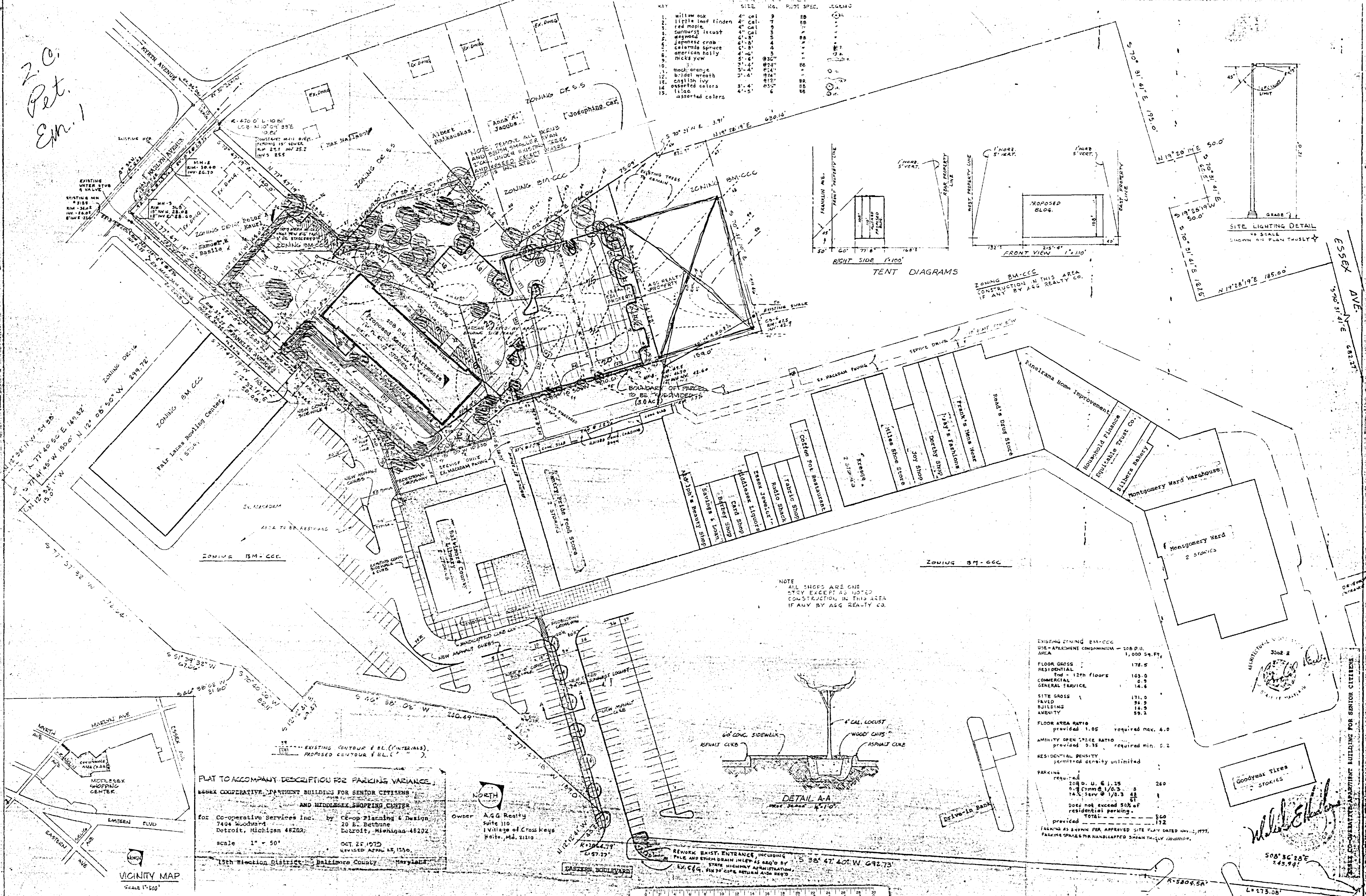
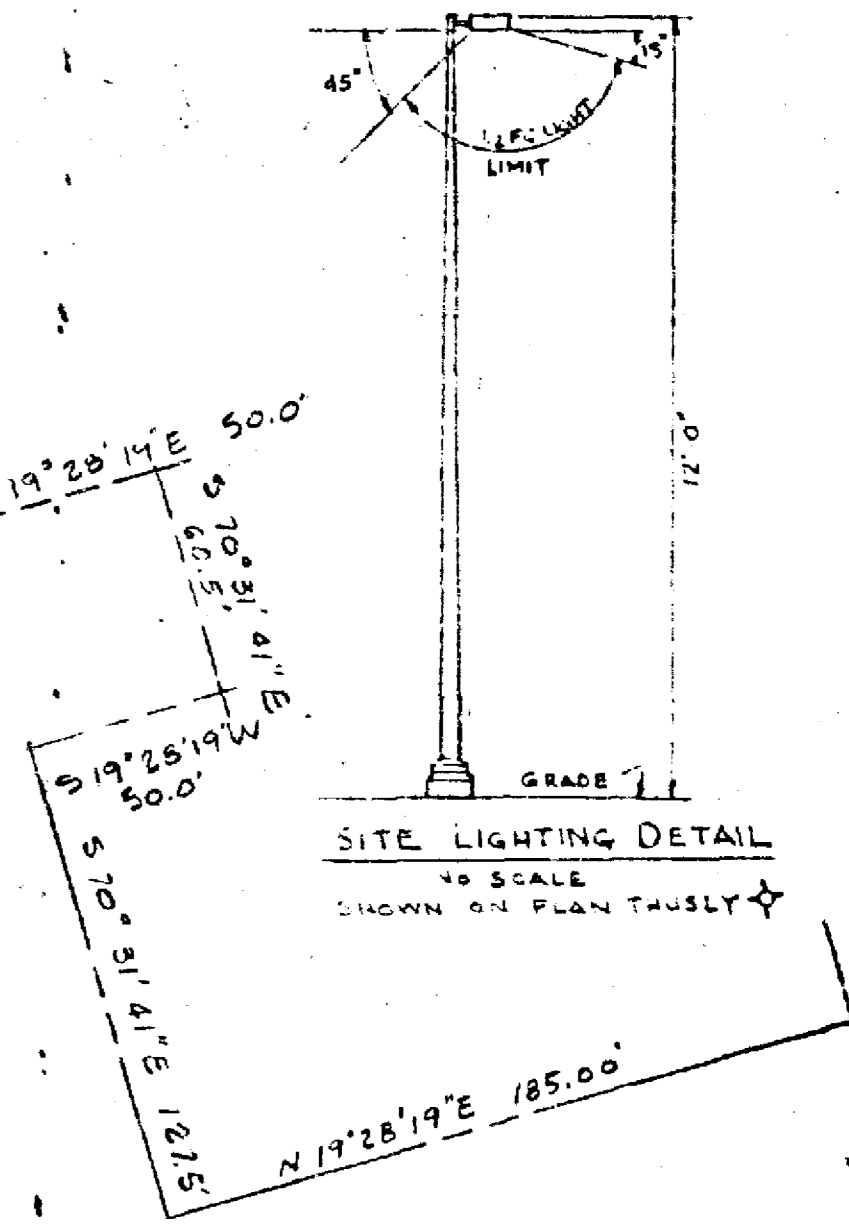
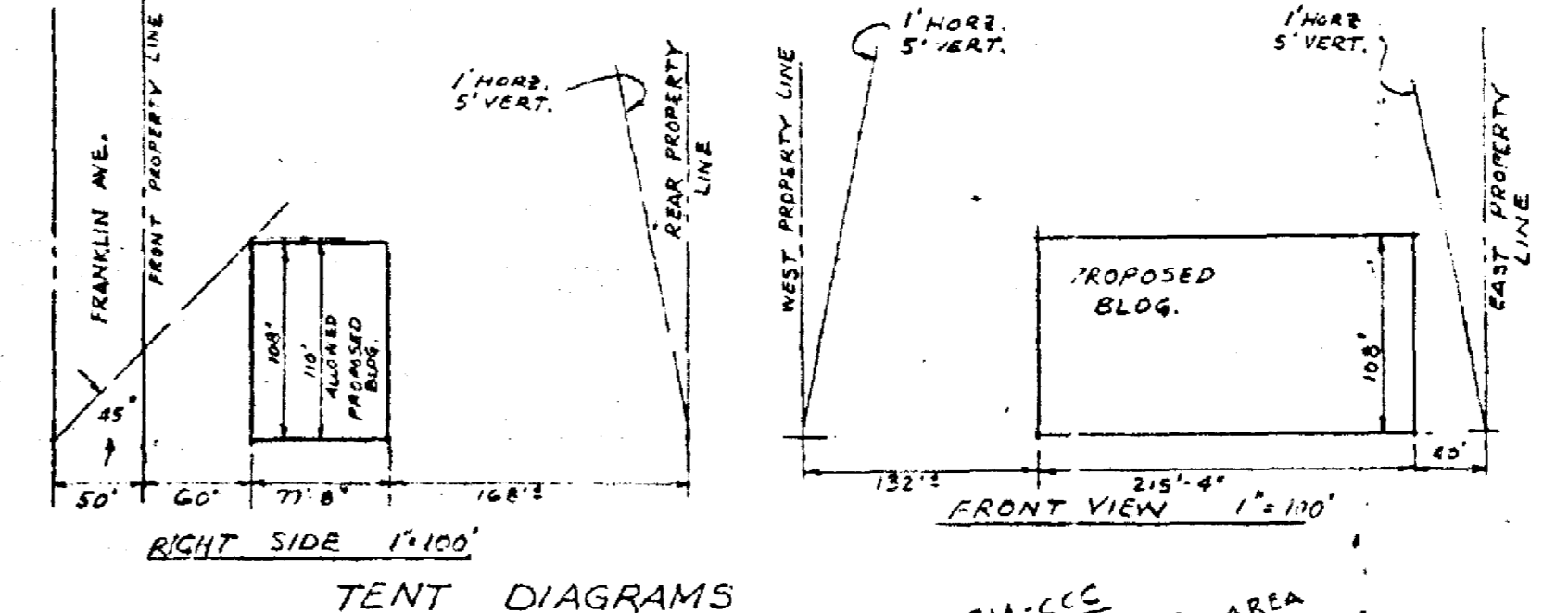


2.0.
Pet.
Em. 1

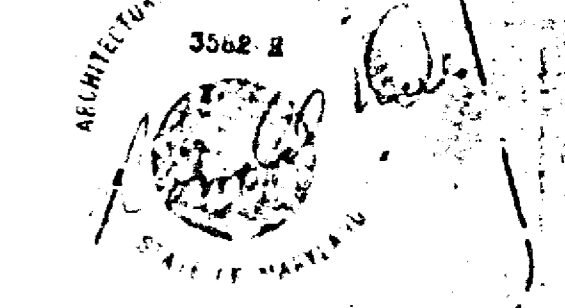
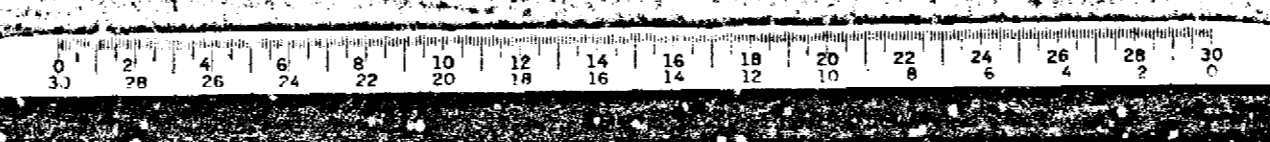
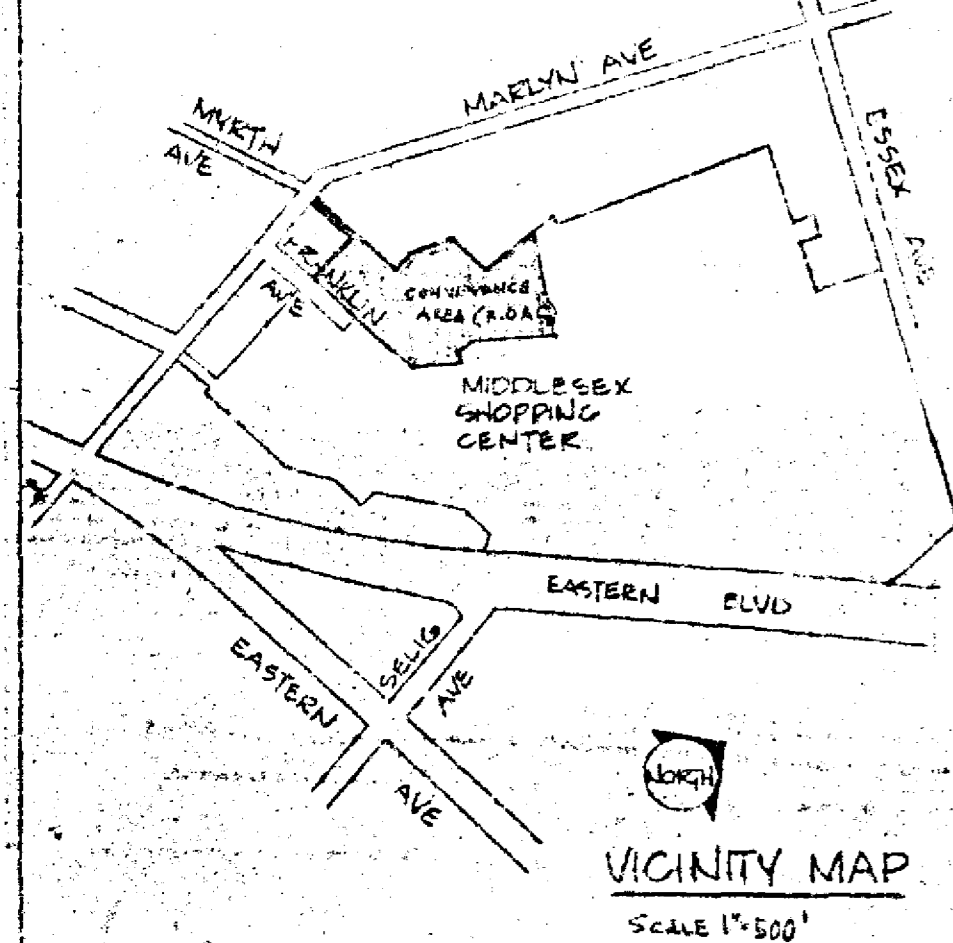
KEY	SITE	NO.	ROOT SPEC.	LENDING
1.	willow oak	4"	cal	9
2.	little leaf linden	4"	cal	7
3.	red maple	4"	cal	7
4.	carburst locust	4"	cal	7
5.	dogwood	4"	cal	7
6.	japanese crab	4"	cal	7
7.	california spruce	4"	cal	7
8.	american holly	4"	cal	7
9.	nicks yew	4"	cal	7
10.	mock orange	4"	cal	7
11.	bridal wreath	4"	cal	7
12.	english ivy	4"	cal	7
13.	assorted colors	4"	cal	7
14.	assorted colors	4"	cal	7
15.	assorted colors	4"	cal	7



NOTE
ALL SHOPS ARE ONE
STORY EXCEPT AS NOTED
CONSTRUCTION IN THIS AREA
IF ANY BY AGG REALTY CO.

EXISTING ZONING BM-CCC	
USE - APARTMENT CONDOMINIUM - 108 P.U.	AREA 1,000 Sq. Ft.
FLOOR GROSS	178.5
RESIDENTIAL	163.0
2nd - 12th floors	6.9
COMMERCIAL	14.6
GENERAL SERVICE	
SITE GROSS	171.0
PAVED	96.9
BUILDING	14.9
AMENITY	59.2
FLOOR AREA RATIO	provided 1.05 required max. 4.0
AMENITY OPEN SPACE RATIO	provided 0.35 required min. 0.2
RESIDENTIAL DENSITY	permitted density unlimited
PARKING	required 260
208 D.U. @ 1/2.25	5
0.9 Comm @ 1/0.3	3
14.1 Serv @ 1/0.3	48
Does not exceed 50% of residential parking	
TOTAL	360
provided	172
PARKING AS SHOWN PER APPROVED SITE PLAN DATED MAY 1, 1977.	
PARKING SPACES FOR HANDICAPPED SHOWN THRUOUT.	

PLAT TO ACCOMPANY DESCRIPTION FOR PARKING VARIANCE.
 ESSEX CO-OPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS
 AND MIDDLESEX SHOPPING CENTER
 For Co-operative Services Inc. by Co-op Planning & Design
 7404 Woodward
 Detroit, Michigan 48202
 Owner A.G.G. Realty
 Suite 110
 Village of Cross Keys
 Baltimore, Md. 21210
 scale 1" = 50'
 OCT. 27, 1973
 REVISED APRIL 15, 1976
 15th Election District, Baltimore County, Maryland



Goodyear Tires
2 STORES

ESSEX CO-OPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS

172
80-239-A
172

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, COOPERATIVE SERVICES, 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 for a Variance from Section... Section 235A.5 to permit 170 parking spaces in lieu of the required 260.

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

1. That the building in question is a 209 unit apartment facility for senior citizens of modest means, most of whom will not drive or own their own automobiles.
2. That the requested variance will allow the petitioner to reduce the paved area of the parking lot by almost one full acre thereby decreasing water runoff and leaving more area in open, grass area.
3. That without the requested variance the petitioner will sustain practical difficulty and unreasonable hardship by an excessive parking requirement key to general family and age occupancy, and the new Growth Management Bill No. 179-79 recognizes that elderly-occupied buildings generate less traffic, have lower per resident car ownership and need less parking.

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

COOPERATIVE SERVICES, INC.

By: James D. Nolan Legal Owner

Contract purchaser Thornthwaite

Address: 1000 Franklin Avenue

Essex, Maryland 21221

Protestant's Attorney

Address: 204 W. Pennsylvania Avenue

Towson, Maryland 21204

823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of April 1980, 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 21st day of May, 1980, at 10:30 clock

A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE May 24, 1980

BY John W. Hession, III

Administrative Assistant

COOPERATIVE SERVICES, INC.
170 Franklin Ave., opposite Myrtle Avenue
15th

4B
NE 2H
19
1/14/80
A
C
1/17/80

80-239-A

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Marlyn Ave. opposite Myrtle
Myrtle Ave., 15th District : OF BALTIMORE COUNTY
COOPERATIVE SERVICES, INC., : Case No. 80-239-A
Petitioner

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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing

Order was mailed to James D. Nolan, Esquire and Newton A. Williams, Esquire, 204

W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.

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

RE: PETITION FOR VARIANCE : BEFORE THE
E/S of Marlyn Ave., opposite Myrtle : DEPUTY ZONING
Ave. - 15th Election District : COMMISSIONER
Cooperative Services, Inc. - :
Petitioner :
NO. 80-239-A (Item No. 172) : OF
: BALTIMORE COUNTY

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of June, 1980, that the Order dated May 26, 1980, passed in this matter, should be and the same is hereby Amended, Nunc Pro Tunc, to include the following restriction:

1. The parking variance shall only apply to the use of the property as housing for the elderly.

Jan M. H. Jones
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE June 4, 1980

BY John W. Hession, III

Administrative Assistant

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James D. Nolan, Esquire
Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

cc: Hudkins Assoc., Inc.
200 E. Joppa Rd.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

William E. Hammond
Zoning Commissioner

Petitioner Cooperative Services, Inc.
Petitioner's Attorney James D. Nolan, Esquire Reviewed by: Nicholas B. Commodari
Newton A. Williams, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

cc: Nicholas B. Commodari
Chairman

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

James D. Nolan, Esquire
Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 172
Petitioner-Cooperative Services, Inc.
Variance Petition

Messrs. Nolan & Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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 property, located on the north side of Franklin Avenue east of Marlyn Avenue, in the 15th Election District, is presently zoned B.M. and is being developed with an apartment building for the elderly. Adjacent properties to the west are zoned residential and improved with dwellings, while the Middlesex Shopping Center exists to the east.

The building permit and approved plan for this site indicated that the property leased by your client to the north was to be utilized for parking. However, because of the present proposal to leave this area undisturbed, this Variance is required.

I personally spoke with Mr. Wimbley, Current Planning Office, about the change in your request, i.e. 170 parking spaces provided in lieu of the required 260 spaces, and he indicated his comments would remain unchanged.

Item No. 172
Variance Petition
May 9, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:hk

Enclosures

cc: Hudkins Assoc., Inc.
200 E. Joppa Rd.
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 29, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #172 (1979-1980)
Property Owner: Cooperative Services, Inc.
E/S Marlyn Avenue opposite Myrtle Avenue
Existing Zoning: B.K -C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0 District: 15th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #157805 executed in conjunction with the development "Essex Co-Op Apartment Building", Project #7181.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 172 (1979-1980).

