

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Theodore E. Graff, 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 222.A.5 to permit 87 parking spaces in lieu of the required 209.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Existing projects in Baltimore County have demonstrated that the required parking requirement of 1.25 parking spaces per dwelling unit is not necessary for housing for the elderly projects.
Baltimore County acknowledges this fact by the passing of Bill No. 139-79.
The additional parking spaces, if required, would cause additional surface runoff during rainstorms.
The area required can be used better use of as a recreational area and gardens for the elderly residents.

Property is to be posted and advertised as prescribed by Zoning Regulations 1, 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.
James L. Ginsburg, Pres., Waterford Group Inc. on behalf of A&R Development Corp.
The Waterford Group, Inc. - A Joint Venture trading as Center Place Ltd. Partnership
Contract purchaser
Address: 3011 Dunblow Road Dundalk, MD 21222 (301) 284-0302
Richard Sokolov, Esq. Weinberg & Green, Petitioner's Attorney
Address: 10 Light Street Baltimore, MD 21202 (301) 332-8772
ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of June 1980, at 11:32 o'clock P.M.

AND BE IT FURTHER RESOLVED 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 108, County Office Building in Towson, Baltimore County, on the 15th day of June, 1980, at 11:32 o'clock P.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
5/3 of Center Place, 149' : OF BALTIMORE COUNTY
W of Dundalk Ave., 12th District :
THEODORE E. GRAFF, et ux, : Case No. 81-18-A
Petitioners

ORDER TO ENTER APPEARANCE

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

Peter Max Zimmerman, Deputy People's Counsel
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 3rd day of July, 1980, a copy of the foregoing Order was mailed to Richard Sokolov, Esquire, Weinberg & Green, Maryland National Bank Building, 10 Light Street, Baltimore, Maryland 21202, Attorney for Petitioners; and James L. Ginsburg, President, Waterford Group Inc. on behalf of A&R Development Corp./The Waterford Group, Inc. - A Joint Venture trading as Center Place Ltd. Partnership, 2525 N. Calvert Street, Baltimore, Maryland 21218, Contract Purchaser.

John W. Hession, III

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1978, Legislative Day No. 26
RESOLUTION NO. 41-78

Mr. John W. O'Rourke, Councilman

By the County Council, November 6, 1978

A RESOLUTION to indicate that the County Council of Baltimore County approves the use of land selected as the particular location for a community development project to be financed by the Community Development Administration of the State of Maryland, and to indicate that the Community Development Administration has consulted, cooperated, and closely worked with local elected officials and has considered local needs, goals and policies and has evidenced, satisfactorily, that it intends to carry out the project in conjunction with and through the use of local private enterprise, all in conformity with the Subtitle "Community Development Administration", Article 41, Section 266DD-1 et. seq. of the Annotated Code of Maryland, particularly Sections 266DD-5 (b), 266-DD-5 (d) and 266DD-5 (e) thereof, and to indicate approval of various matters in connection therewith.

WHEREAS, the General Assembly has found and declared in public general law that there is a shortage of adequate safe and sanitary housing for families of limited income particularly; and that by increasing the housing supply for families of limited incomes, this shortage will be alleviated and sound community development promoted; and

WHEREAS, the General Assembly has found and declared in public general law that promotion of sound community development is a proper public purpose and State use for which public monies of the State may be expended, and properties may be acquired, and to that end has created the Community Development Administration as a division of the State Department of Economic and Community Development, to coordinate activities and projects contributing to sound development; and

WHEREAS, the County Council of Baltimore County recognizes that there is a

PETITIONER'S EXHIBIT 6

limited income; and
WHEREAS, A & R Development Corporation and The Waterford Group, Inc., a joint venture, propose to construct and operate a rental housing development to contain 192 units to be known as "Dundalk Senior Citizens Apartments" located at Center Place between Willow Spring Road and Dundalk Avenue in the community of Dundalk in the Twelfth Election District of Baltimore County and containing 4.0 acres of land, more or less, and as to that location only; and

WHEREAS, the Community Development Administration (CDA) of the State of Maryland is prepared to receive a preliminary application from said joint venture, to finance the housing development described above, pursuant to its authority specified in Article 41, Section 266D-1 et. seq. of the Annotated Code of Maryland, particularly Section 266DD-4 thereof; and

WHEREAS, the regulations of the CDA particularly Title 05, Department of Economic and Community Development, 05.01.05 H (2) as amended, The Maryland Register, Volume 4, Issue 27, p. 2112, December 30, 1977 require that all developments financed by it be approved by the appropriate local governing body and by the county executive.

NOW, THEREFORE, BE IT RESOLVED that Baltimore County, Maryland, will not incur any liability in connection with any loan, mortgage, deed of trust, bond, note, security instrument or other evidence of indebtedness used by A & R Development Corporation and The Waterford Group, Inc., a joint venture, in financing the heretofore described housing development and that financing shall be in accordance with the said Article 41, Section 266DD-4 of the Annotated Code of Maryland, and that any loan, mortgage, deed of trust, bond, note, security instrument or other evidence of indebtedness so used by said joint venture, shall neither constitute an indebtedness or a charge against the general credit or taxing powers of Baltimore County within the meaning of any constitutional or charter provision or statutory limitation, nor shall any said loan or security instrument give rise to any pecuniary liability of Baltimore County.

-2-

ORDER RECEIVED FOR FILING

DATE August 13, 1980

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Richard Sokolov, Esquire
Maryland National Bank Building
10 Light Street
Baltimore, Maryland 21202

cc: K/C Engineers-Surveyors
764 Dulany Valley Court
Suite 14
Towson, Maryland 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 11th day of June, 1980.

William E. Hammond
Zoning Commissioner

Petitioner Theodore E. Graff, et ux
Petitioner's Attorney R. Sokolov

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 7, 1980

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

Nicholas B. Commodari
Chairman

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

Richard Sokolov, Esquire
Maryland National Bank Building
10 Light Street
Baltimore, Maryland 21202

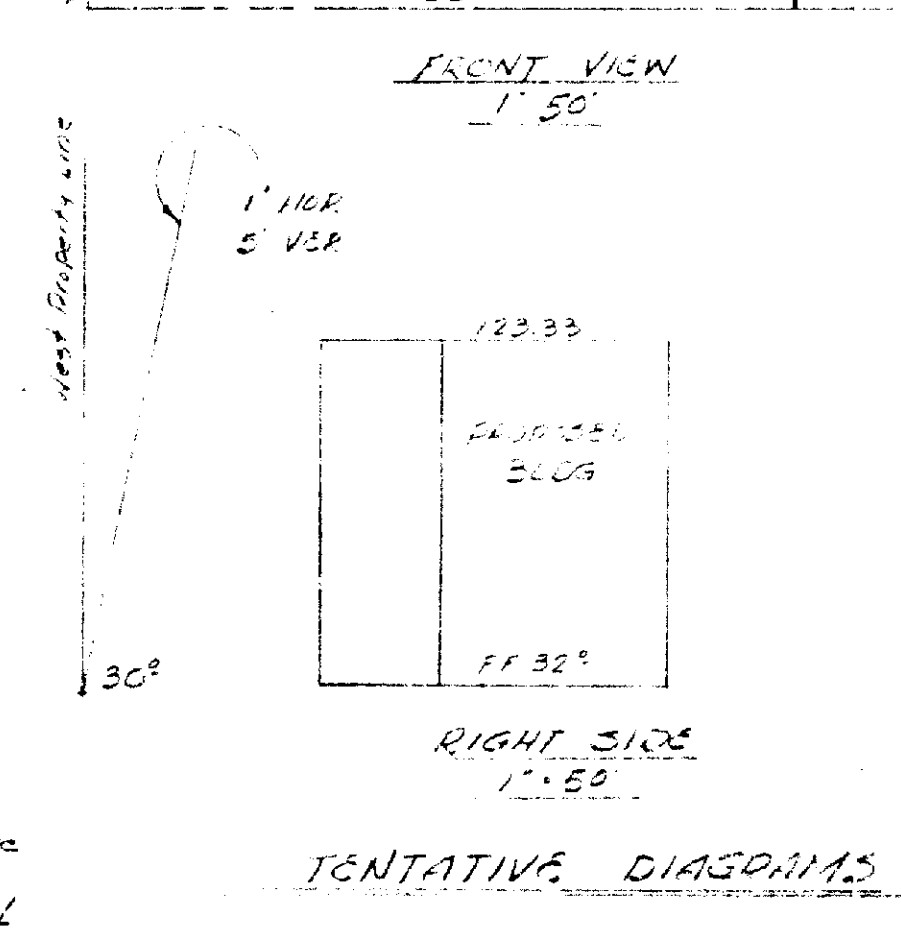
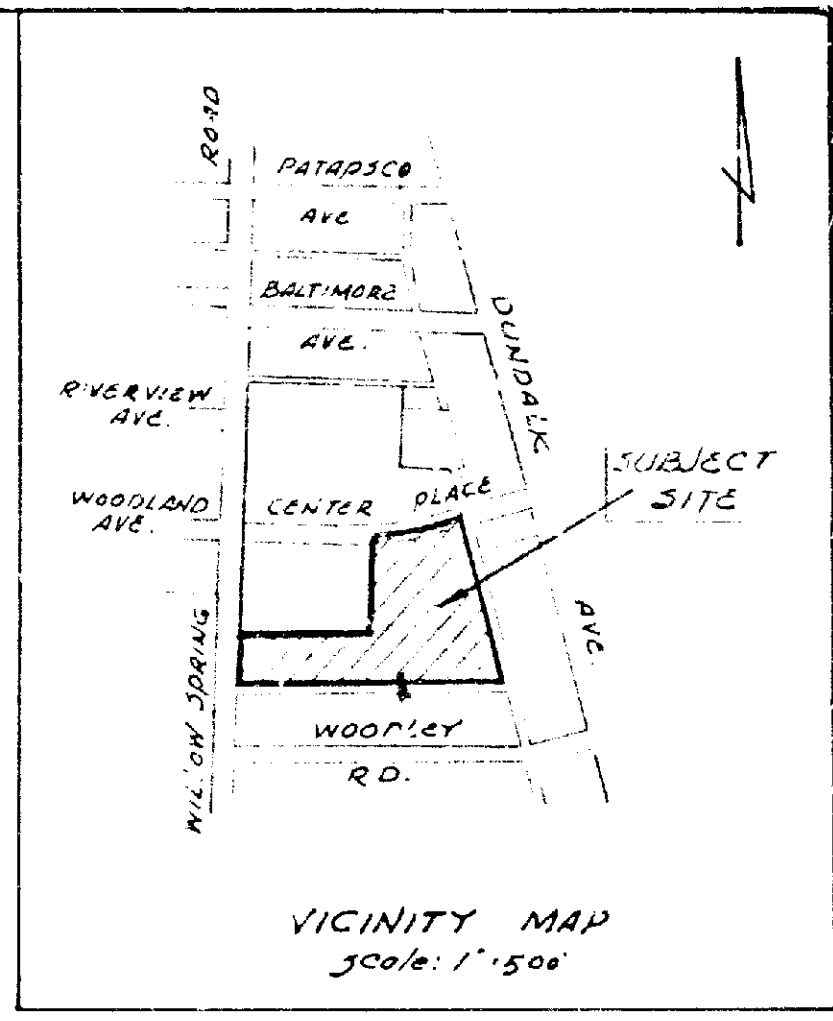
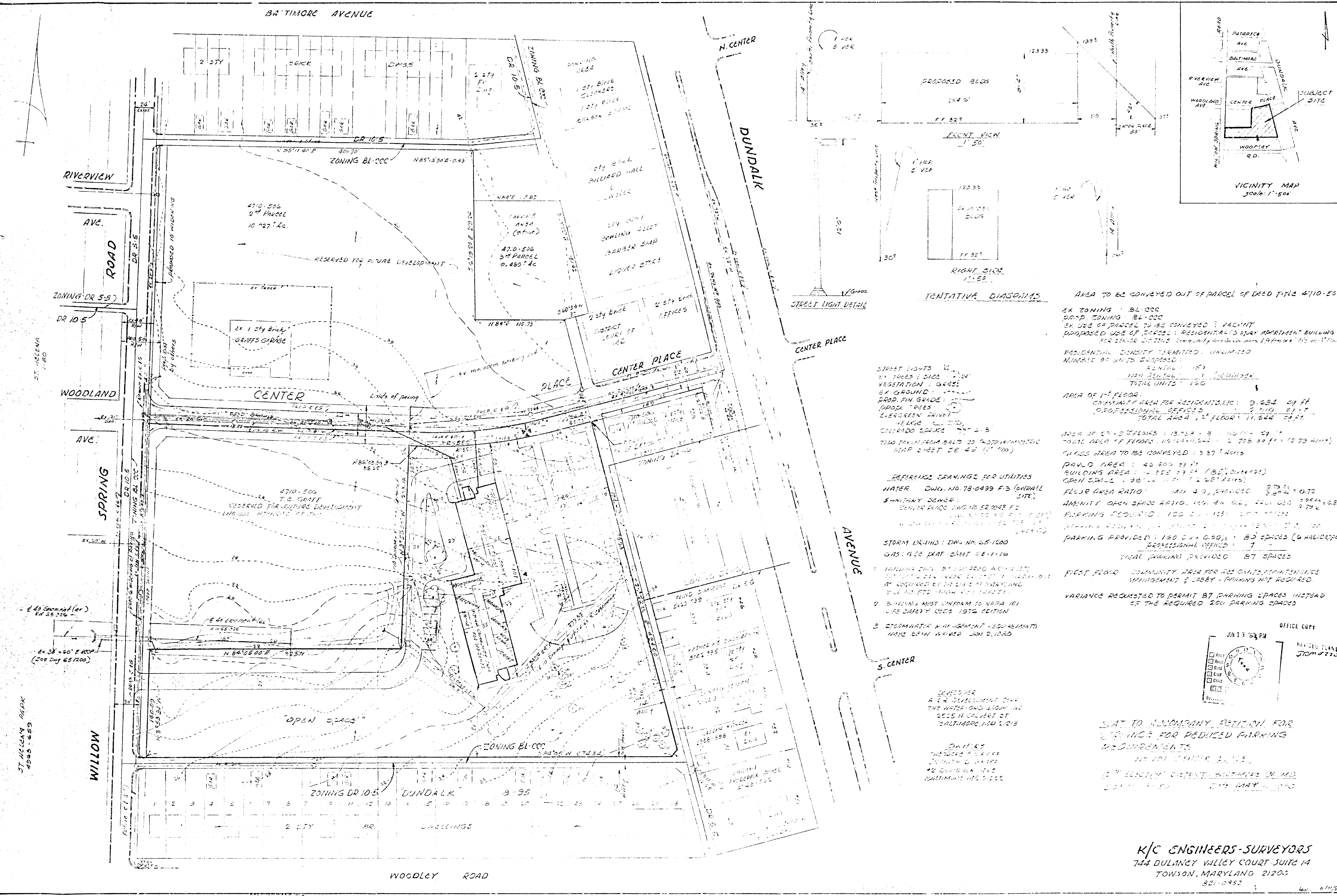
RE: Itz. No. 220
Petitioner - Graff
Variance Petition

Dear Mr. Sokolov:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, comprising 3.8 acres and zoned B. L. - C. C. C., has frontage on Center Place and Willow Spring Road in Dundalk. At the time of field inspection, the property was unimproved, as is the property immediately to the northwest of this site, which is also owned by your client. Adjacent properties to the south and east are improved with residences and office buildings, while a service garage, vacant land, and office uses exist to the north of this site, along Center Place.

