PETITION FOR ZONING VARIANCE 83-226-A

152

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

* see attached addendum

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

unnecessary hardship and practical difficulty due to lot size in conjunction with zoning of BM-CT, and optimum use of subject property.

3/3/83

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:
HENRY ADAMS, INC.
(Type or Print Name)
By: John F. Grice
Signature John F. Grice
401 Washington Avenue, 12th Fl.
Address
Towson, Maryland 21204
City and State

Legal Owner(s):
JEANNETTE B. SELLMAN
(Type or Print Name)
Jeannette B. Sellman
Signature
ANDREW SELLMAN
(Type or Print Name)
By: Jeannette B. Sellman
Signature

Attorney for Petitioner:
GARY C. DUVALL
(Type or Print Name)
Gary C. Duvall
Signature
401 Washington Avenue, 7th Fl.
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 821-6565

600 Baltimore Avenue 321-9421
Address Phone No.
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Gary C. Duvall
Name
401 Washington Ave. 21204 821-6565
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of February, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of April, 1983, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

Time April 5, 1983 9:45am

(over)

ORDER RECEIVED FOR FILING
DATE May 5, 1983
BY

83-226-A #152

Jeannette B. Sellman, et al 83-226-A NW/corner of Baltimore and Alleghany Avenues

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5. Approval of the aforementioned site plan by 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 and the Department of Traffic Engineering.

It is FURTHER ORDERED that since the petitioner withdrew the request for variances to permit a front yard setback of zero feet in lieu of the required average of 7.5 feet for proposed balconies or solar shades and to permit said balconies or solar shades 12 feet in length to project 6 feet from the building so as to have zero setbacks in lieu of balconies or solar shades 10 feet in length to project 4 feet into the required yard areas (said balconies or solar shades are proposed to project beyond the property line into the street right-of-way) at the outset of the hearing, these variances are hereby DISMISSED with prejudice.

Jean M. H. Jung
Deputy Zoning Commissioner
of
Baltimore County

ORDER RECEIVED FOR FILING
DATE May 5, 1983
BY

The legal owners of the property petition for a variance from sections:

1. Section 235.1 (303.2) to permit a front yard setback of 0' in lieu of the required average of 7.5' for the proposed building and the proposed balconies or solar shades (said balconies or solar shades are proposed to project beyond the property line into the street right of way).

2. Section 235.2 to permit a side yard setback of 0' in lieu of the required 10'.

3. Section 235B.4 to permit an amenity open space ratio of 0.01 in lieu of the required 0.1 and the required .02 ratio for the proposed building and above grade parking, respectively.

4. Section 301.2 to permit balconies or solar shades of 12' in length to project 6' from the building so as to have 0' setbacks instead of balconies or solar shades 10' in length projecting 4' into the required yard areas (said balconies or solar shades are proposed to project beyond the property line into the street right of way).

5. Section 409.2.c(4) to permit a 0' setback for off street parking spaces when screened with wall, fence, or planting in lieu of the required 8' from street property line.

6. Section 409.2 to permit compact parking spaces of 7.5' x 15' with 272 sq. ft. per space for a lot without an attendant in lieu of standard car spaces of 8.5' by 18' with a minimum of 300 sq. ft. per space to a maximum of 60% of spaces required by Zoning.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Baltimore and
Alleghany Ave., 9th District : OF BALTIMORE COUNTY

JEANNETTE B. SELLMAN, et al, : Case No. 83-226-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 14th day of March, 1983, a copy of the foregoing Order was mailed to Gary C. Duvall, Esquire, 401 Washington Avenue, 7th Floor, Towson, Maryland 21204, Attorney for Petitioners; and Mr. John F. Grice, Henry Adams, Inc., 401 Washington Avenue, 12th Floor, Towson, Maryland 21204, Contract Purchaser.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Nicholas B. Commodari
Chairman

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

March 24, 1983

Gary C. Duvall, Esquire
401 Washington Avenue
7th Floor
Towson, Maryland 21204

RE: Item No. 152 - Case No. 83-226-A
Petitioner - Andrew Sellman, et ux
Variance Petition

Dear Mr. Duvall:

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.

Located on the northwest corner of Baltimore and Alleghany Avenues in the 9th Election District, the subject property, zoned B.M.-C.T., is improved with a large dwelling. This structure is proposed to be razed and a three-story office building, with parking provided beneath the first floor at street level, planned to be constructed. Adjacent properties to the north are a mixture of dwellings and offices, while office buildings exist immediately to the west and south across Alleghany Avenue. These buildings were the subjects of previous zoning hearings (Case No. 76-146-XA and No. 71-234-XA, respectively), which granted setback variances of 0 feet along Alleghany and Baltimore Avenues.

The subject hearing is requesting a variety of variances; i.e., building and parking setbacks, amenity open space and the size and area of parking spaces. As we discussed in our previous conversations, the front yard variance request of 0 feet, if granted, will include the proposed building along Alleghany Avenue and those portions of the proposed balconies or solar shades that are constructed to the property line. However, this office does not have any jurisdiction for approving the portions of these structures that project over the right-of-way of Alleghany Avenue.

Item No. 152 - Case No. 83-226-A
Petitioner - Andrew Sellman, et ux
Variance Petition
Page 2

The "conceptual and schematic" site plan has been reviewed and approved subject to changes by the County Review Group (CRG), whose comments are enclosed and obtaining the requested variances.

Since the variance request, concerning the proposed parking, was to allow a reduction in size and area and not in the number provided, two proposed layouts were submitted. One showed 49 standard parking spaces and the other 60 compact parking spaces with the remaining required number of spaces to be leased from the County Revenue Authority.

This petition was scheduled for a hearing with the understanding that the site plan would reflect the changes required by the Department of Traffic Engineering. Regardless of the outcome of the hearing, these changes are to be reflected on revised site plans and the necessary off-site parking leased from the County Revenue Authority.

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,

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

NBC:bsc

Enclosures

cc: TAA Inc.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING
Wednesday, March 2, 1983

OFFICE BUILDING - 600 BALTIMORE AVENUE

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman	- Department of Public Works
Paul Koch	- Bureau of Public Services
E. A. Bober	- Office of Planning & Zoning
Susan Carrell	- Office of Planning
Diana Itter	- Office of Zoning
Richard Moore	- Traffic Engineering
Greg Jones	- Traffic Engineering
Bob Hannon	- Revitalization Office
Gary C. Duvall	- Miles & Stockbridge
David L. Gregory	- David Gregory Assocs., Inc.
Kenneth V. Bellin	- Henry Adams, Inc.
John F. Grice	- Henry Adams, Inc.
Peter Christie	- TAA, Inc.
Alexander Ratych	- APR Associates, Inc.
*Attachment	- List of interested citizens

The meeting was called to order at 10:00 a.m. by Mr. Benson, Chairman of the Review Group.

Mr. Peter Christie, developer's architect, presented the plan and stated that two schemes for parking were presented; however, the building is exactly the same for both plans. The developer is providing as much parking as possible. The remaining parking to meet the requirements of Baltimore County and will be obtained through the Revenue Authority garage.

Diana Itter presented the written comments from the Office of Zoning and stated that the concept of the building as shown on the site plan in general meets zoning requirements for review and can be recommended for approval providing that the final approval of the plat and building permits are contingent upon the outcome of the zoning hearings. The general notes to be revised as stated in the written comments presented by this office at this meeting. The parking places which are in close proximity to the entrance should be restudied.

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 /~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of May, 1983, that the ~~herein Petition for~~ Variance(s) to permit a front yard setback of zero feet in lieu of the required average 7.5' for the proposed building; a side yard setback of zero feet in lieu of the required 10 feet; an amenity open space ratio of 0.01 in lieu of the required 0.1 and the required .02 ratio for the proposed building and above-grade parking, respectively; a zero foot setback for off-street parking spaces when screened with wall, fence, or planting in lieu of the required 8 feet from the street property line; and to permit compact parking spaces of 7.5' X 15' with 272 square feet per space for a lot without an attendant in lieu of standard car spaces of 8.5' X 18' with a minimum of 300 square feet per space to a maximum of 60% of spaces required, in accordance with the site plan prepared by TAA, Inc., revised March 3, 1983, and marked Petitioner's Exhibit 1; the Alternate Parking Plan for 60 spaces thereon; and the site plan revised April 4, 1983, marked Petitioner's Exhibit 3, are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Screening for the parking area along the north property line shall be in accordance with Section 409.2.c.(1) of the Baltimore County Zoning Regulations as well as the letter submitted by Gary C. Duvall, Esquire, dated April 7, 1983.

2. Water run-off for the proposed building and parking areas shall be directed away from the adjoining property to the north.

3. The covered parking area shall not be enclosed on the south side. The cars shall be screened from pedestrian view by heavy planting of evergreens and flowering annuals in planters similar to those shown on Petitioner's Exhibit 3.

4. A detailed landscape plan prepared by a landscape architect or similar professional shall be submitted indicating the planters referenced above as well as trees, shrubbery, and flowers in the public right-of-way. An agreement for installation and maintenance of plantings in the right-of-way shall be signed by Baltimore County and the property owner and a copy shall be submitted and filed herein.

ORDER RECEIVED FOR FILING
DATE May 5, 1983
BY [signature]

Susan Carrell presented written comments from the Office of Planning and stated that a detailed landscape plan must be submitted with the building permit application.

Greg Jones presented written comments from Traffic Engineering and stated that the northeast corner of Allegheny and Baltimore Avenues must be modified to improve the turning radius for busses. Existing alley needs to be a minimum of 20 feet wide for adequate sight distance at the entrances. No parking will be permitted on Allegheny Ave. Compact parking spaces will work only if they are assigned and enforced; otherwise, a maximum 40% compact car spaces will be permitted. Adequate maneuvering room needs to be provided within this garage and vehicles shall not be permitted to back into the public right-of-ways.

Health Department submitted written comments stating that the plan can be approved as submitted.

Paul Koch presented written comments from the Developers Engineering Division and stated that public water and public sewer exists and can be made available by connections; however, there may be insufficient capacity within this sanitary sewer outfall and, therefore, a sewer study is required to determine if there is adequate capacity within the existing sewer facilities. Allegheny Avenue shall be improved with a 42-foot curb and gutter cross section on an 80-foot right-of-way. Baltimore Avenue shall be improved with a 42-foot curb and gutter cross section on a 72-foot right-of-way. All road improvements shall be developer's responsibility. The alleyway shall be improved with an ultimate 20-foot curb and gutter cross section and shall be developer's full responsibility for the frontage. Sidewalks are required along this frontage. Handicap ramps are required at all intersections.

Permits & Licenses Department submitted written comments.

CITIZENS' COMMENTS

Mr. J. R. Rogers stated that his concern was that this alley was not sufficiently wide enough to be a two-way facility and should be made one-way. He also stated that he wanted to know if this is a private or public alley.

Traffic Engineering advised that the alleyway would remain a two-way alley and be 20-feet in width.

Baltimore County stated that the alley is private as far as our records show; however; this should be investigated as to the exact status of the alleyway.

Written comments by the following agencies were given to the developer and developer's engineer: Health Department, Traffic Engineering, Office of Planning, Office of Zoning, Developers Engineering Division, Department of Permits & Licenses.

Department of Public Works and Office of Planning approved and signed the plan.

The meeting adjourned at 11:00 a.m.

OFFICE BLDG.-600 BALTIMORE AVE.
March 2, 1983
10:00 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

SIGN IN

Name	Address
...rey P. Silverman	1432 Dartmouth Ave. Baltimore, MD 21234
[illegible]	600 Baltimore Ave

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 28, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Office Building - 600 Baltimore Avenue
PROJECT NUMBER: #83030
LOCATION: N/W corner Baltimore Avenue and Allegheny Avenue
DISTRICT: 9C4

The Plan for the subject site, dated February 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Plan as submitted is not satisfactory in that Allegheny Avenue shall be improved as a 42-foot curb and gutter street cross-section on an 80-foot right-of-way. Baltimore Avenue shall be improved as a 42-foot curb and gutter cross-section on a 76-foot right-of-way with no restriction at the intersection, and the alley shall be improved as a 20-foot curb and gutter cross-section on a 24-foot right-of-way.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

HIGHWAY COMMENTS:

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.

b. The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.

e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property.

g. The relocation of any utilities or poles as required by the road improvements.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

HIGHWAY COMMENTS: (Cont'd)

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer shall be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer 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 Developer.

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.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

No storm water management is required.

Sediment control provisions will be required for each individual building permit application.

WATER AND/OR SANITARY SEWER COMMENTS:

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

This property is subject to a Water and/or Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon application for the plumbing permit. This Charge is in addition to the normal front foot assessment and permit charges.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

The Towson Area sanitary sewerage has been experiencing problems in different sections of the system. This site will outfall to the Bosley Avenue system, which has been evaluated for the existing 12-inch size of pipe. However, the 8-inch sewer lines from this site to the 12-inch sewer at the intersection of Bosley and Pennsylvania Avenues has not been programmed into the computer. Attached is a program sheet which the Developer's engineer shall complete and return to the Developers Engineering Division for evaluation. After evaluation, the Developer will then be informed of the County's requirements to serve this site.

[signature]
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:PMK:ss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph A. Warfield, Bureau of Public Services — Date: February 10, 1983

FROM: Building Plans Review

SUBJECT: OFFICE BUILDING, 600 Baltimore Avenue, District 9C4, N/W Corner Baltimore & Alleghany Avenues

Comments:

1. Should the stair in the west end have to be relocated so as not to cause a violation of Sections 807.3 and 812.2, In the west end of the building, the parking spaces could need relocation.
2. The stairway, as now shown, could be obstructed by vehicles, see Sections 807.2.1; 802.1; 805.1.
3. All handicapped spaces shall be located close to the elevator and shall not be located so the handicapped are compelled to pass behind parked vehicles, see State Code Section .05 and BOCA 515.4.1.
4. Provide a two hour separation horizontally and vertically between parking (Use S-2) and (Use "B") Business, Table 1402.0.
5. This building exceeds 45'-0 and shall require an approved sprinkler system. Section 629.1 as amended by Bill #4-[illegible].

The above comments are listed as points of information due to the limited data shown. The designers may wish to review these and other areas as they develop with this office. This can be accomplished through the preliminary review process at the request of the professional. A fee is charged along with time limiting review conditions on the Permit Fee Schedule available in Room 100. Call 494-3987 for an appointment.

Charles E. Burnham
Chief Plans Reviewer

djl

RECEIVED
FEB 17 1983
BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS — DATE: March 2, 1983

FROM: ZONING

PROJECT NAME: 600 Baltimore Office Bldg. — PLAN: ✓

LOCATION: N/W Cor. Baltimore & Alleghany Aves. — DEVELOPMENT PLAN:

DISTRICT: 9th Election District — PLAT:

1. The building concept as shown on the site plans in general meets zoning requirements for review and can be recommended for approval by the CRG provided it is understood that final approval of plat and building permits are contingent upon the outcome of the hearings. However several clarifications and minor correctionsneed to be made in the general notes as shown on sheets 1 and 2 as follows:
   a. Show how gross site area was calculated
   b. Revise maximum area under f.a.r.
   c. Indicate how amenity open space was calculated
   d. Parking required should be 4 for lobby area, with a total of 92 required
   e. Parking provided appears to be 99 not 104 for one of the alternatives (sheet 2)
   f. Add either a note indicating that the Revenue Authority garage is within 1500 feet of the site, or include a sketch plan including location of garage and the site - a long time lease (5 year minimum) will be required at building permit stage
2. The Zoning Commissioner or Deputy may grant a variance to permit a 6' setback, however he or she is not empowered with the authority to permit projections over the right of way of Alleghany Avenue. This approval is subject to the Building Engineers and Department of Public Works.
3. The parking spaces which are in close proximity to each of the entrances appear to be ill placed and should be revised. It appears that cars would back out into entrances, creating a hazardous situation.