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

END:EAM:FWR:as

cc: R. Covehey

7 NE 29 Pos. Sheet
NE 2 H Topo
90 and 97 Tax Maps

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance should be granted; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of May, 1980, that the herein Petition for Variance to permit 170 parking spaces in lieu of the required 260 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jean M. DeJong
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197 __, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

April 30, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland, 21204

Dear Mr. Hammond:

Comments on Item #172, Zoning Advisory Committee Meeting, March 4, 1980, are as follows:

Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Avenue opp. Myrth Avenue
Existing Zoning: B.M.-CCC
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces
Acres: 3.0
District: 15th

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

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

Very truly yours,

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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 6, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 172 - ZAC - March 4, 1980
Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Ave. opp. Myrth Avenue
Existing Zoning: B.M. - C. C. C.
Proposed Zoning: Variance to permit 170 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15th

Dear Mr. Hammond:

This department has no objections to reducing the parking requirement for housing for senior citizens.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

March 6, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 4, 1980
ITEM: 172.
Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Ave. opp. Myrth Ave. & N/W side Eastern Ave. (Route 150)
Existing Zoning: B.M.-C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15th

Dear Mr. Hammond:

Upon inspection of the site at the entrance to Middlesex Shopping Center and Eastern Blvd., a plan revision must be made.

In the area of the existing entrance at Eastern Boulevard no mention is made of a large storm drain inlet and pole on the northeast side of the entrance. The proposed entrance improvement will require the relocation of both items.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:CW:vrđ

My telephone number is (301) 383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 172, Zoning Advisory Committee meeting of March 4, 1980, are as follows:

Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Avenue opp. Myrth Avenue
Existing Zoning: B.M.-C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/EW

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 20, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Cooperative Services, Inc.

Location: E/S Marlyn Ave. opp. Myrth Ave.

Item No: 172 Zoning Agenda: Meeting of 3/20/80

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

REVIEWER: *George M. Wagoner*
Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3210

TED ZALESKI, JR.
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #172 Zoning Advisory Committee Meeting, March 1, 1980 are as follows:

Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Ave. Opp. Myrth Ave.
Existing Zoning: B.M. - C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/ _____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 1/4" is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 211.
- X I. Comments - Parking for handicapped shall be provided as indicated by the Table in that Code - See Item "A" above.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Please Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 4, 1980

RE: Item No: 172, 173, 174, 175, 176
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for parking
LOCATION: East side of Marlyn Avenue opposite Myrth Avenue
DATE & TIME: Wednesday, May 21, 1980 at 10:30 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 Variance to permit 170 parking spaces in lieu of the required 260

The Zoning Regulation to be excepted as follows:

Section 235A.5 - For all buildings containing apartments, there shall be provided at least 1.25 parking spaces for each dwelling unit. Up to 50 per cent of such spaces on any lot shall be counted in determining the number of spaces provided for commercial and office uses on the same lot

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

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

Hearing Date: Wednesday, May 21, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Date: May 1, 1980
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM:
SUBJECT: Petition No. 80-239-A Item 172

Petition for Variance for parking
East side of Marlyn Avenue opposite Myrth Avenue
Petitioner - Cooperative Services, Inc.

Fifteenth District

HEARING: Wednesday, May 21, 1980 (10:30 A.M.)

This office is not opposed to the granting of the petitioner's request. We agree, generally speaking, that housing units for the elderly do not generate as much need for parking as other types of housing. The location on the same site with a shopping center and library certainly adds additional support to such thinking. If granted, it is requested that the variance be limited to the use as currently proposed and that details of landscaping, approved by Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:cb

April 24, 1980

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - E/S Marlyn Avenue opposite Myrth Avenue
Cooperative Services, Inc. - Case No. 80-239-A

TIME: 10:30 A.M.

DATE: Wednesday, May 21, 1980

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1980

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
Cooperative Services, Inc.
E/S Marlyn Ave. opp. Myrth Ave
Case No. 80-239-A

Dear Mr. Williams:

This is to advise you that \$72.75 is due for advertising and posting of the above-property.

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

Very truly yours,

William E. Hammond
Zoning Commissioner

WES:ej

QUALIFICATIONS OF APPRAISER

(Bernard F. Semon)

MEMBER:

Baltimore County Appraisers' Society - President - 1978-80
Real Estate Board of Greater Baltimore
National Association of Real Estate Boards
Homebuilders Association of Maryland
Baltimore Investment and Exchange Club

EDUCATION AND BACKGROUND:

Graduate of Baltimore Polytechnic Institute
Completed Real Estate appraisal Courses I and II
Johns Hopkins Evening College
Licensed Real Estate Salesman since 1960
Actively engaged in the appraisal and acquisition of Real estate since 1963
Actively participated in limited partnerships involving Residential condominium townhouse development, commercial and Office building partnerships as well as a major size Residential large lot development.

APPRAISED FOR:

Baltimore County Bureau of Land Acquisition
Baltimore County Office of Law
Baltimore Gas and Electric Company
Baltimore County Savings and Loan Association
Baltimore Federal Savings and Loan Association
Old Court Savings and Loan Association
Maryland State Highway Administration
Wilson T. Ballard and Company, Engineers
Kidde Consultants
Numerous attorneys, engineers, developers and private individuals

TESTIFIED BEFORE:

Zoning Commissioner - Baltimore County, Maryland
Board of Zoning Appeals - Baltimore County, Maryland
Assessment Appeals Board - Baltimore County, Maryland
Circuit Court for Baltimore County
Circuit Court for Harford County
Public Service Commission of Maryland
Board of Municipal and Zoning Appeals, Baltimore City, Maryland

- 2 -

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES O. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. REINER
KENNETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM P. ENGLEHART, JR.

May 29, 1980

The Hon. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Corrected Data Concerning the Essex
Cooperative Apartments Parking Variance
Petition - Case No. 80-239-A.

Dear Commissioner Jung:

As everyone connected with this case will recall, a data letter dated May 20, 1980, was submitted under signature of Ronald E. Due, Architect, who testified on behalf of Cooperative Services, setting out the parking experience of Cooperative Services at its other senior citizens buildings.

Following the hearing, we received on May 22, 1980, the enclosed letter from Co-op Planning and Design over signature of Mrs. Pat Radke, who I believe is Mr. Due's secretary, giving corrected data concerning Royal Oak Manor.

Thus, the data in the letter of May 22, 1980 should be substituted in Petitioner's Exhibit 4 concerning the experience at Royal Oaks Manor.

As noted in the letter of May 22, Royal Oak Manor has 247 units, provides 107 units for parking, which represents 38.9% of the 247 units total, and of this 107 units, 96 spaces are used by tenants, and five are reserved for visitors.

Thanking you, your Staff and everyone involved in this case for your attention to this correction, I am

Respectfully,

Newton A. Williams

NAW/hl
Enclosure
cc: See next page

P.S. Thank you very much for such a prompt decision.

COOPERATIVE SERVICES, INC.

Page two - Deputy Commissioner Jung - May 29, 1980

cc: Jack W. Hessian, III, Esquire
People's Counsel
County Office Building
Towson, Md. 21204

Peter Max Zimmerman, Esquire
Deputy People's Counsel

Charles Hirsch, President
Concerned Citizens Civic and Improvement Association
809 Myrth Avenue
Baltimore, Maryland 21221

Mrs. Alberta Pugh
Essex-Middle River Civic Council
843 Middlesex Road
Essex, Maryland 21221

Mr. Albert Baikouskas
213 N. Marlyn Avenue
Baltimore, Maryland 21221

Fred Thornthwaite, General Manager
Cooperative Services, Inc.

Ronald E. Due, A.I.A.
Co-op Planning & Design Service

Mr. William Irwin

Mal Hudkins
Hudkins & Associates, Inc.

Bernard F. Semon
B. F. Semon & Co.

May 22, 1980

Nolan, Plumoff, & Williams
 204 West Pennsylvania Ave.
 Towson, MD 21204

Attention: Newton Williams
 Re: Essex Cooperative Apartments
 Parking Variance

Dear Mr. Williams,

After hearing from Ron about the variance hearing yesterday, I checked into the Royal Oak Manor parking situation and find that figures given as previously were in error. Listed below are the new figures from a more reliable source.

Units	Spaces Provided	Spaces Used	Use/Units
247	107	96	38.9%

Included in the 107 spaces are 5 for visitors.

Please pass this information along if you feel that it would be helpful.

Sincerely,

Pat Radke
 Pat Radke

MEMORANDUM: May 20, 1980

SUBJECT: Parking Requirements for Senior Citizens

Z.C. Pet. Ex. #5

Building	Units	Residents	EXISTING BUILDINGS OPERATED BY COOPERATIVE SERVICES		Use/Units
			Spaces Provided	Spaces Used	
LaBelle Towers	223		105	40	17.9%
Royal Oak Manor	247		160	160	64.7%
Madison Heights	150	173	85	91	60.6%
Wyandotte	161		34	38	23.6%
Trenton Towers	205		131	80	39.0%
Dearborn Heights	201		101	Not Occupied	50.0%
Riverview	171	182	128	139	76.0%
Bishop	201			100Est.	50.5%

Essex Cooperative 209 Using highest experience rate, 76%, would require 159 spaces. Of 220 applications on hand to date, 103 have autos, a ratio of 46.8%.

Services, shopping facilities, and public transportation are much more convenient to the Essex building than most of the existing buildings. It can therefore be presumed that a safe usage rate would be between 60% and 70% and that 170 spaces (81%) will be ample parking provision.

All parking over the requested 170 spaces would be constructed without the benefit of HUD financing on leased land, the cost of which represents a considerable hardship to the basic housing program without any anticipated benefit. Storm water runoff will also be unnecessarily increased.

For these reasons it is my opinion that the revision of the parking requirement from 260 spaces to 170 spaces is in the best interest of those concerned with the project, adjacent property owners, and the public at large.

Ronald E. Due, Architect

Contract No. 30-676

CONSTRUCTION SUBCONTRACT BETWEEN

C.S. CONSTRUCTION COMPANY

and The Baltimore Asphalt Paving Company, 1320 N. Monroe St., Baltimore, Maryland 21217
 SUBCONTRACTOR for work associated with Essex Cooperative Apartments, 1000 Franklin Avenue, Baltimore County, Maryland 21221.

SECTION I

AGREEMENT, made the 17th day of October, 1979, by and between C.S. CONSTRUCTION COMPANY organized and existing under the laws of the State of Michigan, with its principal operating office in the City of Detroit, Michigan, and authorized to conduct business in the State of Michigan and in the State of Maryland, hereinafter called the "General Contractor," and The Baltimore Asphalt Paving Company a company organized and existing under the laws of the State of Maryland, with its principal office in the city of Baltimore and authorized to conduct business in the State of Maryland, hereinafter called the "Subcontractor."

WHEREAS, the General Contractor has entered into a contract with COOPERATIVE SERVICES, INC., hereinafter called the "Owner," for the Construction of ESSEX COOPERATIVE APARTMENTS located at 1000 Franklin Avenue, Baltimore County, Maryland 21221.

WHEREAS, it is desired that a portion of the work be sublet to the Subcontractor mentioned above.

NOW, THEREFORE, said parties in consideration of the mutual undertakings, agreements and considerations herein, agree as follows:

Contract 30-676

SECTION III
 SERVICES AND MATERIALS

This is our authorization for you to provide labor, materials, tools, equipment and all other things necessary to furnish and install Bituminous Paving and Concrete Curb for the Essex Cooperative Apartments in accordance with the following list of contract documents:

1. Specifications, dated 5/12/73, particularly Section 2E, Bituminous Concrete Paving, and all addenda.
2. Architectural, civil engineering, structural, mechanical and electrical drawings, dated 5/12/78, and all revisions.
3. Essex County and all other applicable building codes and regulations.
4. Subcontractor's proposal, dated August 22, 1979.

The following clarifications are made to the scope of your work:

1. It is understood that this contract includes all of the elements required to bring this job to a complete and workable system.
2. Subcontractor's work shall be warranted for one year after substantial completion as defined by the Department of Housing and Urban Development.
3. Subcontractor agrees that he will begin his phase of the work in accordance with the General Contractor's schedule and that he will complete said work as expeditiously as possible.
4. All work shall be done in compliance with Maryland Occupational Safety and Health Administration (OSHA) regulations.
5. This contract is subject to and shall apply only if the Subcontractor meets the specified requirements after submitting Form HUD-1422 (6-75), Subcontractor's Certification Concerning Labor Standards and Prevailing Wage Requirements, and is approved by the Department of Housing and Urban Development.

October 11, 1979

C. S. CONSTRUCTION COMPANY
 COMPANY NAME
 16600 W. Outer Dr., Dearborn Heights, Mich.
 COMPANY ADDRESS

DELIVERY DATE TO BE
 In coordination
 with other trades.

PLEASE MAIL ORIGINAL INVOICE TO:
 1320 N. Monroe Street
 Baltimore, Maryland 21217

PLEASE MAIL TWO DUPLICATE INVOICES TO:
 16600 W. Outer Drive,
 Dearborn Heights, Mich. 48127

SHIP TO: C. S. Construction Company
 1000 Franklin Avenue
 Essex, Maryland 21221

ATTENTION: ALL DELIVERIES MUST BE RECEIVED ON JOB SITE BY 3:30 P.M. UNLESS OTHERWISE SPECIFIED. UNLOADING DURING REGULAR WORKING HOURS. NO JOB SPLITTING TIME BEING 3:30 P.M.

FOB: Job site
 VIA: Your delivery
 TERMS:

PURCHASE ORDER NUMBER MUST APPEAR ON INVOICE, BILL OF LADING, CASES, BUNDLES, PACKING LISTS AND CORRESPONDENCE. IDENTIFIED PACKING LIST MUST ACCOMPANY ALL DELIVERIES.

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENSION
	SECTION IV SUBCONTRACT PRICE		
	The total price for furnishing and installing Bituminous Paving and Concrete Curb for the Essex Cooperative Apts in accordance with the plans and specifications, the Subcontractor's proposal, and this contract, and including any applicable taxes, is One Hundred Twenty-six Thousand Two Hundred Seventy-five Dollars (\$126,275.00).		
	Options subject to later approval are as follows: Option 1: Delete paving and concrete curbs in additive area pending variance to be obtained from Baltimore County. . . . Delete: \$26,275.00 Option 2: Construct 6" base course of Md. S1A C/R-6 crushed stone in lieu of 6" dense graded material (Item 1) and eliminate prime coat pending Architect's approval. Delete: \$6,275.00		
	The total price if Options 1 and 2 are approved is Ninety-three Thousand Seven Hundred Twenty-five Dollars (\$93,725.00).		
	This is a Maryland Sales Tax exempt project. Certificate No. 12219.		
	PLEASE SIGN GOLD ACKNOWLEDGMENT COPY OF THIS PURCHASE ORDER, AND RETURN IMMEDIATELY		
	Laird W. Smith, Manager C. S. Construction Company 16600 W. Outer Drive Dearborn Heights, Michigan 48127		

THIS PURCHASE ORDER REFERS SPECIFICALLY TO THE PLANS
 30-0261
 676 Essex Cooperative Apts, 5/12/73

Z.C. Pet. Ex. #7

BALTIMORE COUNTY
 DEPARTMENT OF AGING
 AREA AGENCY ON AGING
 TOWSON, MARYLAND 21204

TIMOTHY FAGAN
 DIRECTOR

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
 Room 109, Baltimore County Office Building
 Towson, Maryland 21204

Re: Case 80-239A

Dear Mr. Hammond:

On May 21 there will be a hearing on a petition for variance for the Essex Cooperative, a building for the elderly which is being constructed adjacent to the Middlesex Shopping Center.

The Essex Cooperative is seeking a variance to construct only 170 parking spaces instead of 260.

Experience across the United States has indicated that residents of apartment complexes for the elderly often do not have cars and in a building with Section 8 rent supplements such as the Essex Cooperative many tenants cannot afford to maintain an automobile.

TARCO
 Towson Tarco Towers, the first retirement apartment house in Baltimore County, has 200 apartment units and only 82 parking spaces. Ten of those spaces are assigned to visitors and 33 are leased to tenants other than the residents.

HOPKINS VILLAGE 165/100
 Hopkins Village, an apartment complex with 165 units for the elderly in Essex, has 100 parking spaces, many of which are not used by the residents. According to the resident manager, even on holidays when many visitors come to see the tenants there has never been a parking problem.

According to our understanding the Essex Cooperative will have no tenants other than the residents of its 208 units so the 170 parking spaces it is seeking to construct would be much more than adequate to serve the building's needs.

The prospective tenants of the Essex Cooperative have been holding monthly meetings at the Essex Library for almost two years. A member of my staff has attended these meetings frequently and I know from her reports that many of the people who attended came in friends' cars, used public transportation, or the services of Senioride, our Department's

Mr. William E. Hammond
 Page 2
 May 19, 1980

dial-a-ride service for County residents age 60 or over.

I believe that it is realistic for the Essex Cooperative to request a variance for reduced parking requirements for their development.

Sincerely,
 J. Timothy Fagan, Director
 Baltimore County Department
 of Aging

JTF:lw
 CC: Mr. Newton Williams

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

June 10, 1980

Newton A. Williams, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Variance
 E/S of Marlyn Ave., opposite Myrth Ave. - 15th Election District
 Cooperative Services, Inc. -
 Petitioner
 NO. 80-239-A (Item No. 172)

Dear Mr. Williams:

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

Very truly yours,
 Jean M.H. Jung
 JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Victor Basta
 Essex Improvement Association
 334 Margaret Avenue
 Essex, Maryland 21221

Mr. Charles Hirsch
 809 Myrth Avenue
 Essex, Maryland 21221

Mrs. Peggy Kasten
 1710 Middleborough Road
 Essex, Maryland 21221

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

89
7/1/59

BALTIMORE COUNTY
DEPARTMENT OF AGING
AREA AGENCY ON AGING
TOWSON, MARYLAND 21204

J. TIMOTHY FAGAN
DIRECTOR

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
Room 109, Baltimore County Office Building
Towson, Maryland 21204

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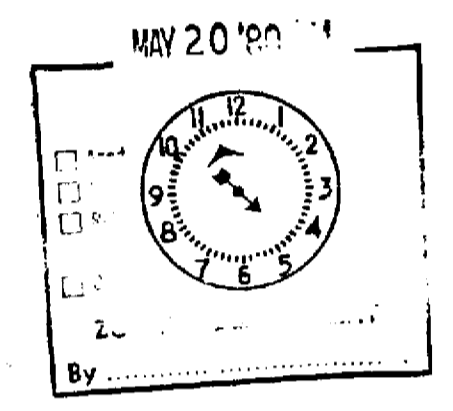
Mr. William E. Hammond
Page 2
May 19, 1980

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Sincerely,
J. Timothy Fagan
J. Timothy Fagan, Director
Baltimore County Department
of Aging

JTF:lw
CC: Mr. Newton Williams



COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

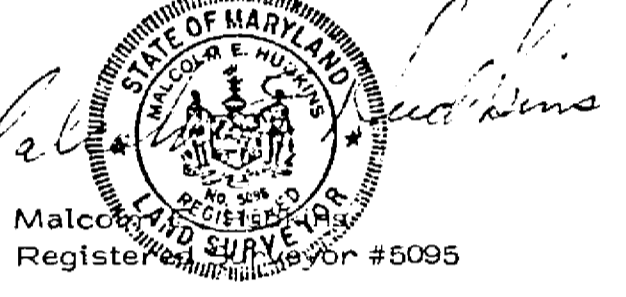
TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

HEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

October 25, 1979

DESCRIPTION FOR PARKING VARIANCE:

Beginning for the same at a point on the east side of Marlyn Avenue opposite Myrth Avenue thence North 77 degrees 47 minutes 19 seconds East 223.34 feet thence North 12 degrees 12 minutes 41 seconds West 69.30 feet thence North 19 degrees 28 minutes 19 seconds East 107.17 feet thence North 84 degrees 49 minutes 43 seconds East 115.88 feet thence North 92 degrees 20 minutes 06 seconds East 144.06 feet thence South 70 degrees 41 minutes 10 seconds East 241.22 feet thence South 19 degrees 18 minutes 50 seconds West 210.51 feet thence South 05 degrees 11 minutes 04 seconds East 32.9 feet thence South 70 degrees 41 minutes 10 seconds East 20.87 feet thence South 19 degrees 18 minutes 50 seconds West 107.38 feet thence South 77 degrees 47 minutes 19 seconds West 348.09 feet thence North 12 degrees 12 minutes 41 seconds West 145.00 feet thence South 77 degrees 47 minutes 19 seconds West 140.00 feet to the said east side of Marlyn Avenue thence binding thereon by a curve to the left having a radius of 470.00 feet for an arc length of 10.81 feet said arc being subtended by a chord bearing North 10 degrees 09 minutes 33 seconds East 10.81 feet to the place of beginning. Containing 3.0 acres of land more or less.