Because of your clients' proposal to reduce the number of parking spaces provided for a proposed residential apartment building with office use on the first floor, this variance is required. It should be noted that in a B. L. - C. C. C. Zone, the parking requirement is 1.25 spaces per dwelling unit, whether it applies to a housing unit for the elderly or for other apartment use. In addition, it should be noted that the variance forms have been charged in accordance with the revised site plan that was submitted by your engineer, to reflect a request of 87 parking spaces provided in lieu of the required 209 spaces. Particular attention should be afforded the comments of the Department of Permits and Licenses.



AREA TO BE CONVEYED OUT OF PARCEL OF DEED TITLE 4710-506

EX ZONING: BL-CCC
 PROPP. ZONING: BL-CCC
 EX. USE OF PARCEL TO BE CONVEYED: VACANT
 PROPOSED USE OF PARCEL: RESIDENTIAL 2 STORY APARTMENT BUILDING FOR SENIOR CITIZENS (Community Area for Residents 65 and Over)

RESIDENTIAL DENSITY PERMITTED: UNLIMITED
 NUMBER OF UNITS PROPOSED: 87
 RENTAL: 15%
 NON-RENTAL: 1 (CORRIDOR)
 TOTAL UNITS: 120

AREA OF 1ST FLOOR:
 COMMUNITY AREA FOR RESIDENTS: 9,634 sq ft
 PROFESSIONAL OFFICES: 2,110 sq ft
 TOTAL AREA 1ST FLOOR: 11,744 sq ft

AREA OF 2ND & 3RD FLOORS: 1,378 sq ft
 TOTAL AREA 2ND & 3RD FLOORS: 11,366 sq ft (2.70 Acre)

GROSS AREA TO BE CONVEYED: 13,122 sq ft

PAV'D AREA: 46,400 sq ft
 BUILDING AREA: 11,744 sq ft (1.35 Acre)
 OPEN SPACE: 38,656 sq ft (1.25 Acre)

FLOOR AREA RATIO: MAX 4.0, PROVIDED 3.27 = 0.72
 AMENITY OPEN SPACE RATIO: MAX 1.0, PROVIDED 2.95 = 0.21

PARKING REQUIRED: 150 (200 MIN) 200 (TOTAL)
 PARKING PROVIDED: 180 (200 MIN) 200 (TOTAL)
 PARKING PROVIDED: 180 (200 MIN) 200 (TOTAL)
 PROFESSIONAL OFFICES: 7
 TOTAL PARKING PROVIDED: 87 SPACES

FIRST FLOOR: COMMUNITY AREA FOR RESIDENTS, MAINTENANCE, MANAGEMENT & LOBBY - PARKING NOT REQUIRED

VARIANCE REQUESTED TO PERMIT 87 PARKING SPACES INSTEAD OF THE REQUIRED 200 PARKING SPACES

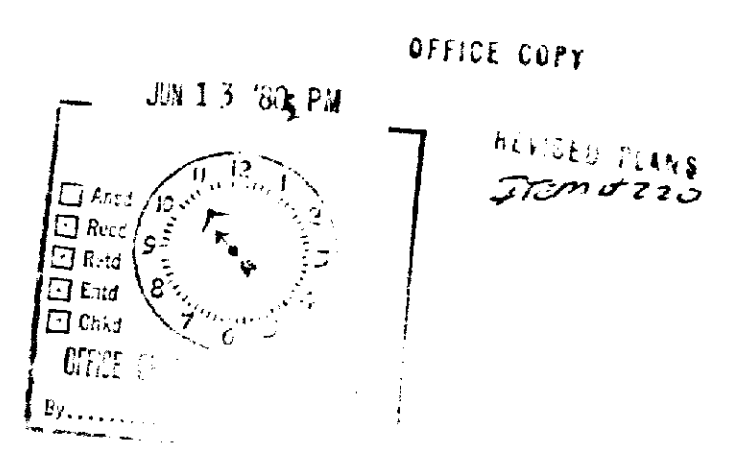
STREET LIGHTS: 1
 EX TREES & SHRUBS: 12
 VEGETATION: GRASS
 EX GROUND: 1
 PROPP. FIN. GRADE: 1
 PROPP. TREES: 1
 EVERGREEN DRIVE: 1
 HELIX: 1
 COLORADO SPRING: 1
 1000 TAKEN FROM BALD CO PHOTOGRAPHIC MAP SHEET 2E 4E (1" = 100')

REFERENCE DRAWING FOR UTILITIES
 WATER: DWG. NO. 78-0499 F-3 (OVERALL SITE)
 SANITARY: DWG. NO. 52-0943 F-2 (OVERALL SITE)
 STORM DRAIN: DWG. NO. 65-1200
 GAS: GSE PLAN SHEET 2E-1-10

- BUILDING SHALL BE CONSIDERED A HIGH RISE BUILDING - ALL WORK SHALL BE IN ACCORDANCE WITH THE BALTIMORE CITY ORDINANCES AS APPLICABLE TO HIGH RISE BUILDINGS.
- BUILDING MUST CONFORM TO NEPA 101 LIFE SAFETY CODE 1976 EDITION
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN REVIEWED JUN 2, 1983

DEVELOPER:
 A & R DEVELOPMENT CORP.
 THE WATER AND GROUND INC.
 2225 N. CALVERT ST.
 BALTIMORE, MD 21218

DRAWN BY:
 THEODORE L. BRUCE
 JENNIFER O. GARRETT
 #2 DUNDALK AVE.
 BALTIMORE, MD 21222



PLAN TO ACCOMPANY PETITION FOR VARIANCE FOR REDUCED PARKING REQUIREMENTS
 NO 101 CENTER PLACE
 12.7 BLOCK/AC DISTRICT, BALTIMORE, MD
 20011-1100 DATE: MAY 11, 1983

K/C ENGINEERS-SURVEYORS
 744 DULANEY VALLEY COURT SUITE 14
 TOWSON, MARYLAND 21286
 821-0952

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Theodore E. or we, and Juanita D. Graff, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a p.u. hereof,

hereby petition for a Variance from Section 232-A.5 to permit 87 parking spaces in lieu of the required 200.

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

Existing projects in Baltimore County have demonstrated that the required parking requirement of 1.25 parking spaces per dwelling unit is not necessary for housing for the elderly projects.

Baltimore County acknowledges this fact by the passing of Bill No. 139-79..

The additional parking spaces, if required, would cause additional surface runoff during rainstorms.

The area required can be used better as a recreational area and gardens for the elderly residents.

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.

James L. Ginsburg, Pres., Waterford Group Inc. on behalf of A&R Development Corp. / Waterford Group, Inc. - A Joint Venture trading as Center Place Ltd. Partnership Contract purchaser / 222 N. Belvidere Street, Baltimore, Maryland 21218 (301) 243-0600 / 3011 Dundalk Road, Dundalk, MD 21222 (301) 284-0302

Richard Sokolov, Esq. / Weisberg & Green, P.A. / 10 Light Street, Baltimore, MD 21202 (301) 332-8772 / Protestants Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June 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 108, County Office Building in Towson, Baltimore County, on the 15th day of July, 1980, at 11:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

81-18-A
230
SC 4E

THEODORE E. GRAFF, Esq. 81-18-A
S/S Center Pl. 149' W of Dundalk Avenue
Baltimore, MD 21222

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 7, 1980

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

Chairman
Nicholas B. Commodari

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

Richard Sokolov, Esquire
Maryland National Bank Building
10 Light Street
Baltimore, Maryland 21202

RE: Item No. 220
Petitioner - Graff
Variance Petition

Dear Mr. Sokolov:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, comprising 3.8 acres and zoned B.L.-C.C.C., has frontage on Center Place and Willow Spring Road in Dundalk. At the time of field inspection, the property was unimproved, as is the property immediately to the northwest of this site, which is also owned by your client. Adjacent properties to the south and east are improved with residences and office buildings, while a service garage, vacant land, and office uses exist to the north of this site, along Center Place.

Because of your clients' proposal to reduce the number of parking spaces provided for a proposed residential apartment building with office use on the first floor, this variance is required. It should be noted that in a B.L.-C.C.C. Zone, the parking requirement is 1.25 spaces per dwelling unit, whether it applies to a housing unit for the elderly or for other apartment use. In addition, it should be noted that the variance forms have been changed in accordance with the revised site plan that was submitted by your engineer, to reflect a request of 87 parking spaces provided in lieu of the required 200 spaces. Particular attention should be afforded the comments of the Department of Permits and Licenses.

Item No. 220 - Graff
Page Two
July 7, 1980

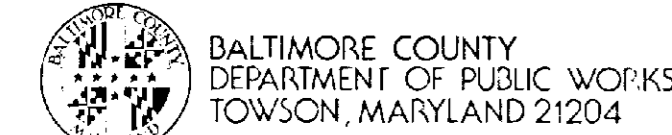
Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC/sf
Enclosures

cc: K/C Engineers-Surveyors
744 Dulaney Valley Court
Suite 14
Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

June 19, 1980

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

Re: Item #220 (1979-1980)
Property Owner: Theodore E. & Juanita D. Graff
S/S Center Place 149' W. Dundalk Ave.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces.
Acres: 3.8683 District: 12th

Dear Mr. Hammond:

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

General:

The overall property, of which this site is a part, is being processed as the "subdivision of the Graff Property" in accordance with Baltimore County Subdivision Regulations.

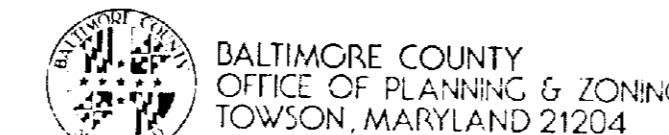
This specific site (3.8683 acres), indicated as Parcel No. 1 on the Petitioner's proposed record plat, is in process as "Dundalk Senior Citizens Highrise", Project 8052. Baltimore County highway and utility improvements in connection therewith are to be secured by Public Works Agreement #128001, to be executed by the Petitioner and Baltimore County.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 220 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:cs
cc: R. Morton, J. Wimbley, C. Warfield
F-SE Key Sheet
15 & 16 SF 17 & 18 Pos. Sheets
SE 4 E Yopo
103 Tax Map



JOHN D. SEYFFERT
DIRECTOR

July 2, 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 #220, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

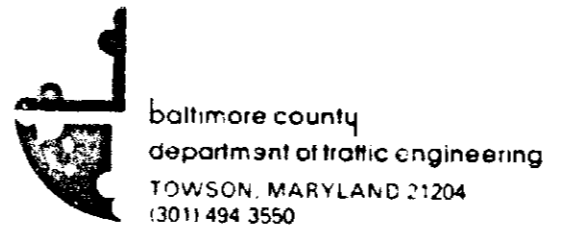
Property Owner: Theodore E and Juanita D. Graff
Location: S/S Center Place 149' W. Dundalk Ave.
Acres: 3.8683
District: 12th

This office has reviewed the subject petition and offers the following comment. 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
Planner III
Current Planning and Development



SIMPHER COLLINS
DIRECTOR

June 18, 1980

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

Item No. 220 - ZAC - Meeting of May 20, 1980
Property Owner: Theodore E. & Juanita D. Graff
Location: S/S Center Pl. 149' W Dundalk Avenue
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces.

