

83-111-X-2 PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an office building

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
Payne Properties Limited Partnership Towson Professional Associates
(Type or Print Name) (Type or Print Name)
Signature Martin L. Weil, General Partner Signature Irvin I. Donick, President
11728 Nobel Street
Address
Rockville, Maryland 20852
City and State

Attorney for Petitioner:
R. Bruce Alderman
(Type or Print Name)
Signature R. Bruce Alderman
305 West Chesapeake Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-1050
Name Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 1982, 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 4th day of November, 1982, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

ECO-201 (over)

83-111-X-4 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 201.31E of the Zoning Code to allow an amenity/open space ratio of .056 (6,391 sq. ft.) instead of the required minimum ratio of 0.2 (22,911 S.F.).

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

The development of the said property without the above described variances would be unreasonably hard and practically difficult due to the configuration of the property, the location of the zoning boundary lines and other reasons to be stated at a hearing hereon.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
Payne Properties Limited Partnership Towson Professional Association
(Type or Print Name) (Type or Print Name)
Signature Martin L. Weil, General Partner Signature Irvin I. Donick
11728 Nobel Street
Address
Rockville, Maryland 20852
City and State

Attorney for Petitioner:
R. Bruce Alderman
(Type or Print Name)
Signature R. Bruce Alderman
305 West Chesapeake Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-1050
Name Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 1982, 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 4th day of November, 1982, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW corner of Pennsylvania and Fairmount Avenues - 9th Election District
Towson Professional Associates - Petitioner
NO. 83-111-XA (Item No. 20)
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of November, 1982, that the Order passed in this matter, dated November 16, 1982, is hereby AMENDED, Nunc Pro Tunc, to change Restriction 4 from "...in an eastwardly direction." to "...in a westerly direction."

[Signature]
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
NW corner Pennsylvania & Fairmount Aves., 9th District : OF BALTIMORE COUNTY

TOWSON PROFESSIONAL ASSOCIATES, Petitioners : Case No. 83-111-XA

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 therefor, 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

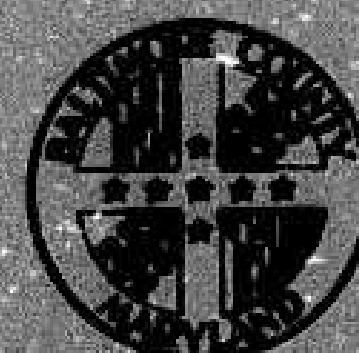
I HEREBY CERTIFY that on this 15th day of October, 1982, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, White, Mindel, Clarke & Hill, 305 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Martin L. Weil, General Partner, Payne Properties Ltd. Partnership, 11728 Nobel Street, Rockville, Maryland 20852, Contract Purchaser.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1982

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

Chairman
Nicholas B. Commodari

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

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

RE: Item No. 20 - Case No. 83-111-XA
Petitioner - Towson Professional Associates
Special Exception & Variance Petition

Dear Mr. Alderman:

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.

This currently vacant wooded property, located on the northwest corner of Fairmount and Pennsylvania Avenues, is zoned in its majority R.A.E.2 with the remainder zoned B.M.C.T. along Payne Avenue (paper street).

This property was the subject of a previous zoning hearing (Case R-82-189) in which a request to classify this property to a B.M.-C.T. zone is awaiting a decision. This current hearing is required as a result of your client's proposal to construct a nine story office building with underground parking closer to the property lines than allowed. In addition and as decided in our previous conversation, a variance from Section 201.2.B.3 was also included just prior to advertising this petition. If it is decided, after closer review that this variance is not required, you can withdraw it at the hearing.

At the time of this writing, revised comments from the Department of Traffic Engineering and Bureau of Engineering were not available. However, I spoke to Mr. Dick Smith, your engineer, and he indicated that the site plan had been worked out subsequent to those comments. If we receive revised comments, we will forward them to you. However, I suggest that you should be prepared to discuss this matter at the hearing.

Item No. 20 - Case No. 83-111-XA
Petitioner - Towson Professional Associates
Special Exception & Variance Petition
Page 2

For additional information, concerning the comments from the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3087.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bse

Enclosures

cc: Abel & Weinstein, P.C.
5480 Wisconsin Avenue, Suite 277-A
Chevy Chase, Maryland 20015

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 24, 1982

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

Re: Item #20 (1982-1983)
Property Owner: Towson Professional Associates
N/W cor. Pennsylvania Ave. & Fairmount Ave.
Acres: 0.70 District: 9th

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 comments which were supplied in conjunction with the Zoning Advisory Committee review of this site in connection with Item 12 of Zoning Cycle II (October 1981-April 1982) are referred to for your consideration.

Additional comments from the Baltimore County Bureau of Engineering, Highway Design and Approval Section in regard to this submitted plan are, in part "...the future island and curb return picture conflicts with the information on the latest plans from our consultants....a significant impact on the proposed building design and location is evident."

The Petitioner is again advised that further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design and Approval Section.

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

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EW:FR:iss

cc: Jack Wimbley, John Trenner, C. Collins

N-W Key Sheet
38 NE 4 Pos. Sheet
NE 10 A Topo
70 & 70 A Tax Maps

Attachments

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of November, 1982, that the Petition for Special Exception for an office building, in accordance with the site plan prepared by Abel & Weinstein, P.C., dated April 1, 1982, and marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The office building shall be for general offices only. No medical offices and/or clinics shall be permitted unless off-site, off-street parking is provided.
2. No commercial and/or retail uses shall be permitted.
3. Compliance with the comments submitted by the Department of Traffic Engineering, dated October 25, 1982.
4. Directional signs shall be provided to indicate that visitors and others without cards required for the card control entrance facing Fairmount Avenue are to enter the premises and parking areas from Payne Avenue. Vehicles exiting the premises onto Fairmount Avenue from the card control entrance must turn right and continue onto Pennsylvania Avenue in an eastwardly direction.
5. The on-level parking area shall be shielded from Fairmount Avenue by a wall and landscaping.
6. Sidewalks shall be provided from Payne Avenue to the existing driveway on the adjacent property facing Pennsylvania Avenue.
7. Landscaping shall be provided and maintained on the area between the property line and curb line. In accordance herewith, a detailed landscaping plan shall be submitted to the Current Planning and Development Division for approval and inclusion with the site plan.

8. Compliance with the letter dated November 8, 1982, from R. Bruce Alderman, Counsel for the petitioner.

A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

San M.H. Dwyer
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/would not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of November, 1982, that the herein Petition for Variance(s) to permit an amenity open space ratio of .056 (6,391 sq. ft.) in lieu of the required minimum ratio of 0.2 (22,911 sq. ft.); rear yard setbacks of 0' and 9' and a side yard setback of 0', all in lieu of the required 15' for a structure less than 40' in height; rear yard and side yard setbacks of 15' in lieu of the required 30' for a building 40' or more in height; a front yard setback of 5' in lieu of the required 15' from a street line; and to permit more than one exterior entrance to the proposed building, in accordance with the site plan prepared by Abel & Weinstein, P.C., dated April 1, 1982, and marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

San M.H. Dwyer
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE November 16, 1982

BY *John P. Dwyer*

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

Item No. 20 -ZAC- July 27, 1982
Property Owner: Towson Professional Associates
Location: NW/Cor. Pennsylvania Avenue and Fairmount Avenue
Existing Zoning: RAE-2
Proposed Zoning: Variance to allow a maximum amenity/open space ratio of 0.0626 (7,678 S.F.) in lieu of the required 0.2 (22,911 S.F.) (A variance of 0.1374 or 15,233 S.F.) to allow a rear and side yard setback along the west and a portion of the north of 0' in lieu of the required 15' for the underground parking garage....etc....

Acres: 0.70
District: 9th

Dear Mr. Hammond:

The proposed driveway in front of the building is located within the curb radius and will not meet County design standards.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/rj

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

September 27, 1982

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 of July 27, 1982, are as follows:

Property Owner: Towson Professional Associates
Location: NW/Cor. Pennsylvania Avenue and Fairmount Avenue
Existing Zoning: RAE-2
Proposed Zoning: Variance to allow a maximum amenity/open space ratio of 0.0626 (7,678 S.F.) in lieu of the required 0.2 (22,911 S.F.) (A variance of 0.1374 or 15,233 S.F.) to allow a rear and side yard setback along the west and a portion of the north of 0' in lieu of the required 15' for the underground parking garage and a rear and side yard setback of 15' from the property line for a structure higher than 40' in lieu of the required 30' (a variance of 15' and 15' respectively) to allow a structure less than 40' high to be within 9' of a property line (a portion of the western perimeter of the property in lieu of the required 15' (a variance to 6') to allow a minimum building setback from the street R/W line of 5' in lieu of the required 15' (along the eastern property perimeter) a variance of 6'. Special Exception for an office building in an RAE-2 zone.