MEMO LETTER

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE • TOWSON, MARYLAND 21284 • PHONE 823-7600

MESSAGE REPLY

TO: Mr. Nicholas Comandisi
Zoning Advisory Committee Chairman
County Office Building
Towson, Maryland 21204

DATE: April 29, 1980

Dear Mr. Comandisi: Re: Cooperative Services
Per our several recent discussions, we are enclosing ten (10) revised site plans covering the Essex Coop Apartments Parking Variance. The SHA comments, the handicapped parking spaces highlighted and the corrected count on the number of spaces provided are all covered. Thanking you, the rest of your staff and the Committee for your attention to these revised plans.

Sincerely,
Newton

THIS COPY FOR PERSON ADDRESSED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 20 day of FEB., 1980.
Filing Fee \$ 25 Received: Check
 Cash
 Other

172
Petitioner: Cooperative Services, Inc. Submitted by W. Williams
Petitioner's Attorney: J. Miller Reviewed by W. Williams
William E. Hammond, Zoning Commissioner

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 5/13/80
Posted for: Petition for Variance
Petitioner: Cooperative Services, Inc.
Location of property: 115 Marlyn Ave, opposite Middlesex Shopping Center
Location of Signs: Location - entrance to Middlesex Shopping Center opposite building, site facing East
Remarks: see opposite existing building alley
Posted by: William Williams Date of return: 5/19/80

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 19____

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN
S. Frank Strickler
Manager.

Cost of Advertisement, \$ 29.75

PETITION FOR VARIANCE
15A DISTRICT

ZONING: Petition for Variance for parking.

LOCATION: East side of Marlyn Avenue opposite Myrth Avenue.

DATE & TIME: Wednesday, May 21, 1980 at 10:30 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 Variance to permit 170 parking spaces in lieu of the required 260.

The Zoning Regulation to be accepted as follows:

Section 238A.5 - For all buildings containing apartments, there shall be provided at least 1.22 parking spaces for each dwelling unit. Up to 50 per cent of such spaces on any lot shall be counted in determining the number of spaces provided for commercial and office uses on the same lot.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at a point on the east side of Marlyn Avenue opposite Myrth Avenue thence North 77° 47' 19" seconds East 223.34 feet thence North 12° 12' 41" seconds East 69.30 feet thence North 19° 28' 19" seconds East 107.17 feet thence North 84° 49' 43" seconds East 115.88 feet thence North 92° 20' 06" seconds East 144.06 feet thence South 70° 41' 10" seconds East 241.22 feet thence South 19° 18' 50" seconds West 210.51 feet thence South 05° 11' 04" seconds East 32.9 feet thence South 70° 41' 10" seconds East 20.87 feet thence South 19° 18' 50" seconds West 107.38 feet thence South 77° 47' 19" seconds West 348.09 feet thence North 12° 12' 41" seconds West 145.00 feet thence South 77° 47' 19" seconds West 140.00 feet to the said east side of Marlyn Avenue thence binding thereon by a curve to the left having a radius of 470.00 feet for an arc length of 10.81 feet said arc being subtended by a chord bearing North 10° 09' 33" seconds East 10.81 feet to the place of beginning. Containing 3.0 acres of land more or less.

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

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 21, 1980

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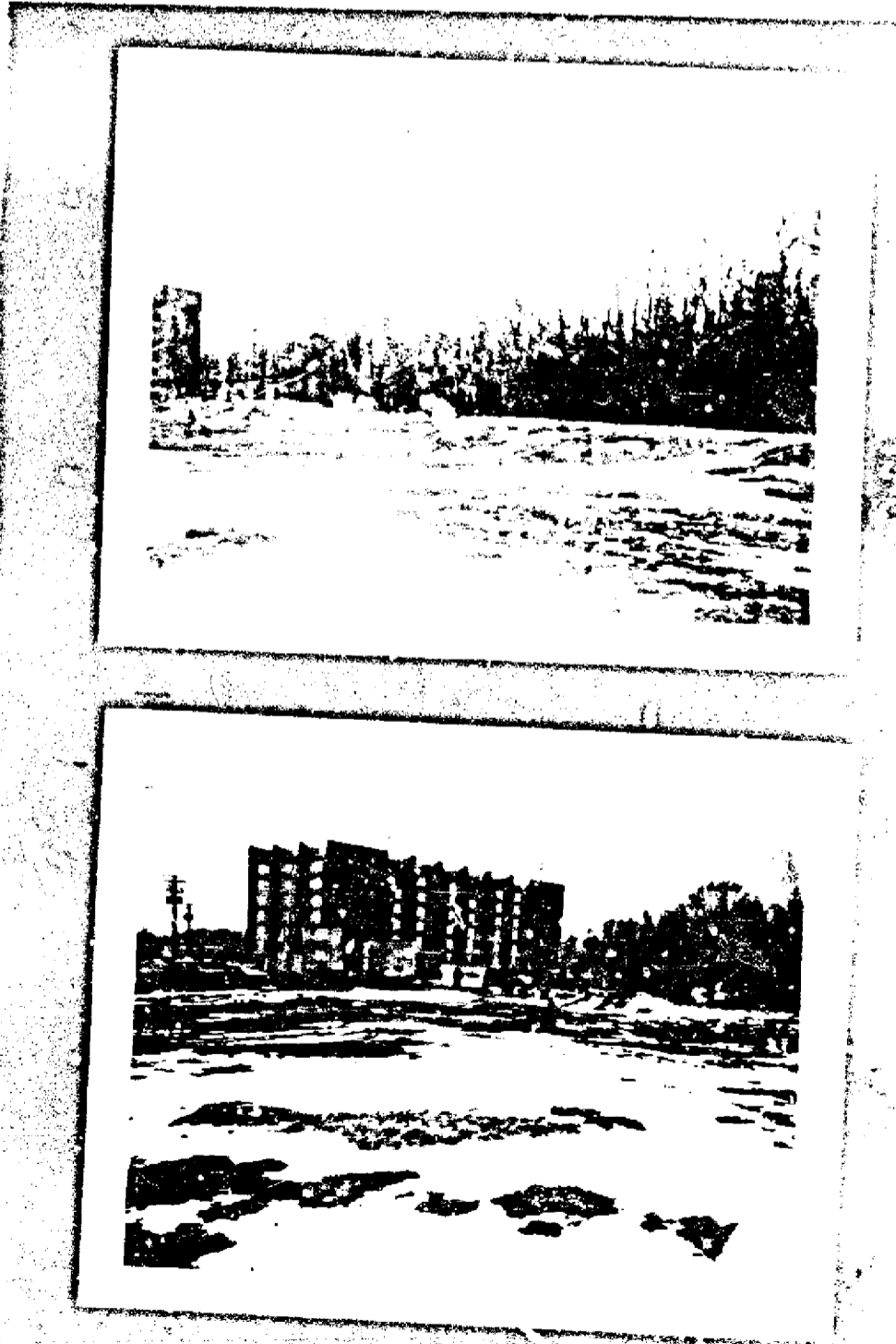
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., May 19 1980
This is to Certify, That the annexed advertisement was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19 day of May, 1980.

S. Frank Strickler
Publisher.



PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W. Williams</u>	Revised Plans:		Change in outline or descriptor: <u>Yes</u>							
Previous case: <u>172</u>	Map # _____									

No. 80-113
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 24, 1980 ACCOUNT: DL-662

AMOUNT: \$25.00

PAID TO: Newton A. Williams, Esquire

FOR: Filing Fee for Case No. 80-239-A

VALIDATION OR SIGNATURE OF CARRIER: 58466824 250C

No. 08887
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 21, 1980 ACCOUNT: DL-662

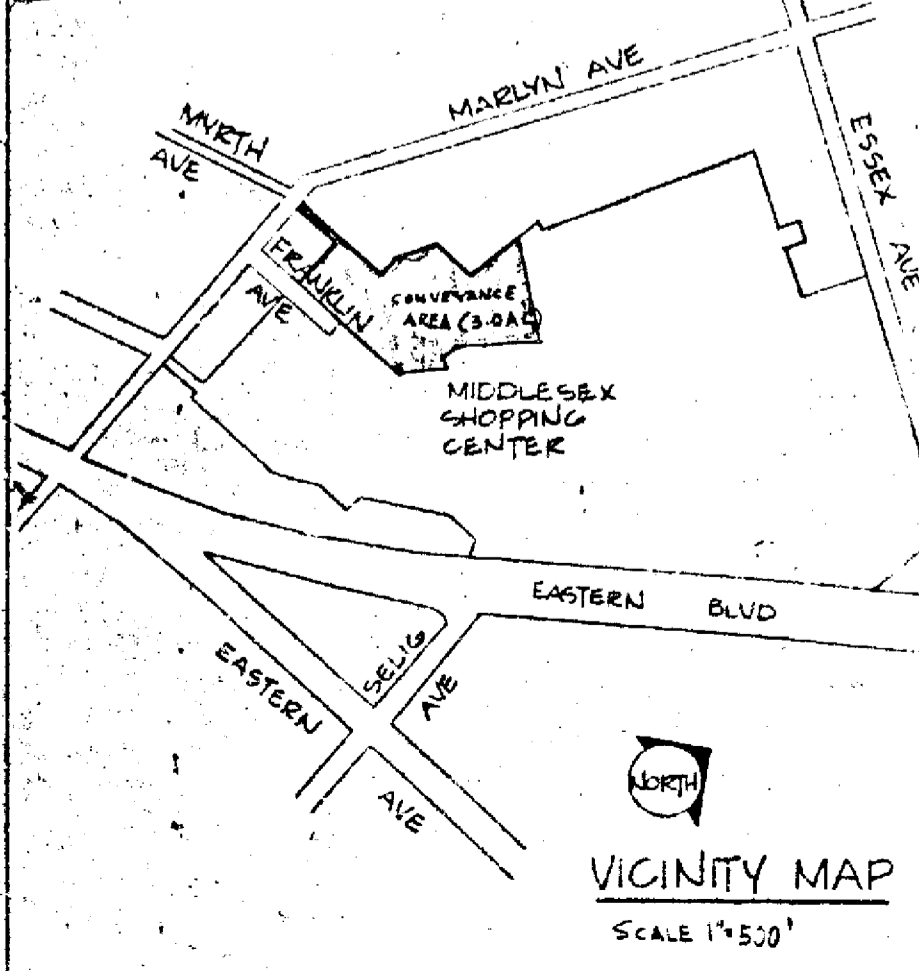
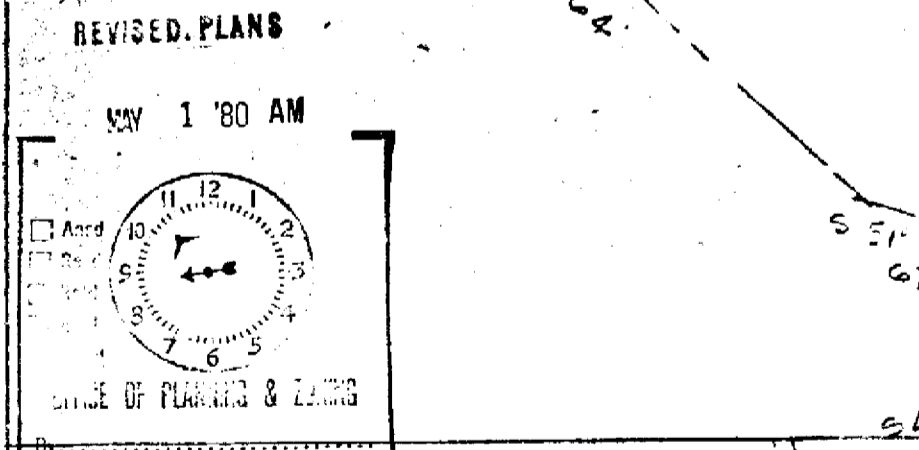
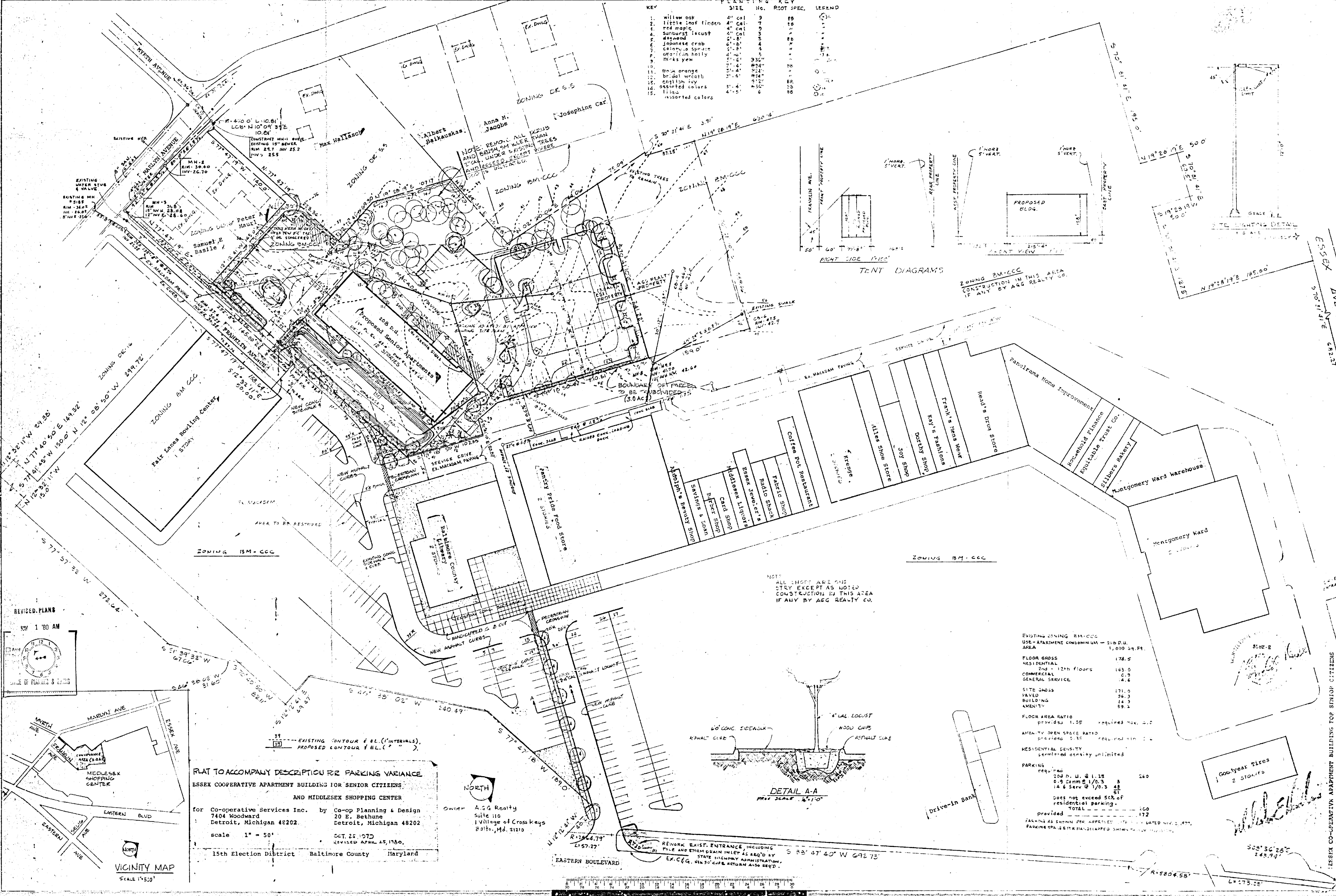
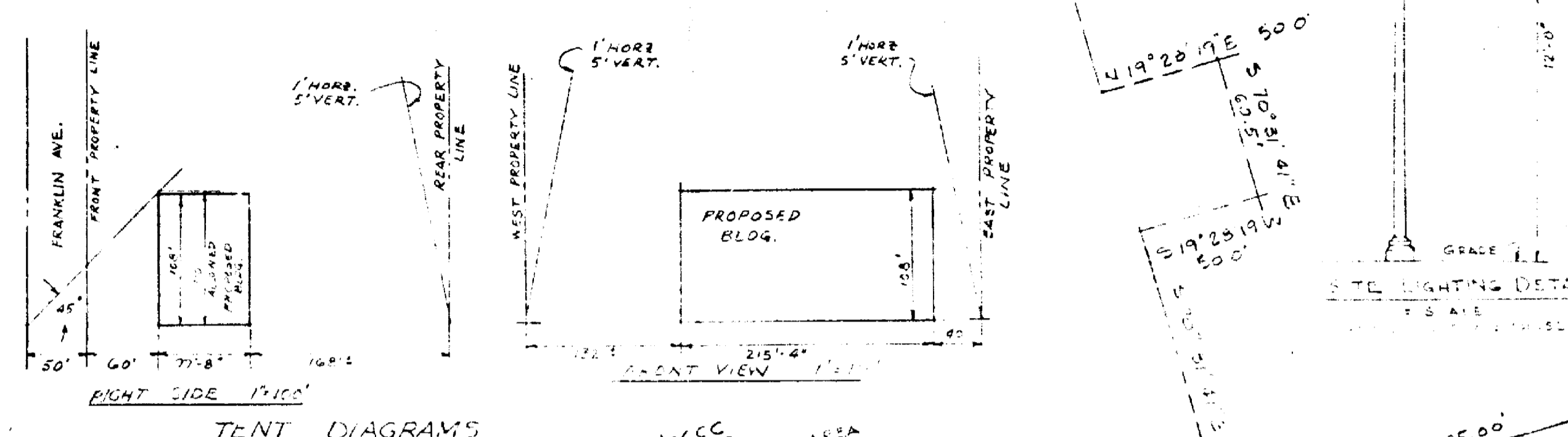
AMOUNT: \$72.75

PAID TO: Franklin A. Williams, Esquire

FOR: Advertising and Posting for Case No. 80-239-A

VALIDATION OR SIGNATURE OF CARRIER: 7275

KEY	SIZE	No.	ROOT SPEC.	LEGEND
1.	Willow oak	4" Cal	3	BB
2.	Little leaf linden	4" Cal	7	BB
3.	Red maple	4" Cal	5	BB
4.	Sunburst locust	4" Cal	3	BB
5.	Boxwood	2" Cal	3	BB
6.	Japanese crab	4" Cal	4	BB
7.	Colorado spruce	2" Cal	4	BB
8.	American holly	2" Cal	3	BB
9.	Mink yew	2" Cal	3	BB
10.		2" Cal	3	BB
11.	Mink orange	2" Cal	3	BB
12.	Bridal wreath	2" Cal	3	BB
13.	English ivy	2" Cal	3	BB
14.	Assorted colors	2" Cal	3	BB
15.	Assorted colors	4" Cal	6	BB



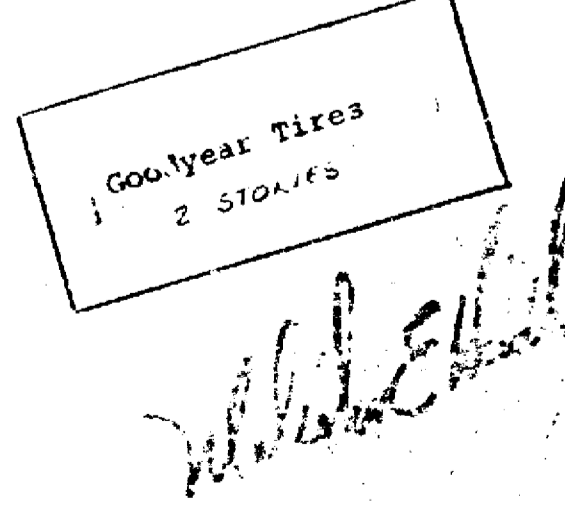
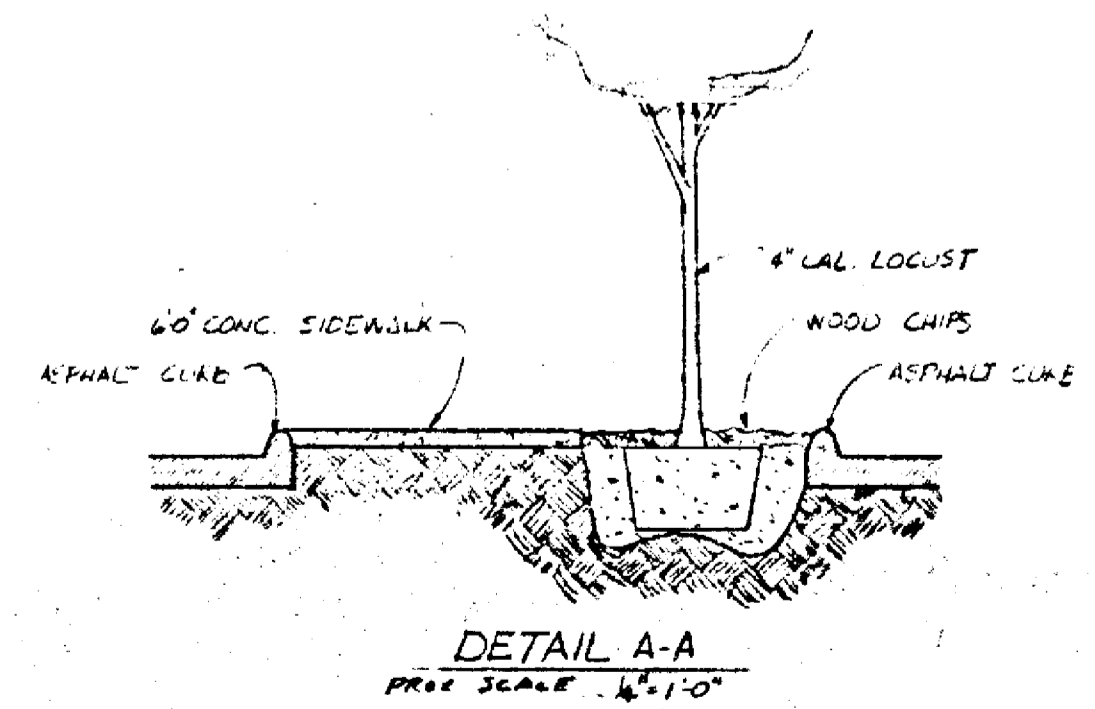
PLAT TO ACCOMPANY DESCRIPTION FOR PARKING VARIANCE
ESSEX COOPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS
AND MIDDLESEX SHOPPING CENTER

for Co-operative Services Inc. by Co-op Planning & Design
7404 Woodward Detroit, Michigan 48202

scale 1" = 50' OCT. 25, 1979 REVISED APRIL 15, 1980.