Acres: 3.8683
District: 12th

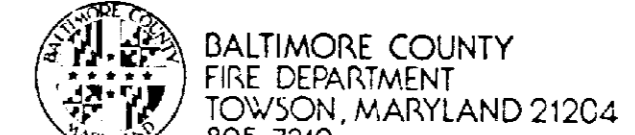
Dear Mr. Hammond:

This site is a large parking lot and if the parking is to be reduced, then parking should be provided at some other location in the area.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/mjm



PAUL H. REINCKE
CHIEF

June 18, 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: Theodore E. & Juanita D. Graff

Location: S/S Center Place 149' W Dundalk Avenue

Item No: 220 Zoning Agenda: Meeting of May 20, 1980

Gentlemen:

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

- () 1. 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.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following findings of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; 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 Zoning Commissioner of Baltimore County, this 13th day of August, 1980, that the herein Petition for Variance to permit 87 parking spaces in lieu of the required 200 spaces, in accordance with the site plan prepared by K/C Engineers, dated May 1, 1980, and marked Petitioner's Exhibit 4, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The parking variance shall only apply to the use of the property as housing for the elderly and for space for professional offices on the first floor, not to exceed 2,010 square feet.
2. Approval of the above referred to site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

[Signature]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE August 13, 1980
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

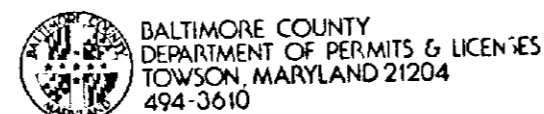
limited income; and
WHEREAS, A & R Development Corporation and The Waterford Group, Inc., a joint venture, proposes to construct and operate a rental housing development

to contain 192 units to be known as "Dundalk Senior Citizens Apartments" located at Center Place between Willow Spring Road and Dundalk Avenue in the community of Dundalk in the Twelfth Election District of Baltimore County and containing 4.0 acres of land, more or less, and as to that location only; and

WHEREAS, the Community Development Administration (CDA) of the State of Maryland is prepared to receive a preliminary application from said joint venture, to finance the housing development described above, pursuant to its authority specified in Article 41, Section 266D-1 et. seq. of the Annotated Code of Maryland, particularly Section 266DD-4 thereof; and

WHEREAS, the regulations of the CDA particularly Title 05, Department of Economic and Community Development, 05.01.05 H (2) as amended, The Maryland Register, Volume 4, Issue 27, p. 2112, December 30, 1977 require that all developments financed by it be approved by the appropriate local governing body and by the county executive.

NOW, THEREFORE, BE IT RESOLVED that Baltimore County, Maryland, will not incur any liability in connection with any loan, mortgage, deed of trust, bond, note, security instrument or other evidence of indebtedness used by A & R Development Corporation and The Waterford Group, Inc., a joint venture, in financing the heretofore described housing development and that financing shall be in accordance with the said Article 41, Section 266DD-4 of the Annotated Code of Maryland, and that any loan, mortgage, deed of trust, bond, note, security instrument or other evidence of indebtedness so used by said joint venture, shall neither constitute an indebtedness or a charge against the general credit or taxing powers of Baltimore County within the meaning of any constitutional or charter provision or statutory limitation, nor shall any said loan or security instrument give rise to any pecuniary liability of Baltimore County.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DEPT. - 10A

June 2, 1980

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

Dear Mr. Hammond:

Comments on Item #20 Zoning Advisory Committee Meeting, May 20, 1980
Are as follows:

Property Owner: Theodore E & Juanita D. Graff
Location: S/S Center Place 149' W Dundalk Ave.
Existing Zoning: S.L. - C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces.

Address: 3,8663
District: 12th

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.
- X 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 is/is not required.
- X 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 5.
- 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 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 305 and the required construction classification of Table 211.

SPECIAL NOTE: X1. Comments - Building shall be sprinkled and comply with high rise requirements of the B.O.C.A. Code Section 1431.0 along with other Code requirements.

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 (Plan Review) at 111 West Chesapeake Ave., Towson.
Section 1215.1 as amended in Building Code requires not less than an 8" water main should on site hydrants be required by the Fire Department.

[Signature]
Assistant Chief
Plan Review

AND BE IT FURTHER RESOLVED that the County Council of Baltimore County hereby approves the construction and operation of the aforesaid development upon the site proposed provided that the tenants in said development are either handicapped or sixty-two (62) years of age or older, that preference be given to local residents for occupancy and that no commercial use be conducted in said development.

AND BE IT FURTHER RESOLVED that the County Executive be, and is hereby requested to endorse this resolution, thereby indicating his approval thereof.

AND BE IT FURTHER RESOLVED that copies of this Resolution be sent to the County Executive of Baltimore County and to Herbert B. Cahan, Secretary, Department of Economic and Community Development, State of Maryland.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 15, 1980

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

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230
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,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Center Place, 149' : OF BALTIMORE COUNTY
W of Dundalk Ave., 12th District :
THEODORE E. GRAFF, et ux, : Case No. 81-18-A
Petitioners : : : : :
: : : : :

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.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
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 3rd day of July, 1980, a copy of the foregoing Order was mailed to Richard Sokolov, Esquire, Weinberg & Green, Maryland National Bank Building, 10 Light Street, Baltimore, Maryland 21202, Attorney for Petitioners; and James L. Ginsburg, President, Waterford Group Inc. on behalf of A&R Development Corp./The Waterford Group, Inc. - A Joint Venture trading as Center Place Ltd. Partnership, 2525 N. Calvert Street, Baltimore, Maryland 21218, Contract Purchaser.

[Signature]
John W. Hession, III

RESOLUTION NO. 41-78

Mr. John W. O'Rourke, Councilman

By the County Council, November 6, 1978

A RESOLUTION to indicate that the County Council of Baltimore County approves the use of land selected as the particular location for a community development project to be financed by the Community Development Administration of the State of Maryland, and to indicate that the Community Development Administration has consulted, cooperated, and closely worked with local elected officials and has considered local needs, goals and policies and has evidenced, satisfactorily, that it intends to carry out the project in conjunction with and through the use of local private enterprise, all in conformity with the Subtitle "Community Development Administration", Article 41, Section 266DD-1 et. seq. of the Annotated Code of Maryland, particularly Sections 266DD-5 (b), 266-DD-5 (d) and 266DD-5 (e) thereof, and to indicate approval of various matters in connection therewith.

WHEREAS, the General Assembly has found and declared in public general law that there is a shortage of adequate safe and sanitary housing for families of limited income particularly; and that by increasing the housing supply for families of limited incomes, this shortage will be alleviated and sound community development promoted; and

WHEREAS, the General Assembly has found and declared in public general law that promotion of sound community development is a proper public purpose and State use for which public monies of the State may be expended, and properties may be acquired, and to that end has created the Community Development Administration as a division of the State Department of Economic and Community Development, to coordinate activities and projects contributing to sound development; and

WHEREAS, the County Council of Baltimore County recognizes that there is a

PETITIONER'S EXHIBIT 6

August 13, 1980

Richard Sokolov, Esquire
Maryland National Bank Building
10 Light Street
Baltimore, Maryland 21202

RE: Petition for Variance
S/S of Center Place, 149' W of
Dundalk Avenue - 12th Election
District
Theodore E. Graff, et ux -
Petitioners
NO. 81-18-A (Item No. 220)

Dear Mr. Sokolov:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

81-18-A

July 9, 1980

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

Dear Mr. Hammond:

Comments on Item #220, Zoning Advisory Committee Meeting on May 20, 1980, are as follows:

Property Owners: Theodore E. and Juanita D. Graff
Location: S/S Center Pl. 119' W Dundalk Avenue
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces
Acres: 3.8683
District: 12th

Metropolitan water and sewer are available.

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

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw

cc: Air Pollution

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

Dear Mr. Hammond:

Comments on Item #220, Zoning Advisory Committee Meeting on May 20, 1980, are as follows:

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Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRF

cc: Air Pollution

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

Dear Mr. Hammond:

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Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRF

cc: Air Pollution

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

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Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRF

cc: Air Pollution

PROJECT	MANHATTAN	HAR SINAI	5800 PARK HFS.	CONCORD	GREENHILL	MORRELL PARK
# of Apts.	123	186	100	231	301	98
# of Spaces	55	54	35	28	75	24
Average No. Used	37	45	22	21	67	Not completed
Use	304	244	224	94	224	N/A

All the projects are for the elderly and under management of Wallace H. Campbell & Co., Inc.

All are located in Baltimore City which only requires one space for every four units.

PETITIONER'S
EXHIBIT 6

90-1119 FILE

RICHARD S. SOKOLOV
WALTER J. FRANK
JACK C. JERMAN
WILSON T. BRUNO
WILLIAM W. CARROLL, JR.
JAMES D. COPLIN
JAMES H. LINDSAY
JOSEPH W. JORDAN
ROBERT F. CRAMER
DAVID R. BLUM
J. EDWARD DAVIS
EDWIN P. GASTINEAU
WILLIAM C. JENSEN
DANIEL J. MILLER, JR.
PAUL F. MILLER
LARRY S. MILLER
M. J. RYAN, JR.
WILLIAM W. HODGSON, JR.
JAMES H. HODGSON
SHYRON A. SHERIDAN
BRUCE L. WANDERER
ROBERT L. WANDERER
EUGENE P. BARTLETT
JAMES H. HODGSON, JR.
ROBERT W. HODGSON, JR.
WILLIAM W. HODGSON, JR.
JOHN J. HODGSON, JR.
NORMAN F. HODGSON, JR.
HODGSON CONSULTANTS
JAMES C. CARBICE

RICHARD S. SOKOLOV
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JOHN J. HODGSON, JR.
NORMAN F. HODGSON, JR.
HODGSON CONSULTANTS
JAMES C. CARBICE

ALEXANDER A. HARRAN
RICHARD O. SOLO
DANIEL J. MCCOY
JACK R. LANK OF
RICHARD S. BRADY
THOMAS C. HODGSON

LEONARD WENBERG
IRWIN J. BRECH
JOHN J. JOHNSON, JR.
IRWIN J. BRECH
JOHN J. JOHNSON, JR.
IRWIN J. BRECH
JOHN J. JOHNSON, JR.

PARTNERS EMERIT
ROBERT F. BRADY, JR.
FRANK SCHWARTZ

COUNCIL
FRANK S. BRADY
FANNY BRADY

LAW OFFICES
WEINBERG AND GREEN
NINETEENTH FLOOR
10 LIGHT STREET
BALTIMORE, MD 21202

FIRM TELEPHONES
BALTIMORE: (301) 332-8800
WASHINGTON AREA: (202) 1055
TELECOPIER: (301) 332-8882

WRITER'S DIRECT DIAL NUMBER
(301) 332-8712

August 14, 1980

William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

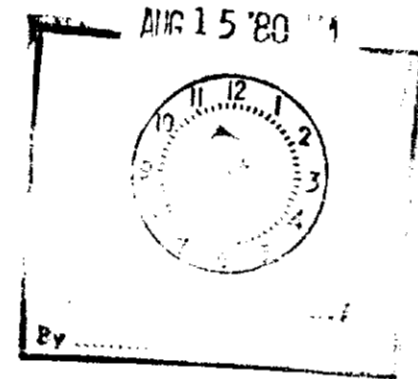
RE: Petition for Variance
Theodore E. Graff, et ux
No. 81-18-A

Dear Mr. Hammond:

I just wanted to take this opportunity to thank you on behalf of my client and myself for the consideration extended to us by you in connection with the timely resolution of our request for a zoning variance. I realize that the time constraints were quite severe but because of your efforts the development schedule has been greatly facilitated. Thank you once again.

Sincerely yours,
Richard S. Sokolov
Richard S. Sokolov

118/msm
cc: Mr. James L. Ginsburg
Mr. Theo C. Rogers



County Council of Baltimore County
Maryland

Legislative Session 1979, Legislative Day No. 16

BILL NO. 139-79

Ms. Bachur, Councilwoman

By the County Council, August 6, 1979

A BILL
ENTITLED

AN ACT to provide for a reduction in the number of parking spaces required for housing for the elderly in well developed town centers, without the necessity for petition and public hearing, by adding a new paragraph (e) to subsection 409.2 of the Baltimore County Zoning Regulations.

WHEREAS, the zoning regulations currently provide for the adoption of special parking standards in town centers applicable on a case by case basis following petition and public hearing; and

WHEREAS, in town centers containing a variety of land uses, the number of parking spaces required for housing for the elderly should be substantially reduced without the requirement for petition and public hearing; and

WHEREAS, the County Council has received a final report from the Baltimore County Planning Board and has held a public hearing thereon recommending the adoption of legislation in regard to reducing, by means of shared use, the total number of parking spaces required to serve the well developed town center; and

WHEREAS, the County Council has determined that the adoption of the legislation referred to herein is in the best interests of the citizens of Baltimore County and that it affects the health, safety, morals and general welfare of its citizens; now therefore,

SECTION 1. *Be it enacted by the County Council of Baltimore County, Maryland, that paragraph (e) be and it is hereby added to subsection 409.2 of the Baltimore County Zoning Regulations, to read as follows:*

409.2 - Parking Space-

e. Parking Requirements in Town Centers - In those town centers in which at least 50 percent of the total floor area is occupied by office or residential uses, only 1 space for each 2 dwelling units need be provided for housing for the elderly.

SECTION 2. *And be it further enacted, that this Act is hereby declared to be an emergency measure affecting the public health, safety and welfare, and having been passed by the affirmative vote of five members of the County Council, the same will take effect from the date of its enactment.*

READ AND PASSED this 6th day of August, 1979.

By Order
Thomas Toporovich, Secretary

PRESENTED to the County Executive, for his approval this 7th day of August, 1979.
Thomas Toporovich, Secretary

APPROVED AND ENACTED: 8/13/79

Donald P. Hutchinson,
County Executive

I HEREBY CERTIFY THAT BILL NO. 139-79 IS TRUE AND CORRECT AND TOOK EFFECT ON AUGUST 13, 1979.

Norman W. Lauenstein,
Chairman, County Council

EXPLANATION: *Italics indicate new matter added to existing law. [Brackets] indicate matter stricken from existing law. CAPITALS indicate amendments to bill. ~~Stricken-out~~ indicates matter stricken out of bill.*

PETITION FOR VARIANCE

12th District

ZONING: Petition for Variance for parking
LOCATION: South side of Center Place, 149 feet West of Dundalk Avenue
DATE & TIME: Tuesday, July 15, 1980 at 1:30 P.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 87 parking spaces in lieu of the required 200

The Zoning Regulation to be excepted as follows:

Section 232.A.5 - For all buildings containing apartments, there shall be provided at least 1.25 parking spaces for each dwelling unit. Up to 50% 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 Twelfth District of Baltimore County

Being the property of Theodore E. Graff, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 15, 1980 at 1:30 P.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

Douglas L. Kennedy, P.E. John M. Cosarquis, P.L.S.

