' SUMMERSHADE MAPLE	2" CAL 12'-14' HT	36	B&B; FULL HEADS
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" 12'-14' HT	33	B&B; FULL HEADS
	ACER RUBRUM RED MAPLE	2½"-3" CAL 12'-14' HT	6	B&B; FULL HEADS
	LIQUIDAMBAR STYRACIFLUA SWEET GUM	2" CAL 12'-14' HT	42	B&B; FULL HEADS
	QUERCUS PHELLOS WILLOW OAK	2" CAL 12'-14' HT	17	B&B; FULL HEADS
	QUERCUS PALUSTRIS PIN OAK	2" CAL 12'-14' HT	34	B&B; FULL HEADS
	NYSSA SYLVATICA BLACK TUPELO	2½" CAL 12'-14' HT	12	B&B; FULL HEADS
	FRAXINUS PL. 'MARSHALL SEEDLESS' 'MARSHALL SEEDLESS' ASH	2" CAL 12'-14' HT	12	B&B; FULL HEADS
		TOTAL	227	

FLOWERING TREES: INTERMEDIATE FOCUS

SYMBOL	PLANT NAME	SIZE	QUAN.	REMARKS
A	CHIONANTHUS VIRGINICUS WHITE FRINGE TREE	1½"-2" CAL 8'-10' HT	14	B&B; SPECIMEN
B	CORNUS KOUSA KOUSA DOGWOOD	1½"-2" CAL 8'-10' HT	9	B&B SPECIMEN
C	CRATAEGUS PAYNANTHA ENGLISH HAWTHORN	1½"-2" CAL 8'-10' HT	15	B&B
D	PRUNUS 'B. HIGAN' 'BEN HIGAN' CHERRY	1½"-2" CAL 8'-10' HT	19	B&B; SPECIMEN
E	PRUNUS SERRULATA 'KWANZEN' 'KWANZEN CHERRY	1½"-2" CAL 8'-10' HT	27	B&B; SPECIMEN
F	PRUNUS YEDOENSIS YOSHINO CHERRY	1½"-2" CAL 8'-10' HT	13	B&B; SPECIMEN
G	PYRUS CALERYANA 'REDBERRY' REDBERRY PEAR	1½"-2" CAL 8'-10' HT	8	B&B
		TOTAL:	105	

EVERGREENS: SCREENING

SYMBOL	PLANT NAME	SIZE	QUAN	REMARKS
1	CEDUS DEODARA DEODAR CEDAR	5'-6' HT	15	B&B SPECIMEN WELL FORMED
2	ILEX OPACA AMERICAN HOLLY	5'-6' HT	4	B&B
3	PINUS NIGRA AUSTRIAN PINE	5'-6' HT	43	B&B; DENSE
4	PINUS STROBUS WHITE PINE	5'-6' HT	20	B&B WELL FORMED
5	TSUGA CANADENSIS CANADIAN HEMLOCK	6'-8' HT	44	B&B
6	TSUGA CANADENSIS CANADIAN HEMLOCK	8'-10' HT	17	B&B
		TOTAL:	143	