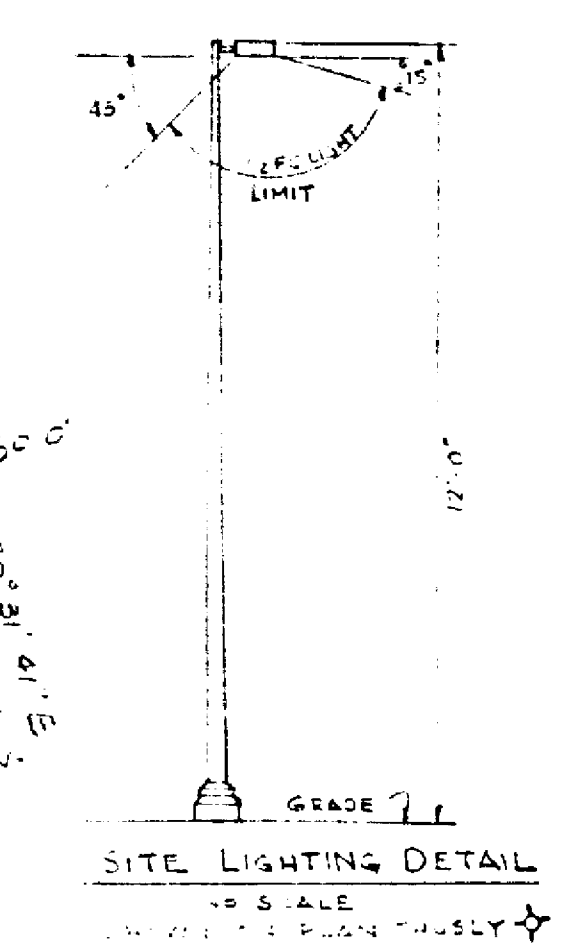
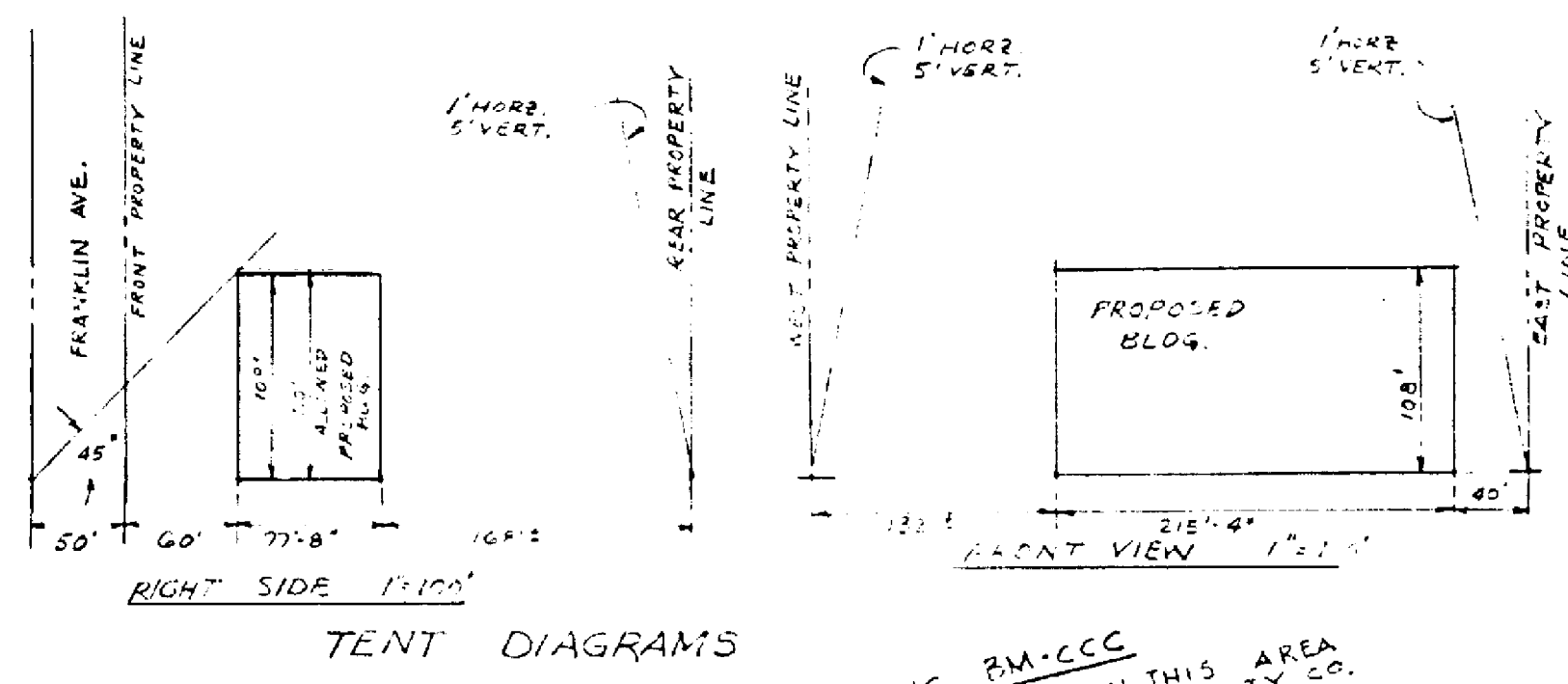
15th Election District Baltimore County Maryland

OWNER: AGG Realty
Suite 110
1 Village of Cross keys
Baltimore, Md. 21210



ESSEX COOPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS

KEY	PLANTING KEY	SIZE	No.	ROOT SPEC.	LEGEND
1.	willow oak	4" cal	9	PB	(Symbol)
2.	little leaf linden	4" cal	7	LB	(Symbol)
3.	red maple	4" cal	7	LB	(Symbol)
4.	Sourwood	4" cal	3	LB	(Symbol)
5.	dogwood	4" cal	3	LB	(Symbol)
6.	Japanese crab	4" cal	4	LB	(Symbol)
7.	coltsden spruce	4" cal	5	LB	(Symbol)
8.	american holly	4" cal	5	LB	(Symbol)
9.	nicks yew	4" cal	5	LB	(Symbol)
10.	mock orange	4" cal	5	LB	(Symbol)
11.	bridal wreath	4" cal	5	LB	(Symbol)
12.	english ivy	4" cal	5	LB	(Symbol)
13.	assorted colors	4" cal	5	LB	(Symbol)
14.	assorted colors	4" cal	5	LB	(Symbol)
15.	assorted colors	4" cal	5	LB	(Symbol)

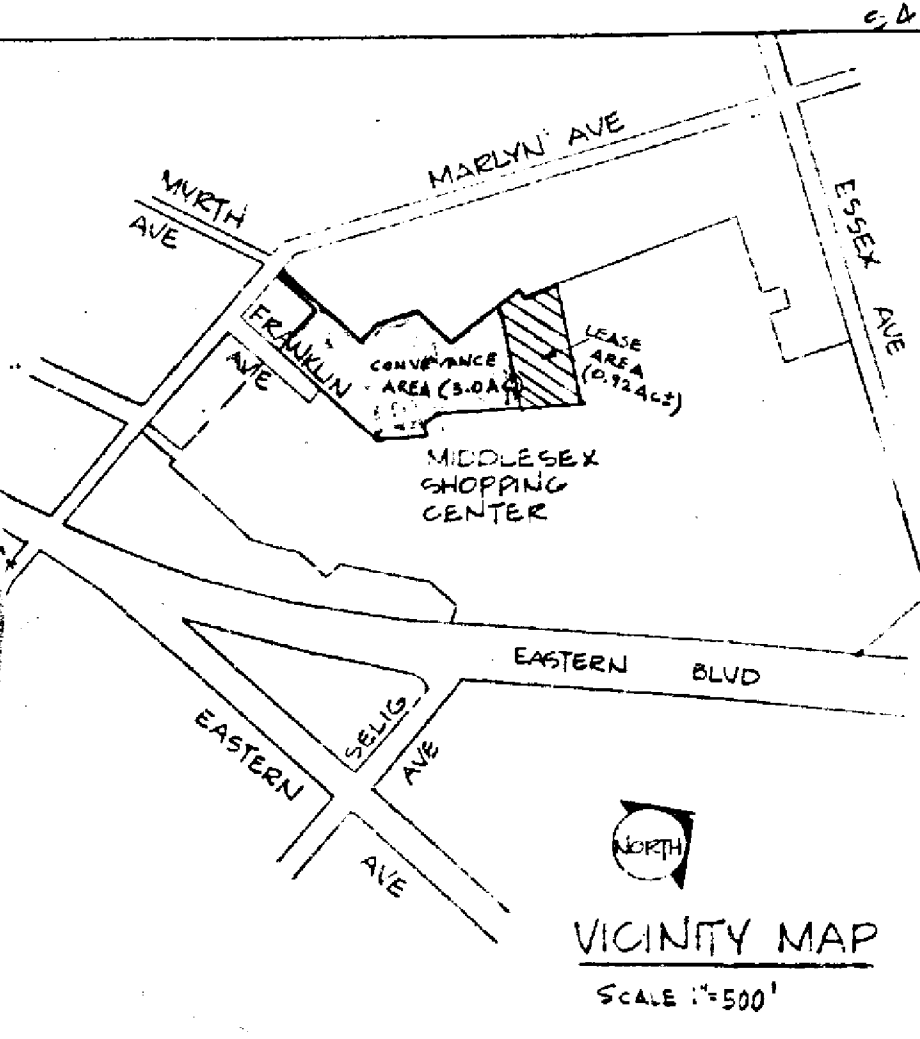
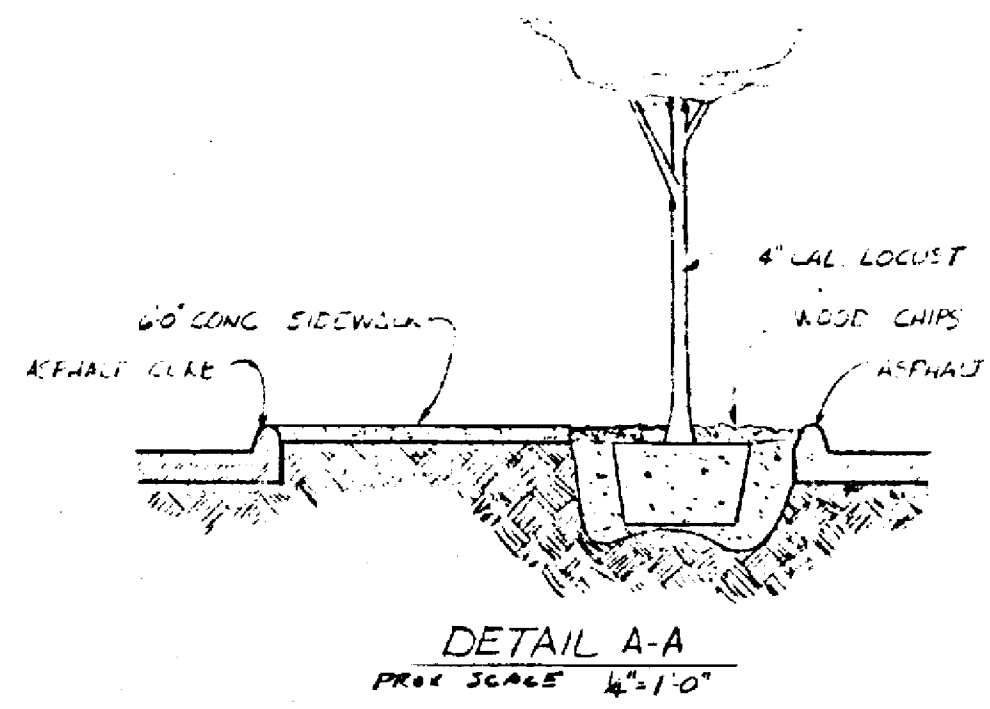


Chris Pappas
 (1) Key partially complete
 (2) JNA comments

NOTE
 ALL SHOPS ARE ONE
 STORY EXCEPT AS NOTED
 CONSTRUCTION IN THIS AREA
 IF ANY BY AGG REALTY CO.

*question if condominium
 what would present rate
 to people other than
 housing for elderly*

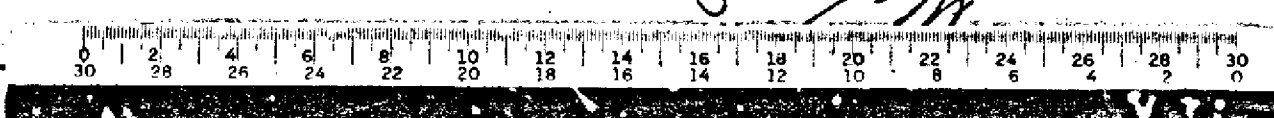
EXISTING PLANNING STATISTICS	
USE - APARTMENT CONDOMINIUM - 2ND FL.	1,000 SQ. FT.
FLOOR GROSS RESIDENTIAL	178.0
2nd - 12th floors	163.0
COMMERCIAL GENERAL SERVICE	14.6
SITE GROSS PAVED	171.0
BUILDING	14.9
AMENITY	59.2
FLOOR AREA RATIO PROVIDED	1.05
required max.	2.0
AMENITY OPEN SPACE RATIO PROVIDED	2.35
required min.	2.0
RESIDENTIAL DENSITY	density unlimited
PARKING required	240
4. 208 D. U. @ 1/0.35	3
1.771 2.9 Comm @ 1/0.3	88
1.123 4.6 serv @ 1/0.3	68
Does not exceed 50% of residential parking.	
TOTAL provided	240
PARKING AS SHOWN FOR APPROVED SITE	170
DATED	NOV. 1975.



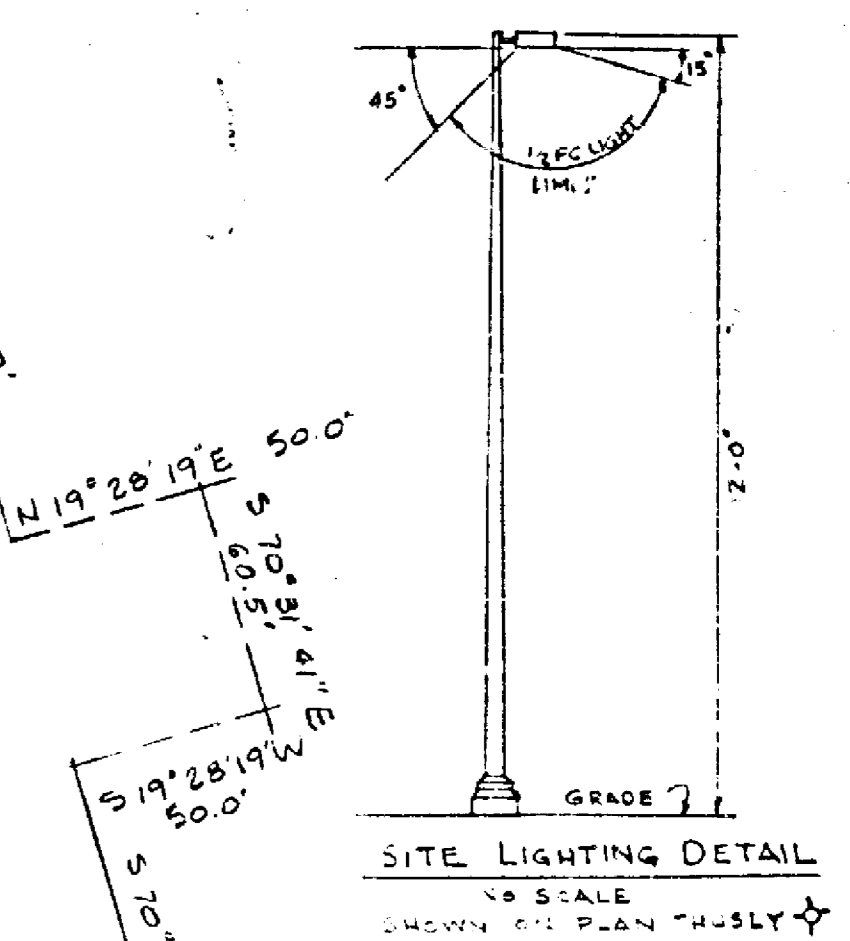
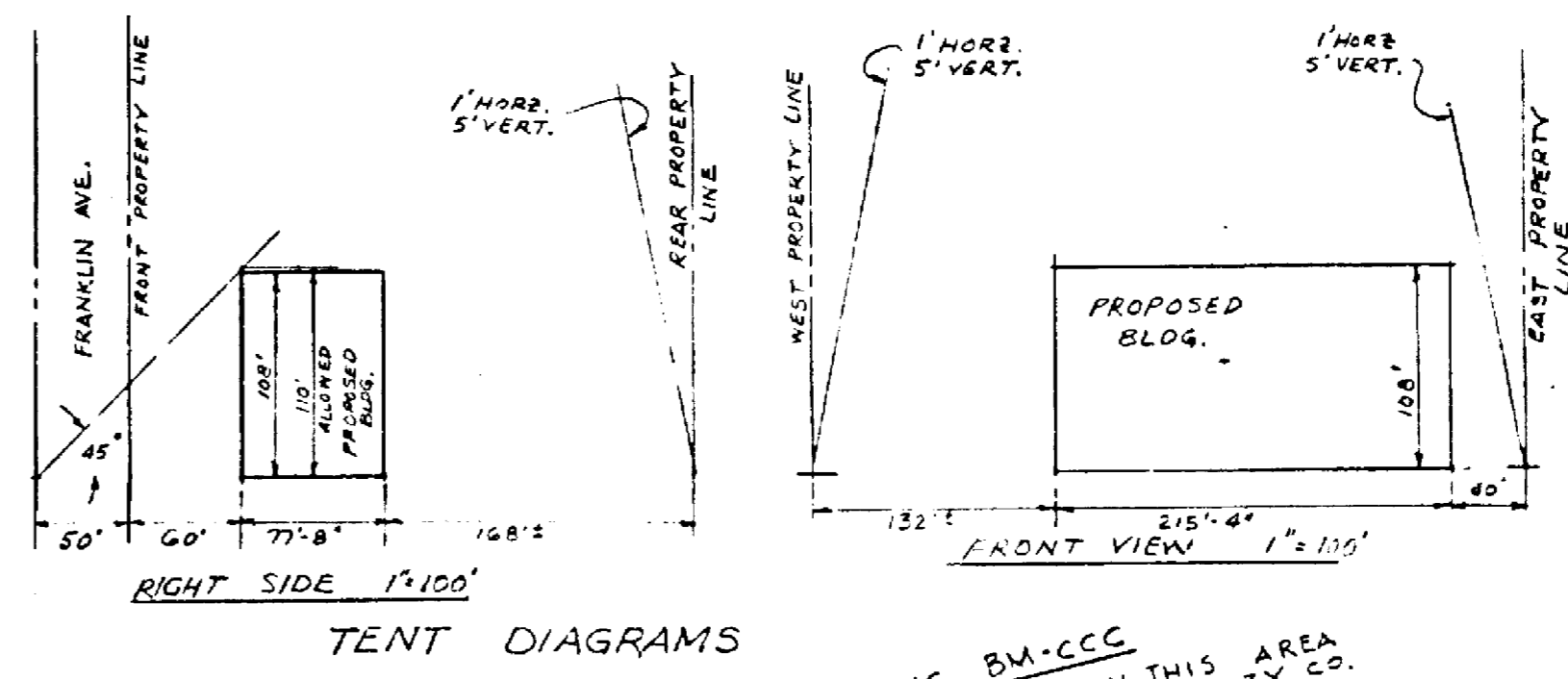
PLAT TO ACCOMPANY DESCRIPTION FOR PARKING VARIANCE
ESSEX CO-OPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS
AND MIDDLESEX SHOPPING CENTER
 for Co-operative Services Inc. by Co-op Planning & Design
 7404 Woodward 20 E. Bethune
 Detroit, Michigan 48202 Detroit, Michigan 48202
 scale 1" = 50' OCT 25, 1975
 15th Election District Baltimore County Maryland