(301) 821-0852

K/C ENGINEERS-SURVEYORS

744 DULANEY VALLEY COURT Towson, Maryland 21204

May 1, 1980

Description of No. 101 Center Place, Dundalk, 12th Election District, Baltimore County, Maryland

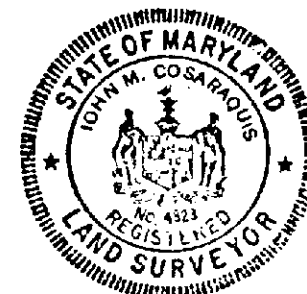
Beginning for the same at the intersection of the Southside of Center Place, as proposed 50 feet wide, and the West side of an alley 14 feet wide, at the distance of 149 feet from Dundalk Avenue, thence binding on the West side of said alley, and referring the courses and distances of this description to the Baltimore County Grid Meridian, South 20° 22' 00" East 434.00 feet and South 31° 53' 11" West 12.25 feet to the North side of another alley 14 feet wide there situated, thence binding on the North side of said alley South 84° 05' 00" West 674.34 feet to the East side of Willow Spring Road as proposed to be widened to 50 feet, thence binding on the East side of said road North 30° 53' 30" West 140.09 feet, thence leaving said road, North 84° 05' 00" East 323.11 feet and North 2° 51' 30" West 263.15 feet to the South side of Center Place, firstly herein referred to, thence binding along the South side of Center Place North 86° 06' 30" East 36.25 feet, thence by a curve to the left with a radius of 550.00 feet for a distance of 158.15 feet and North 69° 38' 00" East 44.70 feet to the place of beginning.

Containing 3.8683 Acres of land more or less

Subject to a 40 foot wide utility easement as shown on the Baltimore County Bureau of Land Acquisition Plat R/W 65-326

Subject to a 10 foot drainage and utilities easement binding along the sixth line of the description of No. 101 Center Place, herein referred to.

Subject to a 10 foot drainage and utilities easement and the centerline particularly described as follows: Beginning for the same on the first line of the description of No. 101 Center Place, herein referred to, said point being South 20° 22' 00" East 179.98 feet from the beginning thereof, thence leaving said first line the following two courses and distances South 34° 14' 04" West 272.52 feet and North 55° 37' 54" West 156.87 feet to intersect the sixth line of the description of No. 101 Center Place herein referred to.



CIVIL ENGINEERING LAND SURVEYING LAND DEVELOPMENT



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

WILLIAM E. HAMMOND ZONING COMMISSIONER

July 2, 1980

Richard Sokolov, Esquire Weinberg & Green Maryland National Bank Building 10 Light Street Baltimore, Maryland 21202

RE: Petition for Variance 8/S Center Place, 149' W Dundalk Ave Juanita D. Graff Case No. 81-18-A

Dear Mr. Sokolov:

This is to advise you that \$95.75 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,

Signature of William E. Hammond, Zoning Commissioner

WES:ej

June 18, 1980

Richard Sokolov, Esquire Weinberg & Green Maryland National Bank Bldg. 10 Light Street Baltimore, Maryland 21202

NOTICE OF HEARING

RE: Petition for Variance - 8/S Center Place, 149' W of Dundalk Ave Theodore E. Graff, et ux - Case No. 81-18-A

TIME: 1:30 P.M.

DATE: Tuesday, July 15, 1980

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

TOWSON, MARYLAND

Signature of William E. Hammond, Zoning Commissioner of Baltimore County

cc: Waterford Associates c/o Mr. James L. Ginsberg 2525 N. Calvert Street Baltimore, Maryland 21218

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. W. E. Hammond, Zoning Commissioner Date: July 2, 1980
FROM: John D. Seyffert, Director Office of Planning and Zoning
SUBJECT: Petition No. 81-18-A

Petition for Variance South side of Center Place, 149 feet West of Dundalk Avenue Petitioner-Theodore E. Graff

Twelfth District

HEARING: Tuesday, July 15, 1980 (1:30 P.M.)

The office recognizes the need for housing for the elderly in the area and is supportive of the petitioner's request.

Signature of John D. Seyffert, Director Office of Planning and Zoning

JDS:JGH:vg

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 1980

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of the 15th day of July, 1980, the first publication appearing on the 26th day of June 1980.

THE JEFFERSONIAN

Signature of L. S. Smith, Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE

12th District

ZONING: Petition for Variance for parking

LOCATION: South side of Center Place 149 feet West of Dundalk Avenue

DATE & TIME: Tuesday, July 15, 1980 at 1:30 P.M.

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

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Petition for Variance to permit 87 parking spaces in lieu of the required 200

The Zoning Regulation to be excepted as follows:

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

Being the property of Theodore E. Graff, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 15, 1980 at 1:30 P.M.

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

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222 July 2, 1980

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, Zoning Commissioner in accordance with the petition of Theodore E. Graff, et ux, for Center Place was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for 15 consecutive weeks before the 27th day of June, 1980; that is to say, the same was inserted in the issue of June 23, 1980.

Kimbel Publication, Inc. Publisher.

BALTIMORE COUNTY, MARYLAND No. 088830

OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: June 18, 1980 ACCOUNT: 01-652

AMOUNT: \$75.00

RECEIVED FROM: Waterford Associates

FOR: Filing Fee for Case No. 81-18-A

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 6 day of July, 1980.

Filing Fee \$ 75.00 Received: [checked] Check [] Cash [] Other []

Signature of William E. Hammond, Zoning Commissioner

Petitioner: Theodore E. Graff Submitted by: []
Petitioner's Attorney: [] Reviewed by: []

*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: 12 Date of Posting: 6/29/80

Posted for: []

Petitioner: Theodore E. Graff

Location of property: 515 W. Center Place, 149' W. of Dundalk Ave.

Location of Signs: []

Remarks: []

Posted by: [] Signature Date of return: 7/20/80

Number of Signs: 2

Richard Sokolov, Esquire
 Maryland National Bank Building
 18 Light Street
 Baltimore, Maryland 21202

cc: K/C Engineers-Surveyors
 744 Dulany Valley Co.
 Suite 14
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

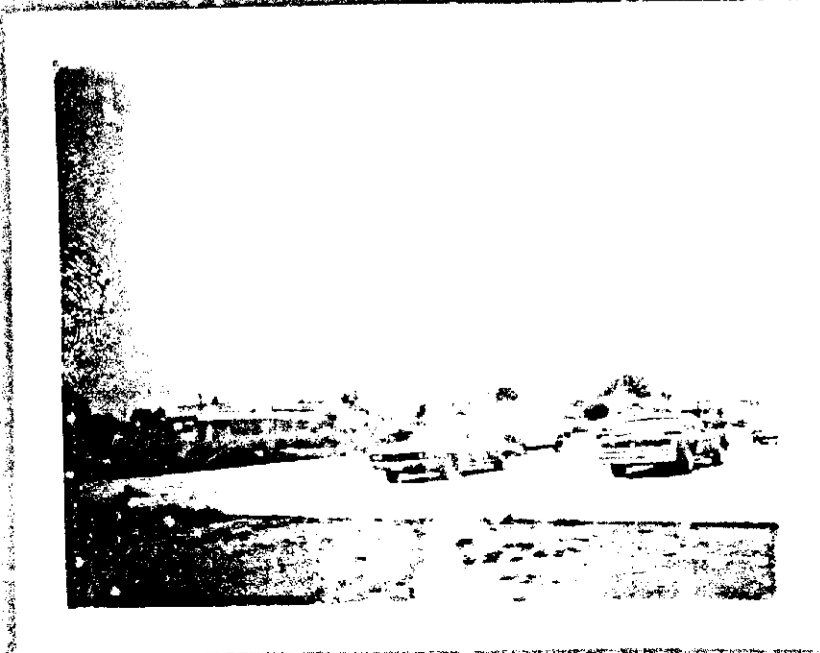
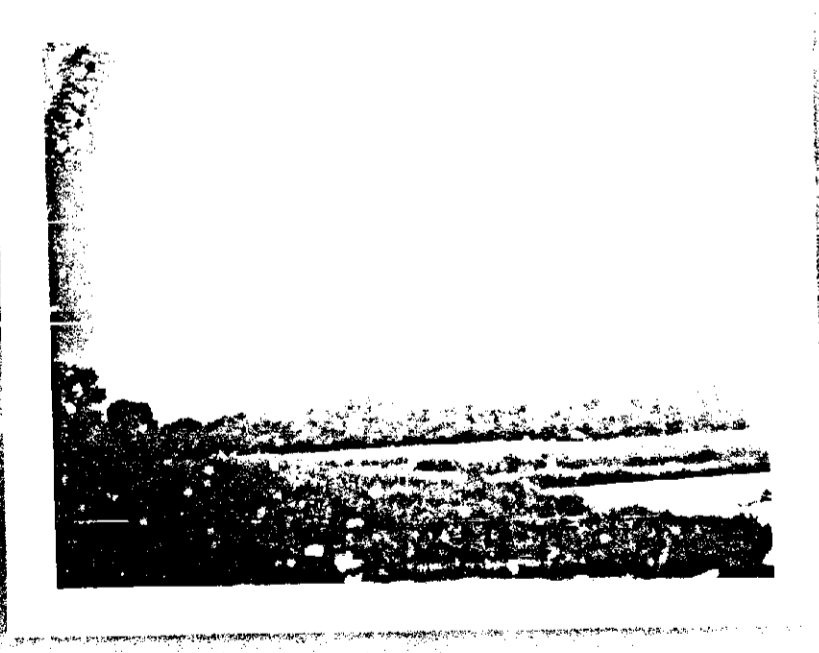
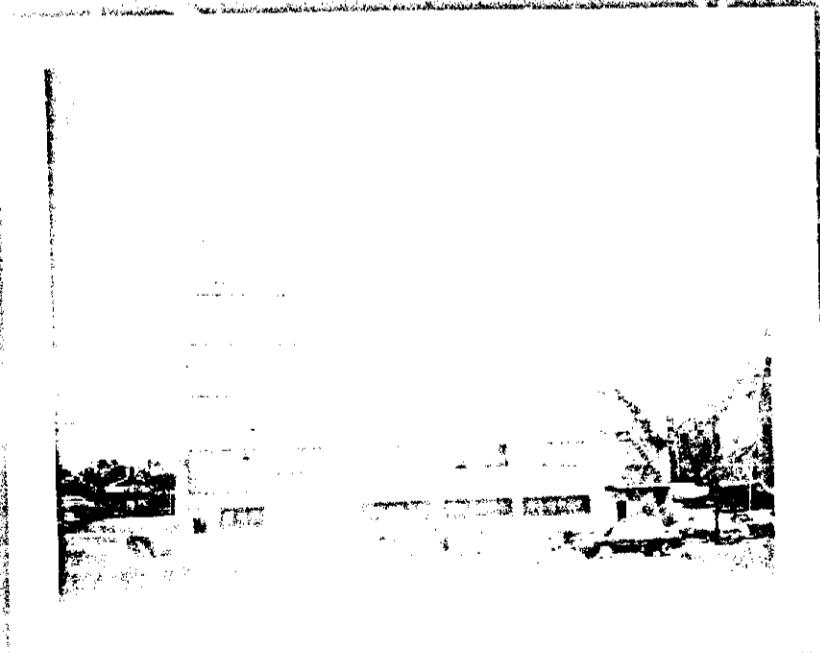
Your Petition has been received and accepted for filing this 11th day
 of June, 1980.