Acres: 0.70
District: 9th
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

LJP/als
cc: David Filbert

October 15, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #12 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Towson Professional Associates
N/W cor. Pennsylvania Ave. & Fairmount Ave.
Existing Zoning: R.A.E.-2
Proposed Zoning: B-M-CT
Acres: 0.70 District: 9th

Dear Mr. Hackett:

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:

Comments were supplied for the southerly larger portion of this site in conjunction with the Zoning Advisory Committee review for Items 16, 17 and 155 (1970-1971); and the Baltimore County Bureau of Public Services supplied comments August 31, 1971 for the northerly smaller portion of this site in conjunction with the review of the Commercial Preliminary Plan for a "Proposed Office Building for Dr. I. I. Donick".

This property comprises lots 15 and 16, and the westerly portions of lots 17 thru 29, Block "D", Plat of Belle View, recorded M.P.C. No. 4, Folio 159.

Highways:

Pennsylvania Avenue, an existing County street is proposed to be further improved in the future as a 4-foot closed section roadway on an 80-foot right-of-way, with fillet areas for eight distance at the Fairmount Avenue intersection.

Fairmount Avenue, an existing County street, is to be further improved in this vicinity as a dual lane highway with closed section roadways on a 116-foot right-of-way. No median openings will be permitted along the frontage of this property, and a reversible alone easement will be required in connection with any improvement of this property.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7340

PAUL H. REINCE
CHIEF

September 1, 1982

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

Attention: Nick Conodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Towson Professional Associates

Location: NW/Cor. Pennsylvania Avenue and Fairmount Avenue

Item No. 20

Zoning Agenda: Meeting of July 27, 1982

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.

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

() 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 *Paul H. Reinke* Noted and Approved: *William Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb/cn

Item #12 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Towson Professional Associates
Page 2
October 15, 1981

Highways: (Cont'd)

Payne Avenue, a 40-foot right-of-way shown on the aforesaid recorded plat of Belle View, if improved as a County road, will be as a 40-foot closed section roadway on a 60-foot right-of-way, with fillet areas for eight distance at the Fairmount Avenue intersection.

The Petitioner is advised that further information may be obtained from the Baltimore County Bureau of Engineering Highway Design and Approval Section.

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

Sediment Control:

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

Storm Drains:

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

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

Water and Sanitary Sewer:

There is a 6-inch public water main and 8-inch public sanitary sewerage in Pennsylvania Avenue, and there are 6, 16 and 48-inch public water mains and 6-inch public sanitary sewerage in Fairmount Avenue.

Very truly yours,

ROBERT A. HORTON, P.E., Chief
Bureau of Public Services

HAN:JAN:PR:SS

cc: Jack Wimbley, John Tranner, Stephen Collins

N-M-Ky Sheet
34 MD 4 Job Sheet
MD 10 A Topo
70 & 70A Tax Maps
Attachments

Mr. William Hammond
Zoning Commissioner
September 1, 1982
Page Two

Comment #6: Front drive shall be minimum width of 18 feet and trees around perimeter of building shall not obstruct aerial ladders from 3rd to 7th floor.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-111-XA
Petitioner: Towson Professional Associates

Date: October 22, 1982

This property is also the subject of a current zoning reclassification petition requesting a change from R.A.E. 2 to a B.M.-C.T. zone (Cycle II, Item 12, Petition No. R-82-189). The Planning staff and the Planning Board recommended that the R.A.E. 2 zoning classification be retained, expressing some concern that some of the uses permitted in a B.M. zone would not be appropriate in the town center.

This office is of the opinion that the subject proposal to construct an office tower on this site is in character with those uses that are appropriate in a town center; hence, in concept, this office is supportive of the granting of variances that would be necessitated by such a proposal.

As to the specific variances requested by the petitioner, this office is not concerned with the setback variances for the underground parking garage nor for the building setbacks requested along interior lot lines. As to the setback variance requested for the building on Fairmount Avenue, the unusually large public right-of-way (114 feet) along this section negates any concern that might ordinarily be expressed. Further, landscaping potentials within the right-of-way may be sufficient to achieve a reasonable amount of open space/landscaping for the total site.

This office normally would oppose a variance to permit more than one exterior entrance to the proposed building; however, in view of the fact that no retail uses are proposed, this office is in agreement with the exterior entrances as shown on the revised plan dated 9/28/82 (No. 4).

It is recommended that the petitioner's request be granted subject to:

1. Compliance with the aforementioned revised plan.
2. A condition that there be no retail use.
3. Approval of a landscaping plan by the Current Planning and Development Division.

Norman E. Gerber, Jr. & Howard
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

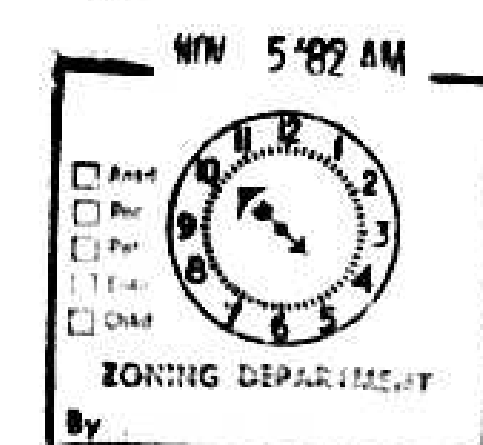
Cable KIDDENGR
Telex 877691020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500Direct Dial Number
321-5557

November 5, 1982

Mrs. Jean Jung
Deputy Zoning Commissioner
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Mrs. Jung:

Subject: Towson Office Building
Zoning Case No.: 83-111-XA
KCI Job Order No.: 1-81207



At the zoning hearing held on Thursday, November 4, 1982 you raised several questions which I trust I can answer for you. In regard to the entrance on Fairmount Avenue, I am enclosing one copy of our site plan as it was submitted for the CRG review.

This entrance configuration is "as requested" by Greg Jones of the Baltimore County Office of Traffic Engineering. As to the landscaping of the site, this will be coordinated with the Office of Planning and we have also submitted a plan to that office for the CRG review. I have enclosed a copy of this plan for your use also.

Finally, you requested from me the additional open space between the property lines and the street curb lines with specific attention to the area along Fairmount Avenue.

The area along Fairmount Avenue is an additional 5,570 square feet; along Payne Avenue it is an additional 400 square feet and along Pennsylvania Avenue 900 square feet. The total area equals 6,870 square feet which added to the on-site area then totals 14,548 square feet or 0.13 of the adjusted gross floor area of the building.

I trust this added information will be helpful to you in making your decision relative to this request for Special Exception and Variance.

Very truly yours,
Richard L. Smith
Richard L. Smith, Associate

rjm
cc: Mr. Bruce Alderman
Mr. Josse Weinstein

ENGINEERS • PLANNERS • SURVEYORS

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 16, 1982

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

RE: Petitions for Special Exception and Variances
NW/corner of Pennsylvania & Fairmount Avenues - 9th Election District
Towson Professional Associates - Petitioner
NO. 83-111-XA (Item No. 20)

Dear Mr. Alderman:

I have this date passed my Orders 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. Les Graef
Towson Development Corporation
102 West Pennsylvania Avenue
Towson, Maryland 21204

Mr. Calvin J. Davenport
414 Fairmount Avenue
Towson, Maryland 21204

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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 18, 1982

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

RE: Petitions for Special Exception and Variances
NW/corner of Pennsylvania & Fairmount Avenues - 9th Election District
Towson Professional Associates - Petitioner
NO. 83-111-XA (Item No. 20)

Dear Mr. Alderman:

I have this date passed my Amended 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

Attachment

cc: Mr. Les Graef
Towson Development Corporation
102 West Pennsylvania Avenue
Towson, Maryland 21204

Mr. Calvin J. Davenport
414 Fairmount Avenue
Towson, Maryland 21204

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

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

9th Election District

ZONING: Petition for Special Exception and Variances

LOCATION: Northwest corner of Pennsylvania and Fairmount Avenues

DATE & TIME: Thursday, November 4, 1982 at 10:00 A.M.