Owner: AGG Realty
 Suite 110
 1 Village of Cross keys
 20110, Md. 21210

ESSEX CO-OPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS



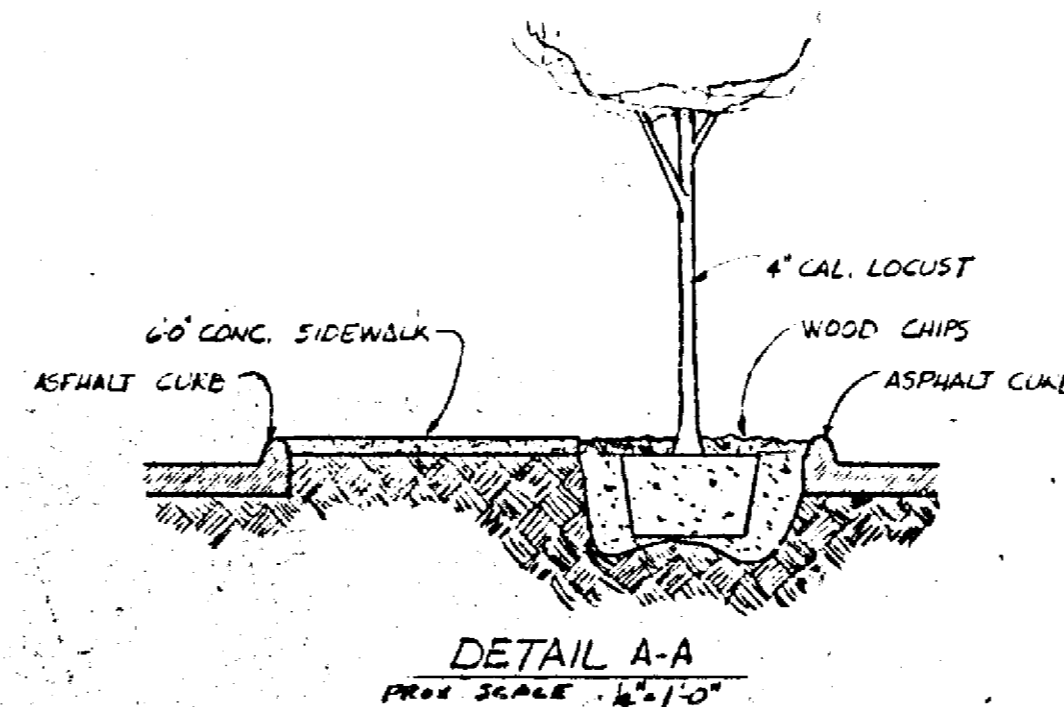
KEY	PLANTING KEY	SIZE	No.	ROOT SPEC.	LEGEND
1.	willow oak	4" cal	9	BB	○
2.	littl leaf linden	4" cal	7	BB	○
3.	red purple	4" cal	3	BB	○
4.	sunburst locust	4" cal	3	BB	○
5.	dogwood	4" cal	3	BB	○
6.	japanese crab	4" cal	3	BB	○
7.	colorado spruce	4" cal	3	BB	○
8.	american holly	4" cal	3	BB	○
9.	nicks yew	4" cal	3	BB	○
10.	mock orange	3" cal	3	BB	○
11.	bridal wreath	3" cal	3	BB	○
12.	english ivy	3" cal	3	BB	○
13.	assorted colors	3" cal	3	BB	○
14.	lilac	3" cal	3	BB	○
15.	assorted colors	4" cal	3	BB	○



ZONING BM-CCC
CONSTRUCTION IN THIS AREA
IF ANY BY AGG REALTY CO.

NOTE
ALL SHOPS ARE ONE
STORY EXCEPT AS NOTED
CONSTRUCTION IN THIS AREA
IF ANY BY AGG REALTY CO.

EXISTING ZONING BM-CCC	
USE-APARTMENT CONDOMINIUM - 208 D.U.	1,000 sq. ft.
FLOOR GROSS RESIDENTIAL	178.5
2nd - 12th floors	163.0
COMMERCIAL GENERAL SERVICE	0.9
AMENITY	14.6
SITE GROSS FAVED BUILDING	171.0
AMENITY	96.9
	14.9
	89.2
FLOOR AREA RATIO	provided 1.05 required max. 4.0
AMENITY OPEN SPACE RATIO	provided 3.35 required min 3.2
RESIDENTIAL DENSITY	permitted density unlimited
PARKING	required 260
208 D. U. @ 1.25	3
0.9 Comm @ 1/0.3	48
14.6 Serv @ 1/0.3	51
Does not exceed 50% of residential parking.	260
TOTAL	154
provided	260
PARKING AS SHOWN PER APPROVED SITE PLAN DATED NOV. 2, 1977.	154



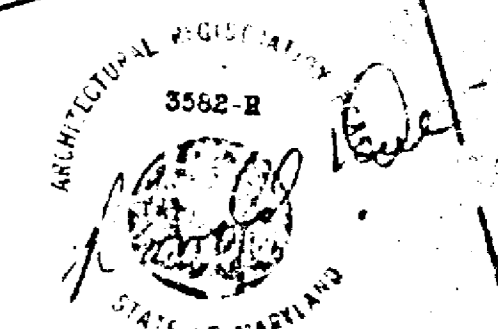
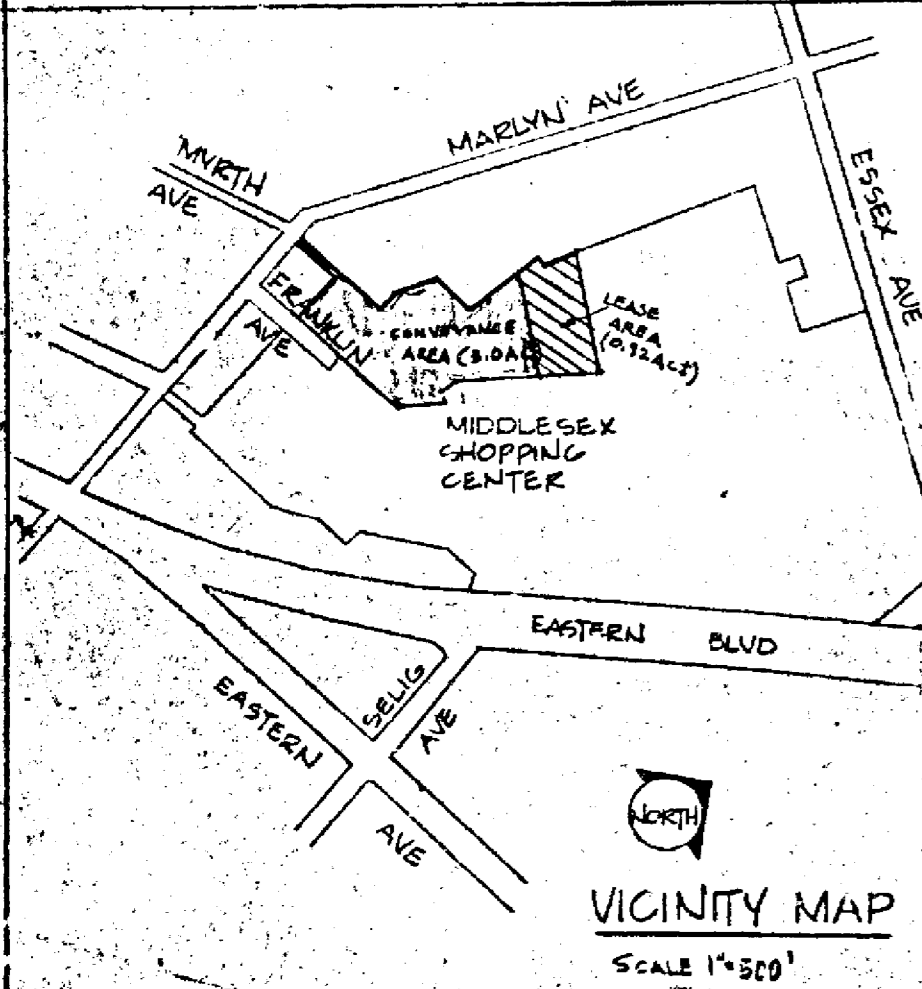
PLAT TO ACCOMPANY DESCRIPTION FOR PARKING VARIANCE

ESSEX COOPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS
AND MIDDLESEX SHOPPING CENTER

for Co-operative Services Ltd. by Co-op Planning & Design
7404 Woodward Detroit, Michigan 48202
scale 1" = 50' Oct 25, 1979

Owner: A.G.G. Realty Suite 110 1 Village of Cross keys Balto., Md. 21210

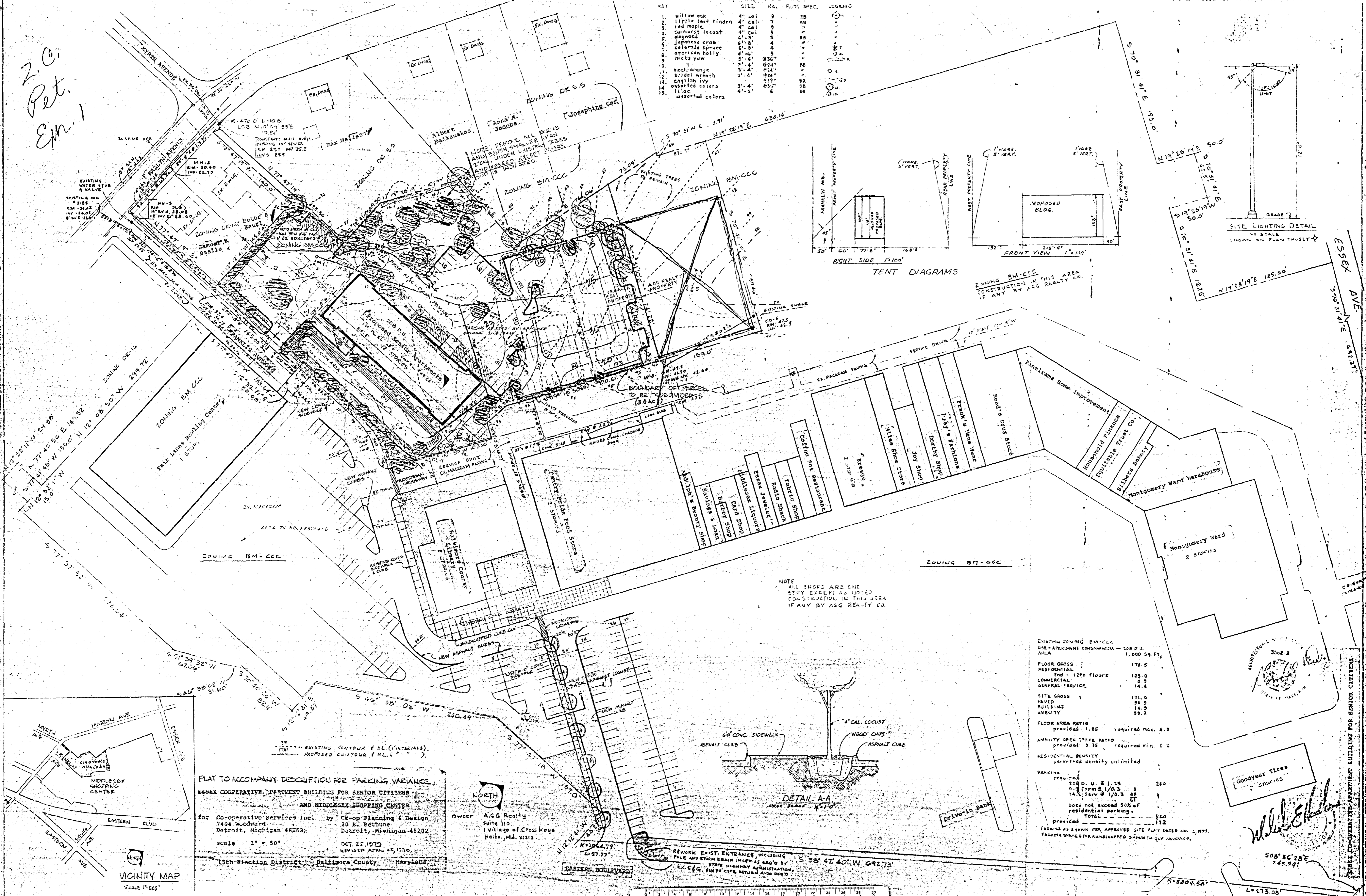
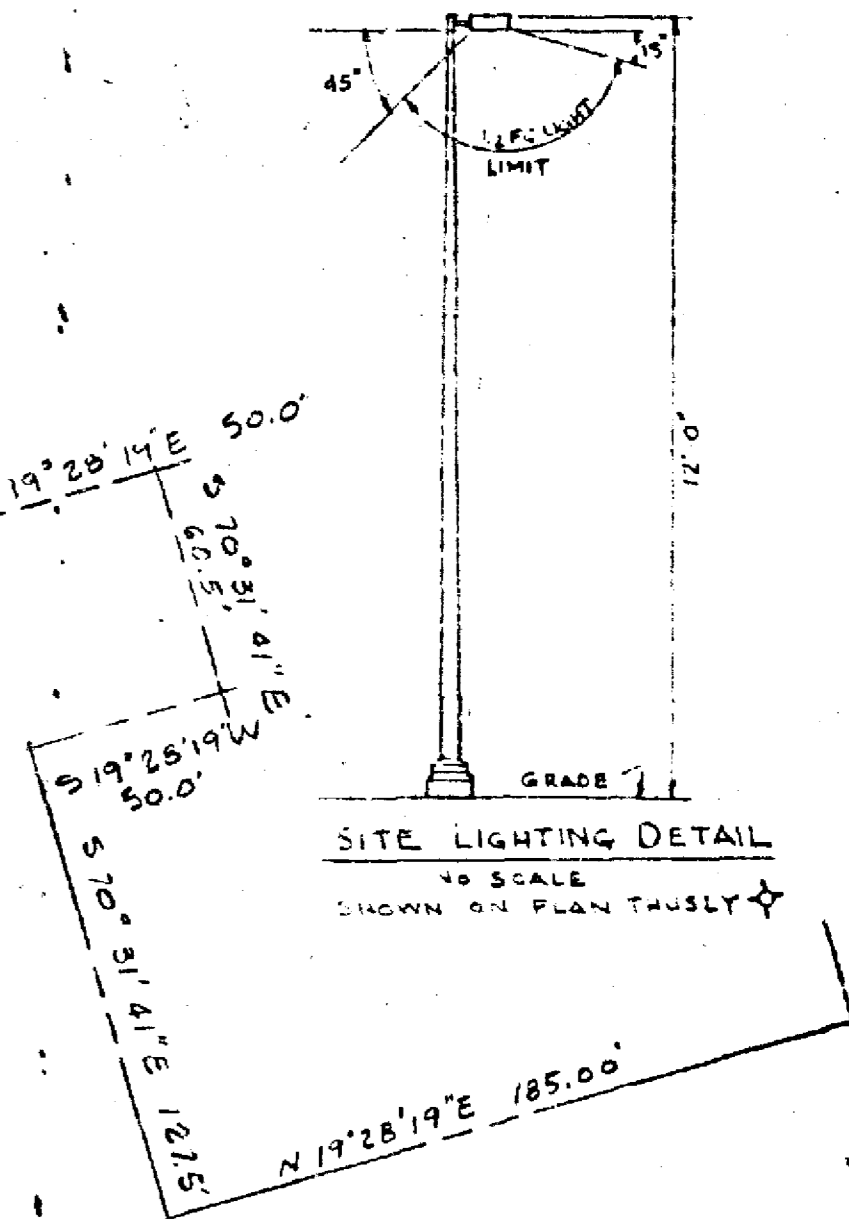
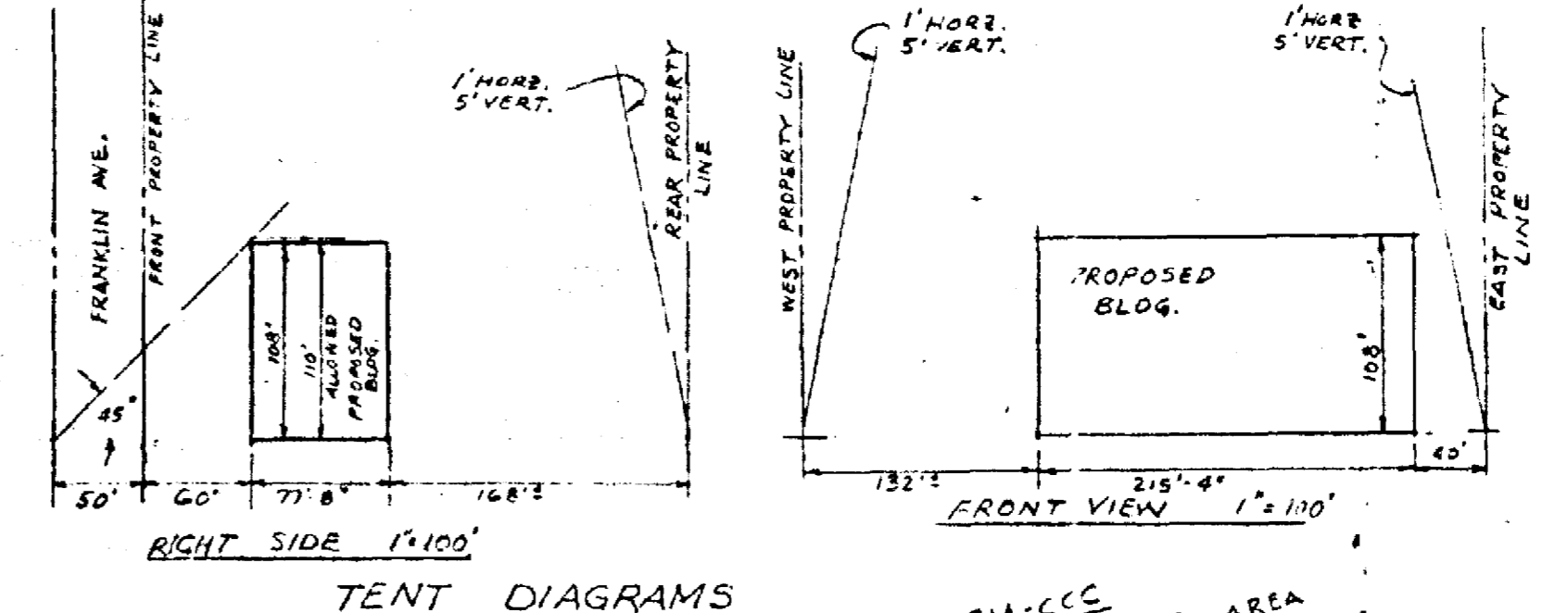
15th Election District Baltimore County Maryland