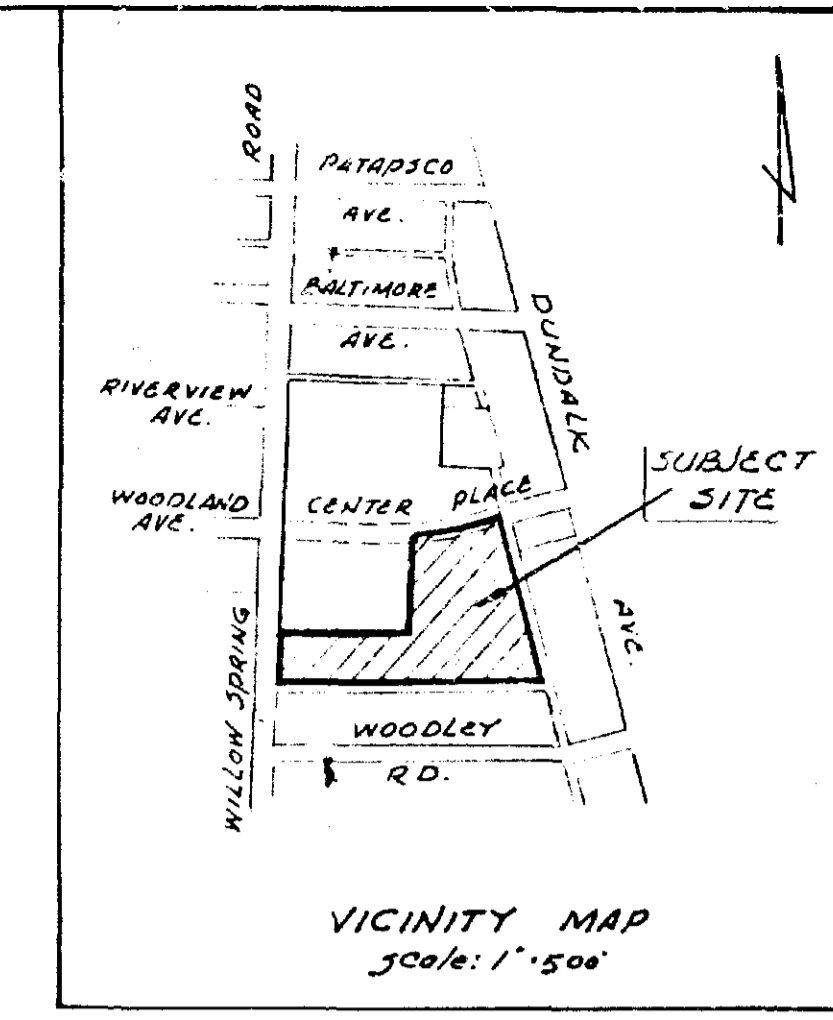
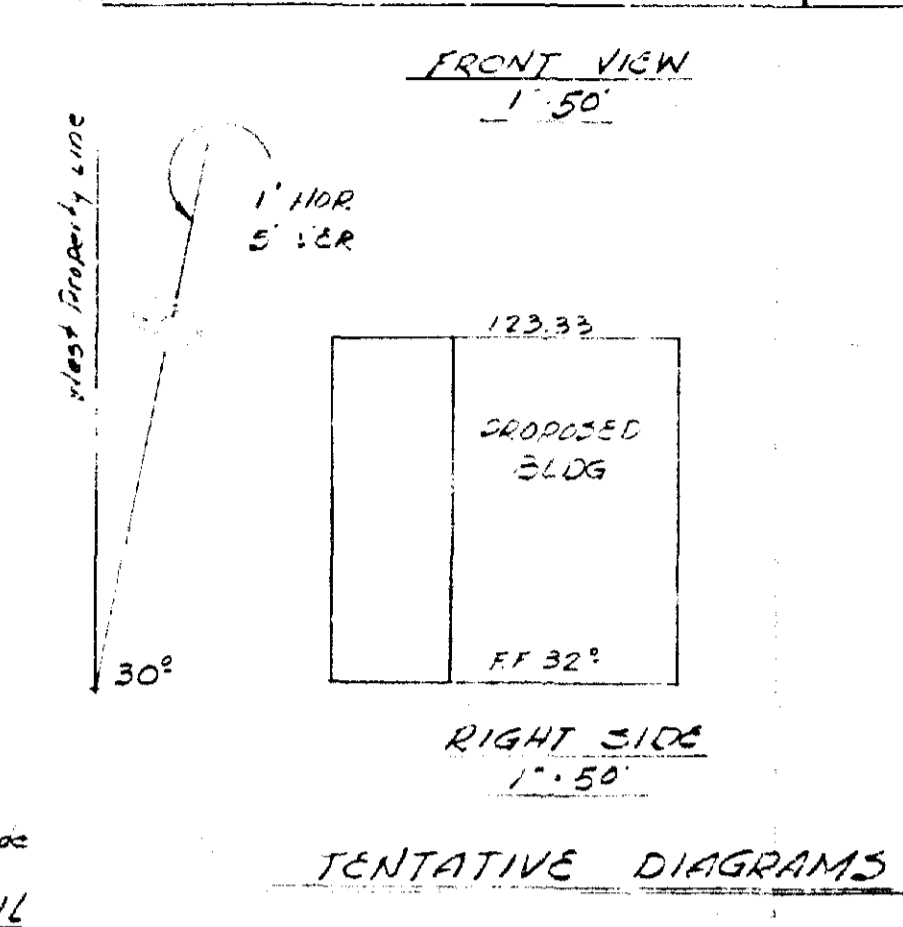
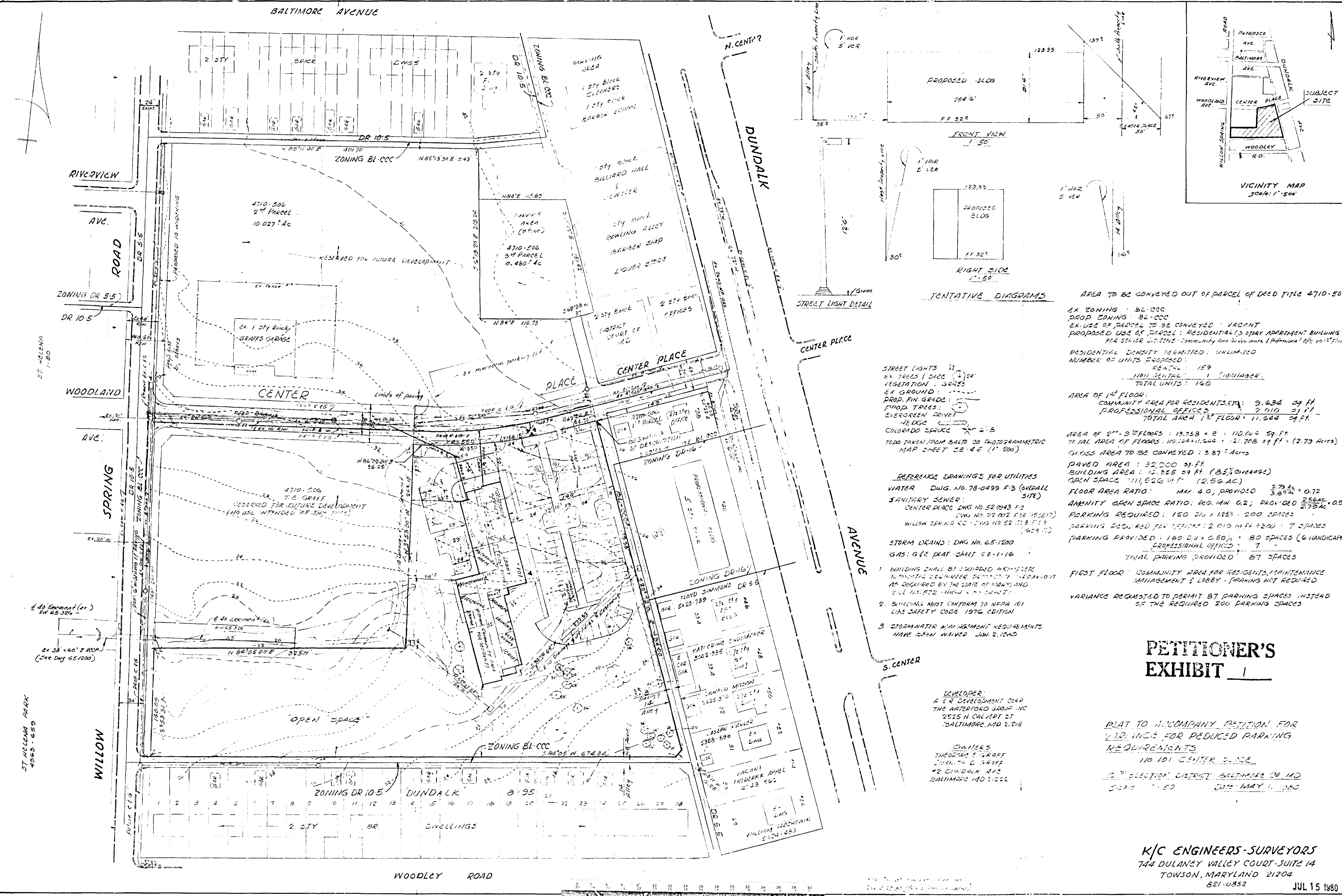

 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Theodore E. Graff, et ux
 Petitioner's Attorney A. Sokolov

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

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>ONS</u>					Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No					
Previous case: _____					Map # <u>SE 4/E</u>					





AREA TO BE CONVEYED OUT OF PARCEL OF DEED TITLE 4710-506

EX ZONING: BL-CCC
 PROP ZONING: BL-CCC
 EX USE OF PARCEL TO BE CONVEYED: VACANT
 PROPOSED USE OF PARCEL: RESIDENTIAL (3 STORY APARTMENT BUILDING FOR SENIOR CITIZENS - Community Area for Residents, 1st Floor)
 RESIDENTIAL DENSITY PERMITTED: UNLIMITED
 NUMBER OF UNITS PROPOSED: 160
 RENTAL: 159
 HOA RENTAL: 1 (GARAGE)
 TOTAL UNITS: 160

AREA OF 1st FLOOR:
 COMMUNITY AREA FOR RESIDENTS: 9,634 sq ft
 PROFESSIONAL OFFICES: 2,010 sq ft
 TOTAL AREA 1st FLOOR: 11,644 sq ft

AREA OF 2nd, 3rd FLOORS: 13,758 x 2 = 27,516 sq ft
 TOTAL AREA OF FLOORS: 11,644 + 27,516 = 39,160 sq ft (2.79 Acres)
 GROSS AREA TO BE CONVEYED: 3.87 Acres

REFERENCE DRAWINGS FOR UTILITIES

WATER: DWG. NO. 78-0499 F-3 (OVERALL SITE)
 SANITARY SEWER: DWG. NO. 52-0943 F-2
 CENTER PLACE: DWG. NO. 22-002 F-5 (RESIDENTIAL)
 WILLOW SPRING RD: DWG. NO. 52-113 F-3 (RESIDENTIAL)
 STORM DRAINS: DWG. NO. 65-1200
 GAS: GAS PLAT - SHEET CE-1-16

PAVED AREA: 32,000 sq ft
 BUILDING AREA: 12,255 sq ft (85% COVERAGE)
 OPEN SPACE: 111,526 sq ft (2.56 AC)
 FLOOR AREA RATIO: MAX 4.0; PROVIDED 2.79 AC = 0.72
 AMENITY OPEN SPACE RATIO: REQ. MIN 0.2; PROVIDED 2.56 AC = 0.92
 PARKING REQUIRED: 160 DU x 125% = 200 SPACES
 PARKING REQUIRED FOR OFFICES: 2,010 sq ft @ 300 = 7 SPACES
 PARKING PROVIDED: 160 DU x 0.50% = 80 SPACES (6 HANDICAPPED)
 PROFESSIONAL OFFICES: 7
 TOTAL PARKING PROVIDED: 87 SPACES

1. BUILDING SHALL BE EQUIPPED WITH FIRE AUTOMATIC EXTINGUISHER DISTRICT 71 - 16233-017 AS REQUIRED BY THE STATE OF MARYLAND CALL 167-572 - HIGH CODE DEPT.
2. BUILDING MUST CONFORM TO NFPA 101 LIFE SAFETY CODE 1976 EDITION
3. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN WAIVED JUN 2, 1980

FIRST FLOOR: COMMUNITY AREA FOR RESIDENTS, MAINTENANCE MANAGEMENT & LOBBY - PARKING NOT REQUIRED

VARIANCE REQUESTED TO PERMIT 87 PARKING SPACES INSTEAD OF THE REQUIRED 200 PARKING SPACES

PETITIONER'S EXHIBIT 1

DEVELOPER:
 A & R DEVELOPMENT CORP
 THE WATERFORD GROUP INC
 2525 N CALVERT ST
 BALTIMORE, MD 21218

OWNER'S:
 THEODORE T. GRAFF
 1414 N O GRAFF
 #2 DUNDALK AVE
 BALTIMORE, MD 21222

PLAT TO ACCOMPANY PETITION FOR VARIANCES FOR REDUCED PARKING REQUIREMENTS
 110 101 CENTER PLACE
 12th ELECTION DISTRICT BALTIMORE CO MD
 2018 1-80 DATE: MAY 1, 1980

K/C ENGINEERS-SURVEYORS
 744 DULANEY VALLEY COURT-SUITE 14
 TOWSON, MARYLAND 21204
 821-0852

JUL 15 1980

BALTIMORE AVENUE

N. CENTER
DUNDALK
CENTER PLACE

RIVERVIEW

AVE.

ROAD

ZONING DR 5.5

DR 10.5

DR 10.5

WOODLAND

AVE.