Diana Itter
DIANA ITTER
Zoning Associate III

DI:bsc

7/32bsc

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING — DATE: March 2, 1983

PROJECT NAME: SIX HUNDRED BALTIMORE AVENUE OFFICE BUILDING — PLAN: XXXXXXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT: IX-398 — PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

A detailed landscape plan must be submitted with the building permit application.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton — DATE: March 1, 1983

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: 600 Baltimore Office Building — C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT — DEVELOPMENT PLAN

LOCATION: Baltimore Avenue & Allegheny Avenue — RECORD PLAT

If the restriction is constructed on Baltimore Avenue at Allegheny Avenue, the northeast corner must be modified also to improve the turning radius for buses.

The existing alley needs to be 20ft. wide. Adequate sight distance needs to be provided at the proposed entrances.

Adequate maneuvering room needs to be provided inside the garage and vehicles should not have to back into the public right-of-way.

The compact car spaces will work well if there are assigned all day spaces with enforcement. Also, there should be a maximum of 40% compact car spaces.

The on street parking shown on Allegheny Avenue, will probably not be permitted and should not be shown on the plan.

C. Richard Moore
Asst. Traffic Engineer

CRM/GMJ/ccm

Feb. 11-1983
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Office Building - 600 Baltimore Ave.
Subdivision Name, Section and/or Plat

HAI Ltd. Partnership — TAA Inc.
Developer and/or Engineer

Towson Branch	1	approx ½ acre	Public	Public
Watershed	No. of Lots or Units	Total Acreage	Water	Sewer

COMMENTS ARE AS FOLLOWS:

____ Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

____ Soil percolation tests have been conducted. Revised plans, ____ must be submitted prior to approval of plats, ____ are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.

X Public sewers must be utilized and/or extended to serve the property.

____ No sewage disposal area shall be located within ____ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

____ Wells must be located a minimum distance of ________ from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

X Public water must be utilized and/or extended to serve the property.

____ Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

____ Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

X A Hydrogeological Study and Environmental Effects Report for this subdivision, ____ must be submitted, ____ must be updated, X can be waived, ____ must be revised.

____ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

____ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

____ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

X This plan can be approved as submitted.

____ This plan cannot be approved at this time. See checked revisions and/or comments.

SS 782

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 30, 1983

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: Andrew and Jeanette Sellman

Location: NW/Cor. Baltimore Avenue and Allegheny Avenue

Item No.: 152 — *Zoning Agenda: Meeting of February 15, 1983*

Gentlemen:

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

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

( ) 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 operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

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

REVIEWER: Capt. Joseph Kelly 3/31/83 — *Noted and Approved: George M. Weigandt*
Planning Group — *Fire Prevention Bureau*
Special Inspection Division

JK /mb /cm

#15 83-226A

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

March 11, 1983

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

Dear Mr. Hammond

Comments on Item #152 **Zoning Advisory Committee Meeting** February 15, 1983 **are as follows:**

Property Owner: Andrew and Jeannette Sellman
Location: NW/Cor. Baltimore Avenue & Allegheny Avenue
Existing Zoning: B.M.-CT
Proposed Zoning: See reverse side

Acres: 0.4309
District: 9th

The items checked below are applicable:

X A. **All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.**

X B. **A building/**rating **and other miscellaneous permits 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. **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 lines. A firewall is required if construction is on the lot line. See Table 401, line 2, Section 1407 and Table 1402.**

PLEASE NOTE: F. **Requested variance conflicts with the Baltimore County Building Code, Section/s** 510.7. See also 510.1 & 509.4 and 509.5

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 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 505 and the required construction classification of Table 401.**

X I. **Comments:** Designate first space in center row (including space between columns) as the third handicapped code space. Provide signs, etc. Provide proper fire separation between lobby and parking level — see Table 1402 and Section 312.0

NOTE: These comments reflect only on the information provided by the drawings 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., 21204

Very truly yours,

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM 01-82

Proposed Zoning:

Variance to permit a front yard depth of 0' in lieu of the required average of 7.5' front yard depth for the proposed building and the proposed balconies to project into the public right-of-way. To permit a side yard setback of 0' in lieu of the required 10'. To permit an amenity open space ratio of 0.01 from the required 0.1 and from the required .02 ratio (for above grade parking.) To permit balconies or solar shades to project over the public right-of-way or from setback lines to a maximum of 5' with dimensions of 12' in length in lieu of the required 10' in length. To permit a 0' setback for offstreet parking spaces, when screened with wall, fence or planting, in lieu of the required 8'. To permit compact parking spaces of 7.5 x 15 with 272 sq. ft. per space for a lot without an attendant in lieu of the standard car spaces of 8.5 x 18 with a minimum of 300 sq. ft. per space, to a maximum of 60% of spaces as required by zoning.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland – 21204

Date: 2/21/83

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

Z.A.C. Meeting of: 2/15/83

RE: Item No: 148, 149, 150, 151, 152
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

WNP/bp

1982 DOMESTIC AND IMPORTED MOTOR VEHICLE SIZE CLASSIFICATIONS FOR PARKING STALLS

JAN 17

Pet. Ex. #8

NATIONAL PARKING ASSOCIATION
Washington D.C.

Prepared by Richard F. Roti
International Parking Design, Inc., Sherman Oaks, Calif.

See →

PICKUP TRUCKS
VANS
OFFROAD VEHICLES

SMALL PICKUPS

The movement from full-size down to mini-pickups is on the increase. Available in today's market are the Chevy S-10/GMC S-15, Dodge Ram/Plymouth Arrow, Ford Courier, Isuzu P'UP, Mazda B-2000, Toyota, and Jeep Scrambler.

FULL-SIZE PICKUPS

Full-size, light-duty trucks designed for hauling and towing consist of Chevrolet/GMC C and K models, Chevy El Camino/GMC Caballero, Dodge 150, 250 and 350 series, Ford F-100, F-150, F-250 and F-350 series, and Jeep Scrambler.

VANS

With the stabilization of gasoline prices, van sales are again on the increase. The van also offers an alternative to the steadily shrinking family car and station wagon as well as being popular for recreational uses. Manufacturers have continued to improve on fuel efficiency so they are now comparable to full-size stationwagons. Chevrolet and GMC produce the Sportvan and Rally models. Dodge and Plymouth continue their Ram and Voyager lines. Dodge's Mini-Ram is designed and priced to compete directly against Volkswagen's Vanagon. Ford continues to offer a full line of Econoline van and Club Wagons. Volkswagen's Vanagon continues unchanged in seven and nine passenger seat configurations.

OFFROAD VEHICLES

Stable gasoline prices have boosted the sales of offroad vehicles utilized in back country areas and for general recreational use. This year's line up includes AMC Eagle, AMC Jeep and Cherokee, Dodge Ramcharger, Toyota Land Cruiser, Chevy Blazer/GMC Jimmy, Chevrolet/GMC Suburban and Ford Bronco.

[illegible]

*

POPULAR 1982 DOMESTIC AND IMPORTED PASSENGER CARS - BY SIZE CLASSES

Domestic and imported passenger cars for 1982 are listed in seven parking stall size classifications following. The rating categories are established on the basis of square meters of floor area covered by a vehicle.

Class 6, for example, contains vehicles where the resultant of length X width dimensions fall into the 6.00-6.99 square meter range. Small car size classifications include classes 5 through 7. The reason--a given door opening *level of convenience* while Class 6 vehicles require an 8.0 X 16.0 foot stall to achieve the same door opening and length characteristics. Classes 5, 6 and 7 are therefore defined as *small cars* and classes 8, 9, 10 and 11 are the *large cars*. The current growth and planned new offerings of small cars encourage this classification.

The resulting 1982 classifications are: Class 5 - Subcompact; Class 6 - Compact/Group I; Class 7 - Compact/Group II; Class 8 - Intermediate; Class 9 - Large/Group I; Class 10 - Large/Group II; Class 11 - Luxury.

The tabulation represents passenger cars in production for 1982 and must be appraised on the basis of vehicles sold in the various size classes. An equally important factor is the percentage of various size cars in use which varies by area of city, state and country as well as type of land use.

CAR SALES

New car sales in the U.S. in 1981 fell for the third consecutive year despite increasing number of front-drive, fuel-efficient cars from domestic automakers, rebates, credit assistance programs and voluntary import restrictions by the Japanese competitors. Import sales totaled a record 27.25 percent of the total market, surpassing the 26.69 percent scored in 1980, 21.85 percent in 1979 and 17.69 percent in 1978. Small cars; i.e., passenger cars classified in classes 5, 6 and 7, continue to exceed 50 percent of total sales, soaring to over 60 percent of total sales when Class 8 cars are included.

Cars In Use surveys indicate that small cars are rapidly taking over the nation's roadways, with more than 40 percent of all automobiles on the road today falling into small car classifications. While rising fuel prices are the primary factor behind the shift to small cars, older small cars stay on the road longer than their full-size counterparts, which is proven by the increased scrappage rates of large cars.

It has been estimated by Arvid Jouppi, Senior Vice President and auto analyst for New York based John Muir & Company, that at the current rate of change the national small car percentage will top 50 percent in 1984, 70 percent in the 1990's and will level off at about 80 percent by the end of the century. By 1985, Jouppi predicted, 80 percent of all cars built will be small and 20 percent or less will be big, compared to 20 years earlier, in 1965, when 80 percent of the cars built were large and 20 percent were small.

Small cars in use continue to vary greatly in different regions of the country. California, Alaska, Hawaii, Arizona and several others already exceed 50 percent small cars of the total passenger car population. The percentage is even higher in high density urban areas of these states where surveys of long-term parking facilities consistently indicate 60 percent small cars. At the current rate of increase, the small car category will reach the 80 percent level in the 1985-1990 period.

IMPORTS

Volkswagen started the import trend some 25 years ago and reached a point in the early Seventies when VW was selling 550,000 cars a year in the U.S. market. The *Beetle* was most evident around college campuses, high technology manufacturing facilities and high income suburbs. In other words, the *Beetle* was an elitist automobile: poor people didn't buy it because gasoline cost only 20 cents a gallon and big cars were incredibly cheap. But things have changed! Gasoline now costs $1.30 a gallon, the country has experienced two gas crises and stable automobile resale values now relate closely to miles per gallon ratings.

Imports during the Fifties captured 5-10 percent of the total sales in the U.S. In 1981, imports claimed 30.14 percent of total registrations, up from 26.41 percent of the 1980 market.

A recent review of a report on vehicle ownership by Matt DeLorenzo of the Los Angeles Times concluded that the average import car buyer is younger, better educated and more affluent than their domestic car orientated counterpart.

The J. D. Powers report pointed out that imports have recently broadened their ownership base and that differences in income, age and occupation between import and domestic buyers have narrowed. "Previously buyers were typically white collar professional, technical and managerial types," Power explained. "The blue collar worker was the province of the domestics. Now we're seeing more blue collar workers buying imports."

This shift, according to DeLorenzo, is a result of the reputation they have earned as dependable, fuel-efficient vehicles.

CHANGING CAR SIZES

Down-sizing continues in 1982 amongst domestic auto offerings. The 1982 Plymouth *Gran Fury* is 14.5 inches shorter than its 1981 counterpart. Chrysler's *New Yorker* and *Cordoba* are both on a wheelbase of 112.7 inches, down from 118.5 inches on the 1981 models.

General Motors continued its shift to a higher percentage of small cars. Chevrolet's *Celebrity*, Oldsmobile's *Ciera*, Buick's *Century* and Pontiac's *6000* share a 104.9-inch wheelbase and comprise GM's new "A" body line. Major changes are anticipated in 1984 and 1985 in the form of "B" body names being shifted to "A" body shell models. E/K-car names (Eldorado, Seville, Toronado and Riviera) are expected to be transferred to J-car platforms. In each case, the older, larger model will be discontinued.