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

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

Petition for Special Exception for an office building and Variances to allow an amenity open space ratio of .056 (6,391 sq. ft.) instead of the required minimum ratio of 0.2 (22,911 sq. ft.); to allow rear yard setbacks of 0' and 9' and a side yard setback of 0', all in lieu of the required 15' for structure less than 40' in height; rear yard and side yard setbacks of 15' in lieu of the required 30' for a building 40' or more in height; front yard setback of 5' in lieu of the required 15' from a street line; to permit more than one exterior entrance to the proposed building

The Zoning Regulations to be excepted are as follows:
Section 201.3E - minimum amenity open space ratio in R.A.E. 2 zone
Section 201.3.C.1 - front, side and rear yard setbacks in R.A.E. 2 and B.M. zones
Section 201.2.B.3 - maximum number of exterior entrances permitted on a building

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

Being the property of Towson Professional Associates, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, November 4, 1982 at 10:00 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

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable KIDDENGR
Telex 877691020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500Direct Dial Number
321-5512

DESCRIPTION

0.70 ACRE PARCEL, NORTHWEST CORNER PENNSYLVANIA AVENUE
AND FAIRMOUNT AVENUE, BALTIMORE COUNTY, MARYLAND.

This Description is for a Special Exception with Yard Variances in a RAE-2 Zone and a Variance to Amenity Open Space.

Beginning at the northwest corner of Pennsylvania Avenue, 50 feet wide, and Fairmount Avenue, 114 feet wide, running thence binding on the north side of said Pennsylvania Avenue,
(1) N 82° 50' 55" W 126.70 feet to the east side of Lot 14 as shown on the plat of "Belle View" recorded among the Land Records of Baltimore County in Plat Book W.P.C. 4, Page 159, thence binding on said east side of Lot 14, (2) N 14° 14' 35" E 189.86 feet, thence binding on the rear lines of Lots 7 and 8 as shown on said plat (3) S 75° 15' 25" E 50.00 feet, thence binding on the rear of Lots 20 to 22 and part of Lot 23 and Lot 19 as shown on said plat (4) N 14° 14' 35" E 150 feet, thence

(5) S 75° 15' 25" E 75.23 feet
to the west side of said Fairmount Avenue, thence binding thereon
(6) S 14° 09' 15" W 323.12 ft., plus or minus, to the place of beginning.

Containing 0.78 of an acre of land.

J.O. 1-81207

April 13, 1982



ENGINEERS • PLANNERS • SURVEYORS

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable KIDDENGR
Telex 877691020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500Direct Dial Number
321-5512

DESCRIPTION

0.70 ACRE PARCEL, NORTHWEST CORNER PENNSYLVANIA AVENUE
AND FAIRMOUNT AVENUE, BALTIMORE COUNTY, MARYLAND.

This Description is for a Special Exception with Yard Variances in a RAE-2 Zone and a Variance to Amenity Open Space.

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(1) N 82° 50' 55" W 126.70 feet to the east side of Lot 14 as shown on the plat of "Belle View" recorded among the Land Records of Baltimore County in Plat Book W.P.C. 4, Page 159, thence binding on said east side of Lot 14, (2) N 14° 14' 35" E 189.86 feet, thence binding on the rear lines of Lots 7 and 8 as shown on said plat (3) S 75° 15' 25" E 50.00 feet, thence binding on the rear of Lots 20 to 22 and part of Lot 23 and Lot 19 as shown on said plat (4) N 14° 14' 35" E 103 feet, plus or minus, to intersect the existing "BM-CT" zone line as shown on Zoning Map NC 10-A, thence binding on said zone line (5) southeasterly, 75 feet, plus or minus, to the west side of said Fairmount Avenue, thence binding thereon
(6) S 14° 09' 15" W 275 feet, plus or minus, to the place of beginning.

Containing 0.70 of an acre of land.

J.O. 1-81207

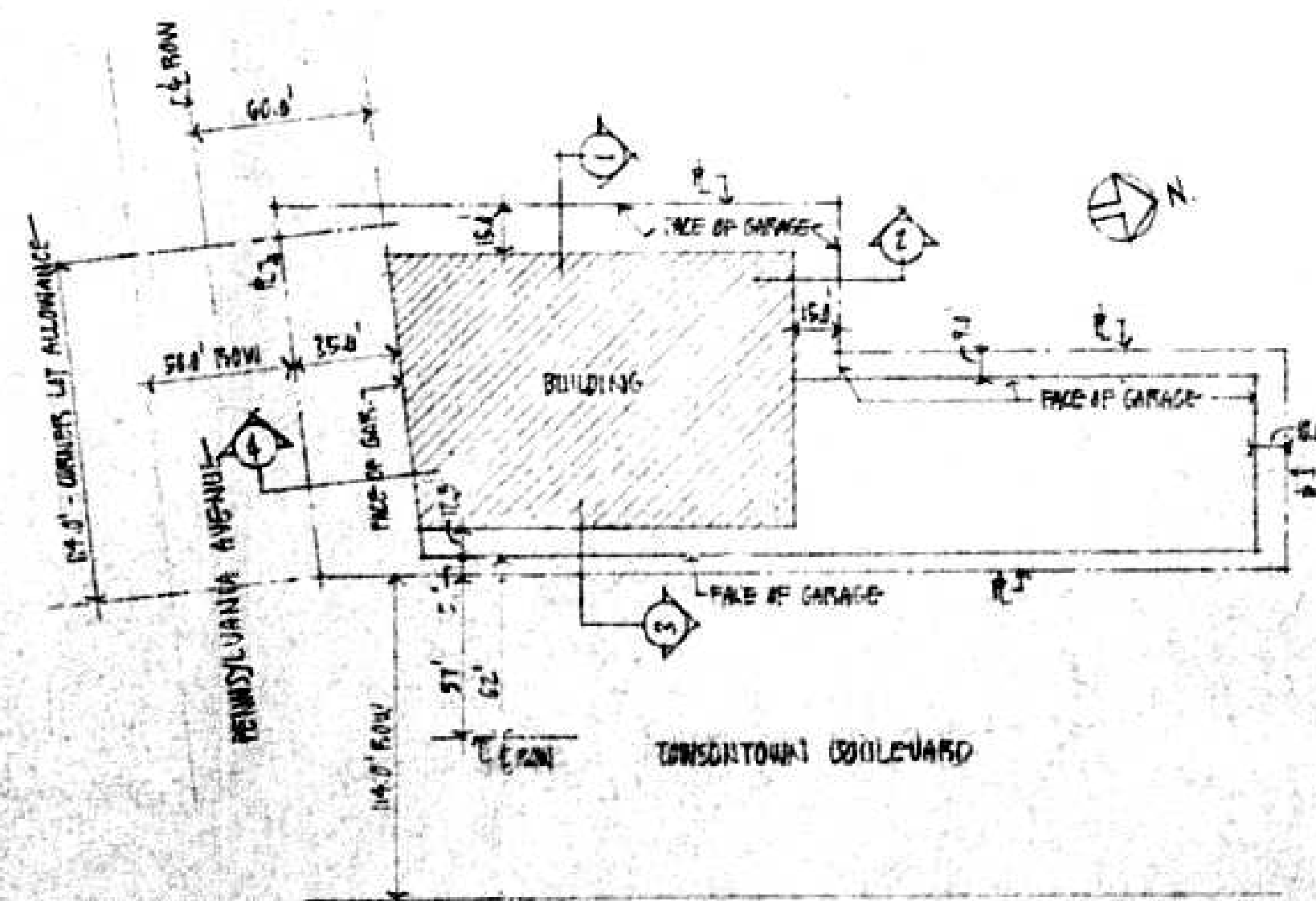
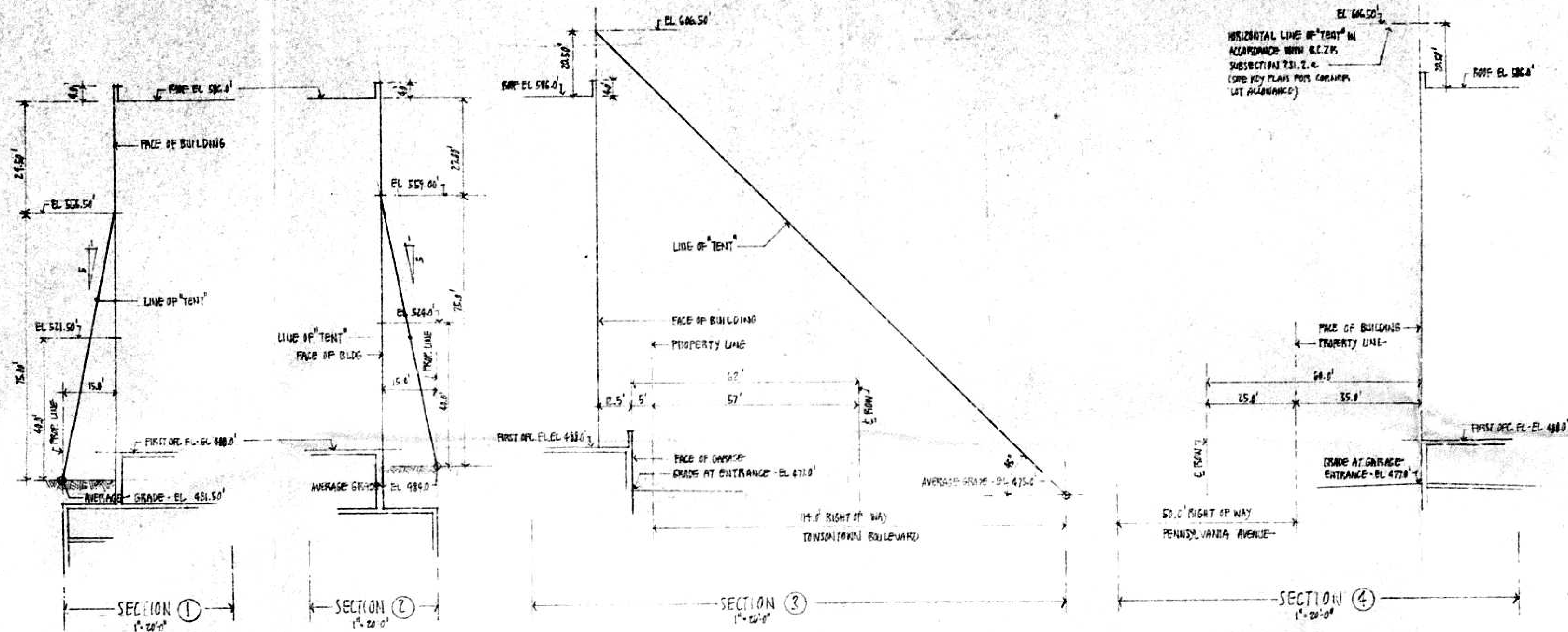
April 13, 1982