SPRING

DR 10.5

ZONING DR 5.5

DR 10.5

DR 10.5

DR 10.5

DR 10.5

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DR 10.5

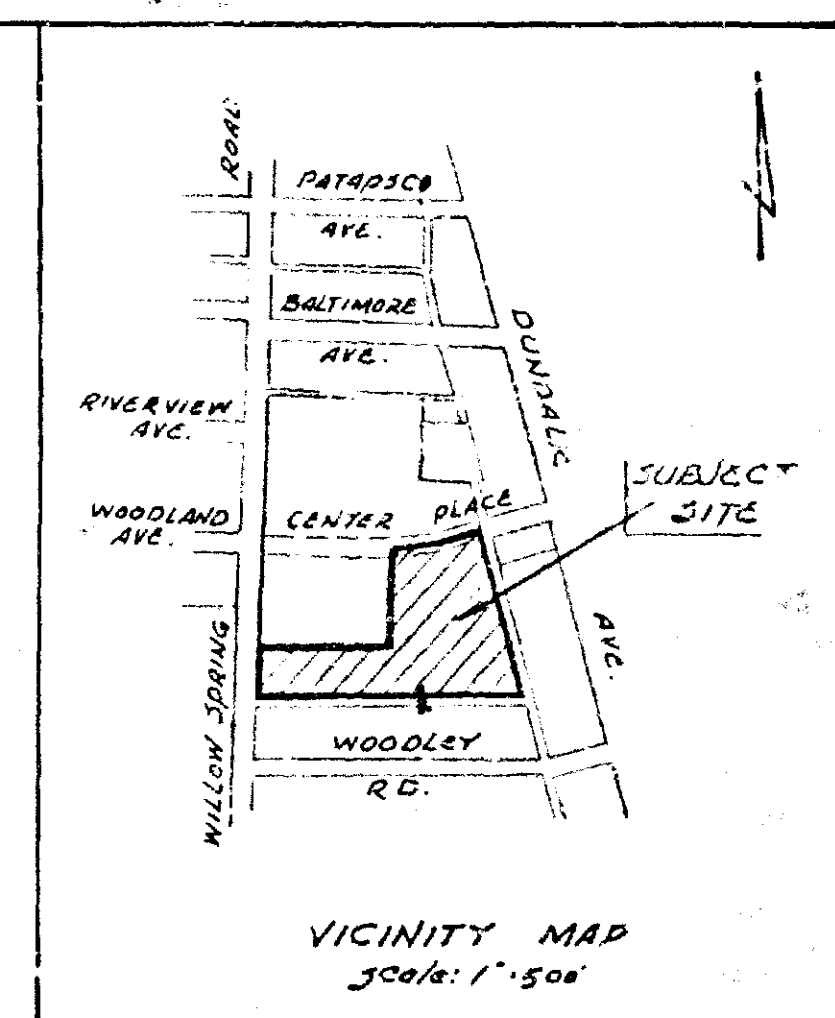
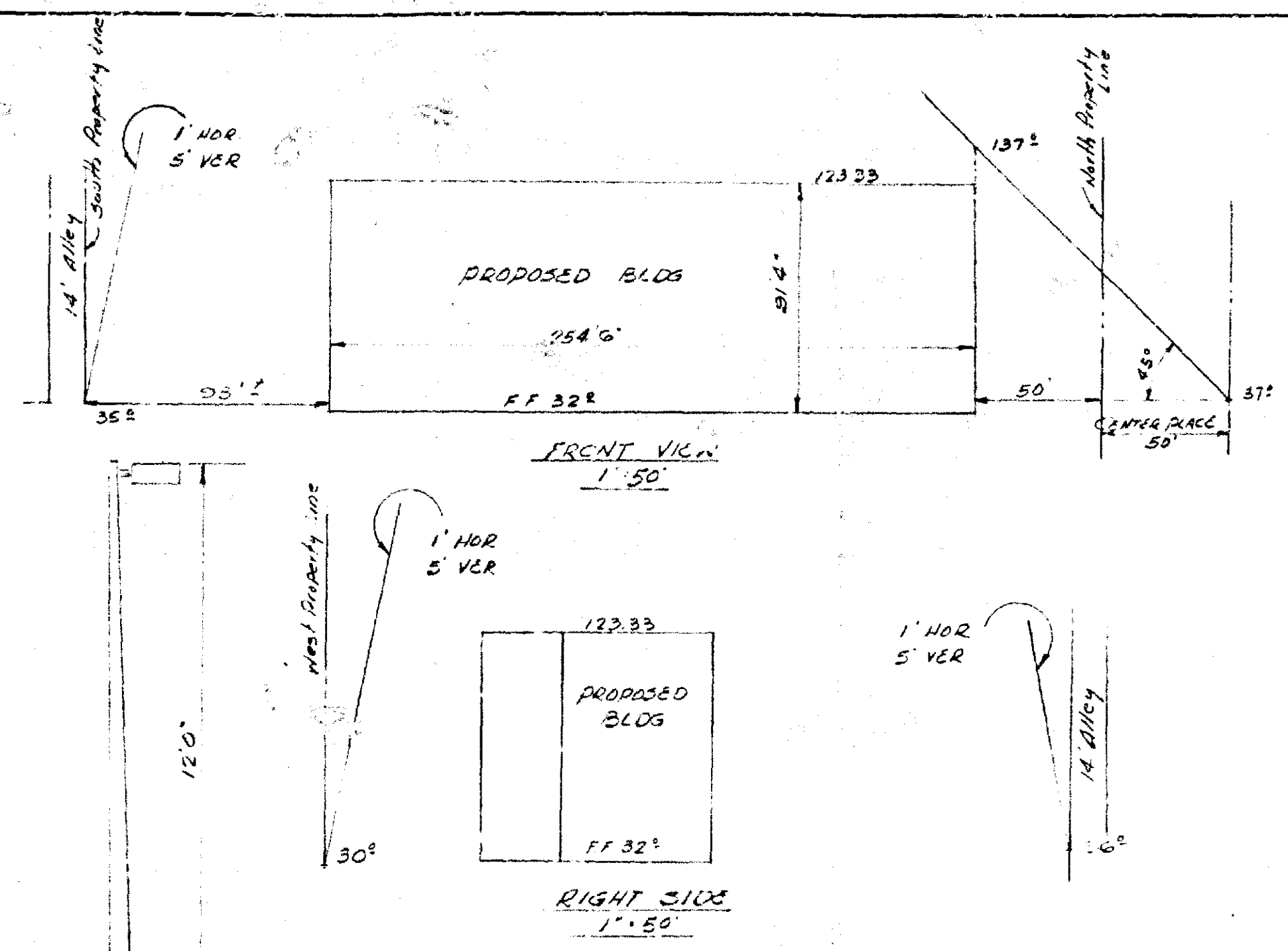
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TENTATIVE DIAGRAMS

AREA TO BE CONVEYED OUT OF PARCEL OF DEED TITLE 4710-506

EX. ZONING : BL-CCC
 PROP. ZONING : BL-CCC
 EX. USE OF PARCEL TO BE CONVEYED : VACANT
 PROPOSED USE OF PARCEL : RESIDENTIAL (3 STORY APARTMENT BUILDING FOR SENIOR CITIZENS - Community Area for Residents & Professional Offices on 1st floor)
 RESIDENTIAL DENSITY PERMITTED : UNLIMITED
 NUMBER OF UNITS PROPOSED :
 RENTAL : 159
 NON RENTAL : 1 (MANAGER)
 TOTAL UNITS : 160

AREA OF 1st FLOOR:
 COMMUNITY AREA FOR RESIDENTS, ETC. : 9,634 sq ft
 PROFESSIONAL OFFICES : 2,010 sq ft
 TOTAL AREA 1st FLOOR : 11,644 sq ft

AREA OF 2nd-3rd FLOORS : 13,753 x 3 = 41,259 sq ft
 TOTAL AREA OF FLOORS : 11,644 + 41,259 = 52,903 sq ft (2.79 Acres)
 GROSS AREA TO BE CONVEYED : 3.87 Acres

PAVED AREA : 46,400 sq ft
 BUILDING AREA : 12,255 sq ft (25% coverage)
 OPEN SPACE : 38,600 sq ft (79% coverage)
 FLOOR AREA RATIO : MAX. 4.0; PROVIDED $\frac{52,903}{12,792} = 4.14$
 AMENITY OPEN SPACE RATIO : 100 MIN. 0.2; PROVIDED $\frac{38,600}{12,792} = 3.02$
 PARKING REQUIRED : 150 DU x 1.25% = 200 SPACES
 PARKING PROVIDED FOR OFFICES : 2,010 sq ft @ 300 = 7 SPACES
 PARKING PROVIDED : 160 DU x 0.50% = 80 SPACES (6 HANDICAPPED, 2 PROFESSIONAL OFFICES = 7)
 TOTAL PARKING PROVIDED : 87 SPACES

FIRST FLOOR : COMMUNITY AREA FOR RESIDENTS, MAINTENANCE MANAGEMENT & LOBBY - PARKING NOT REQUIRED.
 VARIANCE REQUESTED TO PERMIT 87 PARKING SPACES INSTEAD OF THE REQUIRED 200 PARKING SPACES

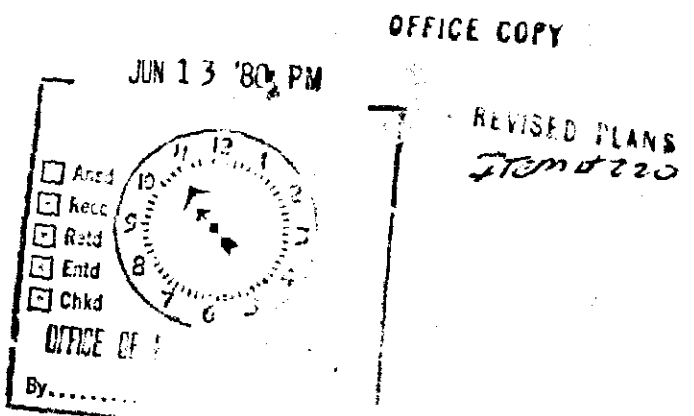
STREET LIGHTS :
 EX. TR 3 & SIZE :
 VEGETATION : GRASS
 EX. GROUND :
 PROP. FIN. GRADE :
 PROP. TREES :
 EVERGREEN DRIVE
 HEDGE
 COLORADO SPRUCE 2'-8"
 TPO TAKEN FROM BALD CO PHOTOGRAMMETRIC MAP SHEET SE-4E (1"=200')

REFERENCE DRAWINGS FOR UTILITIES
 WATER : DWG. NO. 78-0439 F.3 (OVERALL SITE)
 SANITARY SEWER : CENTER PLACE DWG. NO. 52-0943 F.2
 DWG. NO. 22-002 F.56 (15-617)
 WILLOW SPRING RD. DWG. NO. 52-1728 F.5 (1652-17)
 STORM DRAINS : DWG. NO. 65-1200
 GWS : GWS EXAT SHEET SE-1-113

- BUILDING SHALL BE EQUIPPED WITH 1-5% AUTOMATIC SPRINKLER PROTECTION THROUGHOUT AS REQUIRED BY THE STATE OF MARYLAND BILL NO. 572 - HIGH RISE SAFETY.
- BUILDINGS MUST CONFORM TO NFPA 101 LIFE SAFETY CODE 1976 EDITION.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN WAIVED JAN. 2, 1980.

DEVELOPER:
 A & R DEVELOPMENT CORP.
 THE WATERFORD GROUP INC.
 2525 N. CALVERT ST.
 BALTIMORE, MD 21213

DRAWN BY:
 THROCKMORTON & GRIFF
 JENNIFER D. GRIFF
 42 DUNDALK AVE.
 BALTIMORE, MD 21222



SEAL TO ACCOMPANY PETITION FOR VARIANCE FOR REDUCED PARKING REQUIREMENTS
 NO. 101 CENTER PLACE
 12TH ELECTION DISTRICT - BALTIMORE CO, MD
 SCALE: 1"=50' DATE: MAY 1, 1980

K/C ENGINEERS-SURVEYORS
 744 DULANEY VALLEY COURT-SUITE 14
 TOWSON, MARYLAND 21204
 821-0852

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; 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 Zoning Commissioner of Baltimore County, this 3th day of August, 1980, that the herein Petition for Variance to permit 87 parking spaces in lieu of the required 200 spaces, in accordance with the site plan prepared by K/C Engineers, dated May 1, 1980, and marked Petitioner's Exhibit 4, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The parking variance shall only apply to the use of the property as housing for the elderly and for space for professional offices on the first floor, not to exceed 2,010 square feet.
2. Approval of the above referred to site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

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

Item No. 220 - Graff
Page Two
July 7, 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/sf

Enclosures

cc: K/C Engineers-Surveyors
744 Dulaney Valley Court
Suite 14
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 19, 1980

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

Re: Item #220 (1979-1980)
Property Owner: Theodore E. & Juanita D. Graff
S/S Center Place 149' W. Dundalk Ave.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces.
Acres: 3.8683 District: 12th

Dear Mr. Hammond:

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

General:

The overall property, of which this site is a part, is being processed as the "Subdivision of the Graff Property" in accordance with Baltimore County Subdivision Regulations.

This specific site (3.8683 acres), indicated as Parcel No. 1 on the Petitioner's proposed record plat, is in process as "Dundalk Senior Citizens Highrise", Project 8052, Baltimore County highway and utility improvements in connection therewith are to be secured by Public Works Agreement #128001, to be executed by the Petitioner and Baltimore County.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 220 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Morton, J. Wimbley, C. Warfield

P-SE Key Sheet
15 & 16 SE 17 & 18 Pos. Sheets
SE 4 E Yopo
103 Tax Map

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

JOHN D. SEYFFERT
DIRECTOR

July 2, 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 #220, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

Property Owner: Theodore E and Juanita D. Graff
Location: S/S Center Place 149' W. Dundalk Ave.
Acres: 3.8683
District: 12th

This office has reviewed the subject petition and offers the following comment. 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

ORDER RECEIVED FOR FILING
DATE August 13, 1980
BY [Signature]

MICROFILMED

Zoning Commissioner of Baltimore County

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

STEPHEN E. COLLINS
DIRECTOR

June 18, 1980

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

Item No. 220 - ZAC - Meeting of May 20, 1980
Property Owner: Theodore E. & Juanita D. Graff
Location: S/S Center Pl. 149' W Dundalk Avenue
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces.

Acres: 3.8683
District: 12th

Dear Mr. Hammond:

This site is a large parking lot and if the parking is to be reduced, then parking should be provided at some other location in the area.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSP/mjm

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

81-18-A

July 9, 1980

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

Dear Mr. Hammond:

Comments on Item #220, Zoning Advisory Committee Meeting on May 20, 1980, are as follows:

Property Owner: Theodore E. and Juanita D. Graff
Location: S/S Center Pl. 149' W Dundalk Avenue
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces
Acres: 3.8683
District: 12th

Metropolitan water and sewer are available.

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

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw

cc: Air Pollution

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

June 13, 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: Theodore E. & Juanita D. Graff

Location: S/S Center Place 149' W Dundalk Avenue

Item No: 220 Zoning Agenda Meeting of May 20, 1980

Gentlemen:

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

- 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 [redacted] 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.
7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: [Signature] Noted and Approved: [Signature]
Planning Group Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DIRECTOR

June 2, 1980

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

Dear Mr. Hammond:

Comments on Item #220 Zoning Advisory Committee Meeting, May 20, 1980 are as follows:

Property Owner: Theodore E & Juanita D. Graff
Location: S/S Center Place 149' W Dundalk Ave.
Existing Zoning: B.L. - C.C.C.
Proposed Zoning: Variance to permit 80 parking spaces in lieu of the required 200 spaces.