	Length M	Length (In)	Width M	Width (In)	Area M^2
CLASS 5 - SUBCOMPACT					
1. Renault Le Car	3.62	(142.0)	1.52	(60.0)	5.50
2. Toyota Starlet	3.87	(152.2)	1.52	(60.0)	5.88
3. Honda Civic Hatchback	3.77	(148.4)	1.58	(62.2)	5.96
CLASS 6 - COMPACT/GROUP I					
1. Fiat X1/9	3.97	(156.2)	1.57	(61.8)	6.23
2. Morgan 4/4, +8	3.99	(157.0)	1.57	(62.0)	6.26
3. Dodge Colt	3.99	(156.9)	1.58	(62.4)	6.30
4. Plymouth Champ	3.99	(156.9)	1.58	(62.4)	6.30
5. Toyota Tercel	4.09	(161.2)	1.55	(61.2)	6.34
6. Volkswagen Rabbit	3.94	(155.3)	1.61	(63.4)	6.34
7. Honda Civic Sedan, Wagon	4.10	(161.4)	1.58	(62.2)	6.48
8. Subaru Hatchback	4.01	(157.9)	1.62	(63.6)	6.50
9. Datsun 310	4.08	(160.6)	1.60	(63.0)	6.53
10. Chevrolet Chevette	4.19	(164.9)	1.57	(61.8)	6.58
11. Pontiac T1000	4.19	(164.9)	1.57	(61.8)	6.58
12. Mazda GLC Hatchback	4.04	(159.1)	1.63	(64.2)	6.59
13. Fiat Spider	4.14	(163.0)	1.61	(63.5)	6.67
14. Honda Prelude	4.10	(161.4)	1.64	(64.4)	6.72
15. Datsun 210	4.26	(167.7)	1.58	(62.2)	6.73
16. Fiat Strada	4.09	(161.0)	1.65	(65.0)	6.75
17. Isuzu Mark I	4.32	(170.1)	1.57	(61.8)	6.78
18. Toyota Corolla Sedan	4.22	(166.3)	1.61	(63.4)	6.79
19. Subaru Sdn, DL, GL, Hardtop	4.25	(167.3)	1.61	(63.4)	6.84
20. Lancia Zagato	4.18	(164.6)	1.64	(64.6)	6.86
21. Volkswagen Jetta	4.26	(167.8)	1.61	(63.4)	6.86
22. Volkswagen Scirocco	4.21	(165.7)	1.63	(64.0)	6.86
23. Mazda GLC Sedan	4.24	(166.8)	1.63	(64.2)	6.91
24. Toyota Corolla Wagon	4.29	(168.9)	1.61	(63.4)	6.91
25. Ford EXP	4.33	(170.3)	1.60	(63.0)	6.93
26. Mercury LN7	4.33	(170.3)	1.60	(63.0)	6.92
27. Ford Escort	4.16	(163.9)	1.67	(65.9)	6.95
28. Honda Accord Hatchback	4.21	(165.8)	1.65	(65.0)	6.95
29. Mercury Lynx	4.16	(163.9)	1.67	(65.9)	6.95
30. Alpha Romeo Spider Veloce	4.29	(168.8)	1.63	(64.1)	6.99
CLASS 7 - COMPACT/GROUP II					
1. Ford Escort Wagon	4.19	(165.0)	1.67	(65.9)	7.00
2. Subaru Brat	4.30	(169.3)	1.64	(64.4)	7.05
3. Alpha Romeo GTV	4.26	(167.7)	1.66	(65.5)	7.07
4. Porsche 911SC	4.29	(168.9)	1.65	(65.0)	7.08
5. Nissan Stanza 2-door	4.34	(170.9)	1.66	(65.2)	7.20
6. Mazda RX-7	4.32	(170.1)	1.67	(65.7)	7.21
7. BMW 320i	4.51	(177.5)	1.61	(63.4)	7.26
8. Porsche 924	4.32	(170.0)	1.68	(66.3)	7.26
9. Honda Accord Sedan	4.41	(173.6)	1.65	(65.0)	7.28
10. Mazda 626	4.41	(173.8)	1.66	(65.4)	7.32
11. Nissan Stanza 4-door	4.40	(173.4)	1.67	(65.6)	7.35
12. Pontiac J2000	4.46	(175.5)	1.65	(65.0)	7.36
CLASS 7 - COMPACT/GROUP II (cont'd)					
13. Cadillac Cimarron	4.39	(173.0)	1.68	(66.3)	7.38
14. Chevrolet Cavalier	4.39	(173.0)	1.68	(66.3)	7.38
15. Plymouth Horizon	4.41	(173.5)	1.69	(66.7)	7.45
16. Toyota Corona Sdn, Lftbk	4.49	(176.6)	1.66	(65.2)	7.45
17. Datsun 280 ZX	4.42	(174.0)	1.69	(66.5)	7.47
18. Dodge Charger	4.42	(174.0)	1.69	(66.7)	7.47
19. Dodge Omni	4.42	(174.0)	1.69	(66.7)	7.47
20. Toyota Celica Cpe, Lftbk	4.48	(176.2)	1.67	(65.6)	7.48
21. AMC Eagle Sedan, Wagon	4.17	(164.0)	1.80	(71.0)	7.51
22. Datsun 200-SX	4.48	(176.2)	1.68	(66.1)	7.53
23. Audi 4000 Sedan	4.49	(176.6)	1.68	(66.2)	7.54
24. Audi Coupe Quattro	4.50	(177.0)	1.68	(66.3)	7.56
25. Renault Fuego	4.49	(176.8)	1.69	(66.6)	7.59
26. Ferrari 308	4.42	(174.2)	1.72	(67.7)	7.50
27. Toyota Corona Wagon	4.58	(180.5)	1.66	(65.2)	7.60
28. Dodge Challenger	4.57	(180.0)	1.67	(65.9)	7.63
29. Plymouth Sapporo	4.57	(180.0)	1.67	(65.9)	7.63
30. Renault 18i Sedan	4.54	(178.7)	1.69	(66.5)	7.67
31. Volkswagen Quantum Coupe	4.52	(178.1)	1.70	(66.9)	7.68
32. AMC Eagle SX-4, Kammback	4.18	(164.6)	1.85	(73.0)	7.73
33. Datsun Maxima Sedan	4.66	(183.3)	1.66	(65.2)	7.74
34. Lotus Esprit	4.19	(165.0)	1.85	(73.0)	7.75
35. AMC Spirit	4.24	(167.0)	1.83	(72.0)	7.76
36. Chevrolet Citation	4.49	(176.7)	1.73	(68.3)	7.77
37. Datsun Maxima Wagon	4.74	(186.6)	1.64	(64.6)	7.77
38. Volkswagen Quantum Sedan	4.58	(180.2)	1.70	(66.9)	7.79
39. Dodge Aries 4-door, Wagon	4.48	(176.2)	1.74	(68.6)	7.80
40. Plymouth Reliant	4.48	(176.2)	1.74	(68.6)	7.80
41. Datsun 280 ZX 2+2 GL	4.62	(181.9)	1.69	(66.5)	7.81
42. Toyota Supra	4.66	(183.5)	1.68	(66.3)	7.83
43. Volkswagen Quantum Wagon	4.65	(183.1)	1.70	(66.9)	7.91
44. Chrysler LeBaron	4.56	(179.7)	1.74	(68.5)	7.93
45. Toyota Cressida Sdn, Wgn	4.78	(185.2)	1.69	(66.5)	7.94
CLASS 8 - INTERMEDIATE					
1. Dodge 400	4.50	(181.2)	1.74	(68.5)	8.00
2. Ford Mustang	4.55	(179.1)	1.76	(69.1)	8.01
3. Mercury Capri	4.55	(175.1)	1.76	(69.1)	8.01
4. Buick Skylark 4-door	4.60	(181.1)	1.75	(68.9)	8.05
5. Saab 900	4.77	(187.6)	1.69	(66.5)	8.06
6. Maserati Merak	4.57	(180.0)	1.77	(69.6)	8.09
7. Chevrolet Celebrity	4.78	(188.0)	1.70	(67.0)	8.13
8. Pontiac 6000	4.78	(188.0)	1.70	(67.0)	8.13
9. Pontiac Phoenix	4.63	(182.1)	1.76	(69.1)	8.15
10. BMW 528e	4.80	(189.0)	1.70	(66.9)	8.16
11. Buick Century	4.80	(189.1)	1.70	(66.8)	8.16
12. Oldsmobile Omega	4.62	(181.8)	1.77	(69.8)	8.18
13. Porsche 928	4.46	(175.7)	1.84	(72.3)	8.21
14. Chevrolet Corvette	4.71	(185.3)	1.75	(69.0)	8.24
15. Peugeot 500 Sedan	4.74	(186.7)	1.74	(68.4)	8.25
16. Mercedes Benz 380 SL Coupe	4.63	(182.3)	1.79	(70.5)	8.29
CLASS 8 - INTERMEDIATE (cont'd)					
17. Oldsmobile Ciera	4.79	(188.4)	1.73	(68.0)	8.29
18. Ferrari Mondial	4.64	(182.7)	1.79	(70.5)	8.31
19. Peugeot 504 Wagon	4.94	(194.4)	1.69	(66.7)	8.35
20. Volvo DL Wagon, GL, GLE, GLT	4.89	(192.5)	1.71	(67.3)	8.36
21. Volkswagen Vanagon	4.57	(179.9)	1.84	(72.6)	8.41
22. AMC Concord Sedan, Wagon	4.70	(185.0)	1.80	(71.0)	8.46
23. BMW 633CSi	4.92	(193.8)	1.72	(67.9)	8.46
24. Audi 5000	4.80	(188.9)	1.77	(69.6)	8.50
25. DeLorean	4.27	(168.3)	1.99	(78.3)	8.50
26. Peugeot 604	4.88	(192.3)	1.77	(69.7)	8.64
27. Mercedes Benz 240D, 300D, 300TD	4.85	(190.9)	1.79	(70.3)	8.68
28. Chevrolet Camaro	4.75	(187.0)	1.83	(72.0)	8.69
29. Pontiac Firebird	4.75	(187.0)	1.83	(72.0)	8.69
30. Jaguar	4.86	(191.3)	1.79	(70.6)	8.70
31. Avanti II	4.90	(193.1)	1.79	(70.4)	8.77
32. Aston Martin Coupe	4.81	(189.5)	1.83	(72.0)	8.80
33. Jaguar XJ6	5.07	(199.6)	1.77	(69.8)	8.97
34. Ford Granada Sedan, Wagon	4.99	(196.5)	1.80	(71.0)	8.98
35. Mercury Cougar	4.99	(196.5)	1.80	(71.0)	8.98
36. Chevrolet Malibu Wagon	4.91	(193.4)	1.83	(71.9)	8.99
CLASS 9 - LARGE/GROUP I					
1. Chevrolet Malibu 4-door	4.89	(192.7)	1.84	(72.3)	9.00
2. BMW 733i	5.01	(197.4)	1.80	(70.9)	9.02
3. Ford Fairmont	5.01	(197.4)	1.80	(71.0)	9.02
4. Mercury Zephyr	5.01	(197.4)	1.80	(71.0)	9.02
5. Buick Regal Wagon	5.00	(196.7)	1.81	(71.2)	9.05
6. Maserati Quattroporte	5.07	(199.6)	1.79	(70.5)	9.08
7. Pontiac Bonneville	5.04	(198.6)	1.81	(71.3)	9.12
8. Oldsmobile Cutlass	5.08	(200.0)	1.82	(71.6)	9.25
9. Chevrolet Monte Carlo	5.09	(200.4)	1.82	(71.8)	9.26
10. Mercedes Benz 380 SEC	5.06	(199.2)	1.83	(72.0)	9.26
11. Buick Regal	5.10	(200.6)	1.82	(71.6)	9.28
12. Cadillac Eldorado	5.19	(204.5)	1.79	(70.6)	9.29
13. Cadillac Seville	5.20	(204.8)	1.80	(70.9)	9.36
14. Mercedes Benz 300 SD	5.15	(202.6)	1.82	(71.7)	9.37
15. Pontiac Gran Prix	5.13	(201.9)	1.83	(72.1)	9.39
16. Aston Martin Lagondo	5.28	(207.9)	1.78	(70.0)	9.40
17. Oldsmobile Toronado	5.23	(206.0)	1.81	(71.4)	9.47
18. Buick Riviera	5.25	(206.6)	1.82	(71.5)	9.56
19. Lincoln Continental	5.11	(201.2)	1.87	(73.6)	9.56
20. Ford Thunderbird	5.09	(200.4)	1.88	(74.1)	9.57
21. Mercury Cougar	5.09	(200.4)	1.88	(74.1)	9.57
22. Mercedes Benz 380 SEL Sedan	5.29	(208.1)	1.82	(71.7)	9.53
23. Rolls Royce Corniche	5.27	(207.5)	1.85	(72.7)	9.75
24. Dodge Diplomat	5.22	(205.7)	1.88	(74.2)	9.81
25. Plymouth Gran Fury	5.22	(205.7)	1.88	(74.2)	9.81
26. Dodge Mirada	5.32	(209.5)	1.85	(72.7)	9.84
27. Chrysler Cordoba	5.34	(210.1)	1.85	(72.7)	9.88
28. Rolls Royce Silver Spirit	5.28	(207.8)	1.80	(74.3)	9.50
CLASS 10 - LARGE/GROUP II					
1. Chrysler Imperial	5.42	(213.3)	1.85	(72.7)	10.03
2. Rolls Royce Camarque	5.27	(207.5)	1.92	(75.5)	10.11
3. Rolls Royce Silver Spur	5.38	(211.8)	1.88	(74.0)	10.11
4. Chevrolet Chevrolet	5.39	(212.1)	1.91	(75.3)	10.29
5. Ford 4-door	5.32	(209.3)	1.97	(77.5)	10.48
6. Mercury 4-door	5.39	(212.3)	1.97	(77.5)	10.62
7. Cadillac Brougham Sedan	5.61	(221.0)*	1.91	(75.3)	10.72
8. Olds Delta 88 Sedan	5.54	(218.1)*	1.94	(76.3)	10.75
9. Buick LeSabre	5.55	(218.4)*	1.94	(76.2)	10.77
10. Cadillac Coupe deVille	5.61	(221.0)*	1.92	(75.4)	10.77
11. Buick Electra	5.62	(221.3)*	1.93	(75.9)	10.85
12. Oldsmobile 98 Sedan	5.62	(221.1)*	1.94	(76.3)	10.90
13. Chevrolet Chevrolet Wagon	5.46	(215.1)	2.01	(79.3)	10.97
14. Ford Wagon	5.46	(215.0)	2.01	(79.3)	10.97
CLASS 11 - LUXURY					
1. Lincoln 4-door	5.56	(219.0)*	1.98	(78.1)	11.01
2. Lincoln Mark VI	5.57	(219.1)*	1.98	(78.1)	11.03
3. Chrysler New Yorker	5.63	(221.5)*	1.97	(77.6)	11.09
4. Mercury Wagon	5.54	(218.0)*	2.01	(79.3)	11.14
5. Buick Electra Wagon	5.60	(220.5)*	2.01	(79.3)	11.26
6. Oldsmobile Custom Cruiser	5.60	(220.3)*	2.03	(79.8)	11.37
7. Cadillac Limousine	6.20	(244.0)*	1.91	(75.3)	11.84

*Exceeds 18' (216") length

MOTOR INDUSTRY DIRECTIONS

Automakers, past the crisis stage of meeting U.S. government regulations, are now able to devote time to designing and making individual features, such as crashworthiness, work better. The corporate average fuel economy requirement for 1982 is 22.0 mpg. Eleven of the world's automakers expect to better 1985's 27.5 mpg with their 1982 fleet averages. Weight reduction, improved aerodynamics and engineered efficiency improvements account for such improvements.

This year the Audi *4000* is available with diesel power, and before the year is out the Audi *Quattro* is expected on the market. BMW in 1982 is an example of fuel-efficient engineering. Chevrolet has introduced the *Celebrity*. Chevrolet *Camaro* and Pontiac *Firebird* have been remodeled.

Nissan is a new corporate name on the marketplace with the *Stanza* model. Eventually the Datsun name will be replaced entirely. Another new corporate name is Isuzu, now independent of its Buick/Opel ties. Mercedes will soon introduce its all new *380 SEC*. Porsche will be heralding the *944* and Renault will be bringing in its *Fuego* coupe. Volkswagen is keeping pace with its new *Quantum*--a redesign of the previous *Dasher* line.

THE COST OF OPERATING AN AUTOMOBILE

Average cost to own and operate typical new compact-size cars in 20 key cities soared to 47.3 cents a miles in 1981, 18 percent more than in 1980 and 51 percent more than in 1979, according to the Hertz Corporation. Los Angeles led the nation for the third year at 57.9 cents a mile, while Detroit was the least expensive, 41.9 cents, a 16 cent variation. New York, San Francisco and Miami hold the second, third and fourth positions in the most costly to operate category. Vehicle purchase price increases and high car interest rates accounted for most of the latest 24-month increases.