ESSEX COOPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS

2.0.
Pet.
Em. 1

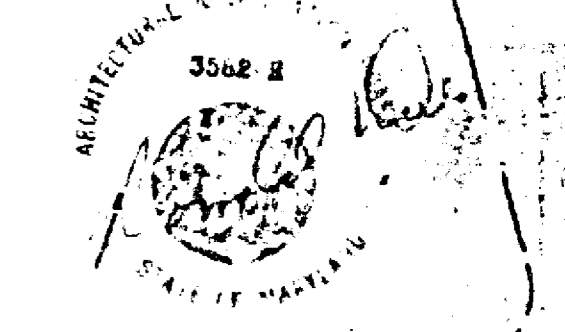
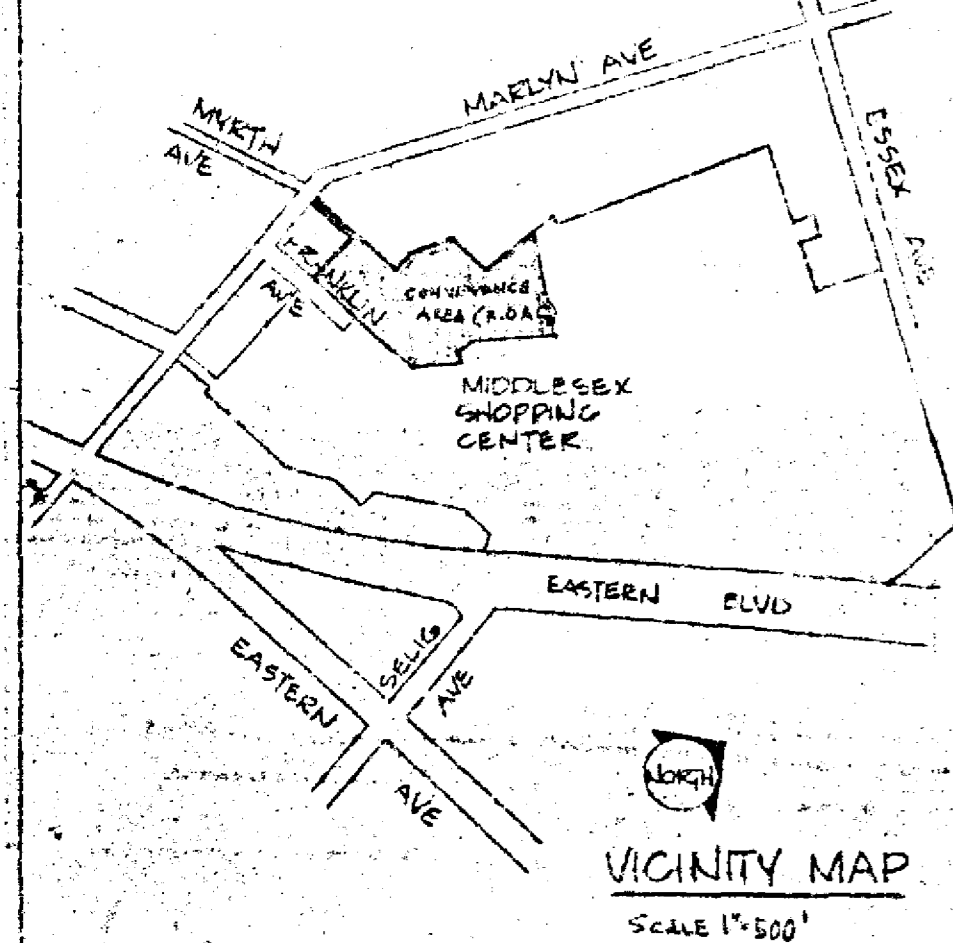
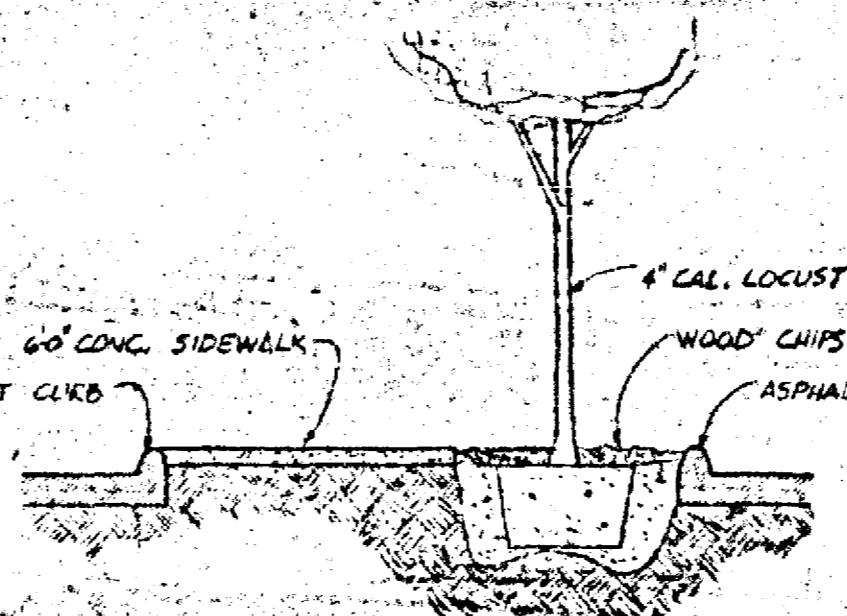
KEY	SITE	NO.	ROOT SPEC.	LEND
1.	willow oak	4"	cal	9
2.	little leaf linden	4"	cal	7
3.	red maple	4"	cal	7
4.	carburst locust	4"	cal	7
5.	dogwood	4"	cal	7
6.	japanese crab	4"	cal	7
7.	california spruce	4"	cal	7
8.	american holly	4"	cal	7
9.	nicks yew	4"	cal	7
10.	mock orange	4"	cal	7
11.	bridal wreath	4"	cal	7
12.	english ivy	4"	cal	7
13.	assorted colors	4"	cal	7
14.	assorted colors	4"	cal	7
15.	assorted colors	4"	cal	7



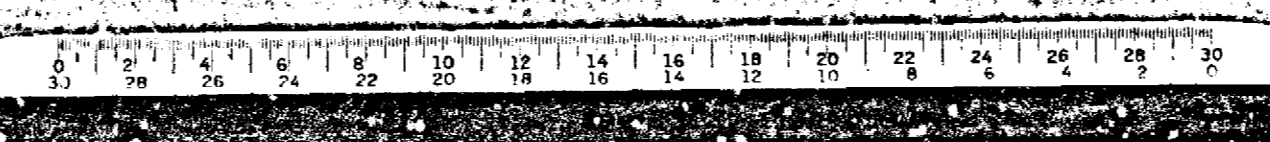
NOTE
ALL SHOPS ARE ONE
STORY EXCEPT AS NOTED
CONSTRUCTION IN THIS AREA
IF ANY BY AGG REALTY CO.

EXISTING ZONING BM-CCC	
USE - APARTMENT CONDOMINIUM - 108 P.U.	
AREA	1,000 Sq. Ft.
FLOOR GROSS	178.5
RESIDENTIAL	163.0
2nd - 12th floors	6.9
COMMERCIAL	14.6
GENERAL SERVICE	
SITE GROSS	171.0
PAVED	96.9
BUILDING	14.9
AMENITY	59.2
FLOOR AREA RATIO	provided 1.05 required max. 4.0
AMENITY OPEN SPACE RATIO	provided 0.35 required min. 0.2
RESIDENTIAL DENSITY	permitted density unlimited
PARKING	
required	260
208 D. U. @ 1.25	
0.9 Comm @ 1/0.3	5
14.3 Serv @ 1/0.3	48
Does not exceed 50% of residential parking	
TOTAL	360
provided	172
PARKING AS SHOWN PER APPROVED SITE PLAN DATED MAY 1, 1977.	
PARKING SPACES FOR HANDICAPPED SHOWN THUSLY	

PLAT TO ACCOMPANY DESCRIPTION FOR PARKING VARIANCE.
 ESSEX CO-OPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS
 AND MIDDLESEX SHOPPING CENTER
 For Co-operative Services Inc. by Co-op Planning & Design
 7404 Woodward
 Detroit, Michigan 48202
 Owner A.G.G. Realty
 Suite 110
 Village of Cross Keys
 Baltimore, Md. 21210
 scale 1" = 50'
 OCT. 27, 1973
 REVISED APRIL 15, 1976
 15th Election District, Baltimore County, Maryland



Goodyear Tires
2 STORES



172
80-239-A
172

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, COOPERATIVE SERVICES, 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 for a Variance from Section... Section 235A.5 to permit 170 parking spaces in lieu of the required 260.

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

1. That the building in question is a 209 unit apartment facility for senior citizens of modest means, most of whom will not drive or own their own automobiles.
2. That the requested variance will allow the petitioner to reduce the paved area of the parking lot by almost one full acre thereby decreasing water runoff and leaving more area in open, grass area.
3. That without the requested variance the petitioner will sustain practical difficulty and unreasonable hardship by an excessive parking requirement key to general family and age occupancy, and the new Growth Management Bill No. 179-79 recognizes that elderly-occupied buildings generate less traffic, have lower per resident car ownership and need less parking.

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

COOPERATIVE SERVICES, INC.

By: James D. Nolan Legal Owner

Contract purchaser Thornthwaite

Address: 1000 Franklin Avenue

Essex, Maryland 21221

Protestant's Attorney

Address: 204 W. Pennsylvania Avenue

Towson, Maryland 21204

823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of April 1980, 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 21st day of May, 1980, at 10:30 clock

A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

James D. Nolan, Esquire
Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

cc: Hudkins Assoc., Inc.
200 E. Joppa Rd.
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

William E. Hammond
Zoning Commissioner

Petitioner Cooperative Services, Inc.
Petitioner's Attorney James D. Nolan, Esquire Reviewed by: Nicholas B. Commodari
Newton A. Williams, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

cc: Nicholas B. Commodari
Chairman

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

James D. Nolan, Esquire
Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 172
Petitioner-Cooperative Services, Inc.
Variance Petition

Messrs. Nolan & Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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 property, located on the north side of Franklin Avenue east of Marlyn Avenue, in the 15th Election District, is presently zoned B.M. and is being developed with an apartment building for the elderly. Adjacent properties to the west are zoned residential and improved with dwellings, while the Middlesex Shopping Center exists to the east.

The building permit and approved plan for this site indicated that the property leased by your client to the north was to be utilized for parking. However, because of the present proposal to leave this area undisturbed, this Variance is required.

I personally spoke with Mr. Wimbley, Current Planning Office, about the change in your request, i.e. 170 parking spaces provided in lieu of the required 260 spaces, and he indicated his comments would remain unchanged.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Marlyn Ave. opposite Myrth : OF BALTIMORE COUNTY
Myrth Ave., 15th District
COOPERATIVE SERVICES, INC., : Case No. 80-239-A
Petitioner

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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing

Order was mailed to James D. Nolan, Esquire and Newton A. Williams, Esquire, 204

W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.

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

RE: PETITION FOR VARIANCE : BEFORE THE
E/S of Marlyn Ave., opposite Myrth : DEPUTY ZONING
Ave. - 15th Election District : COMMISSIONER
Cooperative Services, Inc. - :
Petitioner :
NO. 80-239-A (Item No. 172) : OF
: BALTIMORE COUNTY

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of June, 1980, that the Order dated May 26, 1980, passed in this matter, should be and the same is hereby Amended, Nunc Pro Tunc, to include the following restriction:

1. The parking variance shall only apply to the use of the property as housing for the elderly.

Jan M. H. Jones
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 11, 1980
BY John P. Kelly
Administrative Assistant

Item No. 172
Variance Petition
May 9, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:hk

Enclosures

cc: Hudkins Assoc., Inc.
200 E. Joppa Rd.
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 29, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #172 (1979-1980)
Property Owner: Cooperative Services, Inc.
E/S Marlyn Avenue opposite Myrth Avenue
Existing Zoning: B.K -C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0 District: 15th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #157805 executed in conjunction with the development "Essex Co-Op Apartment Building", Project #7181.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 172 (1979-1980).

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

END:EAM:FWR:as


cc: R. Covehey

7 NE 29 Pos. Sheet
NE 2 H Topo
90 and 97 Tax Maps

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance should be granted; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of May, 1980, that the herein Petition for Variance to permit 170 parking spaces in lieu of the required 260 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jean M. DeJung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197 __, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

April 30, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland, 21204

Dear Mr. Hammond:

Comments on Item #172, Zoning Advisory Committee Meeting, March 4, 1980, are as follows:

Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Avenue opp. Myrth Avenue
Existing Zoning: B.M.-CCC
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces
Acres: 3.0
District: 15th

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

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

Very truly yours,

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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 6, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 172 - ZAC - March 4, 1980
Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Ave. opp. Myrth Avenue
Existing Zoning: B.M. - C. C. C.
Proposed Zoning: Variance to permit 170 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15th

Dear Mr. Hammond:

This department has no objections to reducing the parking requirement for housing for senior citizens.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

March 6, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 4, 1980
ITEM: 172.
Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Ave. opp. Myrth Ave. & N/W side Eastern Ave. (Route 150)
Existing Zoning: B.M.-C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15th

Dear Mr. Hammond:

Upon inspection of the site at the entrance to Middlesex Shopping Center and Eastern Blvd., a plan revision must be made.

In the area of the existing entrance at Eastern Boulevard no mention is made of a large storm drain inlet and pole on the northeast side of the entrance. The proposed entrance improvement will require the relocation of both items.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:CW:vrđ

My telephone number is (301) 383-4320

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 172, Zoning Advisory Committee meeting of March 4, 1980, are as follows:

Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Avenue opp. Myrth Avenue
Existing Zoning: B.M.-C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ew

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 20, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Cooperative Services, Inc.

Location: E/S Marlyn Ave. opp. Myrth Ave.

Item No: 172 Zoning Agenda: Meeting of 3/20/80

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

REVIEWER *George M. Wagoner* Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3210

TED ZALESKI, JR.
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #172 Zoning Advisory Committee Meeting, March 1, 1980 are as follows:

Property Owner: Cooperative Services, Inc.
Location: E/S Marlyn Ave. Opp. Myrth Ave.
Existing Zoning: B.M. - C.C.C.
Proposed Zoning: Variance to permit 194 parking spaces in lieu of the required 260 spaces.
Acres: 3.0
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/ _____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 1/4" is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 211.
- X I. Comments - Parking for handicapped shall be provided as indicated by the Table in that Code - See Item "A" above.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Please Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 4, 1980

RE: Item No: 172, 173, 174, 175, 176
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for parking
LOCATION: East side of Marlyn Avenue opposite Myrth Avenue
DATE & TIME: Wednesday, May 21, 1980 at 10:30 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 Variance to permit 170 parking spaces in lieu of the required 260

The Zoning Regulation to be excepted as follows:

Section 235A.5 - For all buildings containing apartments, there shall be provided at least 1.25 parking spaces for each dwelling unit. Up to 50 per cent of such spaces on any lot shall be counted in determining the number of spaces provided for commercial and office uses on the same lot

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

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

Hearing Date: Wednesday, May 21, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Date: May 1, 1980
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM:
SUBJECT: Petition No. 80-239-A Item 172

Petition for Variance for parking
East side of Marlyn Avenue opposite Myrth Avenue
Petitioner - Cooperative Services, Inc.

Fifteenth District

HEARING: Wednesday, May 21, 1980 (10:30 A.M.)

This office is not opposed to the granting of the petitioner's request. We agree, generally speaking, that housing units for the elderly do not generate as much need for parking as other types of housing. The location on the same site with a shopping center and library certainly adds additional support to such thinking. If granted, it is requested that the variance be limited to the use as currently proposed and that details of landscaping, approved by Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:cb

April 24, 1980

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - E/S Marlyn Avenue opposite Myrth Avenue
Cooperative Services, Inc. - Case No. 80-239-A

TIME: 10:30 A.M.

DATE: Wednesday, May 21, 1980

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1980

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
Cooperative Services, Inc.
E/S Marlyn Ave. opp. Myrth Ave
Case No. 80-239-A

Dear Mr. Williams:

This is to advise you that \$72.75 is due for advertising and posting of the above-property.

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

Very truly yours
William E. Hammond
Zoning Commissioner

WES:ej

QUALIFICATIONS OF APPRAISER

(Bernard F. Semon)

MEMBER:

- Baltimore County Appraisers' Society - President - 1978-80
Real Estate Board of Greater Baltimore
National Association of Real Estate Boards
Homebuilders Association of Maryland
Baltimore Investment and Exchange Club

EDUCATION AND BACKGROUND:

- Graduate of Baltimore Polytechnic Institute
Completed Real Estate appraisal Courses I and II
Johns Hopkins Evening College
Licensed Real Estate Salesman since 1960
Actively engaged in the appraisal and acquisition of Real estate since 1963
Actively participated in limited partnerships involving Residential condominium townhouse development, commercial and Office building partnerships as well as a major size Residential large lot development.

APPRAISED FOR:

- Baltimore County Bureau of Land Acquisition
Baltimore County Office of Law
Baltimore Gas and Electric Company
Baltimore County Savings and Loan Association
Baltimore Federal Savings and Loan Association
Old Court Savings and Loan Association
Maryland State Highway Administration
Wilson T. Ballard and Company, Engineers
Kidde Consultants
Numerous attorneys, engineers, developers and private individuals

TESTIFIED BEFORE:

- Zoning Commissioner - Baltimore County, Maryland
Board of Zoning Appeals - Baltimore County, Maryland
Assessment Appeals Board - Baltimore County, Maryland
Circuit Court for Baltimore County
Circuit Court for Harford County
Public Service Commission of Maryland
Board of Municipal and Zoning Appeals, Baltimore City, Maryland

- 2 -

LAW OFFICES OF
NOLAN, PLUM OFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES O. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. REINER
KENNETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM P. ENGLEHART, JR.

May 29, 1980

The Hon. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Corrected Data Concerning the Essex
Cooperative Apartments Parking Variance
Petition - Case No. 80-239-A.

Dear Commissioner Jung:

As everyone connected with this case will recall, a data letter dated May 20, 1980, was submitted under signature of Ronald E. Due, Architect, who testified on behalf of Cooperative Services, setting out the parking experience of Cooperative Services at its other senior citizens buildings.

Following the hearing, we received on May 22, 1980, the enclosed letter from Co-op Planning and Design over signature of Mrs. Pat Radke, who I believe is Mr. Due's secretary, giving corrected data concerning Royal Oak Manor.

Thus, the data in the letter of May 22, 1980 should be substituted in Petitioner's Exhibit 4 concerning the experience at Royal Oaks Manor.

As noted in the letter of May 22, Royal Oak Manor has 247 units, provides 107 units for parking, which represents 38.9% of the 247 units total, and of this 107 units, 96 spaces are used by tenants, and five are reserved for visitors.

Thanking you, your Staff and everyone involved in this case for your attention to this correction, I am

Respectfully,
Newton A. Williams
Newton A. Williams

NAW/hl
Enclosure
cc: See next page

P.S. Thank you very much for such a prompt decision.

COOPERATIVE SERVICES, INC.

Page two - Deputy Commissioner Jung - May 29, 1980

cc: Jack W. Hessian, III, Esquire
People's Counsel
County Office Building
Towson, Md. 21204

Peter Max Zimmerman, Esquire
Deputy People's Counsel

Charles Hirsch, President
Concerned Citizens Civic and Improvement Association
809 Myrth Avenue
Baltimore, Maryland 21221

Mrs. Alberta Pugh
Essex-Middle River Civic Council
843 Middlesex Road
Essex, Maryland 21221

Mr. Albert Baikouskas
213 N. Marlyn Avenue
Baltimore, Maryland 21221

Fred Thornthwaite, General Manager
Cooperative Services, Inc.

Ronald E. Due, A.I.A.
Co-op Planning & Design Service

Mr. William Irwin

Mal Hudkins
Hudkins & Associates, Inc.

Bernard F. Semon
B. F. Semon & Co.

May 22, 1980

Nolan, Plumhoff, & Williams
 204 West Pennsylvania Ave.
 Towson, MD 21204

Attention: Newton Williams
 Re: Essex Cooperative Apartments
 Parking Variance

Dear Mr. Williams,

After hearing from Ron about the variance hearing yesterday, I checked into the Royal Oak Manor parking situation and find that figures given as previously were in error. Listed below are the new figures from a more reliable source.

Units	Spaces Provided	Spaces Used	Use/Units
247	107	96	38.9%

Included in the 107 spaces are 5 for visitors.

Please pass this information along if you feel that it would be helpful.

Sincerely,

Pat Radke
 Pat Radke

MEMORANDUM: May 20, 1980

SUBJECT: Parking Requirements for Senior Citizens

Z.C. Pet. Ex. #5

Building	Units	Residents	EXISTING BUILDINGS OPERATED BY COOPERATIVE SERVICES		Use/Units
			Spaces Provided	Spaces Used	
LaBelle Towers	223		105	40	17.9%
Royal Oak Manor	247		160	160	64.7%
Madison Heights	150	173	85	91	60.6%
Wyandotte	161		34	38	23.6%
Trenton Towers	205		131	80	39.0%
Dearborn Heights	201		101	Not Occupied	50.0%
Riverview	171	182	128	139	76.0%
Bishop	201			100Est.	50.5%

Essex Cooperative 209 Using highest experience rate, 76%, would require 159 spaces. Of 220 applications on hand to date, 103 have autos, a ratio of 46.8%.

Services, shopping facilities, and public transportation are much more convenient to the Essex building than most of the existing buildings. It can therefore be presumed that a safe usage rate would be between 60% and 70% and that 170 spaces (81%) will be ample parking provision.

All parking over the requested 170 spaces would be constructed without the benefit of HUD financing on leased land, the cost of which represents a considerable hardship to the basic housing program without any anticipated benefit. Storm water runoff will also be unnecessarily increased.