Acres: 3.8683
District: 12th

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.
X B. A building/ [redacted] permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
X 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 6" masonry firewall is required if construction is on the lot line.
F. Requested variance conflicts with the Baltimore County Building Code, Section 5 [redacted].
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 305 and the required construction classification of Table 211.
X I. Comments - Building shall be sprinkled and comply with high rise requirements of the B.O.C.A. Code Section 431.0 along with other Code requirements.

SPECIAL NOTES:

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 (Plans Review) at 111 West Chesapeake Ave., Towson.

Section 1215.1 as amended in Building Code requires not less than an 8" water main should on site hydrants be required by the Fire Department.

[Signature]
Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
 Towson, Maryland - 21204
 Date: May 15, 1980

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

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230
 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, Assistant
 Department of Planning

MICROFILMED

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
 Zoning Commissioner
 John D. Seyffert, Director
 Office of Planning and Zoning

FROM: Petition No. 81-18-A

Date: July 2, 1980

Petition for Variance
 South side of Center Place, 149 feet West
 of Dundalk Avenue
 Petitioner-Theodore E. Graff

Twelfth District

HEARING: Tuesday, July 15, 1980 (1:30 P.M.)

The office recognizes the need for housing
 for the elderly in the area and is supportive
 of the petitioner's request.

John D. Seyffert, Director
 Office of Planning and Zoning

JDS:JGH:vg

June 18, 1980

Richard Sokolov, Esquire
 Weinberg & Green
 Maryland National Bank Bldg.
 10 Light Street
 Baltimore, Maryland 21202

NOTICE OF HEARING

RE: Petition for Variance - S/S Center Place, 149' W of Dundalk Ave
 Theodore E. Graff, et ux - Case No. 81-18-A

TIME: 1:30 P.M.

DATE: Tuesday, July 15, 1980

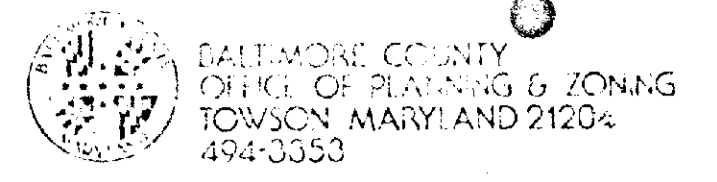
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

cc: Waterford Associates
 c/o Mr. James L. Ginsberg
 2525 W. Calvert Street
 Baltimore, Maryland 21218

MICROFILMED



WILLIAM E. HAMMOND
 ZONING COMMISSIONER

July 2, 1980

Richard Sokolov, Esquire
 Weinberg & Green
 Maryland National Bank Building
 10 Light Street
 Baltimore, Maryland 21202

RE: Petition for Variance
 S/S Center Place, 149' W Dundalk Ave
 Juanita D. Graff
 Case No. 81-18-A

Dear Mr. Sokolov:

This is to advise you that \$95.75 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

WEI:ej

MICROFILMED

Douglas L. Kennedy, P.E.
 John M. Cosarquis, P.L.S. (301) 821-0852

K/C ENGINEERS-SURVEYORS
 744 DULANEY VALLEY COURT
 Towson, Maryland 21204

May 1, 1980

Description of No. 101 Center Place, Dundalk,
 12th Election District, Baltimore County, Maryland

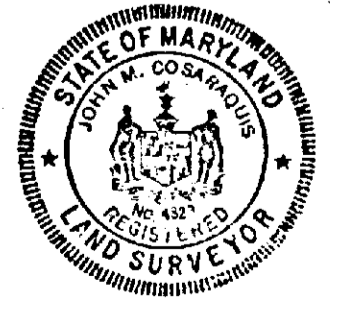
Beginning for the same at the intersection of the Southside
 of Center Place, as proposed 50 feet wide, and the West side of an
 alley 14 feet wide, at the distance of 149 feet from Dundalk Avenue,
 thence binding on the West side of said alley, and referring the
 courses and distances of this description to the Baltimore County
 Grid Meridian, South 20° 22' 00" East 434.00 feet and South 31°-
 53' 11" West 12.25 feet to the North side of another alley 14 feet
 wide there situated, thence binding on the North side of said alley
 South 84° 05' 00" West 674.34 feet to the East side of Willow Spring
 Road as proposed to be widened to 50 feet, thence binding on the
 East side of said road North 3° 53' 30" West 140.09 feet, thence
 leaving said road, North 84° 05' 00" East 323.11 feet and North
 3° 53' 30" West 263.18 feet to the South side of Center Place,
 firstly herein referred to, thence binding along the South side of
 Center Place North 86° 06' 30" East 36.25 feet, thence by a curve
 to the left with a radius of 550.00 feet for a distance of 158.15
 feet and North 69° 38' 00" East 44.70 feet to the place of beginning.

Containing 3.8683 Acres of land more or less

Subject to a 40 foot wide utility easement as shown on the
 Baltimore County Bureau of Land Acquisition Plat R/W 65-326

Subject to a 10 foot drainage and utilities easement
 binding along the sixth line of the description of No. 101
 Center Place, herein referred to.

Subject to a 10 foot drainage and utilities easement and
 the centerline particularly described as follows: Beginning for
 the same on the first line of the description of No. 101 Center
 Place, herein referred to, said point being South 20° 22' 00"
 East 179.98 feet from the beginning thereof, thence leaving said
 first line the following two courses and distances South 34° 14' 04"
 West 272.52 feet and North 59° 37' 54" West 156.87 feet to intersect
 the sixth line of the description of No. 101 Center Place herein
 referred to.



CIVIL ENGINEERING LAND SURVEYING LAND DEVELOPMENT

PETITION FOR VARIANCE

12th District

ZONING: Petition for Variance for parking
 LOCATION: South side of Center Place, 149 feet West of Dundalk Avenue
 DATE & TIME: Tuesday, July 15, 1980 at 1:30 P.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 87 parking spaces
 in lieu of the required 200

The Zoning Regulation to be excepted as follows:

Section 232.A.5 - For all buildings containing apartments, there shall be provided
 at least 1.25 parking spaces for each dwelling unit. Up to 50%
 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 Twelfth District of Baltimore County

Being the property of Theodore E. Graff, et ux, as shown on plat plan filed with
 the Zoning Department

Hearing Date: Tuesday, July 15, 1980 at 1:30 P.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

MICROFILMED

County Council of Baltimore County
 Maryland

Legislative Session 1979, Legislative Day No. 16

BILL NO. 139-79

Ms. Bachur, Councilwoman

By the County Council, August 6, 1979

A BILL
 ENTITLED

AN ACT to provide for a reduction in the number of parking
 spaces required for housing for the elderly in well developed
 town centers, without the necessity for petition and public
 hearing, by adding a new paragraph (e) to subsection 409.2 of
 the Baltimore County Zoning Regulations.

WHEREAS, the zoning regulations currently provide for
 the adoption of special parking standards for town centers
 applicable on a case by case basis following petition and public
 hearing; and

WHEREAS, in town centers containing a variety of land
 uses, the number of parking spaces required for housing for the
 elderly should be substantially reduced without the requirement
 for petition and public hearing; and

WHEREAS, the County Council has received a final report
 from the Baltimore County Planning Board and has held a
 public hearing thereon recommending the adoption of legisla-
 tion in regard to reducing, by means of shared use, the total
 number of parking spaces required to serve the well developed
 town center; and

WHEREAS, the County Council has determined that the
 adoption of the legislation referred to herein is in the best
 interests of the citizens of Baltimore County and that it affects
 the health, safety, morals and general welfare of its citizens;
 now therefore,

(Page 2 - Bill No. 139-79)

SECTION 1. Be it enacted by the County Council of
 Baltimore County, Maryland, that paragraph (e) be and it is
 hereby added to subsection 409.2 of the Baltimore County
 Zoning Regulations, to read as follows:

409.2 - Parking Space—
 e. Parking Requirements in Town Centers - In those
 town centers in which at least 50 percent of the total floor area
 is occupied by office or residential uses, only 1 space for each 2
 dwelling units need be provided for housing for the elderly.

SECTION 2. And be it further enacted, that this Act is
 hereby declared to be an emergency measure affecting the
 public health, safety and welfare, and having been passed by
 the affirmative vote of five members of the County Council, the
 same will take effect from the date of its enactment.

READ AND PASSED this 6th day of August, 1979.

By Order

Thomas Toporovich, Secretary

PRESENTED to the County Executive, for his approval this
 7th day of August, 1979.

Thomas Toporovich, Secretary

APPROVED AND ENACTED: 8/13/79

Donald P. Hutchinson,
 County Executive

I HEREBY CERTIFY THAT BILL NO. 139-79 IS TRUE
 AND CORRECT AND TOOK EFFECT ON AUGUST 13,
 1979.

Norman W. Lavenstein,
 Chairman, County Council

EXPLANATION: Italics indicate new matter added to existing law.
 [Brackets] indicate matter stricken from existing law.
 CAPITALS indicate amendments to bill.
 Under-dot indicates matter stricken out of bill.

80-7177 FILE

WILLIAM E. HAMMOND
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: Petition for Variance
Theodore E. Graff, et ux
No. 81-18-A

Dear Mr. Hammond:

I just wanted to take this opportunity to thank you on behalf of my client and myself for the consideration extended to us by you in connection with the timely resolution of our request for a zoning variance. I realize that the time constraints were quite severe but because of your efforts the development schedule has been greatly facilitated. Thank you once again.

Sincerely yours,
Richard S. Sokolov
Richard S. Sokolov

118/msm
cc: Mr. James L. Ginsburg
Mr. Theo C. Rogers

Stamp: AUG 15 '80

**LAW OFFICES
WEINBERG AND GREEN**
NINETEENTH FLOOR
10 LIGHT STREET
BALTIMORE, MD. 21202

FIRM TELEPHONES
BALTIMORE (301) 332-8600
WASHINGTON AREA (202) 1855-1855
TELECOPIER (301) 332-8662

WRITER'S DIRECT DIAL NUMBER
(301) 332-8712

August 14, 1980

PROJECT	# of Apts.	# of Spaces	Average No. Used	Use
MANHATTAN	123	55	37	30%
PAR SINAI	186	54	45	24%
5000 PARK HTS.	100	35	22	22%
MORRIS PARK	98	24	21	N/A
GREENHILL	301	75	67	22%
CONCORD	231	28	21	9%

Stamp: AUG 15 '80

PETITIONER'S EXHIBIT

August 13, 1980

Richard Sokolov, Esquire
Maryland National Bank Building
10 Light Street
Baltimore, Maryland 21202

RE: Petition for Variance
S/S of Center Place, 149' W of
Dundalk Avenue - 12th Election
District
Theodore E. Graff, et ux -
Petitioners
NO. 81-18-A (Item No. 220)

Dear Mr. Sokolov:

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

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl
Attachments
cc: John W. Hesslan, III, Esquire
People's Counsel

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplication		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by <i>CH</i>					Revised Plans: Change in outline or description				Yes No	
Previous case:					Map # <i>SE 7E</i>					

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

Your Petition has been received this 16 day of July, 1980.

Filing Fee \$ 70 Received: Cash Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Richard S. Sokolov submitted by William E. Hammond

Petitioner's Attorney Richard S. Sokolov Reviewed by CH

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

**PETITION FOR VARIANCE
12th DISTRICT**

ZONING: Petition for Variance parking
LOCATION: South side of Center Place, 149 feet West of Dundalk Avenue
DATE & TIME: Tuesday, July 15, 1980 at 1:30 P.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 on the following:

Petition for Variance to permit 87 parking spaces in lieu of the required 200.

The Zoning Regulation to be applied as follows:
Section 222A-5 - For all buildings containing apartments, there shall be provided at least 1.25 parking spaces for each dwelling unit. Up to 50% of such spaces on any lot shall be counted in determining the number of spaces provided for commercial and office use on the same lot.

All that parcel of land in the Twelfth District of Baltimore County, beginning for the same at the intersection of the Southside of Center Place, as proposed 50 feet wide and the West side of an alley 14 feet wide at the distance of 148 feet from Dundalk Avenue, thence blind and referring to the course and distance of the description to the Baltimore County Grid Map, South 31° 00' East 64.10 feet and South 53° 11' West 12.25 feet to the North side of another alley 14 feet wide there situated, thence blind on the North side of said alley South 84° 00' West 67.54 feet to the East side of Willow Spring Road as proposed to be widened to 50 feet, thence blind on the East side of said road North 3° 30' West 140.00 feet, thence leaving said road North 2° 52' 30" West 363.18 feet to the South side of Center Place, thence leaving referred to, thence blind along the South side of Center Place North 80° 00' East 36.25 feet, thence by a curve to the left with a radius of 550.00 feet for a distance of 156.18 feet and North 89° 00' East 44.70 feet to the place of beginning.

Containing 2.868 Acres of land more or less.

Subject to a 40 foot wide utility easement as shown on the Baltimore County Bureau of Land Acquisition Plat B/W 60-28.

Subject to a 10 foot drainage and utility easement binding along the sixth line of the descriptions of No. 101 Center Place, herein referred to, as follows:
Subject to a 10 foot drainage and utility easement and the centerline easement for the same on the first line of the description of No. 101 Center Place, herein referred to, said point being South 30° 00' East 178.95 feet from the beginning thereof, thence leaving said line line the following two courses and distances South 84° 14' 00" West 272.53 feet and North 85° 37' 54" West 166.17 feet to intersect the sixth line of the description of No. 101 Center Place herein referred to.

Being the property of Theodore E. Graff et ux, as shown on plat plan bearing date: Tuesday, July 15, 1980 at 1:30 P.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
June 28

CERTIFICATE OF PUBLICATION
TOWSON, MD., June 26, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of July, 1980, the 28th publication appearing on the 25th day of June 1980.

THE JEFFERSONIAN
S. Frank Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

July 2, 1980

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, Zoning Commissioner of Baltimore County, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 29th day of July, 1980; that is to say, the same was inserted in the issue of June 28, 1980.

Kimbel Publication, Inc.
Publisher.