ENGINEERS • PLANNERS • SURVEYORS

Item # 20

VARIANCE NOT REQUIRED PER MEETING W/ ZONING OFFICE.



AVERAGE WIDTH SHALL NOT EXCEED 2.5 TIMES THE AVERAGE HEIGHT OF EACH ELEVATION.

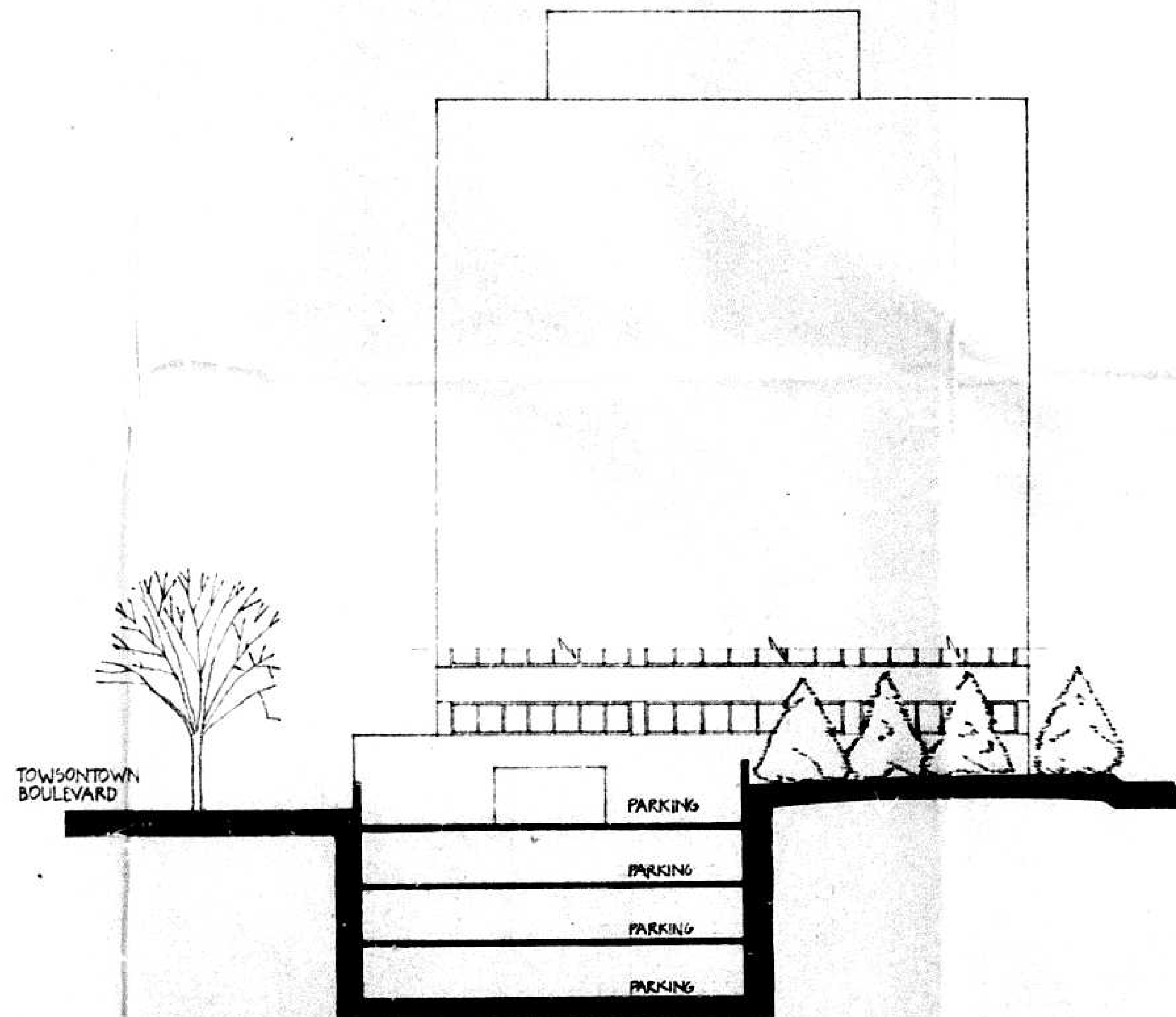
	AVG. HT.	AVG. WIDTH
WEST ELEVATION (SECTION 1)	100.5'	139.0' (HT. x 1.26)
NORTH ELEVATION (SECTION 2)	106.0'	105.0' (HT. x .99)
EAST ELEVATION (SECTION 3)	115.0'	123.0' (HT. x 1.07)
SOUTH ELEVATION (SECTION 4)	113.0'	105.78' (HT. x .936)



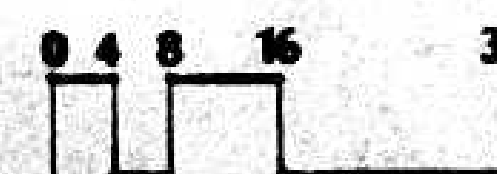
ABEL & WEINSTEIN, P.C.
REGISTERED ARCHITECTS
5400 WISCONSIN AVENUE, SUITE 227-A
CHEVY CHASE, MARYLAND 20015
TELEPHONE (301) 652-1477

TOWSON OFFICE BLDG.
PENNSYLVANIA AVENUE
TOWSON, MARYLAND
GERMAR PROPERTIES

NO.	DATE	REVISION	ISSUE DATE
REVISIONS: NOTED THUS Δ ON PLAN			
SCALE	DATE	FILE NO.	
	4-1-82		
ZONING DIAGRAM			14



10'-0"	OFFICE LEVEL 2 EL. 498.67'
11'-0"	OFFICE LEVEL 1 EL. 488.0'
5'-0"	LOBBY LEVEL EL. 477.0'
4'-0"	G-3 EL. 468.0'
4'-0"	G-2 EL. 459.0'
9'-0"	G-1 EL. 450.0'



ABEL & WEINSTEIN, P.C.
 REGISTERED ARCHITECTS
 5480 WISCONSIN AVENUE, SUITE 227-A
 CHEVY CHASE, MARYLAND 20015
 TELEPHONE (301) 652-1477