For these reasons it is my opinion that the revision of the parking requirement from 260 spaces to 170 spaces is in the best interest of those concerned with the project, adjacent property owners, and the public at large.

Ronald E. Due, Architect

Contract No. 30-676

CONSTRUCTION SUBCONTRACT BETWEEN

C.S. CONSTRUCTION COMPANY

and The Baltimore Asphalt Paving Company, 1320 N. Monroe St., Baltimore, Maryland 21217
 SUBCONTRACTOR for work associated with Essex Cooperative Apartments, 1000 Franklin Avenue, Baltimore County, Maryland 21221.

SECTION I

AGREEMENT, made the 17th day of October, 1979, by and between

C.S. CONSTRUCTION COMPANY organized and existing under the laws of the State

of Michigan, with its principal operating office in the City of Detroit, Michigan, and

authorized to conduct business in the State of Michigan and in the State of Maryland,

hereinafter called the "General Contractor," and The Baltimore Asphalt Paving Company

a company organized and existing under the laws of the

State of Maryland, with its principal office in the city of Baltimore

and authorized to conduct business in the State of Maryland, hereinafter called the

"Subcontractor."

WHEREAS, the General Contractor has entered into a contract with

COOPERATIVE SERVICES, INC., hereinafter called the "Owner," for the Construction

of ESSEX COOPERATIVE APARTMENTS located at 1000 Franklin Avenue, Baltimore

County, Maryland 21221.

WHEREAS, it is desired that a portion of the work be sublet to the

Subcontractor mentioned above.

NOW, THEREFORE, said parties in consideration of the mutual undertakings,

agreements and considerations herein, agree as follows:

Contract 30-676

SECTION III
 SERVICES AND MATERIALS

This is our authorization for you to provide labor, materials, tools, equipment and all other things necessary to furnish and install Bituminous Paving and Concrete Curb for the Essex Cooperative Apartments in accordance with the following list of contract documents:

1. Specifications, dated 5/12/73, particularly Section 2E, Bituminous Concrete Paving, and all addenda.
2. Architectural, civil engineering, structural, mechanical and electrical drawings, dated 5/12/78, and all revisions.
3. Essex County and all other applicable building codes and regulations.
4. Subcontractor's proposal, dated August 22, 1979.

The following clarifications are made to the scope of your work:

1. It is understood that this contract includes all of the elements required to bring this job to a complete and workable system.
2. Subcontractor's work shall be warranted for one year after substantial completion as defined by the Department of Housing and Urban Development.
3. Subcontractor agrees that he will begin his phase of the work in accordance with the General Contractor's schedule and that he will complete said work as expeditiously as possible.
4. All work shall be done in compliance with Maryland Occupational Safety and Health Administration (OSHA) regulations.
5. This contract is subject to and shall apply only if the Subcontractor meets the specified requirements after submitting Form HUD-1422 (6-75), Subcontractor's Certification Concerning Labor Standards and Prevailing Wage Requirements, and is approved by the Department of Housing and Urban Development.

October 11, 1979

C. S. CONSTRUCTION COMPANY
 COMPANY NAME
 16600 W. Outer Dr., Dearborn Heights, Mich.
 COMPANY ADDRESS

DELIVERY DATE TO BE
 In coordination
 with other trades.

PLEASE MAIL ORIGINAL INVOICE TO:
 The Baltimore Asphalt Paving Company
 1320 N. Monroe Street
 Baltimore, Maryland 21217

PLEASE MAIL TWO DUPLICATE INVOICES TO:
 16600 W. Outer Drive,
 Dearborn Heights, Mich. 48127

SHIP TO: C. S. Construction Company
 1000 Franklin Avenue
 Essex, Maryland 21221

ATTENTION: ALL DELIVERIES MUST BE RECEIVED ON JOB SITE BY 3:30 P.M. UNLESS OTHERWISE NOTICED. UNLOADING DURING REGULAR WORKING HOURS. NO JOB SPLITTING TIME BEING 3:30 P.M.

FOB: Job site
 VIA: Your delivery
 TERMS:

PURCHASE ORDER NUMBER MUST APPEAR ON INVOICE, BILL OF LADING, CASES, BUNDLES, PACKING LISTS AND CORRESPONDENCE. IDENTIFIED PACKING LIST MUST ACCOMPANY ALL DELIVERIES.

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENSION
	SECTION IV SUBCONTRACT PRICE		
	The total price for furnishing and installing Bituminous Paving and Concrete Curb for the Essex Cooperative Apts in accordance with the plans and specifications, the Subcontractor's proposal, and this contract, and including any applicable taxes, is One Hundred Twenty-six Thousand Two Hundred Seventy-five Dollars (\$126,275.00).		
	Options subject to later approval are as follows: Option 1: Delete paving and concrete curbs in additive area pending variance to be obtained from Baltimore County. . . . Delete: \$26,275.00 Option 2: Construct 6" base course of Md. S1A C/R-6 crushed stone in lieu of 6" dense graded material (Item 1) and eliminate prime coat pending Architect's approval. Delete: \$6,275.00		
	The total price if Options 1 and 2 are approved is Ninety-three Thousand Seven Hundred Twenty-five Dollars (\$93,725.00).		
	This is a Maryland Sales Tax exempt project. Certificate No. 12219.		
	PLEASE SIGN GOLD ACKNOWLEDGMENT COPY OF THIS PURCHASE ORDER, AND RETURN IMMEDIATELY		
	Laird W. Smith, Manager C. S. Construction Company 16600 W. Outer Drive Dearborn Heights, Michigan 48127		

THIS PURCHASE ORDER REFERS SPECIFICALLY TO THE PLANS
 30-0261
 676 Essex Cooperative Apts, 5/12/73

Z.C. Pet. Ex. 7

BALTIMORE COUNTY
 DEPARTMENT OF AGING
 AREA AGENCY ON AGING
 TOWSON, MARYLAND 21204

TIMOTHY FAGAN
 DIRECTOR

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
 Room 109, Baltimore County Office Building
 Towson, Maryland 21204

Re: Case 80-239A

Dear Mr. Hammond:

On May 21 there will be a hearing on a petition for variance for the Essex Cooperative, a building for the elderly which is being constructed adjacent to the Middlesex Shopping Center.

The Essex Cooperative is seeking a variance to construct only 170 parking spaces instead of 260.

Experience across the United States has indicated that residents of apartment complexes for the elderly often do not have cars and in a building with Section 8 rent supplements such as the Essex Cooperative many tenants cannot afford to maintain an automobile.

TABCO
 Towson Tabco Towers, the first retirement apartment house in Baltimore County, has 200 apartment units and only 82 parking spaces. Ten of those spaces are assigned to visitors and 33 are leased to tenants other than the residents.

HOPKINS VILLAGE 165/100
 Hopkins Village, an apartment complex with 165 units for the elderly in Essex, has 100 parking spaces, many of which are not used by the residents. According to the resident manager, even on holidays when many visitors come to see the tenants there has never been a parking problem.

According to our understanding the Essex Cooperative will have no tenants other than the residents of its 208 units so the 170 parking spaces it is seeking to construct would be much more than adequate to serve the building's needs.

The prospective tenants of the Essex Cooperative have been holding monthly meetings at the Essex Library for almost two years. A member of my staff has attended these meetings frequently and I know from her reports that many of the people who attended came in friends' cars, used public transportation, or the services of Senioride, our Department's

Mr. William E. Hammond
 Page 2
 May 19, 1980

dial-a-ride service for County residents age 60 or over.

I believe that it is realistic for the Essex Cooperative to request a variance for reduced parking requirements for their development.

Sincerely,
 J. Timothy Fagan, Director
 Baltimore County Department
 of Aging

JTF:lw
 CC: Mr. Newton Williams

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

June 10, 1980

Newton A. Williams, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Variance
 E/S of Marlyn Ave., opposite Myrth Ave. - 15th Election District
 Cooperative Services, Inc. -
 Petitioner
 NO. 80-239-A (Item No. 172)

Dear Mr. Williams:

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

Very truly yours,
 Jean M.H. Jung
 JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Victor Basta
 Essex Improvement Association
 334 Margaret Avenue
 Essex, Maryland 21221

Mr. Charles Hirsch
 809 Myrth Avenue
 Essex, Maryland 21221

Mrs. Peggy Kasten
 1710 Middleborough Road
 Essex, Maryland 21221

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

89
7/1/59

BALTIMORE COUNTY
DEPARTMENT OF AGING
AREA AGENCY ON AGING
TOWSON, MARYLAND 21204

J. TIMOTHY FAGAN
DIRECTOR

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
Room 109, Baltimore County Office Building
Towson, Maryland 21204

Re: Case 80-239A

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On May 21 there will be a hearing on a petition for variance for the Essex Cooperative, a building for the elderly which is being constructed adjacent to the Middlesex Shopping Center.

The Essex Cooperative is seeking a variance to construct only 170 parking spaces instead of 260.

Experience across the United States has indicated that residents of apartment complexes for the elderly often do not have cars and in a building with Section 8 rent supplements such as the Essex Cooperative many tenants cannot afford to maintain an automobile.

Towson Tabco Towers, the first retirement apartment house in Baltimore County, has 200 apartment units and only 82 parking spaces. Ten of those spaces are assigned to visitors and 33 are leased to tenants other than the residents.

Hopkins Village, an apartment complex with 165 units for the elderly in Essex, has 100 parking spaces, many of which are not used by the residents. According to the resident manager, even on holidays when many visitors come to see the tenants there has never been a parking problem.

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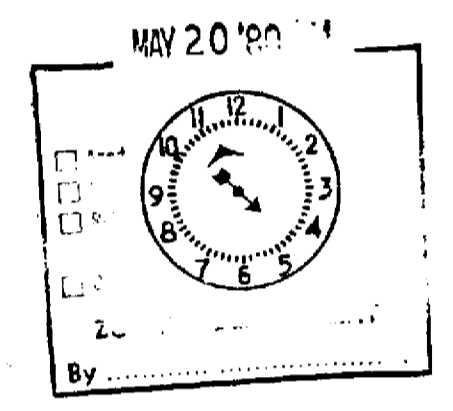
Mr. William E. Hammond
Page 2
May 19, 1980

dial-a-ride service for County residents age 60 or over.

I believe that it is realistic for the Essex Cooperative to request a variance for reduced parking requirements for their development.

Sincerely,
J. Timothy Fagan
J. Timothy Fagan, Director
Baltimore County Department
of Aging

JTF:lw
CC: Mr. Newton Williams



COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

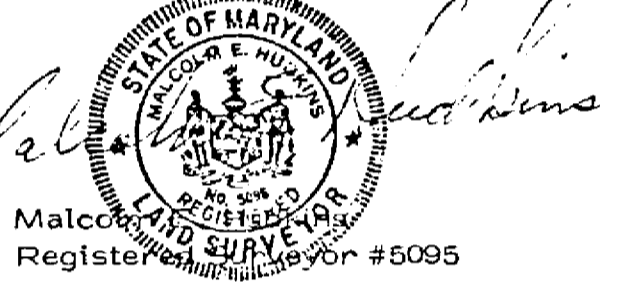
TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

HEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

October 25, 1979

DESCRIPTION FOR PARKING VARIANCE:

Beginning for the same at a point on the east side of Marlyn Avenue opposite Myrth Avenue thence North 77 degrees 47 minutes 19 seconds East 223.34 feet thence North 12 degrees 12 minutes 41 seconds West 69.30 feet thence North 19 degrees 28 minutes 19 seconds East 107.17 feet thence North 84 degrees 49 minutes 43 seconds East 115.88 feet thence North 92 degrees 20 minutes 06 seconds East 144.06 feet thence South 70 degrees 41 minutes 10 seconds East 241.22 feet thence South 19 degrees 18 minutes 50 seconds West 210.51 feet thence South 05 degrees 11 minutes 04 seconds East 32.9 feet thence South 70 degrees 41 minutes 10 seconds East 20.87 feet thence South 19 degrees 18 minutes 50 seconds West 107.38 feet thence South 77 degrees 47 minutes 19 seconds West 348.09 feet thence North 12 degrees 12 minutes 41 seconds West 145.00 feet thence South 77 degrees 47 minutes 19 seconds West 140.00 feet to the said east side of Marlyn Avenue thence binding thereon by a curve to the left having a radius of 470.00 feet for an arc length of 10.81 feet said arc being subtended by a chord bearing North 10 degrees 09 minutes 33 seconds East 10.81 feet to the place of beginning. Containing 3.0 acres of land more or less.



MEMO LETTER

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE • TOWSON, MARYLAND 21284 • PHONE 823-7600

MESSAGE REPLY

TO: Mr. Nicholas Compadini, Zoning Commission Chairman, County Office Building, Towson, Maryland 21204

DATE: April 29, 1980

Dear Mr. Compadini: Re: Cooperative Service

Per our several recent discussions, we are enclosing ten (10) revised site plans covering the Essex Coop Apartments Parking Variance. The SHA comments, the handicapped parking spaces highlighted and the corrected count on the number of spaces provided are all covered. Thanking you, the rest of your staff and the Committee for your attention to these revised plans.

Sincerely,
Newton

THIS COPY FOR PERSON ADDRESSED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 20 day of FEB., 1980.
Filing Fee \$ 25 Received: Check Cash Other

#172
Submitted by W. Williams
Petitioner's Attorney J. Miller Reviewed by W. Williams
William E. Hammond, Zoning Commissioner

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 5/13/80

Posted for: Petition for Variance

Petitioner: Cooperative Service, Inc.

Location of property: 115 Marlyn Ave, opposite Middlesex Shopping Center

Location of Signs: location - entrance to Middlesex Shopping Center opposite building, site - facing location

Remarks: see opposite existing building alley

Posted by: William E. Hammond Date of return: 5/19/80

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 19____

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN
S. Frank Strickler, Manager.

Cost of Advertisement, \$ 29.75

PETITION FOR VARIANCE
15A DISTRICT

ZONING: Petition for Variance for parking.

LOCATION: East side of Marlyn Avenue opposite Myrth Avenue.

DATE & TIME: Wednesday, May 21, 1980 at 10:30 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 Variance to permit 170 parking spaces in lieu of the required 260.

The Zoning Regulation to be accepted as follows:

Section 238A.5 - For all buildings containing apartments, there shall be provided at least 1.22 parking spaces for each dwelling unit. Up to 50 per cent of such spaces on any lot shall be counted in determining the number of spaces provided for commercial and office uses on the same lot.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at a point on the east side of Marlyn Avenue opposite Myrth Avenue thence North 77° 47' 19" seconds East 223.34 feet thence North 12° 12' 41" seconds East 69.30 feet thence North 19° 28' 19" seconds East 107.17 feet thence North 84° 49' 43" seconds East 115.88 feet thence North 92° 20' 06" seconds East 144.06 feet thence South 70° 41' 10" seconds East 241.22 feet thence South 19° 18' 50" seconds West 210.51 feet thence South 05° 11' 04" seconds East 32.9 feet thence South 70° 41' 10" seconds East 20.87 feet thence South 19° 18' 50" seconds West 107.38 feet thence South 77° 47' 19" seconds West 348.09 feet thence North 12° 12' 41" seconds West 145.00 feet to the said east side of Marlyn Avenue thence binding thereon by a curve to the left having a radius of 470.00 feet for an arc length of 10.81 feet said arc being subtended by a chord bearing North 10° 09' 33" seconds East 10.81 feet to the place of beginning. Containing 3.0 acres of land more or less.

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

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 21, 1980

PETITION FOR VARIANCE

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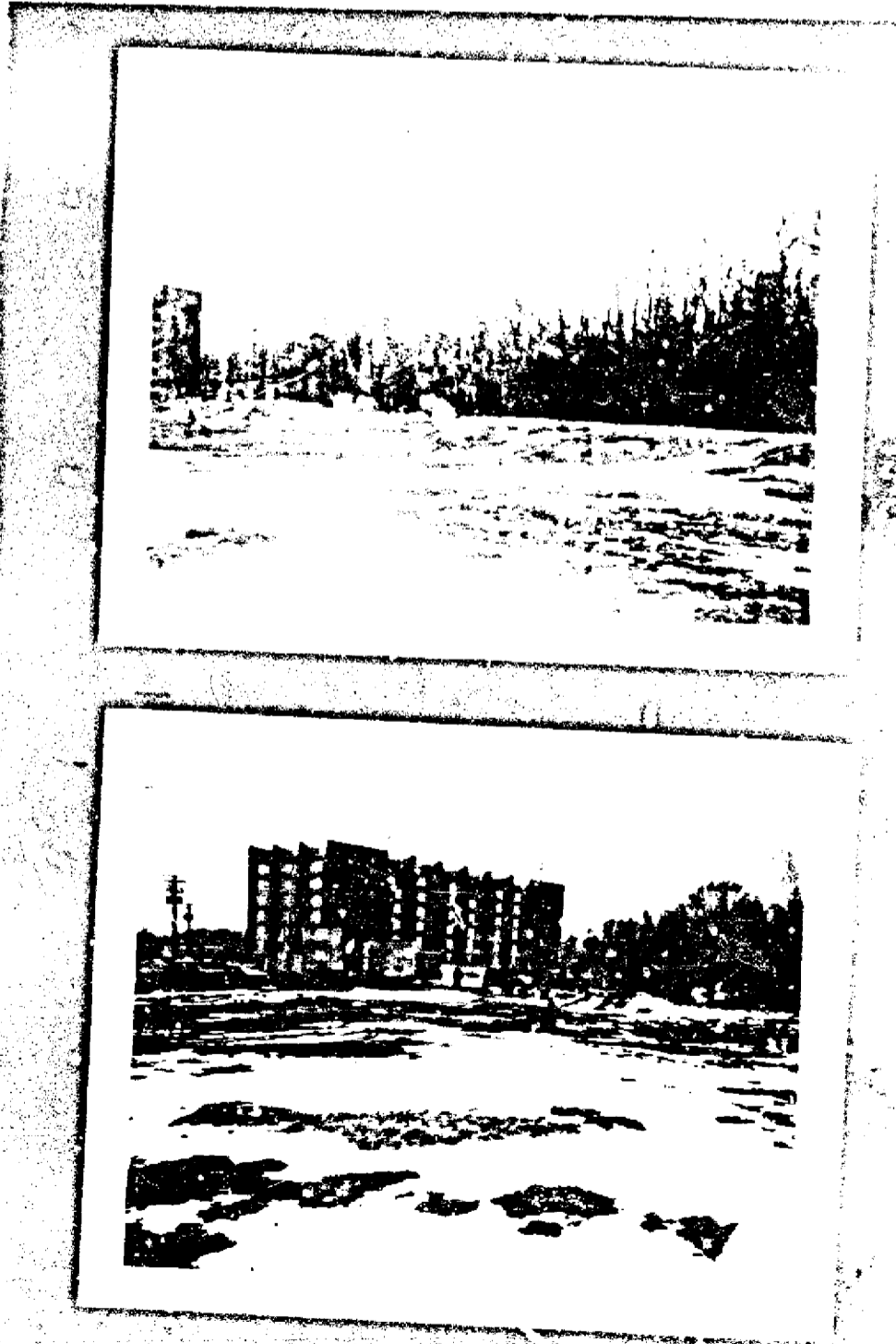
All that parcel of land in the Fifteenth District of Baltimore County.

The Essex Times

Essex, Md., May 1, 1980

This is to Certify, That the annexed advertisement was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 1st day of May, 1980.