CITY RANKINGS OF ESTIMATED COMPACT CAR OWNERSHIP & OPERATING COSTS

For vehicles purchased new and driven 10,000 miles-per-year for 4 years

1981 Rank	City	1981 Cents Per Mile	1980 Rank	1980 Cents Per Mile	1979 Rank	1979 Cents Per Mile	Percentage Changes 1981-1980	Percentage Changes 1981-1979
1.	Los Angeles	57.85	1.	51.07	1.	41.22	13.3	40.3
2.	New York City	56.62	2.	48.10	2.	40.94	17.7	38.3
3.	San Francisco	56.29	3.	46.57	4.	34.43	21.0	61.5
4.	Miami	49.68	4.	41.60	8.	31.02	19.4	60.2
5.	Chicago	48.55	5.	40.36	9.	30.82	20.3	57.5
6.	Seattle	47.60	7.	39.79	6.	31.68	19.6	50.3
7.	Denver	46.56	6.	40.29	3.	34.52	15.6	34.9
8.	Houston	46.53	8.	39.75	7.	31.40	17.1	48.2
9.	St. Louis	46.49	10.	39.00	16.	28.87	19.2	61.0
10.	San Diego	46.37	9.	39.69	17.	28.75	19.8	61.3
11.	Boston	46.34	17.	37.51	13.	29.82	23.5	55.4
12.	Minneapolis	45.91	11.	28.40	5.	32.11	19.5	43.0
13.	Milwaukee	45.85	12.	38.22	10.	30.75	20.0	49.1
14.	Pittsburgh	45.71	15.	37.97	12.	29.88	20.4	53.0
15.	Cleveland	44.97	16.	37.65	18.	27.46	19.4	63.8
16.	Washington	44.63	13.	38.20	11.	30.36	16.8	47.0
17.	Dallas	43.58	14.	38.11	14.	29.23	14.3	49.1
18.	Cincinnati	42.86	19.	35.52	20.	25.41	20.7	68.7
19.	Atlanta	42.58	18.	36.17	15.	29.17	17.7	46.0
20.	Detroit	41.92	20.	35.32	19.	27.23	18.8	54.1
	City Average	47.34		39.96		31.25	18.5	51.5
	National Average	44.57		37.74		29.79	18.1	49.6

Source: Hertz Corporation

See →

On Changing Automobile and Parking Stall Sizes

Like the passenger cars on America's roadways, parking stall dimensions are currently undergoing a revolution. This change is the result of the proliferation of smaller cars as well as the need to maximize the return on land and improvement investments. To fully understand the effects of the increasing number of small cars sold and in use, it is necessary to reflect a bit into the past as well as review some of the factors affecting change.

Domestic automobile sizes peaked in the mid-1950s, the era of expanded sheet metal and the "tailfin," when the 80-inch-wide car dominated both production and in-use automobile inventories. Today only five passenger cars in domestic production exceed 79 inches in width and most of the remaining large cars do not exceed 75 inches in width.

The changeover to small cars continues with all major manufacturers readying additional sub-compacts for production. The increasing cost of fuel, the continued threat of fuel shortages, the need for "world" cars to compete internationally, the rising initial cost and maintenance of automobiles, and the current general awareness of the need for natural resource conservation appear to be primary reasons for buyer preferences. Domestic manufacturers are being forced to change over to a greater proportion of small cars to remain competitive with imports.

What is a small car and a large car? In terms of design, the large car in the United States remains at 80 inches in width despite the current dramatic downsizing of most large cars. Small cars, in terms of width, are classed as 68 inches and below, 12 inches less than large cars. There are, however, more categories than large or small. All domestic and imported passenger cars are classified as to size in accordance with the 1982 *Domestic and Imported Motor Vehicle Size Classifications for Parking Stalls*, distributed by the National Parking Association, Washington, D.C. Classes are established on the basis of square meters of floor area covered by a vehicle. Class 6, for example, contains vehicles where the result of length multiplied by width is in the 6.00-6.99 square meter range. (The several classes that would comprise the small car category vary with the size of the small car parking stall used. Where a 7.5-foot x 15-foot small stall is employed, Classes 5 through 7 constitute the small car space definition. If eight-foot x 16-foot small car parking stalls are used, then Classes 5 through 8 would be considered as small cars in evaluating the percentage of small car stalls to be utilized.)

In the United States in 1979 small car sales constituted 55.32 percent of the total auto market. An analysis of the 1981 car sales indicates that for 1981 small cars captured 64.10 percent of the total market. For the January through June period of 1982, the small car ratio was 67.89 percent of the total sales volume. By 1985, 80 percent of all cars built will be small and 20 percent or less will be large, the exact opposite of production 20 years earlier.

Surveys of cars in use indicate more than 45 percent of all automobiles on the road today fall into small car classifications. While rising fuel prices are the primary factor behind the shift to new small cars, older small cars also typically stay on the road longer than their full-size counterparts, which is proven by the increased scrap rates of large cars. It has been estimated that at the current rate of change the small car as a percentage of the national fleet on the road will top 50 percent in 1984, 70 percent of the 1990s, and level off at about 80 percent by the end of the century.

Interestingly, though, small car use varies greatly in different regions of the country. In California, Alaska, Hawaii, Arizona, and several other states small cars already exceed 50 percent of the total passenger car population (see table). The percentage is even higher in high density urban areas of these states where surveys of long-term parking facilities consistently indicate 60 percent small cars. The same proportion of small car use is found to hold true for general office parking. The proportion of small cars here consistently exceeds 50 percent of total cars, and since parkers in these projects are predominantly long term they can be disciplined to utilize large car/small car stall layouts. At the current rate of increase, the small car category (i.e., Classes 5 through 8) will easily reach the 80 percent level nationwide in the 1985 to 1990 period.

The change in city ordinances relating to parking standards for both large cars and small cars is now accelerating as the proportion of small cars increases in relationship to large cars. The 80-inch-wide full size vehicle with a 22-inch door opening clearance will need an 8.5-feet-wide x 15-feet-long parking stall, whereas the 68-inch small car combined with the same 22-inch door opening dimension would require a 7.5-foot-wide parking stall. The 7.5-foot small car stall is sufficiently small to discourage use by larger cars, while providing an adequate level of convenience for passenger load/unload operations. In comparison, the use of eight-foot small car stalls encourages misuse by large cars.

The city of Los Angeles assumed early leadership in the country in the recognition of the need for parking standards for small cars. In 1971, action was taken that allowed 20 percent of the total stalls built to be for small cars (a 7.5-foot x 15-foot space). In the spring of 1981, Los Angeles conducted a reappraisal of small cars in use which resulted in an increase of small car spaces to 30 percent of the required stalls. The city of San Diego had allowed 40 percent small car spaces. On January 1, 1981, this allowance was revised upward to 50 percent, and as of January 1, 1983, ordinances in San Diego now permit 60 percent small car spaces. The same recognition of an increasing small car population has taken place in many other areas of the state and the country, however, at a slower pace. Parking spaces for small cars are typically in the 20 to 30 percent range but only because codes are slow in changing.

Most current new car offerings, both domestic and imported, fall into the small car classification. World population of sub-compact cars is also on the increase, which may well be an indication of even smaller cars in our future and a further refinement in parking lot dimensions.

Richard F. Roti

Richard F. Roti is president of International Parking Design, Inc., parking consultants in Sherman Oaks, California. He is a co-author of *The Dimensions of Parking*, published jointly by ULI and the National Parking Association.

The change in ordinances relating to parking standards for large and small cars is accelerating. Drivers, however, do not always cooperate.

Small Cars in Use by State
September 1981

	% of Small Cars In Use		% of Small Cars In Use		% of Small Cars In Use
Alabama	24.2	Kentucky	19.4	North Dakota	16.5
Alaska	61.2	Louisiana	20.9	Ohio	18.1
Arizona	37.2	Maine	38.5	Oklahoma	27.1
Arkansas	20.5	Maryland	33.8	Oregon	37.7
California	56.4	Massachusetts	34.0	Pennsylvania	26.5
Colorado	47.2	Michigan	15.4	Rhode Island	32.4
Connecticut	40.0	Minnesota	19.2	South Carolina	27.6
Delaware	50.7	Mississippi	19.6	South Dakota	16.1
Dist. of Columbia	40.5	Missouri	19.6	Tennessee	25.0
Florida	30.1	Montana	36.6	Texas	23.3
Georgia	27.9	Nebraska	19.1	Utah	40.7
Hawaii	73.4	Nevada	43.7	Vermont	47.5
Idaho	42.4	New Hampshire	44.2	Virginia	34.0
Illinois	18.5	New Jersey	30.5	Washington	51.6
Indiana	17.2	New Mexico	37.5	West Virginia	24.0
Iowa	17.4	New York	27.9	Wisconsin	17.6
Kansas	23.7	North Carolina	28.9	Wyoming	35.3

*Estimate based on vehicles sold + Latest data available

Pet. Ex #7

*

Make Preservation a Productive Partner in Change

Conflicts between preservation and development interests can be minimized, said Michael L. Ainslie, at a recent Washington, D.C. meeting of the George Washington chapter of Lambda Alpha, the honorary land economics fraternity. Ainslie, a developer and president of the National Trust for Historic Preservation, cited four key ingredients which must be present before conflicts can be managed.

- *A survey of local historic buildings must be completed.* It seems all too common that local communities predetermine the historical significance of buildings only at the time a developer announces a project which requires the removal of these buildings. Some formal means of designating buildings as historic must be established. In this way, tradeoffs can be made at the policy level rather than when a developer announces a project.
- *To do this, a responsible broad-based preservation group with a professional staff must exist.* A "rump preservation group" will not succeed, said Ainslie. He cited the work of the Hartford (Connecticut) Architectural Conservancy as a model to follow.
- *The local government must have a reasonable local ordinance for historic districts.* Approximately 600 cities and towns now have enacted local landmark and historic district ordinances, a significant increase since 1965 when only 100 such ordinances existed. Ainslie noted that the National Trust has developed a model historic district ordinance, which can be followed.
- *In order to create a climate where preservation development works, cities need other local ordinances and policies to encourage preservation.* Frequently it seems that the responsibility for preservation policies and development policies is split among different local agencies and groups, and the respective plans and policies are pursued independently. Ainslie offered the work of The Denver Partnership, Inc., as a model to follow. The partnership functions as a nonprofit policy organization providing guidance to two operating divisions: Downtown Denver, Inc. and a public-purpose entity called Denver Civic Ventures, Inc. As the partnership's brochure states, "Downtown Denver, Inc., will continue its highly visible, sustained activity role in directing business and community energies toward an integrated program of central city development. . . . the new Denver Civic Ventures will establish public/private planning and financial/development packaging." Denver Civic Ventures through its Challenge Venture Program is guided by six principles:

1. To effectively promote and manage downtown as a business entity;
2. To encourage the sound economic and physical growth of Denver's core area;
3. To enhance the quality of life of downtown Denver;
4. To seek to leverage private investment through targeted public investment in order to maximize new civic entrepreneurial opportunities;
5. To support housing development in Denver's central city;
6. To become a positive advocate of historic preservation as a guiding force in contemporary downtown development.

In essence, said Ainslie, preservation must become "a *productive* partner in change."

W. Paul O'Mara

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GARY C. DUVALL

10 LIGHT STREET, BALTIMORE, MARYLAND 21202
24 NORTH WEST STREET, EASTON, MARYLAND 21601
342 HUNGERFORD COURT, ROCKVILLE, MARYLAND 20850
1701 PENNSYLVANIA AVENUE, N. W., WASHINGTON, D. C. 20006

June 23, 1983

The Honorable William T. Hackett,
Chairman, Baltimore County Board of Appeals
Room 219, Old Courthouse
Towson, Maryland 21204

RE: Petition for Variances
NW/Corner of Baltimore and
Allegheny Avenues - 9th
Election District
Jeanette B. Sellman, et al.
Petitioners
Case No. 33-226-A, Item 152

Dear Mr. Hackett:

Please be advised that I represent the Petitioners in the above-captioned matter. On May 5, 1983 Deputy Zoning Commissioner Jean M. H. Jung, entered her Order granting the variances requested by the Petitioner. Appeals have been filed by Protestants, Mr. Thomas Tinsley and Mrs. Charlotte Pine, from this Order.

I am writing to request that this matter be scheduled for an expedited hearing on this appeal since the subject property is scheduled for development within the next month. An Industrial Revenue Bond has been approved by the Baltimore County Council to finance the construction of this building and bids have already been submitted by contractors, though not yet awarded, for construction of the building. The Petitioners will suffer irreparable harm if this matter is delayed through the appeal process.

Thank you for your consideration of this request. If you have any questions of me, please feel free to call.

Very truly yours,

Gary C. Duvall

GCD:ld

Rec'd. 6/24/83 9:15 A.M.

The Greater Towson Council of Community Assoc.

Carl E. Bruff
15 Hillside Ave.
Towson, MD 21204
(301) 823-1415

April 2, 1983

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

Dear Mr. Hammond:

At its meeting on March 17, 1983, the Greater Towson Council of Community Associations voted unanimously to support West Towson Neighborhood Association in its opposition to the special exceptions asked by Jeanette B. Sellman et al. for the property on the northwest corner of Baltimore and Allegheny Avenues.

Sincerely yours,

Carl E. Bruff, President

PROTESTANT'S EXHIBIT 4

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to the Zoning Commissioner:

Recent cases before you asking for 0 variances cause community leaders to urge caution in granting them. The zoning guidelines were made for a reason - that Baltimore County may grow in a healthy, planned way.

In Towson, those of us who live near the county seat of government are working to make this area a better place to live, work and play.

In the case on Allegheny at Baltimore Aves. a building set at the street line is definitely NOT in keeping with most of the buildings on those two streets.

Please ask the developer to adjust his plans accordingly.

Thank you,

K.C.Turner
Southland Hills community
618 W?Chesapeake Ave.
Towson, 21204

PROTESTANT'S EXHIBIT 4

WEST TOWSON NEIGHBORHOOD ASSOCIATION, INC.

612 West Joppa Road
Towson, Maryland 21204
April 4, 1983

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

Dear Mr. Hammond:

At the meeting of the Governing Board of this association on April 4, 1983, it was voted unanimously that we oppose the special exceptions asked by Mrs. Jeanette B. Sellman et al. for the property on the northwest side of Baltimore and Allegheny Avenues.

Sincerely yours,

Berkley Matthews, President

PROTESTANT'S EXHIBIT 4

899

LAW OFFICES
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TELEX 87-511

GARY C. DUVALL

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24 NORTH WEST STREET, EASTON, MARYLAND 21601
342 HUNGERFORD COURT, ROCKVILLE, MARYLAND 20850
1701 PENNSYLVANIA AVENUE, N. W., WASHINGTON, D. C. 20006

April 28, 1983

Ms. Jean Jung,
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item No. 152
Case #83-226-A
Petitioners: Andrew Sellman, et al.
Variance Petition

Dear Ms. Jung:

My client, H. Adams Limited Partnership, is presently in the process of presenting its application for an industrial revenue bond to the Baltimore County Council for the construction of an office building to be located at 600 Baltimore Avenue. In addition, construction bids are in the process of being prepared to be let next week.

Obviously, it is of great importance to them to know the outcome of their Petition for Zoning Variances filed in the above-captioned matter. The outcome of those variances impacts on both the bond and the bid process.

I would greatly appreciate it if you could render a decision by next week. Your assistance in this regard would be greatly appreciated.

Very truly yours,

Gary C. Duvall

APR 29 '83 AM

GCD:ld

cc: Mr. John F. Grice

Early Hearing! 93-NBC 83-344
NC Please schedule 3/23/83

LAW OFFICES
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1701 PENNSYLVANIA AVENUE, N. W., WASHINGTON, D. C. 20006

HAND DELIVERED

February 22, 1983

Mr. Nick Commadari
Office of Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 600 Baltimore Avenue
Item No. 152
Property Owners: Andrew and Jeanette Sellman, et al

Dear Nick:

The above-captioned Item is a filing on behalf of my client, Henry Adams, Inc., for certain variances for the proposed construction at 600 Baltimore Avenue. The requested variances are minimal in nature but do effect the design and location of the proposed building.

Settlement on the property will take place on April 15, 1983 and we would like to commence construction as soon as possible. We are scheduled for a CRG review on March 2nd. I have been informed that due to Bill Hammonds' absence, a hearing on our Petition for Variances may not be started for three or four months. This will cause an extreme hardship for my client since they will not be able to put out construction contracts for bids until they know the resolution of the variance process. Accordingly, we would very likely miss the Spring and Summer months for construction purposes with a delay in the hearing on the variances presently contemplated by your offices.