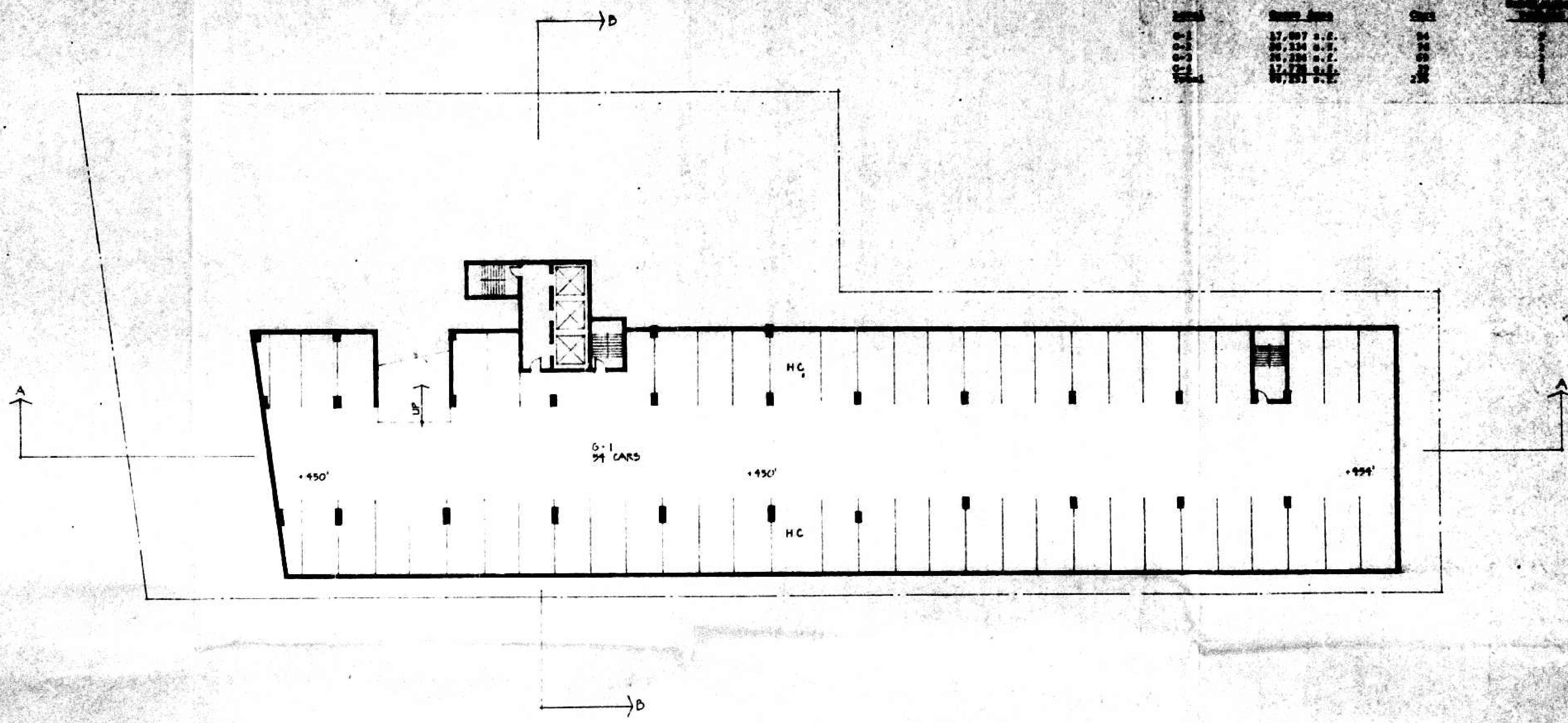
TOWSON OFFICE BLDG.
 PENNSYLVANIA AVENUE
 TOWSON, MARYLAND
 GERMAR PROPERTIES

NO.	DATE	REVISION	ISSUE DATE
REVISIONS: NOTED THUS Δ ON PLAN			

SCALE
 DATE 6-21-82
 SECTION C-C

15

FIXING DATA			
ITEM	QUANTITY	UNIT	PRICE
17,007 S.F.	17,007	S.F.	1.00
20,134 S.F.	20,134	S.F.	1.00
20,220 S.F.	20,220	S.F.	1.00
17,720 S.F.	17,720	S.F.	1.00
17,751 S.F.	17,751	S.F.	1.00



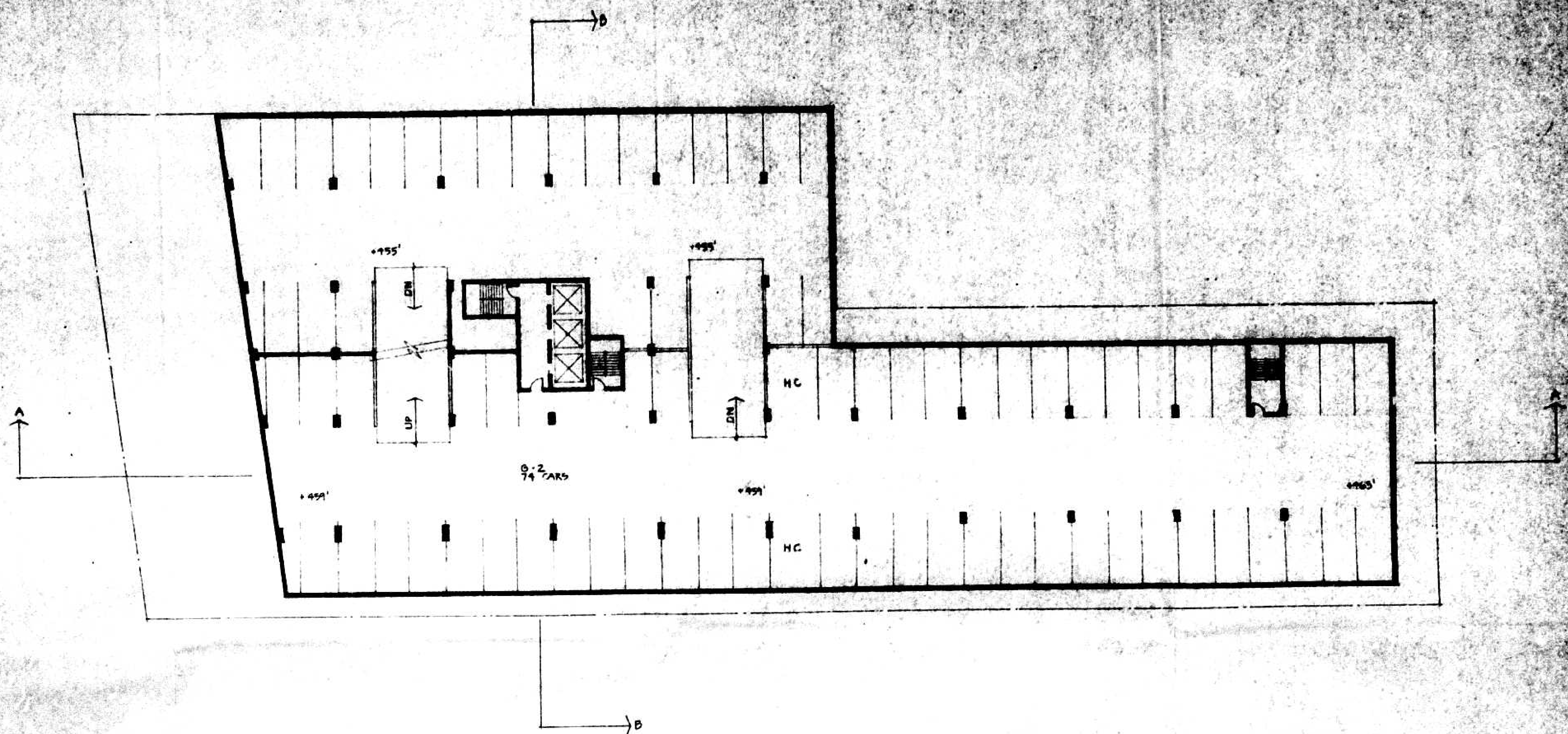
ABEL & WEINSTEIN, P.C.
 REGISTERED ARCHITECTS
 5400 WISCONSIN AVENUE, SUITE 227-A
 CHEVY CHASE, MARYLAND 20015
 TELEPHONE (301) 652-1477

TOWSON OFFICE BLDG.
 PENNSYLVANIA AVENUE
 TOWSON, MARYLAND
 GERMAN PROPERTY

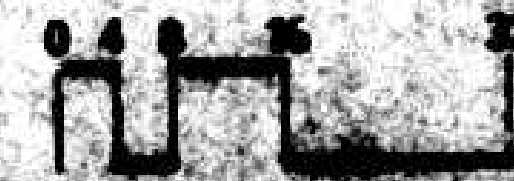
NO.	DATE	REVISION	BY
1	11-1-82	1	
REVISIONS: NOTED THIS Δ ON PLAN			
1	11-1-82	1	