S. Frank Strickler, Publisher.



PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W. Williams</u>	Revised Plans:									
Previous case: <u>W. Williams</u>	Change in outline or descriptor: <u>Yes</u>									
	Map # _____									

No. 80-113

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

DATE: April 24, 1980 ACCOUNT: DL-662

AMOUNT: \$25.00

PAID TO: Newton A. Williams, Esquire

FOR: Filing Fee for Case No. 80-239-A

VALIDATION OR SIGNATURE OF CARRIER: 58466824

No. 08887

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

DATE: May 21, 1980 ACCOUNT: DL-662

AMOUNT: \$72.75

PAID TO: Franklin A. Williams, Esquire

FOR: Advertising and Posting for Case No. 80-239-A

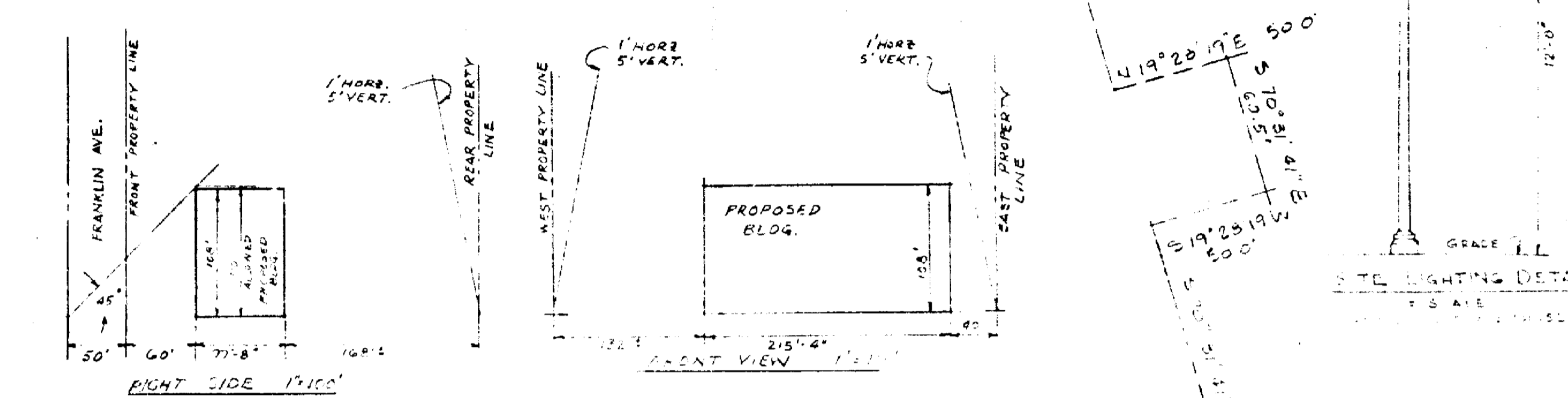
VALIDATION OR SIGNATURE OF CARRIER: 727544



KEY

No.	SIZE	No.	ROOT SPEC.	LEGEND
1.	4" Cal	3	BB	(Symbol)
2.	4" Cal	7	BB	(Symbol)
3.	4" Cal	7	BB	(Symbol)
4.	4" Cal	3	BB	(Symbol)
5.	4" Cal	4	BB	(Symbol)
6.	4" Cal	4	BB	(Symbol)
7.	4" Cal	3	BB	(Symbol)
8.	4" Cal	3	BB	(Symbol)
9.	4" Cal	3	BB	(Symbol)
10.	4" Cal	3	BB	(Symbol)
11.	4" Cal	3	BB	(Symbol)
12.	4" Cal	3	BB	(Symbol)
13.	4" Cal	3	BB	(Symbol)
14.	4" Cal	3	BB	(Symbol)
15.	4" Cal	3	BB	(Symbol)

1. willow oak
2. little leaf linden
3. red maple
4. Sunburst locust
5. dogwood
6. Japanese crab
7. calico spruce
8. american holly
9. Mockers yew
10. maple orange
11. bridal wreath
12. english ivy
13. assorted colors
14. lilacs
15. assorted colors



NOTE:
ALL SHOPS ARE ONE STORY EXCEPT AS NOTED CONSTRUCTION IN THIS AREA IF ANY BY AGG REALTY CO.

EXISTING ZONING BM-CCC
USE - APARTMENT COMMUNUM - 200 D.U.
AREA 1,000 SQ. FT.

FLOOR GROSS RESIDENTIAL	178.5'
2nd - 12th floors	163.0
COMMERCIAL GENERAL SERVICE	0.9
4.6	

SITE GROSS 171.0
PAVED 36.3
BUILDING 14.3
AMENITY 59.2

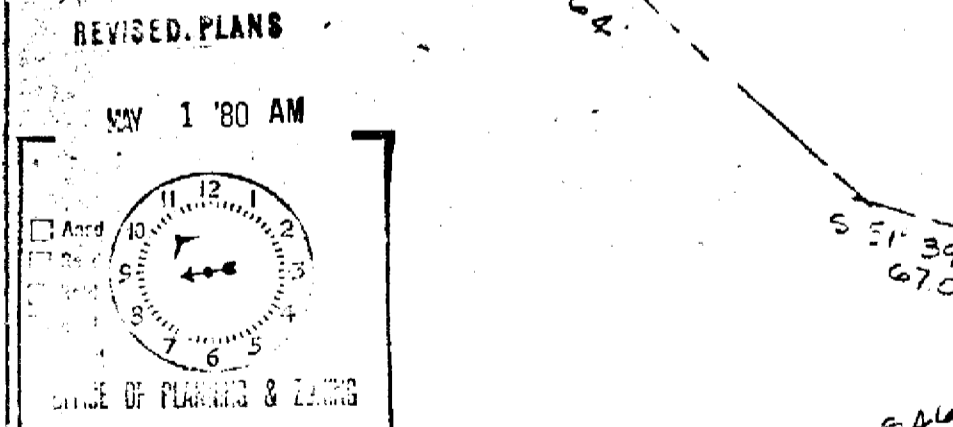
FLOOR AREA RATIO provided 1.05 required max. 2.0

AMENITY OPEN SPACE RATIO provided 0.35 required min. 0.4

RESIDENTIAL DENSITY permitted density unlimited

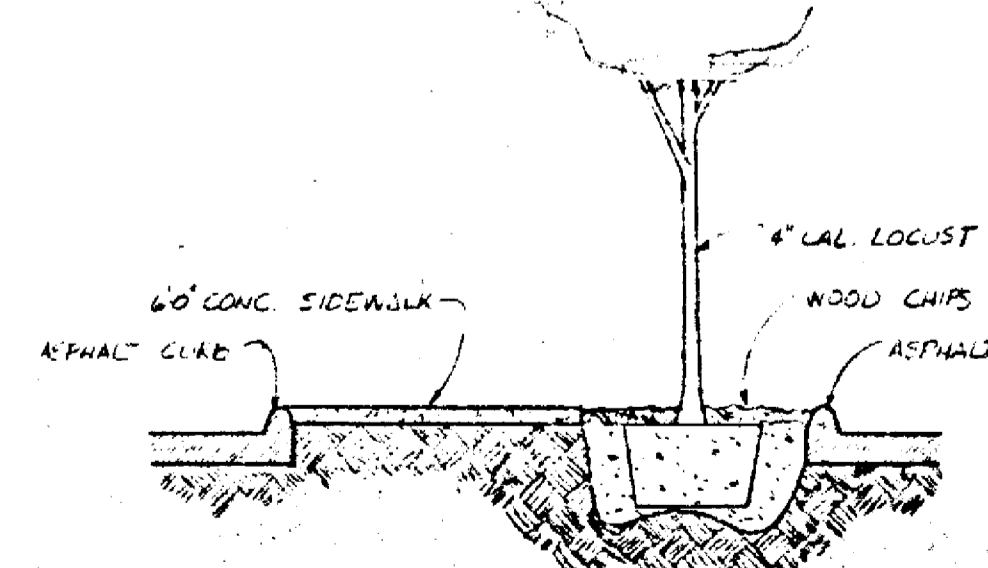
PARKING required 260
200 D. U. @ 1.25 250
0.9 Comm @ 1/0.3 27
14.6 Serv @ 1/0.3 51
TOTAL 328
does not exceed 50% of residential parking provided 172

PARKING AS SHOWN PER APPROVED SITE PLAN DATED 04.22.1977
PARKING SPACES WITH HANDICAPPED SIGNIFY HANDICAPPED



PLAT TO ACCOMPANY DESCRIPTION FOR PARKING VARIANCE
ESSEX COOPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS
AND MIDDLESEX SHOPPING CENTER
for Co-operative Services Inc. by Co-op Planning & Design
7404 Woodward Detroit, Michigan 48202.
scale 1" = 50'
OCT. 25, 1972
REVISED APRIL 15, 1980.
15th Election District Baltimore County Maryland

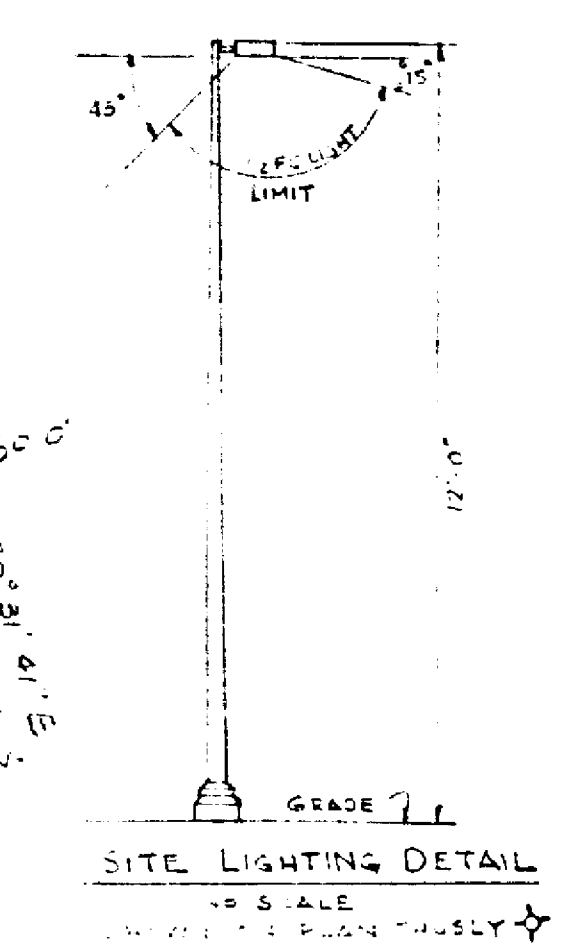
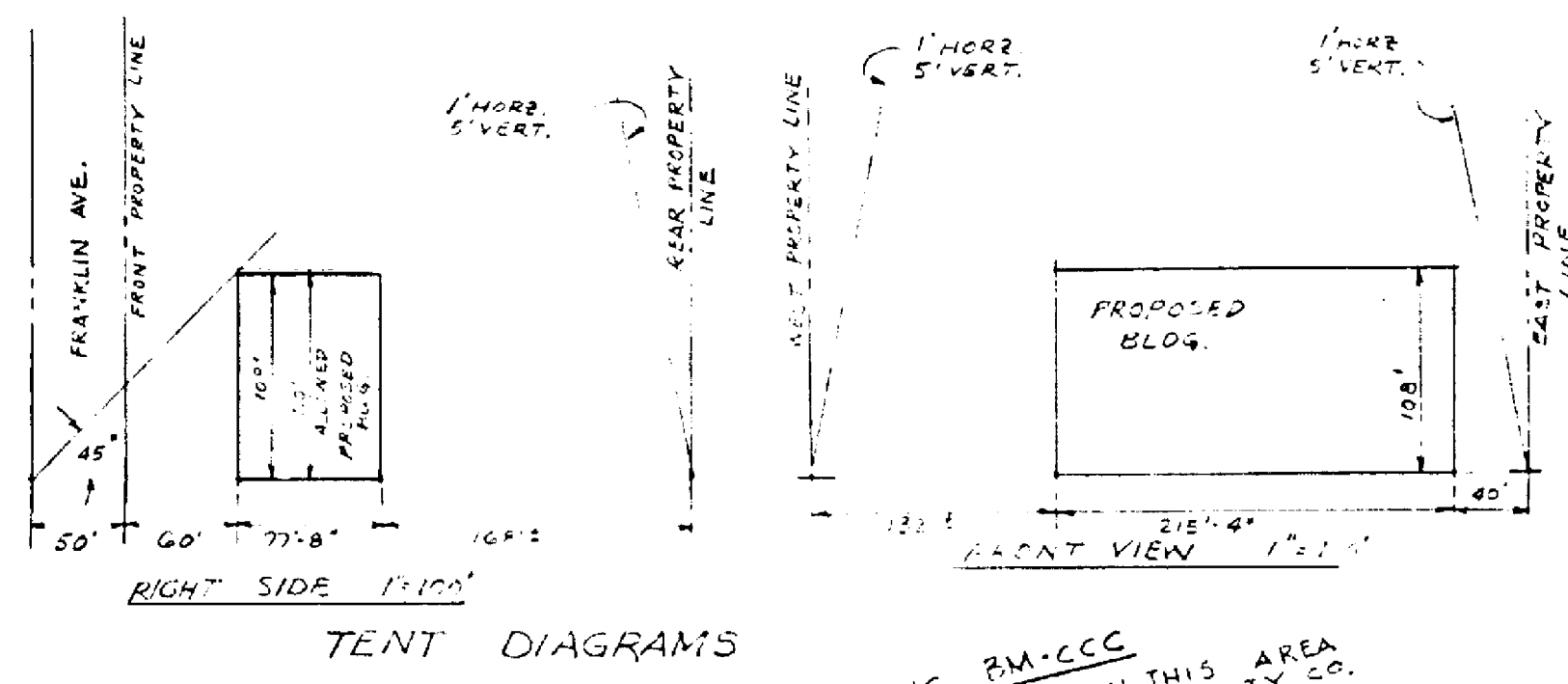
OWNER: AGG Realty
Suite 110
1 Village of Cross Keys
Baltimore, Md. 21210



REWORK EXIST. ENTRANCE, INCLUDING POLE AND STORM DRAIN INLET AS REQ'D BY STATE HIGHWAY ADMINISTRATION.
EX. C.C.G. WITH 30' CURB RETURN ALSO REQ'D.

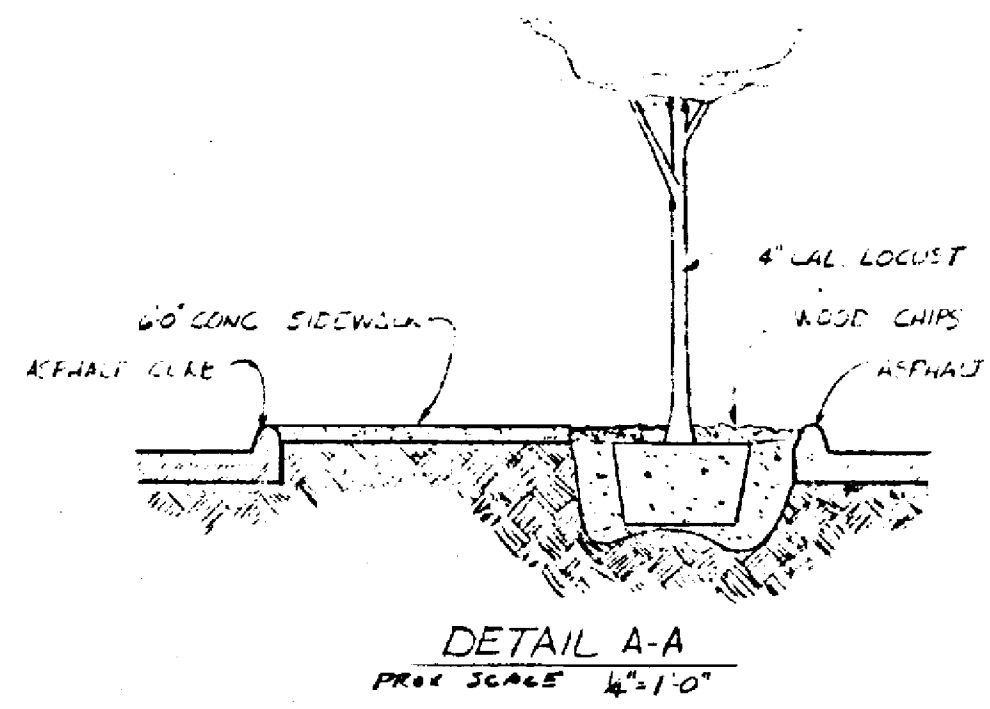
ESSEX COOPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS

KEY	PLANTING KEY	SIZE	No.	ROOT SPEC.	LEGEND
1.	willow oak	4" cal	9	PB	(Symbol)
2.	little leaf linden	4" cal	7	LB	(Symbol)
3.	red maple	4" cal	1	MB	(Symbol)
4.	Sourwood	4" cal	3	SB	(Symbol)
5.	dogwood	4" cal	3	DB	(Symbol)
6.	Japanese crab	4" cal	4	CB	(Symbol)
7.	coltsden spruce	4" cal	5	CS	(Symbol)
8.	american holly	4" cal	5	AB	(Symbol)
9.	nicks yew	4" cal	6	NY	(Symbol)
10.	mock orange	4" cal	6	MO	(Symbol)
11.	bridal wreath	4" cal	6	BR	(Symbol)
12.	english ivy	4" cal	6	EI	(Symbol)
13.	assorted colors	4" cal	6	AC	(Symbol)
14.	assorted colors	4" cal	6	AC	(Symbol)
15.	assorted colors	4" cal	6	AC	(Symbol)



NOTE
ALL SHOPS ARE ONE
STORY EXCEPT AS NOTED
CONSTRUCTION IN THIS AREA
IF ANY BY AGG REALTY CO.

EXISTING PLANNING STATISTICS	
USE - APARTMENT CONDOMINIUM - 2ND FL.	1,000 SQ. FT.
FLOOR GROSS RESIDENTIAL	178.0
2nd - 12th floors	163.0
COMMERCIAL GENERAL SERVICE	14.6
SITE GROSS PAVED	171.0
BUILDING	14.9
AMENITY	59.2
FLOOR AREA RATIO PROVIDED	1.05
required max.	2.0
AMENITY OPEN SPACE RATIO PROVIDED	2.30
required min.	2.0
RESIDENTIAL DENSITY	density unlimited
PARKING required	240
4.200 D. U. @ 1/0.3	3
1.771 2.9 Comm @ 1/0.3	88
1.120 4.6 serv @ 1/0.3	68
Does not exceed 50% of residential parking.	
TOTAL provided	240
PARKING AS SHOWN PER APPROVED SITE PLAN	DATED NOV. 1975.

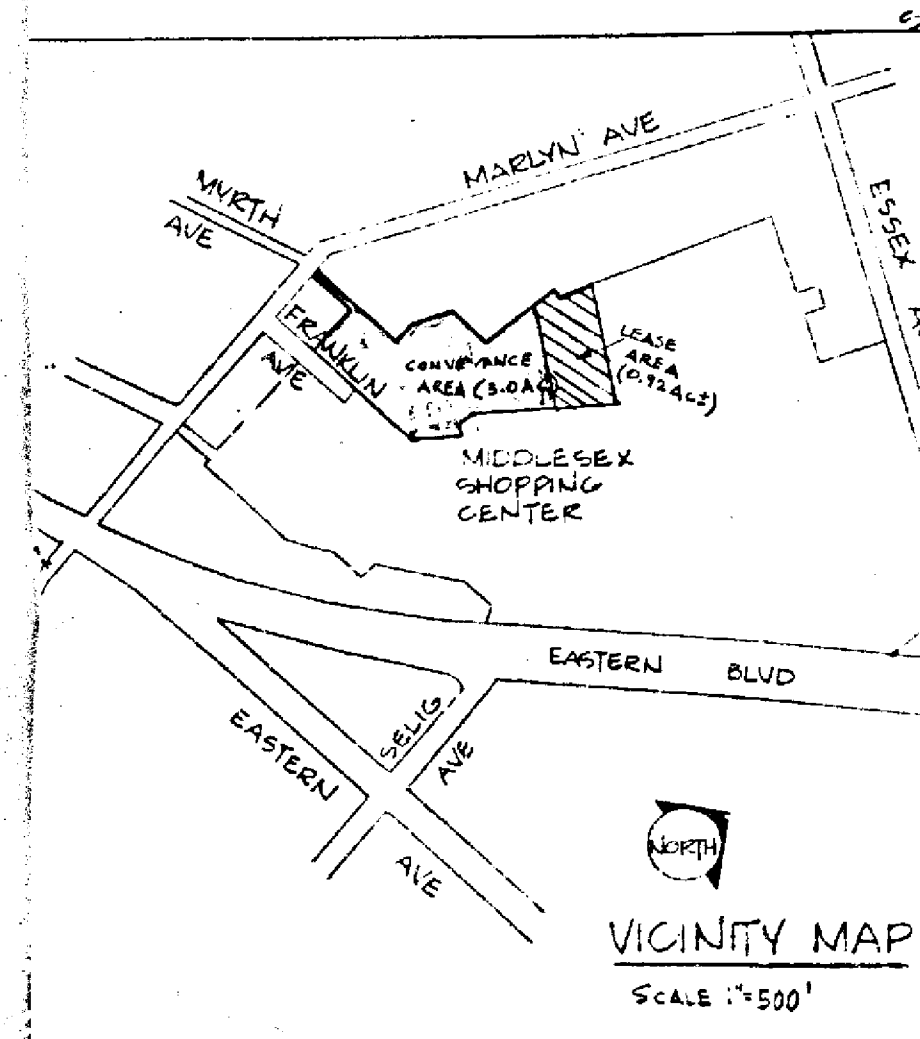


PLAT TO ACCOMPANY DESCRIPTION FOR PARKING VARIANCE
ESSEX CO-OPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS
AND MIDDLESEX SHOPPING CENTER

for Co-operative Services Inc. by Co-op Planning & Design
7404 Woodward Detroit, Michigan 48202

scale 1" = 50' OCT 25, 1975

15th Election District Baltimore County Maryland



Comments
① Key partially complete
② JNA comments

ESSEX CO-OPERATIVE APARTMENT BUILDING FOR SENIOR CITIZENS