I would greatly appreciate it if you would schedule our Petition for Variances out of the normal sequence since the hardship imposed by the three or four month delay will be considerable and costly. The hearing should take no longer than one morning at best.

Any consideration you can give to this request will be greatly appreciated.

Very truly yours,

Gary C. Duvall

FEB 23 '83 AM

GCD:ld
cc: Mr. John F. Grice, President

83-226 83-226

APR 7 83 AM

ZONING DEPARTMENT

LAW OFFICES
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134 NORTH WEST STREET
EASTON, MARYLAND 21601

5340 HUNGERFORD COURT
ROCKVILLE, MARYLAND 20850

1701 PENNSYLVANIA AVENUE, N. W.
WASHINGTON, D. C. 20006

GARY C. DUVALL

April 7, 1983

Mrs. Jean Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item No. 152
Case No. 83-226-A
Petitioners: Andrew Jeannette B. Sellman, et al.
Variance Petition

Dear Mrs. Jung:

Please be advised that Mr. Shinners, counsel for Mrs. Yoder, and I have consulted with our respective clients concerning screening along the property line between the subject site and the Yoder residence. Should you impose screening as part of any variance order, it is agreed that the owner of 600 Baltimore Avenue will screen the Yoder property along those portions of the property line which will be the most effective for both parties.

The architect, Mr. Christie, has agreed to meet with Mrs. Yoder to discuss screening which is not only effective, but also aesthetically pleasing. The proposed screening will most probably take the form of fencing and plantings. The reason for planting being a vehicle for screening is due to the fact that the property rises towards the rear and this is the area where Mrs. Yoder has her parking area. The use of planting would not interfere with Mrs. Yoder's visibility in this rear area as would a fence. Accordingly, the owner of 600 Baltimore Avenue will be more than willing to cooperate with Mrs. Yoder to provide screening to meet her needs if the same is imposed in your order.

This letter will serve in lieu of the memo you requested of Mr. Shinners, with his permission. If you need any further information, please do not hesitate to call.

Very truly yours,

Gary C. Duvall

GCD:ld
cc: Mr. Peter Christie
John E. Shinners, Esquire
Mr. John F. Grice

83-201

LAW OFFICES
MILES & STOCKBRIDGE
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE 301-821-0555
CABLE MILBRIDGE
TELEX 87-741

10 LIGHT STREET
BALTIMORE, MARYLAND 21202

134 NORTH WEST STREET
EASTON, MARYLAND 21601

5340 HUNGERFORD COURT
ROCKVILLE, MARYLAND 20850

1701 PENNSYLVANIA AVENUE, N. W.
WASHINGTON, D. C. 20006

GARY C. DUVALL

April 18, 1983

Mrs. Jean Jung,
Deputy Zoning Commissioner
County Courts Building
Towson, Maryland 21204

RE: Item No. 152
Case No. 83-226-A
Petitioners: Andrew Jeannette B. Sellman, et al.
Variance Petition

Dear Mrs. Jung:

I want to thank you again for the patience and consideration you gave to my client during the presentation of our variance petition in the above-referenced matter.

I would appreciate it if you could possibly render a decision in our case within the week since we are scheduled to commence our industrial revenue bond procedure next Tuesday and would like to be able to tell the Council during the first work session the status of the zoning hearing. Obviously, there would be an appeal period for any of the Protestants, but the sooner that this begins to run, the better for all concerned.

I realize you have been burdened beyond the call of duty by Mr. Hammond's absence, but any consideration you could give to this request would be appreciated.

APR 18 83 AM

Very truly yours,

Gary C. Duvall

GCD:ld

HAND DELIVERED

83-253 AJ

Baltimore County Dept of Zoning
County Office Building
Towson MD 21204

RE: 600 Baltimore Avenue
Towson MD

Gentlemen:

Petition was submitted by purchaser, Henry Adams & Co, and Owner, Jeannette B. Sellman, for variances to the property known as 600 Baltimore Avenue and located at the Northwest corner of Baltimore and Allegheny Avenues, Towson.

Said property is in my mother's name (Jeannette B) and in mine, and I am in agreement with the petition as submitted for a zoning variance.

My mother, Jeannette B. Sellman, has the power of attorney to sign for me in matters of this kind.

Sincerely

Andrew D. Sellman
ANDREW D. SELLMAN

#152

FEB 9 83 AM

May 24, 1983

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

RE: Case No. 83-226-A
Building Permit Application No.
9th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

John F. Grice, Partner
H. Adams Ltd Partnership

WEH:bsc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner — Date: March 25, 1983

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

SUBJECT: Zoning Petition No. 83-226-A, Jeannette B. Sellman, et al

While not commenting on each of the individual variances requested by the petitioner, this office is supportive of the type of development proposed by the petitioner within the Town Center.

Norman E. Gerber per J. Hoswell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:sle

cc: Arlene January
Shirley Hess

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 25, 1983

Gary C. Duvall, Esquire
401 Washington Avenue
7th Floor
Towson, Maryland 21204

Re: Petition for Variances
NW/cor. of Baltimore & Allegheny Avenues
Jeannette B. Sellman, et al - Petitioners
Case No. 83-226-A

Dear Mr. Duvall:

This is to advise you that $88.00 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 117309

DATE 3-29-83 ACCOUNT R-01-615-000
AMOUNT $88.00
RECEIVED FROM Henry Adams Inc.
FOR Advertising + Posting Case #83-226-A

VALIDATION OR SIGNATURE OF CASHIER

March 9, 1983

Gary C. Duvall, Esquire
401 Washington Avenue
7th Floor
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
NW/corner of Baltimore and Allegheny Avenues
Jeannette B. Sellman, et al - Petitioners
Case No. 83-226-A

TIME: 9:45 A.M.

DATE: Tuesday, April 5, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

ZONING COMMISSIONER OF BALTIMORE COUNTY

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

No. 112397

DATE 3-4-83 ACCOUNT R-01-615-000
AMOUNT 100.00
RECEIVED FROM Miles & Stockbridge
FOR Filing fee for item Sellman

VALIDATION OR SIGNATURE OF CASHIER

apr associates, inc.
surveyors-engineers

ALEXANDER P. LYSYCH, PROF. L.S.
RICHARD J. TRUELOVE, P.E.

DESCRIPTION OF PROPERTY
600 BALTIMORE AVENUE
NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the corner formed by the intersection of the West side of Baltimore Avenue, 60 feet wide, with the North side of Allegheny Avenue, 80 feet wide; thence running with and binding along the North side of Allegheny Avenue, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, North 83 degrees 30 minutes 40 seconds West 172.28 feet to intersect the East side of an alley, 20 feet wide; thence leaving Allegheny Avenue and binding along the East side of said alley North 06 degrees 43 minutes 10 seconds East 109.30 feet; thence leaving said alley and running South 83 degrees 16 minutes 50 seconds East 172.28 feet to a point on the West side of Baltimore Avenue; thence binding thereon South 06 degrees 43 minutes 10 seconds West 108.60 feet to the point of beginning; containing 18,770 square feet or 0.4309 acres more or less.

BEING THE SAME lot of ground which by Deed dated December 20, 1976 and recorded in Liber 5711, page 353 was conveyed by Andrew D. Sellman and Jeannette B. Sellman, his mother to Andrew D. Sellman and Jeannette B. Sellman, his mother.

1-4-1983

STATE OF MARYLAND

REVISED PLANS

FEB 23 1983

Item #152

7427 harford road baltimore, md. 21234 tel: 301 444 4312
206 east main street elkton, md. 21921 301 398 7766

apr associates, inc.
surveyors-engineers

ALEXANDER P. RATICH, PROF. L.S.
RICHARD J. TRUELOVE, P.E.

DESCRIPTION OF PROPERTY
600 BALTIMORE AVENUE
NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the corner formed by the intersection of the West side of Baltimore Avenue, 60 feet wide, with the North side of Allegheny Avenue, 80 feet wide; thence running with and binding along the North side of Allegheny Avenue, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, North 83 degrees 30 minutes 40 seconds West 172.28 feet to intersect the East side of an alley, 20 feet wide; thence leaving Allegheny Avenue and binding along the East side of said alley North 06 degrees 43 minutes 10 seconds East 109.30 feet; thence leaving said alley and running South 83 degrees 16 minutes 50 seconds East 172.28 feet to a point on the West side of Baltimore Avenue; thence binding thereon South 06 degrees 43 minutes 10 seconds West 106.60 feet to the point of beginning; containing 18,770 square feet or 0.4309 acres more or less.

BEING THE SAME lot of ground which by Deed dated December 20, 1976 and recorded in Liber 5711 page 353 was conveyed by Andrew D. Sellman and Jeannette B. Sellman, his mother to Andrew D. Sellman and Jeannette B. Sellman, his mother.

1-4-1983

STATE OF MARYLAND — PAUL F. RITTERHOFF — LAND SURVEYOR

7427 harford road baltimore, md. 21234 tel: 301 444 4312
206 east main street elkton, md. 21921 301 398 7766

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

June 21, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-226-A	JEANNETTE B. SELLMAN, ET AL (14)
	NW/corner Baltimore & Allegheny Aves.
	9th District
	Variances - Setbacks and parking spaces
	5/5/83 - D.Z.C.'s Order - GRANTED w/restrictions
ASSIGNED FOR:	THURSDAY, SEPTEMBER 29, 1983, at 10 a.m.
cc: Gary C. Duvall, Esq.	Attorney for Petitioners
Jeannette Sellman, et al	Petitioners
Mrs. Mary Ginn	Protestant
Mrs. Charlotte Pine	"
Mr. Kingsley Smith	"
Mr. Thomas Tinsley	"
John Skinners, Esq.	"
J. W. Hessian, Esq.	People's Counsel
N. Gerber	
J. Jung	
J. Dyer	
J. Hoswell	

June Holmen, Secy.

LAW OFFICES
MILES & STOCKBRIDGE
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE 301-821-0500
CABLE MILBRIDGE
TELEX 87-501

10 LIGHT STREET
BALTIMORE, MARYLAND 21203

34 NORTH WEST STREET
EASTON, MARYLAND 21601

340 HUNGERFORD COURT
ROCKVILLE, MARYLAND 20850

1701 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20006

GARY C. DUVALL

August [illegible], 1983

Mrs. Edith Eisenhart
Administrative Secretary
Board of Appeals
Court House
Towson, Maryland 21204

Re: Case No. 83-226-A
Jeannette B. Sellman, et al

Dear Mrs. Eisenhart:

Please forgive my delay in not returning your call regarding rescheduling the above-captioned appeal. My clients would prefer to keep the date of September 29, 1983 at 10:00 A.M. as the hearing date. If, however, the matter has to be rescheduled, I would appreciate it if you would let me know immediately.

Thank you for your interest and cooperation.

Very truly yours,

Gary C. Duvall

GCD/pm

Already advised pet. Card to cir. 9/21 - also, told secretary advising letter E

Hearing cancelled Pet. 8-23-83 3:00 P.M.

PETITION FOR VARIANCES

9th Election District

ZONING: Petition for Variances

LOCATION: Northwest corner of Baltimore and Allegheny Avenues

DATE & TIME: Tuesday, April 5, 1983 at 9:45 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 Variances to permit a front yard setback of 0 ft. in lieu of the required average of 7.5 ft. for the proposed building and the proposed balconies or solar shades (said balconies or solar shades are proposed to project beyond the property line into the street right of way); to permit a side yard setback of 0 ft. in lieu of the required 10 ft.; to permit an amenity open space ratio of 0.01 in lieu of the required 0.1 and the required .02 ratio for the proposed building and above grade parking, respectively; to permit balconies or solar shades of 12 ft. in length to project 6 ft. from the building so as to have 0 ft. setbacks instead of balconies or solar shades 10 ft. in length projecting 4 ft. into the required yard areas (said balconies or solar shades are proposed to project beyond the property line into the street right of way), to permit a 0 ft. setback for off street parking spaces when screened with wall, fence, or planting in lieu of the required 8 ft. from street property line; and to permit compact parking spaces of 7.5 ft. x 15 ft. with 272 sq. ft. per space for a lot without an attendant in lieu of standard car spaces of 8.5 ft. x 18 ft. with a minimum of 300 sq. ft. per space to a maximum of 60% of spaces required by Zoning.

The Zoning Regulation to be excepted as follows:
Section 235.1 (303.2) - required average front yard setback in a B.M. zone
Section 235.2 - side yard setback on street side
Section 235B.4 - minimum permitted amenity open space ratio in a B.M.-C.T. zone
Section 301.2 - maximum length and expansion into any required yard of projections
Section 409.2.c(4) - setback required for parking spaces adjacent to the street property line
Section 409.2 - minimum size and area required for parking spaces without an attendant

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

---

Being the property of Jeannette B. Sellman, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 5, 1983 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 8, 1983

Gary C. Duvall, Esquire
Miles and Stockbridge
401 Washington Avenue
Towson, Maryland 21204

Re: Petition for Variances
N/W corner of Baltimore & Allegheny Avenues
Jeannette B. Sellman, et al - Petitioners
Case No. 83-226-A

Dear Mr. Duvall:

Please be advised that an appeal has been filed by Thomas G. Tinsley, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:aj

cc: Mrs. Mary Ginn
606 Horncrest Road
Baltimore, Maryland 21204

Mrs. Charlotte Pine
607 Baltimore Avenue
Baltimore, Maryland 21204

Mr. Kingsley Smith
Trinity Church
120 Allegheny Avenue
Baltimore, Maryland 21204

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

John Skinners, Esquire
111 West Pennsylvania Avenue
Baltimore, Maryland 21204

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 31, 1983

Gary C. Duvall, Esquire
Miles and Stockbridge
401 Washington Avenue
Towson, Maryland 21204

Re: Petition for Variances
NW/corner of Baltimore and Allegheny Avenues
Jeannette B. Sellman, et al - Petitioners
Case No. 83-226-A

Dear Mr. Duvall:

Please be advised that an appeal has been filed by Charlotte W. Pine, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:aj

cc: Mrs. Mary Ginn
606 Horncrest Road
Baltimore, Maryland 21204

John Skinners, Esquire
111 W. Susquehanna Avenue
Baltimore, Maryland 21204

Mr. Kingsley Smith
Trinity Church
120 Allegheny Avenue
Baltimore, Maryland 21204

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

Mr. Thomas Timsley
506 Baltimore Avenue
Baltimore, Maryland 21204

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 5, 1983

Gary C. Duvall, Esquire
Miles and Stockbridge
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
NW/corner of Baltimore and Allegheny Avenues - 9th Election District
Jeannette B. Sellman, et al-Petitioners
Case No. 83-226-A
(Item No. 152)

Dear Mr. Duvall:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ.eoh

Attachments

cc: Mrs. Mary Ginn
Mrs. Charlotte Pine
Mr. Kingsley Smith
John Shinners, Esquire
Mr. Thomas Timsley
John W. Hessian, III, Esquire

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 10, 1983

Gary C. Duvall, Esquire
Miles and Stockbridge
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
NW/corner of Baltimore and
Allegheny Avenues - 9th
Election District
Jeannette B. Sellman, et al-
Petitioners
Case No. 83-226-A
(Item No. 152)

Dear Mr. Duvall:

Please replace the previous Order sent with enclosed corrected copy. As you will note, the strikeouts that were omitted in the first copy have now been made.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:eoh
Enclosure
cc: Mrs. Mary Ginn
606 Horncrest
Baltimore, Maryland 21204

Mrs. Charlotte Pine
607 Baltimore Avenue
Baltimore, Maryland 21204

Mr. Kingsley Smith
Trinity Church
120 Allegheny Avenue
Baltimore, Maryland 21204

Mr. Thomas Timsley
506 Baltimore Avenue
Baltimore, Maryland 21204

John Skinners, Esquire
111 W. Susquehanna Avenue
Baltimore, Maryland 21204

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

an office building and offices should be and the same is hereby GRANTED and that the Variances to permit a distance of 40 feet from the building to the centerline of the existing street (Allegheny Avenue) in lieu of the required 50 feet, a front yard setback of zero feet in lieu of the required 30 feet on the Allegheny Avenue side, a street side yard setback (Bosley Avenue) of 15 feet in lieu of the required 25 feet, and a setback from the alley on the east side of zero feet in lieu of the required 25 feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the Variance to permit 33 parking spaces in lieu of the required 62 spaces should be and the same is hereby DISMISSED with prejudice.