By

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 6/24/80

Posted for: Richard S. Sokolov

Petitioner: Richard S. Sokolov et ux

Location of property: 515 Linden Place, 149' W. Dundalk Ave.

Location of Signs: On the corner of property facing Willow Spring Rd. and on the corner of property facing Willow Spring Rd.

Remarks:

Posted by William E. Hammond Date of return: 7/20/80

Number of Signs: 2

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

DATE: June 18, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Waterford Associates

FOR: Planning Fee for Case No. 81-18-A

VALIDATION OR SIGNATURE OF CASHIER

Stamp: AUG 15 '80

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

DATE: July 15, 1980 ACCOUNT: 01-662

AMOUNT: \$95.75

RECEIVED FROM: Advertising and Posting for Case No. 81-18-A

FOR: Advertising and Posting for Case No. 81-18-A

VALIDATION OR SIGNATURE OF CASHIER

Stamp: AUG 15 '80

CERTIFICATE OF PUBLICATION

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of BALTIMORE COUNTY

Stamp: 81-15-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 6/24/80

Posted for: Richard S. Sokolov

Petitioner: Richard S. Sokolov et ux

Location of property: 515 Linden Place, 149' W. Dundalk Ave.

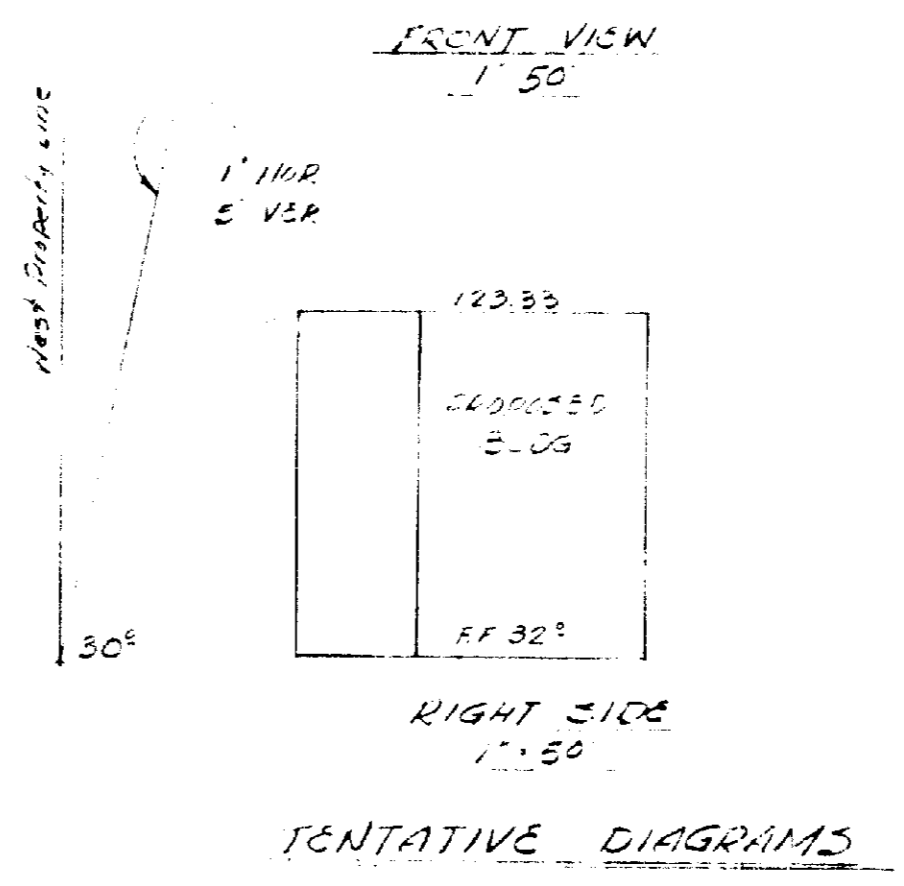
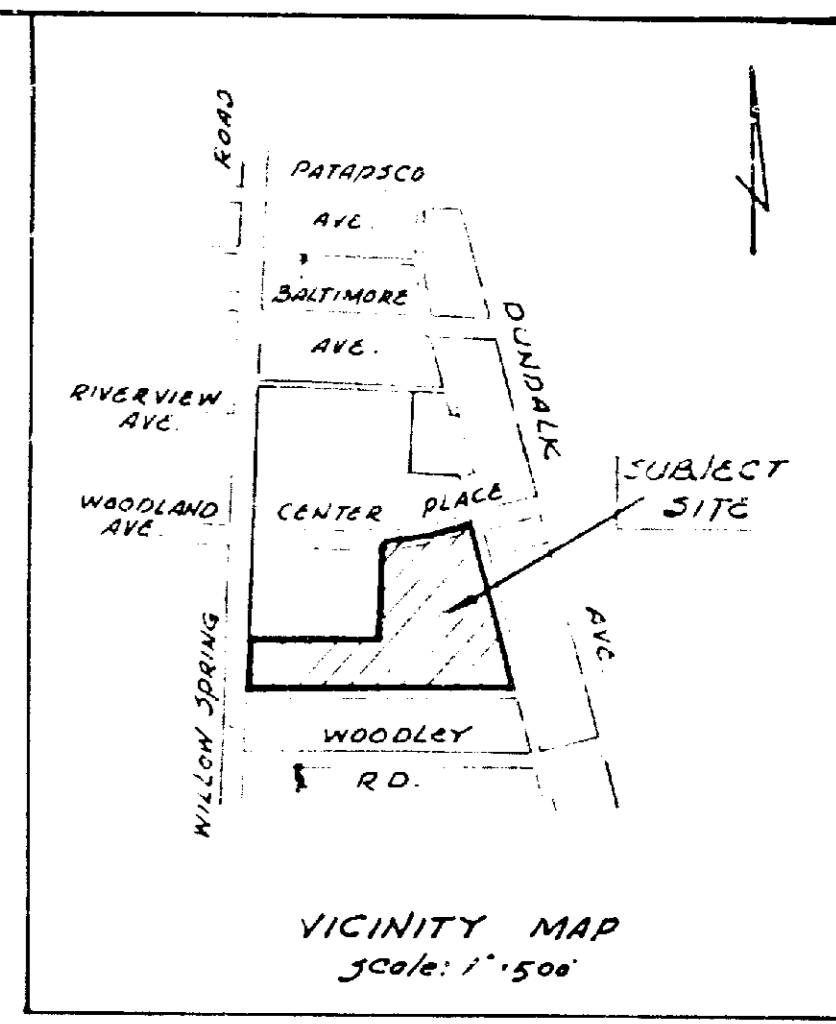
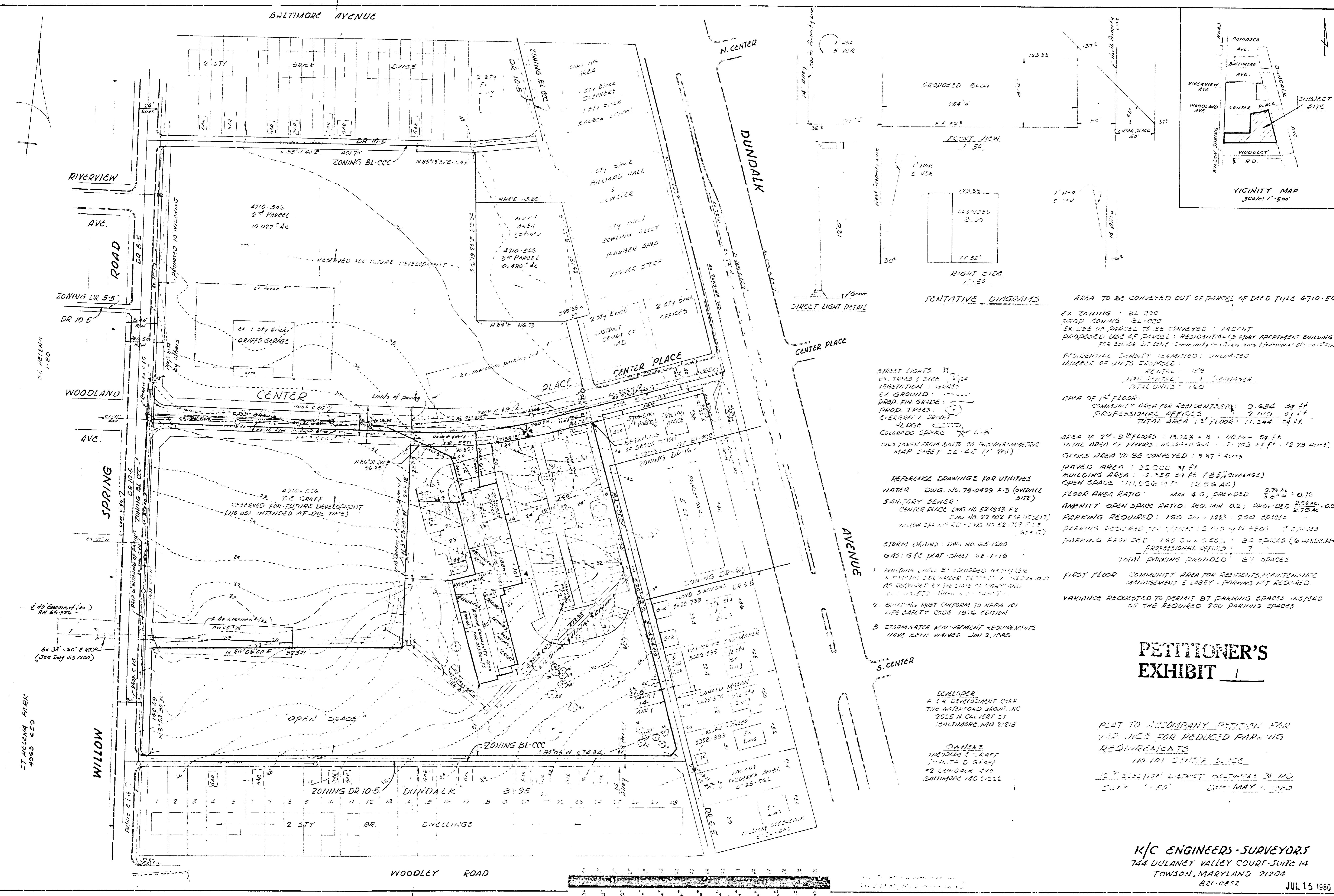
Location of Signs: On the corner of property facing Willow Spring Rd. and on the corner of property facing Willow Spring Rd.

Remarks:

Posted by William E. Hammond Date of return: 7/20/80

Number of Signs: 2

Stamp: MICROFILMED



AREA TO BE CONVEYED OUT OF PARCEL OF D-50 TITLE 4710-506
 EX. ZONING: BL-300
 PROP. ZONING: BL-CCC
 EX. USE OF PARCEL TO BE CONVEYED: VACANT
 PROPOSED USE OF PARCEL: RESIDENTIAL 1.5 STORY APARTMENT BUILDING FOR SENIOR CITIZENS Community Area (Residential) (R-1.5) (1.5)
 RESIDENTIAL DENSITY PERMITTED: UNLIMITED
 NUMBER OF UNITS PROPOSED:
 RENTAL: 159
 HIGH RENTAL: 111
 TOTAL UNITS: 270

AREA OF 1st FLOOR:
 COMMUNITY AREA FOR RESIDENTS, ETC.: 9,634 sq. ft.
 PROFESSIONAL OFFICES: 2,110 sq. ft.
 TOTAL AREA 1st FLOOR: 11,744 sq. ft.

AREA OF 2nd & 3rd FLOORS: 13,758 x 3 = 41,274 sq. ft.
 TOTAL AREA OF FLOORS: 53,018 sq. ft. (12.79 Acres)
 GROSS AREA TO BE CONVEYED: 5,877 sq. ft.

STREET LIGHTS: 11
 EX. TREES & SHRUBS: 12
 VEGETATION: GRASS
 EX. GROUND: 1
 PROP. FIN. GRADE: 1
 PROP. TREES: 1
 EMERGENCY DRIVE: 1
 LEDGES: 1
 COLORADO SPRING: 1
 TPO'S TAKEN FROM BALTO. PHOTOGRAMMETRIC MAP SHEET 5E-6E (11' 110')

REFERENCE DRAWINGS FOR UTILITIES
 WATER: DWG. NO. 78-0499 F-3 (OVERALL SITE)
 SANITARY SEWER: CENTER PLACE DWG. NO. 52-043 F-2 (DWG. NO. 22-004 F-5E (RESECT))
 WILLOW SPRING CO. DWG. NO. 52-103 F-3 (RESECT)

STORM DRAINS: DWG. NO. 65-1200
 GAS: GAS PLAT - SHEET GE-1-18

- BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF BALTIMORE AND AS REQUIRED BY THE CODES OF MARYLAND AND BALTIMORE HIGH RISE CONSTRUCTION
- BUILDINGS MUST CONFORM TO NEPA 101 LIFE SAFETY CODE 1916 EDITION
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN WAVED JUN 2, 1980

PETITIONER'S EXHIBIT 1

DEVELOPER:
 A & R DEVELOPMENT CORP.
 THE WATERFORD GROUP, INC.
 2555 N. CALVERT ST.
 BALTIMORE, MD 21216

DANIELS
 THOMAS S. DANIELS
 1411 N. DUNDALK AVE.
 #2 DUNDALK AVE.
 BALTIMORE, MD 21222

PLAT TO ACCOMPANY PETITION FOR VARIANCES FOR REDUCED PARKING REQUIREMENTS
 110 101 CENTER PLACE
 1st DISTRICT DISTRICT BALTIMORE 14 MD
 2014-1-50 DATE: MAY 1, 1980

K/C ENGINEERS-SURVEYORS
 744 DULANEY VALLEY COURT SUITE 14
 TOWSON, MARYLAND 21286
 821-0852

JUL 15 1980