PETTER'S
 EXHIBIT 6



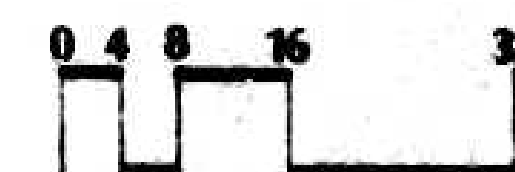
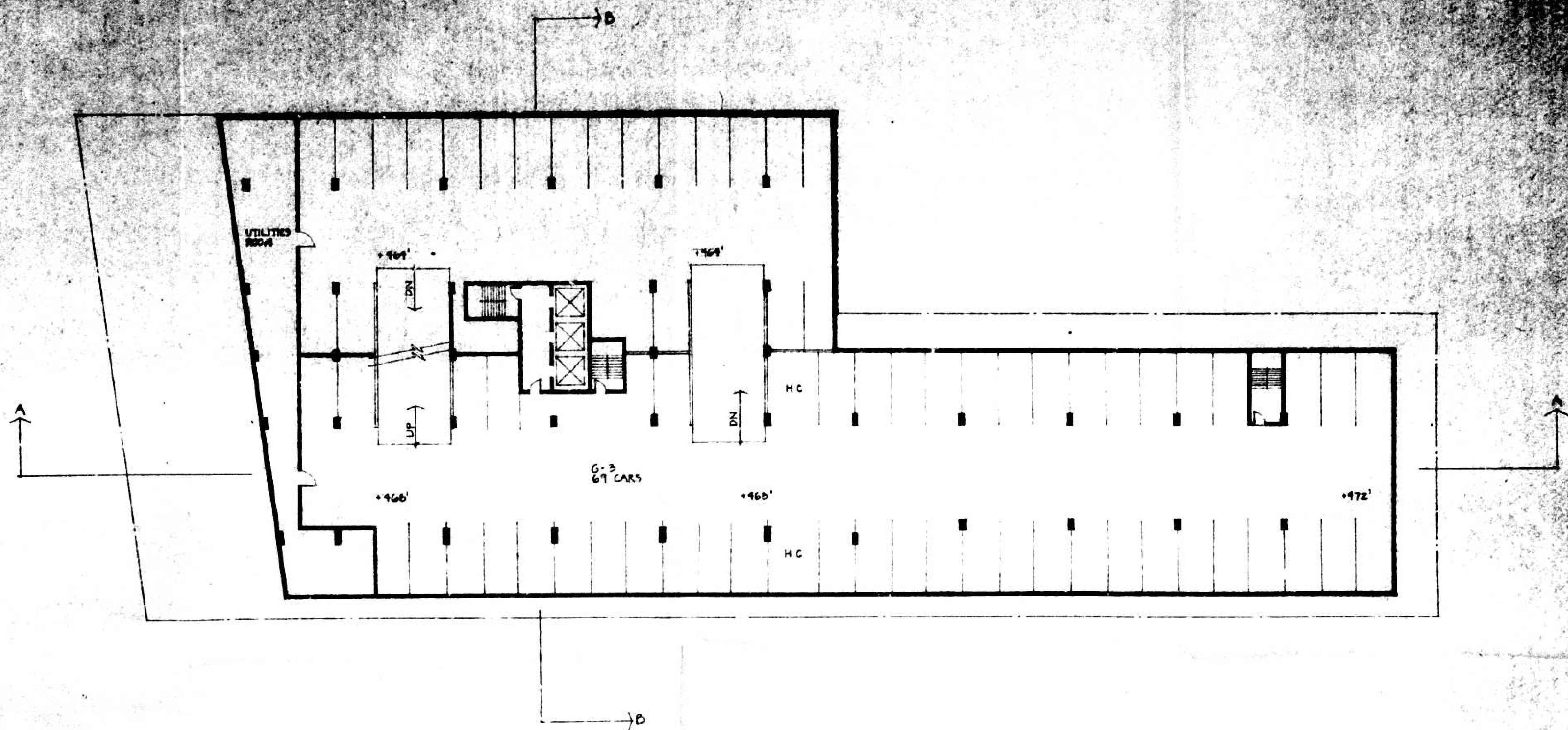
ABEL & WEINSTEIN, P.C.
 REGISTERED ARCHITECTS
 5406 WISCONSIN AVENUE, SUITE 227-A
 CHEVY CHASE, MARYLAND 20815
 TELEPHONE (301) 632-1477



TOWSON OFFICE BLDG.
 PENNSYLVANIA AVENUE
 TOWSON, MARYLAND
 GERMAR PROPERTIES

NO.	DATE	REVISION
1	1-1-82	REVISION: HORIZONTAL Δ
GARAGE LEVEL 2		



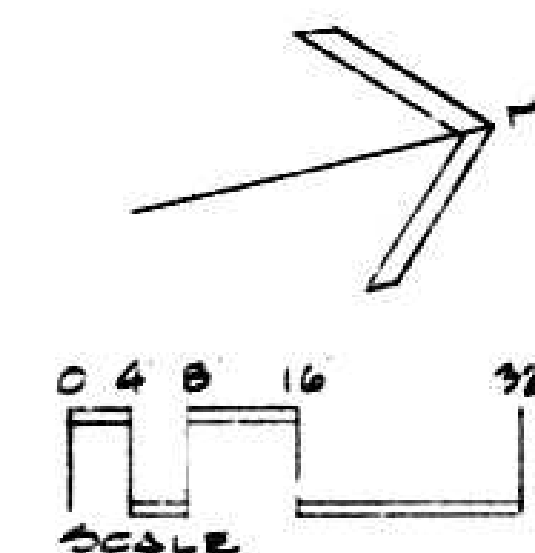
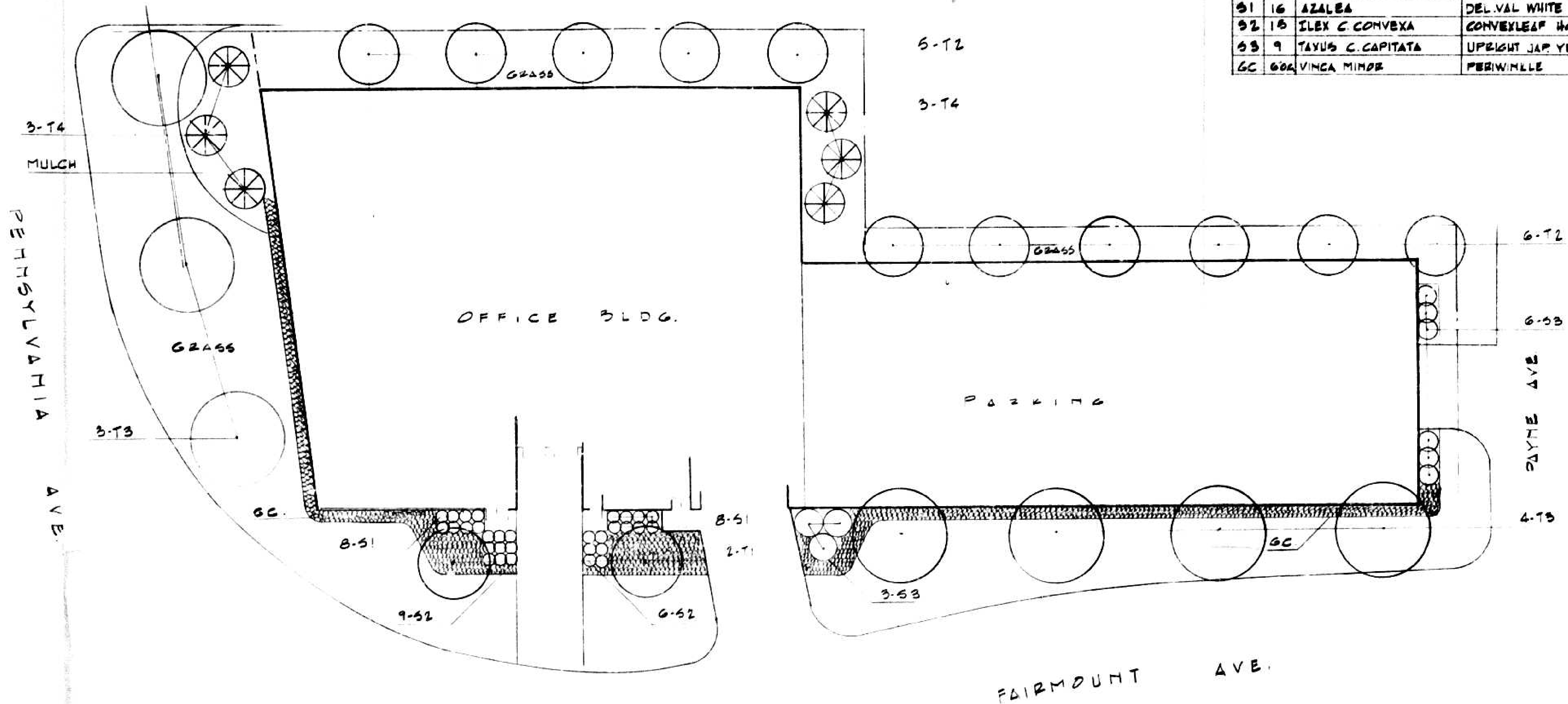