Zoning Commissioner of
Baltimore County

-3-

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

September 29, 1983

Gary C. Duvall, Esquire
401 Washington Avenue, 7th Floor
Towson, Maryland 21204

Re: Case No. 83-226-A
Jeannette B. Sellman, et al

Dear Mr. Duvall:

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

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart,
Administrative Secretary

Encl.

cc: Jeannette B. Sellman, et al
Mrs. Mary Ginn
Mrs. Charlotte Pine
Mr. Kingsley Smith
Mr. Thomas Timsley
John Shinners, Esquire
Richard Parson
John W. Hessian, III, Esquire
N. E. Gorber
J. G. Hoswell
Jean M. H. Jung
A. Jablon
J. E. Dyer

64 Miller

CHARLOTTE W. PINE * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 13 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

SUMMONS

MR. CLERK:

Please issue a Summons to the following named individual:

CL 9-27-83
Carl H. Bruff
15 Hillside Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case.

CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

COST $ .00
SUMMONED _____ 19
NON EST _____ 19
NON SUNT _____ 19
COPY LEFT _____ 19

SHERIFF
CHARLES H. HICKEY, JR.
OF BALTIMORE COUNTY

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NE/corner of Bosley and Allegheny Avenues - 9th Election District
Edward P. McDaniel, Jr., et al - Petitioners
NO. 76-146-XA (Item No. 105)

: BEFORE THE
: ZONING COMMISSIONER
: OF
: BALTIMORE COUNTY

::: ::: :::

This matter comes before the Zoning Commissioner as a result of Petitions filed by Edward P. McDaniel, Jr., et al, for a Special Exception for an office building and offices and, additionally, Variances. from Section 409.2b.(5), to permit 33 parking spaces in lieu of the required 62 spaces; Section 1B01.2C.3.(504), to permit a distance of 40 feet from the building to the centerline of the existing street (Allegheny Avenue) in lieu of the required 50 feet; Section 504.2 and V.B.2, to permit a front yard setback of zero feet in lieu of the required 30 feet on the Allegheny Avenue side, a street side yard setback (Bosley Avenue) of 15 feet in lieu of the required 25 feet, and a setback from the alley on the east side of zero feet in lieu of the required 25 feet. The subject property is located on the northeast corner of Bosley and Allegheny Avenues, in the Ninth Election District of Baltimore County, and contains 0.525 of an acre of land, more or less.

Let it be noted that People's Counsel did not enter his appearance in the subject Case.

At the outset of the hearing, the Petitioner moved to withdraw the request for the Variance to permit 33 parking spaces in lieu of the required 62 spaces. Said motion was granted. This Variance should be dismissed with prejudice.

Evidence presented on behalf of the Petitioner indicated that the subject property was previously granted a Special Exception for offices and Variances by Order of the then Zoning Commissioner, Edward D. Hardesty (Case No. 70-145-XA; dated February 10, 1970). Pursuant to Section 502.3 of the Baltimore County Zoning Regulations, the Petitioner lost the right to the Special Exception inasmuch as it was not utilized within the maximum five year period.

Petitioner's #5

Testimony indicated that the Petitioner proposes to construct a five story office building on the recently widened Bosley Avenue. Because of the configuration and size of the subject property, the Petitioner alleged that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship. Witnesses on behalf of the Petitioner indicated that the proposed use would not overburden the adjoining roads, would not be detrimental to the health, safety, or general welfare of the community, and would otherwise meet the prerequisites of Section 502.1 of the aforementioned Zoning Regulations.

By correspondence of January 23, 1976, William D. Fromm, Director of Planning, indicated that the proposed use would be in conformance with the adopted Towson Policy Plan and the Comprehensive Plan.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and a Special Exception for an office building and offices should be granted. Further, as strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner and as the granting of the Variances requested do not adversely affect the health, safety, and general welfare of the community, the requested Variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of February, 1976, that the Special Exception for

-2-

64 Miller

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

CL 9-27-83
John W. McGrain
Executive Secretary,
Baltimore County Landmarks
Preservation Commission
34 Willow Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. Any and all deeds, records, documents, correspondence, inter-office memos pertaining to ownership and width of alley behind 600 Baltimore Avenue.

2. Any and all records pertaining to 600 Baltimore Avenue.

CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/21/83
9:35 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

64 Miller

CHARLOTTE W. PINE * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 13 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

SUMMONS

MR. CLERK:

Please issue a Summons to the following named individual:

CL 9-27-83
K. D. Turner
Southland Hills Community
618 W. Chesapeake Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case.

CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

COST $ .00
SUMMONED _____ 19
NON EST _____ 19
NON SUNT _____ 19
COPY LEFT _____ 19

SHERIFF
CHARLES H. HICKEY, JR.

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

Walker 64

CHARLOTTE W. PINE * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

RECEIVED 1983 SEP 19 PM 2:38 SHERIFF'S OFFICE BALTO. CO.

SUMMONS

MR. CLERK:

Please issue a Summons to the following named individual:

CL 9-27-83 Richard Parsons
Come to Hearing 412 Woodbine Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland 21204, to testify on behalf of Appellant in the above captioned case.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

COST $ .00
SUMMONED ____ 19
NON EST ____ 19
NON SUNT ____ 19
COPY LEFT ____ 19
SHERIFF
CHARLES H. HICKEY, JR.
OF BALTIMORE CO.

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

Walker 64

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

4th flr 3401 bldg
C. Richard Moore
Asst. Traffic Engineer
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. All records and memoranda and plats pertaining to Petition for variances for zero setback, variances for open space, variances for parking for office building known as 600 Baltimore Avenue or any other variances or comments.

2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Ave.

Charlotte W. Pine / pmt
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

COST $ 5 .00
SUMMONED 9/20 19 83
NON EST ____ 19
NON SUNT ____ 19
COPY LEFT ____ 19
SHERIFF

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

Comm 64

CHARLOTTE W. PINE * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

RECEIVED 1983 SEP 19 PM 2:38 SHERIFF'S OFFICE BALTO. CO.

SUMMONS

MR. CLERK:

Please issue a Summons to the following named individual:

Rev. Kingsley Smith
8339 Carrbridge Circle
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland 21204, to testify on behalf of Appellant in the above captioned case.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd.
9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

COST $ 5 .00
SUMMONED 9/22 19 83
NON EST ____ 19
NON SUNT ____ 19
COPY LEFT ____ 19

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

---

64 Walker

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

on vac till Oct. 12-83

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

RM 15
Susan Carrell
Office of Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

All excuses set aside, directing her to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. to testify on behalf of Appellant in the above captioned case, and to bring with her the following:

1. All records and memoranda and plats pertaining to Petition for variances for zero setback, variances for open space, variances for parking for office building known as 600 Baltimore Avenue or any other variances or comments.

2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Ave.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

COST $ 5 .00
SUMMONED 9/20 19 83
NON EST On Vacation 19
NON SUNT ____ 19
COPY LEFT ____ 19
SHERIFF

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

Walker 64

CHARLOTTE W. PINE * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

SUMMONS

MR. CLERK:

Please issue a Summons to the following named individual:

OLD CT. HOUSE
2ND FLR
John W. Hessian, III, Esq.
People's Counsel
Alex Brown Building
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

SKD 9/20/83

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

COST $ 5 .00
SUMMONED 9/20 19
NON EST ____ 19
NON SUNT ____ 19
COPY LEFT ____ 19

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

Counsel 64

CHARLOTTE W. PINE * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

SUMMONS

MR. CLERK:

Please issue a Summons to the following named individual:

Berkley Matthews
612 West Joppa Road
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

COST $ 5 .00
SUMMONED 9-23 19 83
NON EST ____ 19
NON SUNT ____ 19
COPY LEFT ____ 19
SHERIFF
CHARLES H. HICKEY, JR.
OF BALTIMORE CO.

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

---

64 Walker

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

RECEIVED 1983 SEP 19 PM 2:38 SHERIFF'S OFFICE BALTO. CO.

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

Bureau of Highways
1003
Leonard L. Sprinkle, Chief
Bureau of Highways
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. Any and all deeds, records, documents, correspondence, inter-office memos pertaining to ownership and width of alley behind 600 Baltimore Avenue.

2. Any and all records pertaining to 600 Baltimore Avenue.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

COST $ 5 .00
SUMMONED 9/20 19 83
NON EST ____ 19
NON SUNT ____ 19
COPY LEFT ____ 19
SHERIFF
CHARLES H. HICKEY, JR.

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

---

64 Walker

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS
Protestant, Appellant * OF
vs * BALTIMORE COUNTY
JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

***

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

SKD 9/20/83
319
Robert Morton
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. All records and memoranda and plats pertaining to Petition for variances for zero setback, variances for open space, variances for parking for office building known as 600 Baltimore Avenue or any other variances or comments.

2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Ave.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

COST $ 5 .00
SUMMONED 9/20 19 83
NON EST ____ 19
NON SUNT ____ 19
COPY LEFT ____ 19
SHERIFF

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

Walk 64

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS

Protestant, Appellant * OF

vs BALTIMORE COUNTY

JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

***

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

319

Joseph A. Warfield
Bureau of Public Services
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

SVD 9/20/83

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. All records and memoranda and plats pertaining to Petition for Variances for zero setback, variances for open space, variances for parking for office building known as 600 Baltimore Avenue or any other variances or comments.

2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Avenue.

SVD 9/20/83

COST $ 5.00

SUMMONED 19 83

NON EST 19

NON SUNT 19

COPY LEFT 19

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

---

64 Walk

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS

Protestant, Appellant * OF

vs BALTIMORE COUNTY

JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 19 PM 2:38 SHERIFF'S OFFICE BALTO. CO.

***

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

3RD FLR 1303

Walter J. Rasmussen, Chief
Bureau of Land Acquisition
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

SVD 9/20/83

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. Any and all deeds, records, documents, correspondence, inter-office memos pertaining to ownership and width of alley behind 600 Baltimore Avenue.

2. Any and all records pertaining to 600 Baltimore Avenue.

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

COST $ 5.00

SUMMONED 9/20 19 83

NON EST 19

NON SUNT 19

COPY LEFT 19

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

---

64 Walk

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS

Protestant, Appellant * OF

vs BALTIMORE COUNTY

JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

***

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

RM 213 1208

Edward A. McDonough, P.E. Chief
Developers Engineering Division
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. All records and memoranda and plats pertaining to Petition for Variances for zero setback, variances for open space, variances for parking for office building known as 600 Baltimore Avenue or any other variances or comments.

2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Avenue.

COST $ 5.00

SUMMONED 9/20 19 83

NON EST 19

NON SUNT 19

COPY LEFT 19

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

Walk 64

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS

Protestant, Appellant * OF

vs BALTIMORE COUNTY

JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

***

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

RM 120

Charles E. Burnham
Chief Plans Reviewer
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

SVD 9/20/83

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

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2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Avenue.

COST $ 5.00

SUMMONED 9/20 19 83

NON EST 19

NON SUNT 19

COPY LEFT 19

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

---

64 Walk

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS

Protestant, Appellant * OF

vs BALTIMORE COUNTY

JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

***

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

RM 113

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

SVD 9/20/83

All excuses set aside, directing him to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. in Room 218 Old Court House, Towson, Maryland, 21204, to testify on behalf of Appellant in the above captioned case, and to bring with him the following:

1. All records and memoranda and plats pertaining to Petition for Variances for zero setback, variances for open space, variances for parking for office building known as 600 Baltimore Avenue or any other variances or comments.

2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Avenue.

COST $ 5.00

SUMMONED 9/20 19 83

NON EST 19

NON SUNT 19

COPY LEFT 19

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

---

64 Walk

CHARLOTTE W. PINE, et al * COUNTY BOARD OF APPEALS

Protestant, Appellant * OF

vs BALTIMORE COUNTY

JEANNETTE B. SELLMAN, et al * Case No: 83-226-A

RECEIVED 1983 SEP 19 PM 2:40 SHERIFF'S OFFICE BALTO. CO.

***

SUBPOENA DUCES TECUM

C/L 9/20/83

MR. CLERK:

Please issue a Subpoena Duces Tecum to the following named individual:

RM 113

C/L on vacation 9/21/83

Diana Itter
Zoning Associate III
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

All excuses set aside, directing her to be and appear in person before this Honorable Board of Appeals on Thursday, September 29, 1983 at 10 a.m. to testify on behalf of Appellant in the above captioned case, and to bring with her the following:

1. All records and memoranda and plats pertaining to Petition for Variances for zero setback, variances for open space, variances for parking for office building known as 600 Baltimore Avenue or any other variances or comments.

2. Any inter-office correspondence and other correspondence pertaining to 600 Baltimore Avenue.

3. Any and all records pertaining to 600 Baltimore Avenue.

COST $ 5.00

SUMMONED 9/20 19 83

NON EST 19

NON SUNT 19

COPY LEFT 19

Charlotte W. Pine
CHARLOTTE W. PINE
607 Baltimore Avenue
Towson, Maryland 21204

Rec'd. 9/16/83
3:15 p.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

IN THE MATTER : BEFORE
OF THE APPLICATION OF
JEANNETTE B. SELLMAN, ET AL : COUNTY BOARD OF APPEALS
FOR VARIANCES FROM THE
BALTIMORE COUNTY : OF
ZONING REGULATIONS
NW CORNER BALTIMORE AND : BALTIMORE COUNTY
ALLEGHENY AVENUES
9th DISTRICT : NO. 83-226-A

: :

OPINION

This case comes before this Board on an appeal of an Order of the Deputy Zoning Commissioner granting, with restrictions, the requested variances. The subject property is located at the northwest corner of Baltimore and Allegheny Avenues, in the Ninth Election District of Baltimore County.

The Board is in receipt this day of a letter (a copy of which is attached hereto and made a part hereof) from Petitioner's attorney withdrawing the original petition. The Board will grant Petitioner's request to withdraw the original petition. The Board will further order that the Deputy Zoning Commissioner's Order granting the requested variances be reversed.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 29th day of September, 1983, by the County Board of Appeals, ORDERED that the Deputy Zoning Commissioner's Order, dated May 5, 1983, be REVERSED, and that the variances petitioned for be and the same are hereby DENIED.