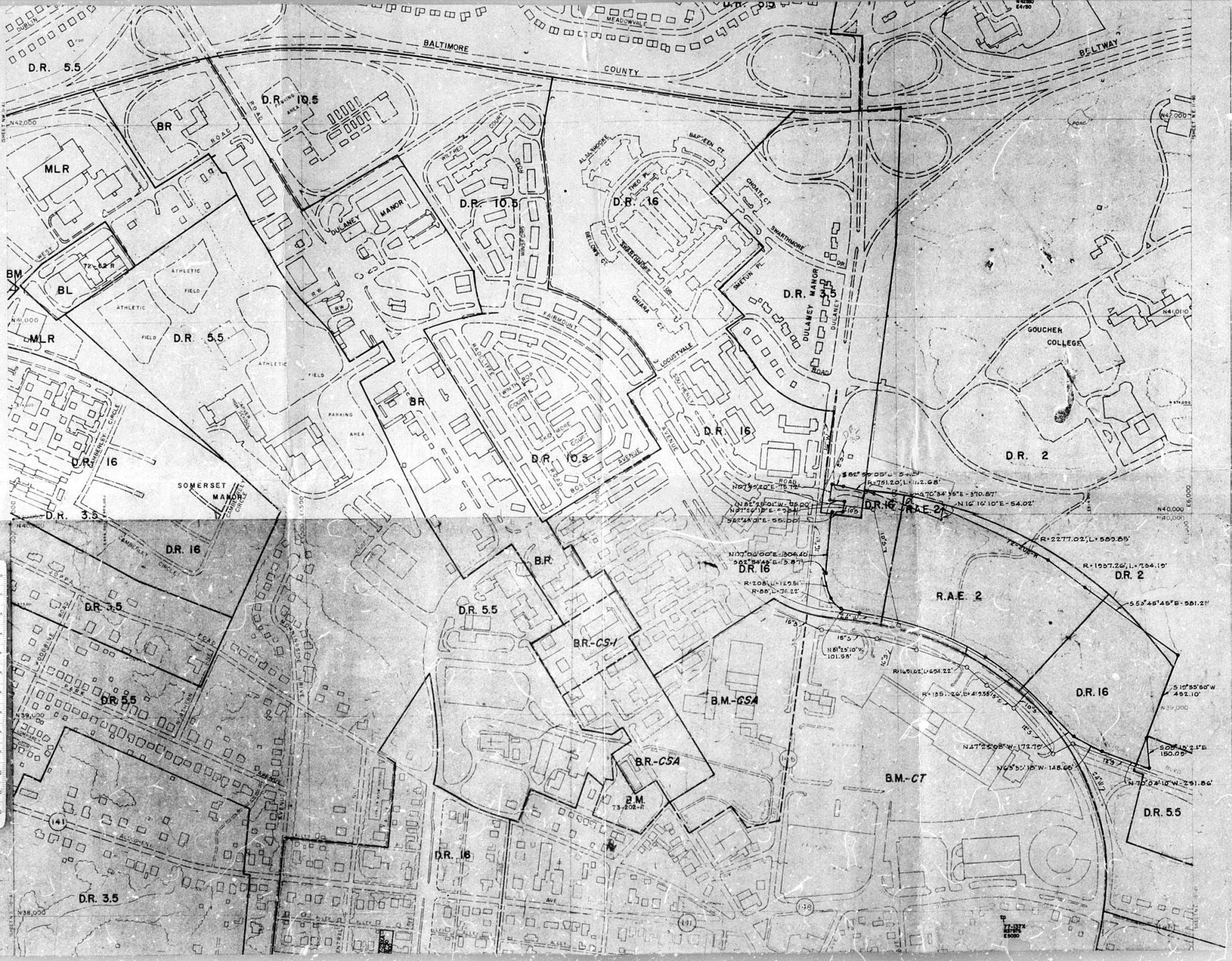
Revision Record			
No.	Date	Per	Description

ROUSE & ASSOCIATES

PROJECT TITLE: NORTHAMPTON CENTER DISTRICT NO. 9, BALTIMORE CO. MD

SUBJECT: MASTER LANDSCAPING PLAN

SCALE	1" = 100'-0"
DATE	5-26-78
DES. BY	DDJR
DWN. BY	DDJR
CK. BY	
APP. BY	
DWG. NO.	1/1
OF	
CF NO.	


BALTIMORE
COUNTY
BELTWAY
MEADOWVALE
D.R. 5.5
D.R. 10.5
BR
MLR
BL
ATHLETIC FIELD
D.R. 5.5
D.R. 16
D.R. 3.5
SOMERSET MANOR
D.R. 10.5
D.R. 16
D.R. 3.5
DULANEY MANOR
GOUCHER COLLEGE
D.R. 2
R.A.E. 2
B.R.
D.R. 5.5
B.R.-CS-1
B.M.-CSA
B.R.-CSA
B.M.-CT
D.R. 16
D.R. 5.5
D.R. 3.5
D.R. 16
D.R. 2
D.R. 5.5

BELTWAY
COUNTY
I 695
DULANEY MANOR
GOUCHER COLLEGE
ATHLETIC FIELD
TENNIS COURTS
PRIVATE ROAD
GOUCHER COLLEGE
LOCH MINEBANK
RAVEN
CAMPUS
FAIRMOUNT
PARKING AREA
WATERSHED
MIDDLE