ABEL & WEINSTEIN, P.C.
 REGISTERED ARCHITECTS
 5480 WISCONSIN AVENUE, SUITE 227-A
 CHEVY CHASE, MARYLAND 20015
 TELEPHONE (301) 652-1477

TOWSON OFFICE BLDG.
 PENNSYLVANIA AVENUE
 TOWSON, MARYLAND
 GERMAR PROPERTIES

NO.	DATE	REVISION
REVISIONS: NOTED THIS Δ ON PLAN		
SCALE	DATE	FIG. NO.
	4-1-86	
GARAGE LEVEL 3		3

PLANTING LIST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
T1	2	CORNUS FLORIDA	FLOWERING DOGWOOD	2 1/2-4
T2	11	PRUNUS S. KWANZAN	KWANZAN CHERRY	8-10
T3	7	TILIA GREENSPIRE	GREENSPIRE LINDEN	2 1/2-3
T4	6	PINUS STROBUS	WHITE PINE	6-8
S1	16	AZALEA	DEL. VAL WHITE	18-24
S2	18	ILEX C. CONVEXA	CONVEXLEAF HOLLY	18-24
S3	9	TAXUS C. CAPITATA	UPRIGHT JAP. YEW	4-5
GC	604	VINCA MINOR	PERIWINKLE	2-4

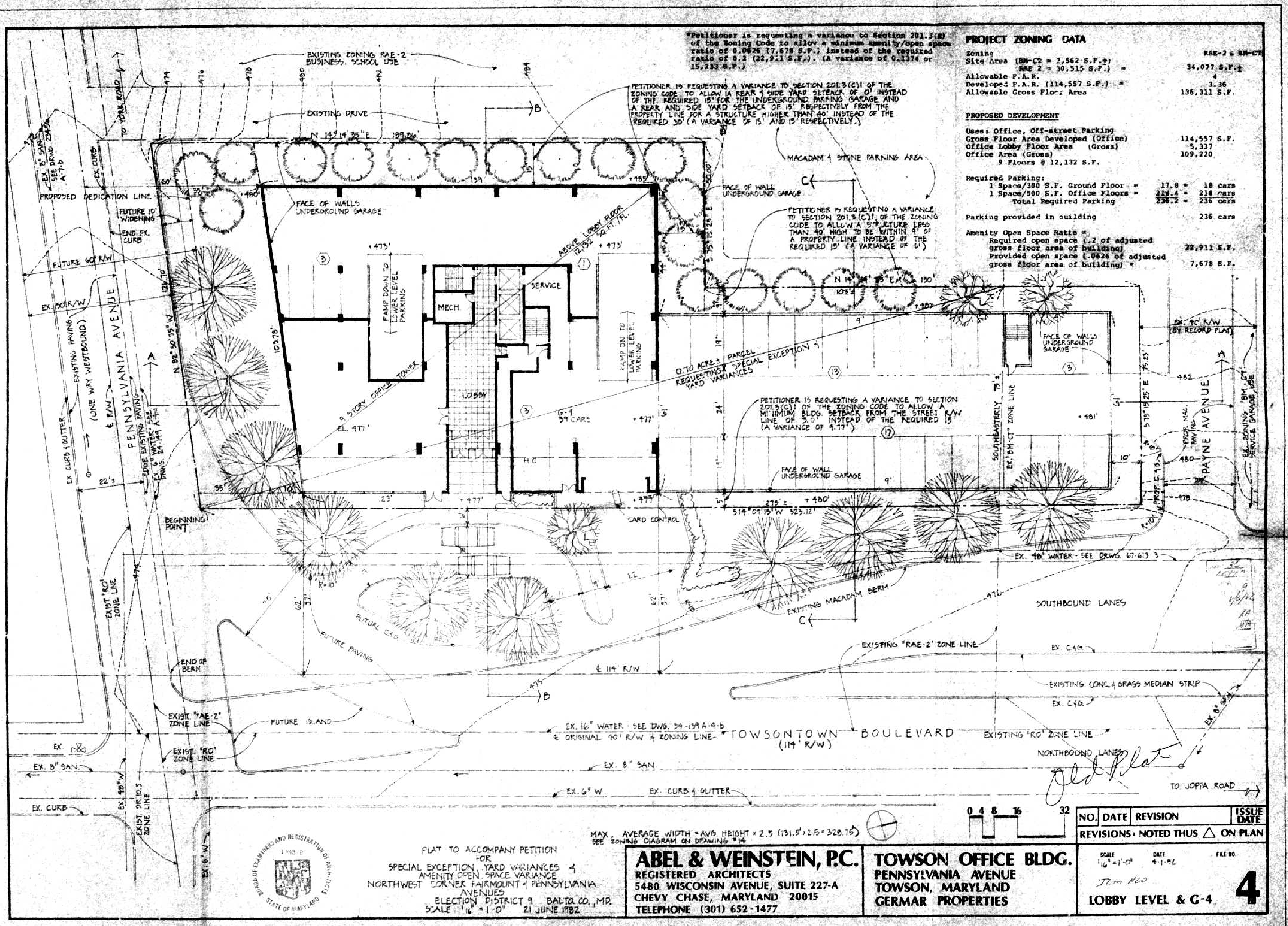


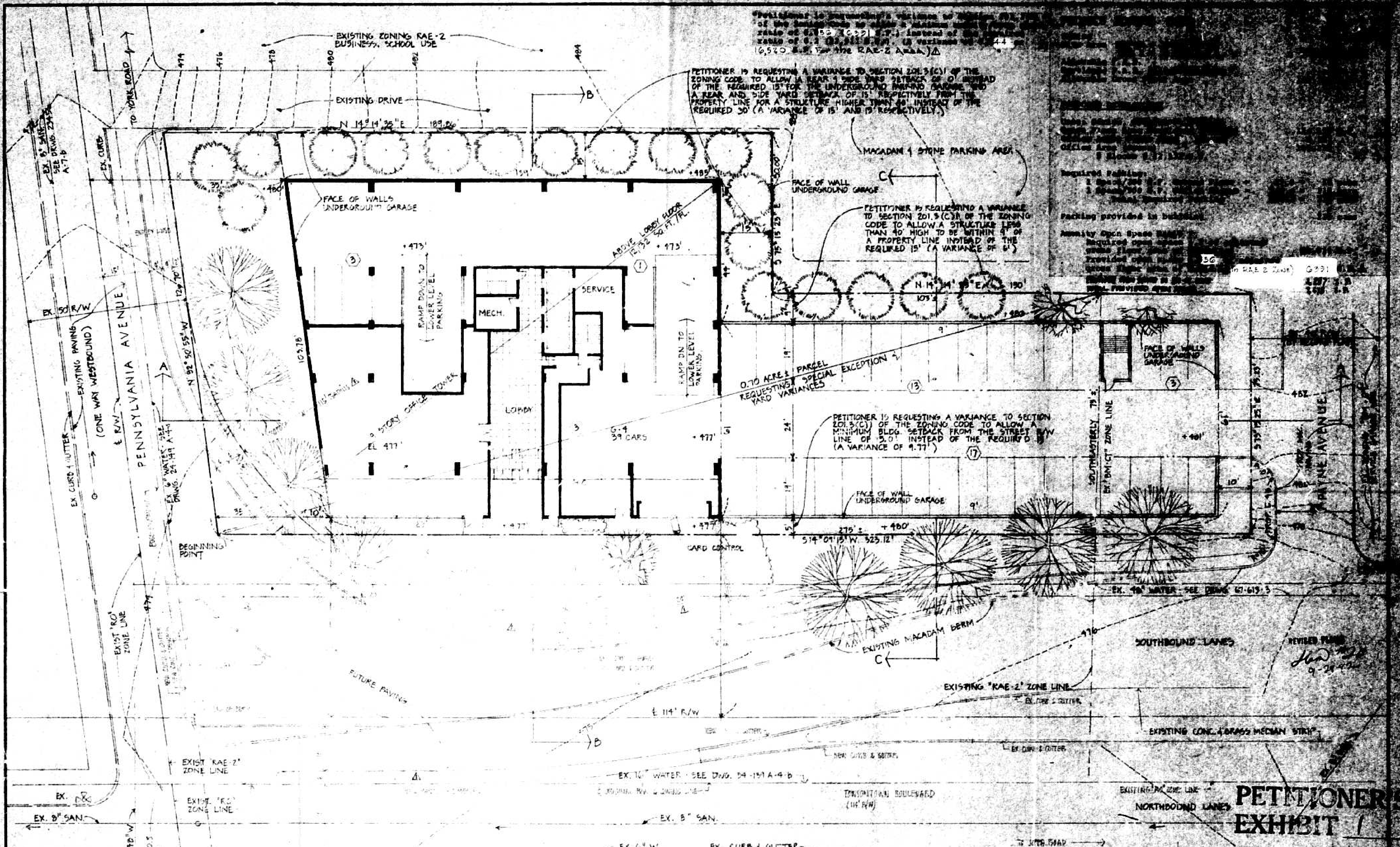
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE RD.
TOWSON, MD. 21204
TEL. (301) 321-3500