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

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

LAW OFFICES
MILES & STOCKBRIDGE
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301-821-6565
CABLE MILBRIDGE
TELEX 87-511

10 LIGHT STREET
BALTIMORE, MARYLAND 21202

24 NORTH WEST STREET
EASTON, MARYLAND 21601

348 HUNGERFORD COURT
ROCKVILLE, MARYLAND 20850

1701 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20006

GARY C. DUVALL

September 27, 1983

Mr. William E. Hackett, Chairman
County Board of Appeals
2nd Floor, Old Court House
Towson, Maryland 21204

RE: Case No. 83-226-A
Jeannette B. Sellman, et al.
Petition for Variances
N/W Corner of Baltimore and
Allegheny Avenue 9th Elect. Dist.

Dear Mr. Hackett:

Please be advised that the Petitioners in the above-captioned matter for variances are withdrawing the same. Accordingly, there will be no need for the appeals hearing on Thursday, September 29, 1983. If the Board wishes to enter a formal Order to that effect, it is satisfactory to the property owner, H. Adams Limited Partnership and the prior contract purchaser, Henry Adams, Inc.

If there are any questions, please do not hesitate to give me a call.

Very truly yours,

Gary C. Duvall
Gary C. Duvall

GCD:ld

cc: Mrs. Mary Ginn
Mrs. Charlotte Pine
Mr. Thomas Tinsley
John Shinners, Esquire
John W. Hessian, III, Esq.

Rec. 9/28/83 9:45 A.M.

Sellman, et al

THOMAS G. TINSLEY * BOARD OF APPEALS
Plaintiff * FOR
* BALTIMORE COUNTY
vs. *
* RE: Case No. 83-226-A
Item No. 152
BALTIMORE COUNTY OFFICE OF *
PLANNING AND ZONING *

* * * * * * * *

ORDER FOR APPEAL

Mr. Clerk:

On behalf of myself, Thomas G. Tinsley, please note an appeal from the Decision of the Deputy Zoning Commissioner dated May 5, 1983, permitting various variances of zero feet setbacks and permitting variances as regards parking spaces.

Thomas G. Tinsley
Thomas G. Tinsley
506 Baltimore Avenue
Towson, Maryland 21204
296-0116

I HEREBY CERTIFY that a copy of the within Appeal was hand-delivered on the 1st day of June, 1983 to the office of William Hammond, Zoning Commissioner at County Office Building, Towson, Maryland 21204 and hand-delivered to the office of William T. Hackett, Chairman, Board of Appeals for Baltimore County at Room 200, Old Court House, Towson, Maryland.

Thomas G. Tinsley
[Thom]as G. Tinsley

CHARLOTTE W. PINE * BOARD OF
and
JAMES A. PINE, * APPEALS FOR BALTIMORE
Plaintiffs
*
* RE: Case No. 83-226-A
vs Item No. 152
*
BALTIMORE COUNTY OFFICE OF
PLANNING AND ZONING *

* *

ORDER FOR APPEAL

Mr. Clerk:

On behalf of myself, Charlotte W. Pine, please note an appeal from the Decision of the Deputy Zoning Commissioner dated May 10, 1983, permitting various variances of zero feet setbacks and permitting variances as regards parking spaces.

Charlotte W. Pine
Charlotte W. Pine
607 Baltimore Avenue
Towson, Maryland 21204
823-5200

I HEREBY CERTIFY that a copy of the within Appeal was hand-delivered on the 27th day of May, 1983 to the office of William Hammond, Zoning Commissioner at County Office Building, Towson, Maryland 21204 and hand-delivered to the office of William T. Hackett, Chairman, Board of Appeals for Baltimore County at Room 200, Old Court House, Towson, Maryland.

Charlotte W. Pine
Charlotte W. Pine

MAY 27 '83 AM

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-226-A

District 9th Date of Posting June 2, 1983
Posted for: Appeal
Petitioner: Jeannette B. Sellman, et al
Location of property: NW/Corner Baltimore and Allegheny Avenues
Location of Signs: NW Corner of Baltimore and Allegheny Avenues
Remarks:
Posted by S. J. Arata (Signature) Date of return: June 10, 1983
Number of Signs: 1

PETITION FOR VARIANCES
9th Election District

ZONING: Petition for Variances
LOCATION: Northwest corner Baltimore and Allegheny Avenue
DATE & TIME: Tuesday, April 5, 1983 at 9:45 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 Variances to permit a front yard setback of 0 ft. in lieu of the required average of 7.5 ft. for the proposed building and the proposed balconies or solar shades (said balconies or solar shades are proposed to project beyond the property line into the street right of way); to permit a side yard setback of 0 ft. in lieu of the required 10 ft.; to permit an amenity open space ratio of 0.01 in lieu of the required 0.1 and the required .02 ratio for the proposed building and above grade parking, respectively; to permit balconies or solar shades of 12 ft. in length to project 4 ft. from the building so as to have 0 ft. setbacks instead of balconies or solar shades 10 ft. in length projecting 4 ft. into the required yard areas (said balconies or solar shades are proposed to project beyond the property line into the street right of way); to permit a 0 ft. setback for off street parking spaces when screened with wall, fence, or planting in lieu of the required 8 ft. from street property line; and to permit compact parking spaces of 7.5 ft. x 15 ft. with 272 sq. ft. per space for a lot without an attendant in lieu of standard car spaces of 8.5 ft. x 18 ft. with a minimum of 300 sq. ft. per space to a maximum of 60% of spaces required by Zoning.

The Zoning Regulation to be excepted as follows:
Section 235.1 (303.2)—required average front yard setback in a B.M. zone
Section 235.2—side yard setback on street side
Section 232B.4 — minimum permitted amenity open space ratio in a B.M.-C.T. zone
Section 301.2—maximum length and expansion into any required yard of projections
Section 409.2.c(4)—setback required for parking spaces adjacent to the street property line
Section 409.2—minimum size and area required for parking spaces without an attendant

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

Beginning for the same at the corner formed by the intersection of the West side of Baltimore Avenue, 60 feet wide, with the North side of Allegheny Avenue, 50 feet wide; thence running with and binding along the North side of Allegheny Avenue, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, North 83 degrees [illegible] minutes 40 seconds West 172.28 feet to intersect the East side of an alley, 20 feet wide; thence leaving Allegheny Avenue and binding along the East side of said alley North 06 degrees 43 minutes 10 seconds East 108.50 feet; thence leaving said alley and running South 83 degrees 16 minutes 50 seconds East 172.28 feet to a point on the West side of Baltimore Avenue; thence binding thereon South 06 degrees 43 minutes 10 seconds West 108.60 feet to the point of beginning; containing 18,770 square feet or 0.4309 acres, more or less.

Being the same lot of ground which by Deed dated December 20, 1976 and recorded in Liber 5711, page 353 was conveyed by Andrew D. Sellman and Jeannette B. Sellman, his mother to Andrew P. Sellman and Jeannette B. Sellman, his mother.

Being the property of Jeannette B. Sellman, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 5, 1983 at 9:45 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
Mar. 17.

83-226-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 17, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 5th day of April, 1983, the ~~first~~ publication appearing on the 17th day of March, 1983.

THE JEFFERSONIAN,
D. Frank Smith
Manager.

Cost of Advertisement, $ 43.75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117638

DATE 5/31/83 ACCOUNT R-01-615-000
AMOUNT $80.00
RECEIVED FROM Thomas G. Tinsley
FOR Appeal of Case #83-226-A

C 042*****8000:b 8068A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117629

DATE 5/27/83 ACCOUNT R-01-615-000
AMOUNT $80.00
RECEIVED FROM Charlotte W. Pine
FOR ~~XXXXXXXXXXXXXXXXXXXXXXX~~
(Jeannette B. Sellman, et al)
Appeal Fee for Case No. 83-226-A

G 106*****8002 :b 8318A

VALIDATION OR SIGNATURE OF CASHIER

Gary C. Duvall, Esquire
401 Washington Avenue
7th Floor
Towson, Maryland 21204

TAA Inc.
102 W. Pennsylvania Ave
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 22nd day of February, 1983

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Andrew Sellman, et ux
Petitioner's Attorney Gary C. Duvall, Esq. Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR VARIANCES
9th Election District

ZONING: Petition for Variances
LOCATION: Northwest corner of Baltimore and Allegheny Avenue
DATE & TIME: Tuesday, April 5, 1983 at 9:45 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 Variances to permit a front yard setback of 0 ft. in lieu of the required average of 7.5 ft. for the proposed building and the proposed balconies or solar shades (said balconies or solar shades are proposed to project beyond the property line into the street right of way); to permit a side yard setback of 0 ft. in lieu of the required 10 ft.; to permit an amenity open space ratio of 0.01 in lieu of the required 0.1 and the required .02 ratio for the proposed building and above grade parking, respectively; to permit balconies or solar shades of 12 ft. in length to project 4 ft. from the building so as to have 0 ft. setbacks instead of balconies or solar shades 10 ft. in length projecting 4 ft. into the required yard areas (said balconies or solar shades are proposed to project beyond the property line into the street right of way); to permit a 0 ft. setback for off street parking spaces when screened with wall, fence, or planting in lieu of the required 8 ft. from street property line; and to permit compact parking spaces of 7.5 ft. x 15 ft. with 272 sq. ft. per space for a lot without an attendant in lieu of standard car spaces of 8.5 ft. x 18 ft. with a minimum of 300 sq. ft. per space to a maximum of 60% of spaces required by Zoning.

The Zoning Regulation to be excepted as follows:
Section 235.1 (303.2) – required average front yard setback in a B.M. zone
Section 235.2 – side yard setback on street side
Section 232B.4 – minimum permitted amenity open space ratio in a B.M.-C.T. zone
Section 409.2c(4) – setback required for parking spaces adjacent to the street property line
Section 409.2 – minimum size and area required for parking spaces without an attendant

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

BEGINNING FOR THE SAME at the corner formed by the intersection of the West side of Baltimore Avenue, 60 feet wide, with the North side of Allegheny Avenue, 50 feet wide, thence running with and binding along the North side of Allegheny Avenue, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, North 83 degrees 30 minutes 40 seconds West 172.28 feet to intersect the East side of an alley, 20 feet wide, thence leaving Allegheny Avenue and binding along the East side of said alley North 06 degrees 43 minutes 10 seconds East 108.50 feet, thence leaving said alley and running South 83 degrees 16 minutes 50 seconds East 172.28 feet to a point on the West side of Baltimore Avenue, thence binding thereon South 06 degrees 43 minutes 10 seconds West 107.60 feet to the point of beginning, containing 18,770 square feet or 0.4309 acres more or less.

BEING THE SAME lot of ground which by Deed dated December 20, 1976 and recorded in Liber 5711, page 353 was conveyed by Andrew D. Sellman and Jeannette B. Sellman, his mother to Andrew D. Sellman and Jeannette B. Sellman, his mother.

Being the property of Jeannette B. Sellman, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 5, 1983 at 9:45 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
[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/22 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 16th day of March 1983.

THE TOWSON TIMES
Marianne Angelilla

Cost of Advertisement, $ 49.95

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-226-A

District 9th Date of Posting 3-19-83
Posted for: Variance
Petitioner: Jeannette B. Sellman et al
Location of property: NW/Corner of Baltimore and Allegheny Aves.
Location of Signs: NW Corner of Baltimore and Allegheny Avenues
Remarks:
Posted by S. J. Arata (Signature) Date of return: 3-25-83
Number of Signs: 6

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 85130

DATE 9/15/83 ACCOUNT 01.712
AMOUNT ~~$3.00~~ $9.50
RECEIVED FROM Charlotte Pine
FOR copies of documents from File #83-226A - Sellman

B B250*******950:a 8458F
VALIDATION OR SIGNATURE OF CASHIER

Zoning Commissioner
Exhibits in closet -
Return when case is closed

ALLEGHANY AVE

BALTIMORE AVE

PENNSYLVANIA AVE

SECTION A-A

SECTION B-B

PARKING

OFFICE BLDG.

OFFICE COPY

#71-234-XA

MAP #9
3E-1-C
NE-10-A
"X-A"