ABEL & WEINSTEIN, P.C.
REGISTERED ARCHITECTS
9420 WISCONSIN AVE, SUITE 227-A
CHEVY CHASE, MARYLAND, 20015
TEL. (301) 652-1477

TOWSON OFFICE BLDG.
PENNSYLVANIA AVE.
TOWSON, MARYLAND
PLANTING PLAN

J.O. B1207





Petitioner is requesting a variance to Section 201.3(C) of the zoning code to allow a rear yard setback of 0' instead of the required 15' for the underground parking garage and a rear and side yard setback of 15' respectively from the property line for a structure higher than 40' instead of the required 30' (a variance of 15' and 15' respectively).

Petitioner is requesting a variance to Section 201.3(C) of the zoning code to allow a structure less than 40' high to be within 9' of a property line instead of the required 15' (a variance of 6').

Petitioner is requesting a variance to Section 201.3(C) of the zoning code to allow a minimum bldg. setback from the street R/W line of 12.0' instead of the required 15' (a variance of 3.0').

0.70 ACRE PARCEL REQUESTING SPECIAL EXCEPTION & YARD VARIANCES

PROPOSED BUILDING
 Towson Office Building
 5480 Wisconsin Avenue, Suite 227-A
 Chevy Chase, Maryland 20915
 Office Area: 10,000 sq. ft.
 3 stories
 100' x 150' lot

Required Parking:
 1 space/100 sq. ft. office space = 100 spaces
 1 space/500 sq. ft. retail space = 20 spaces
Total Required Parking: 120 spaces

Parking provided in building:
 120 spaces

Amenity Open Space:
 Required open space: 10,000 sq. ft.
 Provided open space: 10,000 sq. ft.
Total Provided Open Space: 10,000 sq. ft.

REVISIONS:
 1. 1/10/82 GENERAL REV.
 2. 1/10/82 GENERAL REV.
 3. 1/10/82 GENERAL REV.
 4. 1/10/82 GENERAL REV.
 5. 1/10/82 GENERAL REV.
 6. 1/10/82 GENERAL REV.
 7. 1/10/82 GENERAL REV.
 8. 1/10/82 GENERAL REV.
 9. 1/10/82 GENERAL REV.
 10. 1/10/82 GENERAL REV.
 11. 1/10/82 GENERAL REV.
 12. 1/10/82 GENERAL REV.
 13. 1/10/82 GENERAL REV.
 14. 1/10/82 GENERAL REV.
 15. 1/10/82 GENERAL REV.
 16. 1/10/82 GENERAL REV.
 17. 1/10/82 GENERAL REV.
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 27. 1/10/82 GENERAL REV.
 28. 1/10/82 GENERAL REV.
 29. 1/10/82 GENERAL REV.
 30. 1/10/82 GENERAL REV.
 31. 1/10/82 GENERAL REV.
 32. 1/10/82 GENERAL REV.

PETITIONER'S EXHIBIT

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION, YARD VARIANCES & AMENITY OPEN SPACE VARIANCE NORTHWEST CORNER FAIRMOUNT & PENNSYLVANIA AVENUES ELECTION DISTRICT 9 BALTO. CO., MD. SCALE 1/8" = 1'-0" 21 JUNE 1982

ABEL & WEINSTEIN, P.C.
 REGISTERED ARCHITECTS
 5480 WISCONSIN AVENUE, SUITE 227-A
 CHEVY CHASE, MARYLAND 20915
 TELEPHONE (301) 652-1477

TOWSON OFFICE BLDG.
 PENNSYLVANIA AVENUE
 TOWSON, MARYLAND
 GERMAR PROPERTIES

NO.	DATE	REVISION
1	1/10/82	GENERAL REV.
2	1/10/82	GENERAL REV.
3	1/10/82	GENERAL REV.
4	1/10/82	GENERAL REV.
5	1/10/82	GENERAL REV.
6	1/10/82	GENERAL REV.
7	1/10/82	GENERAL REV.
8	1/10/82	GENERAL REV.
9	1/10/82	GENERAL REV.
10	1/10/82	GENERAL REV.
11	1/10/82	GENERAL REV.
12	1/10/82	GENERAL REV.
13	1/10/82	GENERAL REV.
14	1/10/82	GENERAL REV.
15	1/10/82	GENERAL REV.
16	1/10/82	GENERAL REV.
17	1/10/82	GENERAL REV.
18	1/10/82	GENERAL REV.
19	1/10/82	GENERAL REV.
20	1/10/82	GENERAL REV.
21	1/10/82	GENERAL REV.
22	1/10/82	GENERAL REV.
23	1/10/82	GENERAL REV.
24	1/10/82	GENERAL REV.
25	1/10/82	GENERAL REV.
26	1/10/82	GENERAL REV.
27	1/10/82	GENERAL REV.
28	1/10/82	GENERAL REV.
29	1/10/82	GENERAL REV.
30	1/10/82	GENERAL REV.
31	1/10/82	GENERAL REV.
32	1/10/82	GENERAL REV.

LOBBY LEVEL & G-1

Siting		
Site Area	1,948 S.F. ±	
	Lot 2 = 30,318 S.F. ±	
Allowable F.A.R.		
Developed F.A.R. (114,387 S.F. ±)		114,387 S.F.
Allowable Gross Floor Area		109,278
PROPOSED DEVELOPMENT		
Uses: Office, Off-Street Parking		
Gross Floor Area Developed (Office)		114,387 S.F.
Office Lobby Floor Area (Gross)		3,331
Office Area (Gross)		109,278
9 Floors @ 12,132 S.F.		
Required Parking:		
1 Space/300 S.F. Ground Floor	17.0 =	18 spaces
1 Space/500 S.F. Office Floors	112.0 =	112 spaces
Total Required Parking	129.0 =	130 spaces
Parking provided in building		130 spaces
Aspenity Open Space Ratio =		
Required open space (1.1 of adjusted gross floor area of building)		25,911 S.F.
Provided open space (0.56 of adjusted gross floor area of building)		62,911 S.F.
PROVIDED OPEN SPACE IN EX-CELS OF REQUIRED		127 S.F.
WILL PROVIDE GRASS SPACE		127 S.F.

Asseinity Open Space Ratio =		
Required open space	1.1 of adjusted	
gross floor area of building		22,911 S.F.
Provided open space	0.56 of adjusted	
gross floor area of building		6,000 S.F.
PROVIDED OPEN SPACE IN % OF REQUIRED		127 S.F.
PROVIDED OPEN SPACE		163 S.F.

PETITIONER IS REQUESTING A VARIANCE TO SECTION 2351 OF THE ZONING CODE TO ALLOW A FRONT YARD SETBACK OF 5' INSTEAD OF THE REQUIRED 15' FOR THE UNDERGROUND PARKING GARAGE (A VARIANCE OF 10')

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION, YARD VARIANCES &
AMENITY OPEN SPACE VARIANCE
NORTHWEST CORNER FAIRMOUNT & PENNSYLVANIA
AVENUES
ELECTION DISTRICT # BALTO. CO. MD
SCALE 1" = 1'-0" 21 JUNE 1982

ABEL & WEINSTEIN, P.C.
REGISTERED ARCHITECTS
5480 WISCONSIN AVENUE, SUITE 227-A
CHEVY CHASE, MARYLAND 20015
TELEPHONE (301) 652-1477

TOWSON OFFICE BLDG.
PENNSYLVANIA AVENUE
TOWSON, MARYLAND
GERMAR PROPERTIES

7	9/26/82	GENERAL REV.	1/2/82
NO.	DATE	REVISION	ISSUE DATE
REVISIONS: NOTED THUS Δ ON PLAN			
SCALE $1/16" = 1'-0"$		DATE 9-1-82	FILE NO. 4
LOBBY LEVEL & G-4			

Petitioner's Exhibit # 2