REVISIONS

CONSULTANTS

REVISED PLANS
MAR 15 1971

ZONING DEPARTMENT

#102

THE ARCHITECTURE AFFILIATION

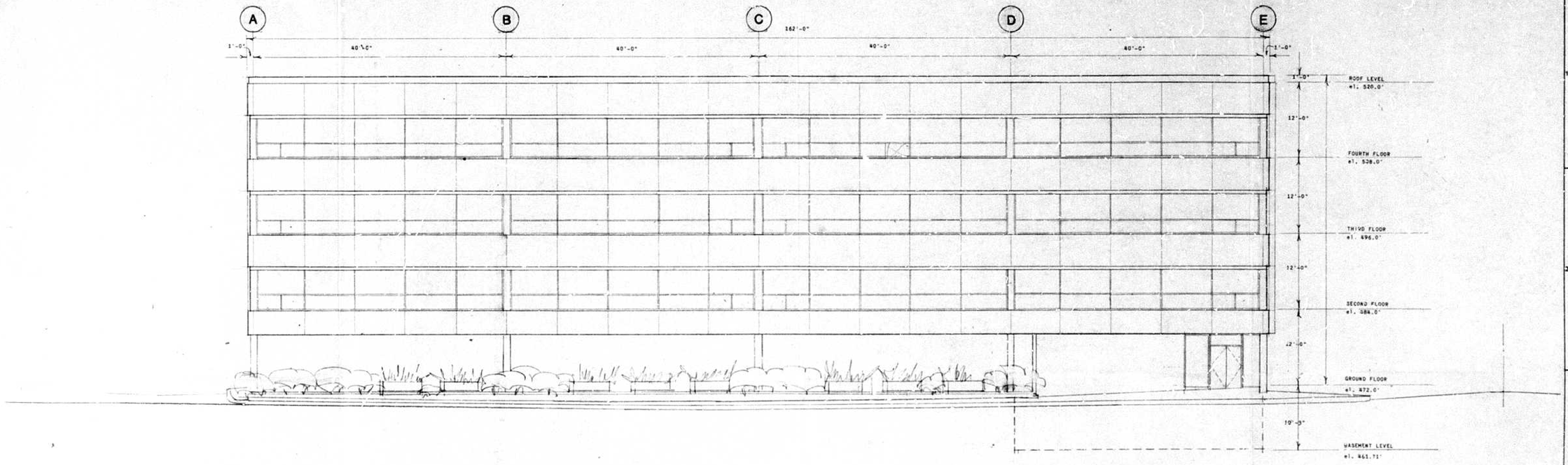
71-234-XA
#102

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

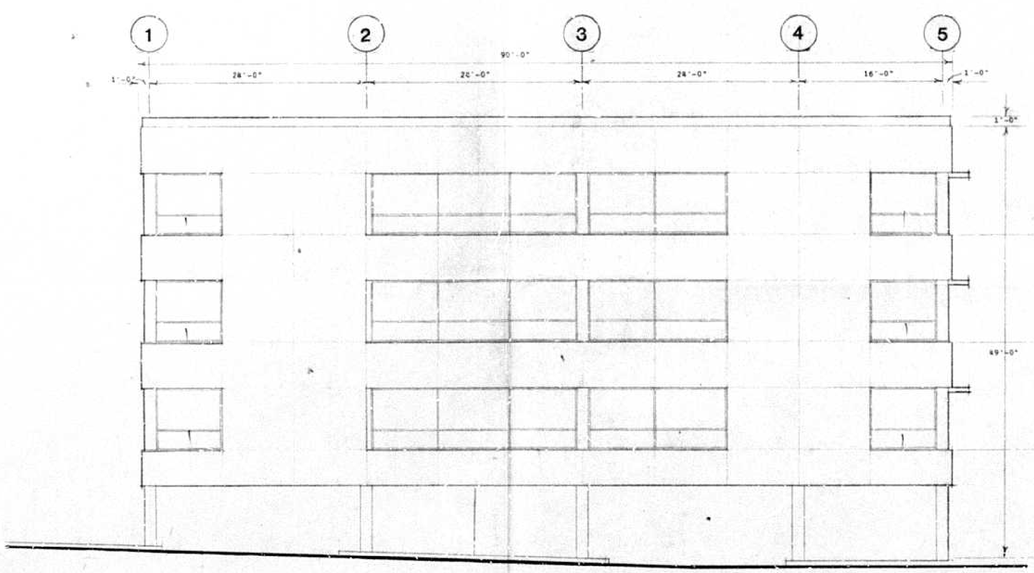
ORDER RECEIVED FOR FILING

71-234-XA
#102

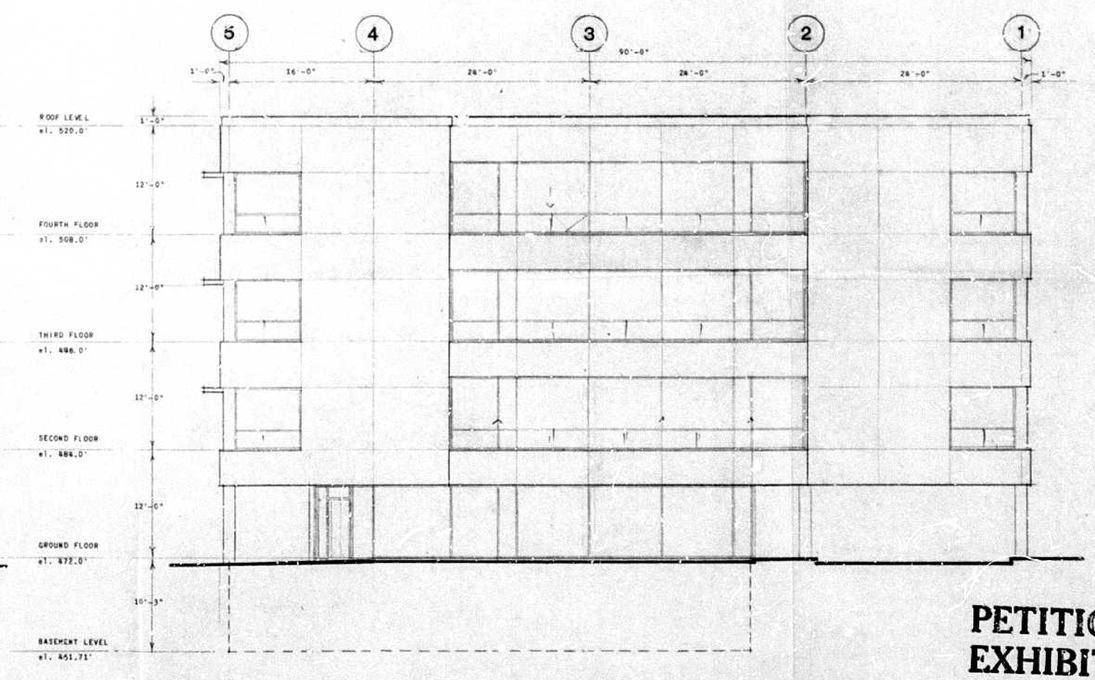
MICROFILMED



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PETITIONER'S EXHIBIT 4

NO.	DATE	ITEM

REVISIONS

FIRM
PRINCIPAL
PROJ. MGR.
DESIGNED
DRAWN
APPROVED

CONSULTANTS

MECHANICAL-ELECTRICAL ENGINEERING
HENRY ADAMS, INC.
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-8100

SITE ENGINEERING
DAVID L. GREGORY
8641 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 661-2888

STRUCTURAL ENGINEERING
L.P.J. INC.
16 W. 25TH STREET
BALTIMORE, MARYLAND 21218
TELEPHONE (301) 236-7800

TAA Inc.

The Architectural Affiliation

Baltimore: 301-323-7002
102 W. Pennsylvania Ave.
Towson, Maryland 21204

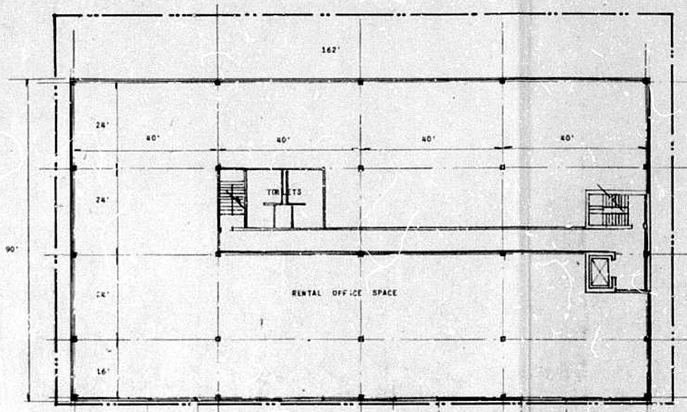
600 BALTIMORE OFFICE BUILDING

Towson, Maryland
for
HAI Ltd.Partnership

ELEVATIONS

PROJ. NO.	8216
SCALE	1/8"=1'-0"
DATE	19 Mar 83
LAST REV.	

2/1



TYPICAL OFFICE FLOOR PLAN

Alternate amenity open space on 9 6x12' balconies on three floors in random location.

LOT AREA

Net 18,770 s.f.		
Gross 29,489.4 s.f.		
(109.5 + 50) x 10 =		1,595.0 s.f.
(100.6 + 30) x 30 =		4,158.0 s.f.
172.28 x 30 =		5,168.4 s.f.
		10,719.4 s.f.
		+18,770.0 s.f.
		29,489.4 s.f.

F.A.R.

Ratio in BMCT	5.5
Max. Area	162,191.7 s.f.

PROPOSED BUILDING AREA

Office Use	43,740 s.f.
Lobby	724 s.f.
Covered Parking Area	13,856 s.f.
BSMT Storage	2,480 s.f.
TOTAL	60,800 s.f.

AMENITY OPEN SPACE

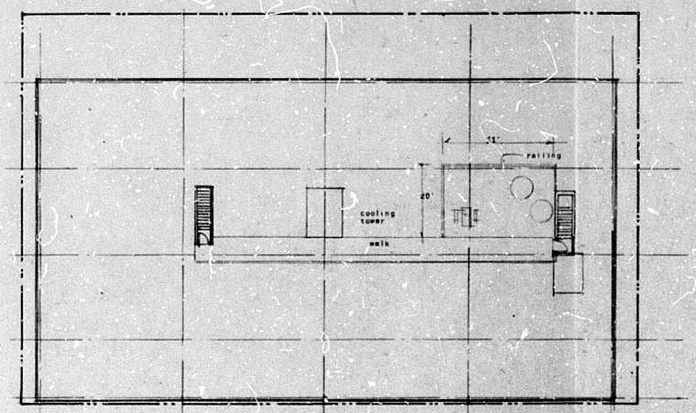
Allowed
(Usable Area x .11 + (Parking Area x .02)
(46,944 s.f. x .11 + (13,856 s.f. x .02)
4,694.4 + 277.12 = 4,971.52s.f.

Requested
(Total Building Area x .01)
60,800 s.f. x .01 = 608.0 s.f.

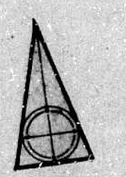
PARKING

Required
Lobby @ 1/500 s.f.
724 s.f. x 1/200 = 2.41 3
Office Floors @ 1/500 s.f.
14,580 s.f. x 1/500 = 29.16
29.16 x 3 = 87.48 88
TOTAL PARKING REQUIRED 91 Spaces

PARKING PROVISIONS	ALLOWED	REQUESTED
On Site:		
All standard cars	49	
29 compacts & 31 standard cars (Requested 22% increase)		60
Off Site:		
Leasing from Revenue Authority	50	50
TOTAL	99 Spaces	110 Spaces

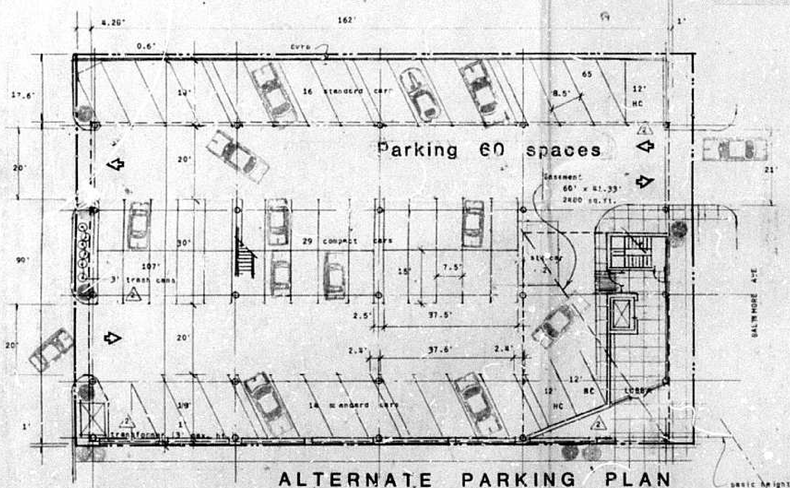


ROOF PLAN

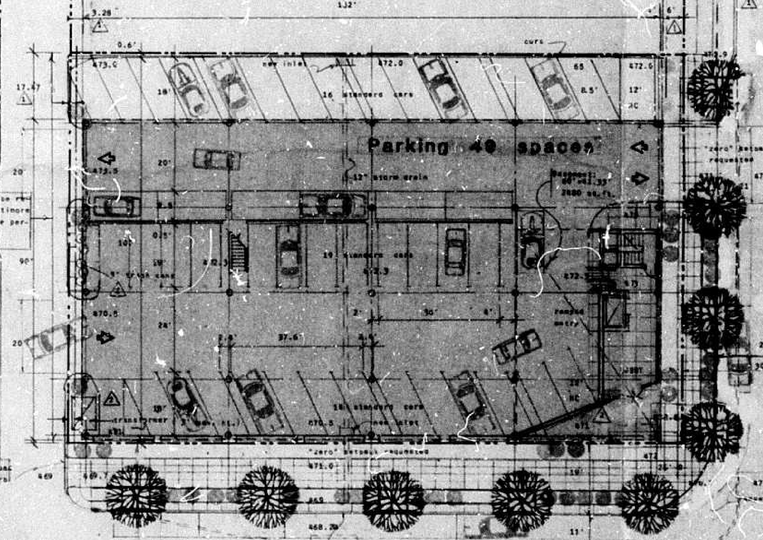


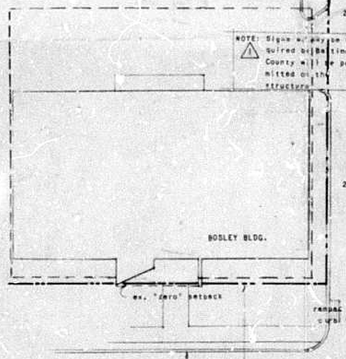
SITE LOCATION

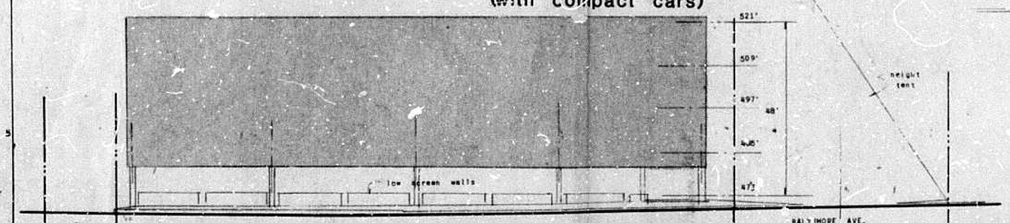
Note: See sheet 3 for locational, survey, borings, and statistical data.



ALTERNATE PARKING PLAN
(with compact cars)







ALLEGHANY AVE. ELEVATION

BALTIMORE AVE ELEVATION

REQUESTED VARIANCES:

235.1 FRONT YARD: TO REDUCE SETBACK FROM 7.5 FEET TO "ZERO"

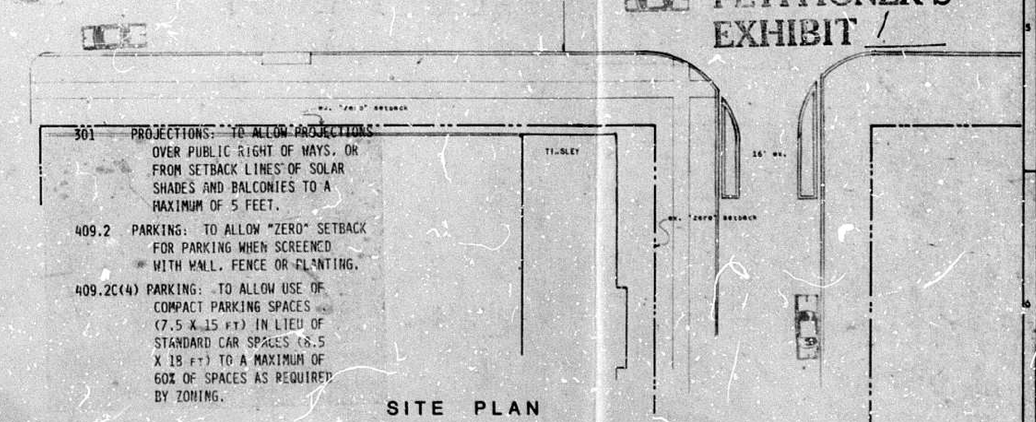
235.2 SIDE YARD: TO REDUCE SETBACK ON SIDESTREET FROM 10 FEET TO "ZERO" AT PROPOSED RIGHT OF WAY LINE.

235.B4 AMENITY OPEN SPACE: TO REDUCE RATIO FROM 0.1 TO 0.01 FOR OFFICE BUILDING USE AND FOR COVERED PARKING AREAS.

301 PROJECTIONS: TO ALLOW PROJECTIONS OVER PUBLIC RIGHT OF WAYS, OR FROM SETBACK LINES OF SOLAR SHADES AND BALCONIES TO A MAXIMUM OF 5 FEET.

409.2 PARKING: TO ALLOW "ZERO" SETBACK FOR PARKING WHEN SCREENED WITH WALL, FENCE OR PLANTING.

409.2C(4) PARKING: TO ALLOW USE OF COMPACT PARKING SPACES (7.5 X 15 FT) IN LIEU OF STANDARD CAR SPACES (8.5 X 18 FT) TO A MAXIMUM OF 60% OF SPACES AS REQUIRED BY ZONING.



SITE PLAN

PETITIONER'S EXHIBIT 1

NO	DATE	REVISIONS
1	09-3-83	General revisions
2	02-3/03	C.R.G. Agreement

FIRM: TAA INC.
PRINCIPAL: RGC
PROJ. MGR.
DESIGNED
DRAWN
RGC APPROVED

CONSULTANTS

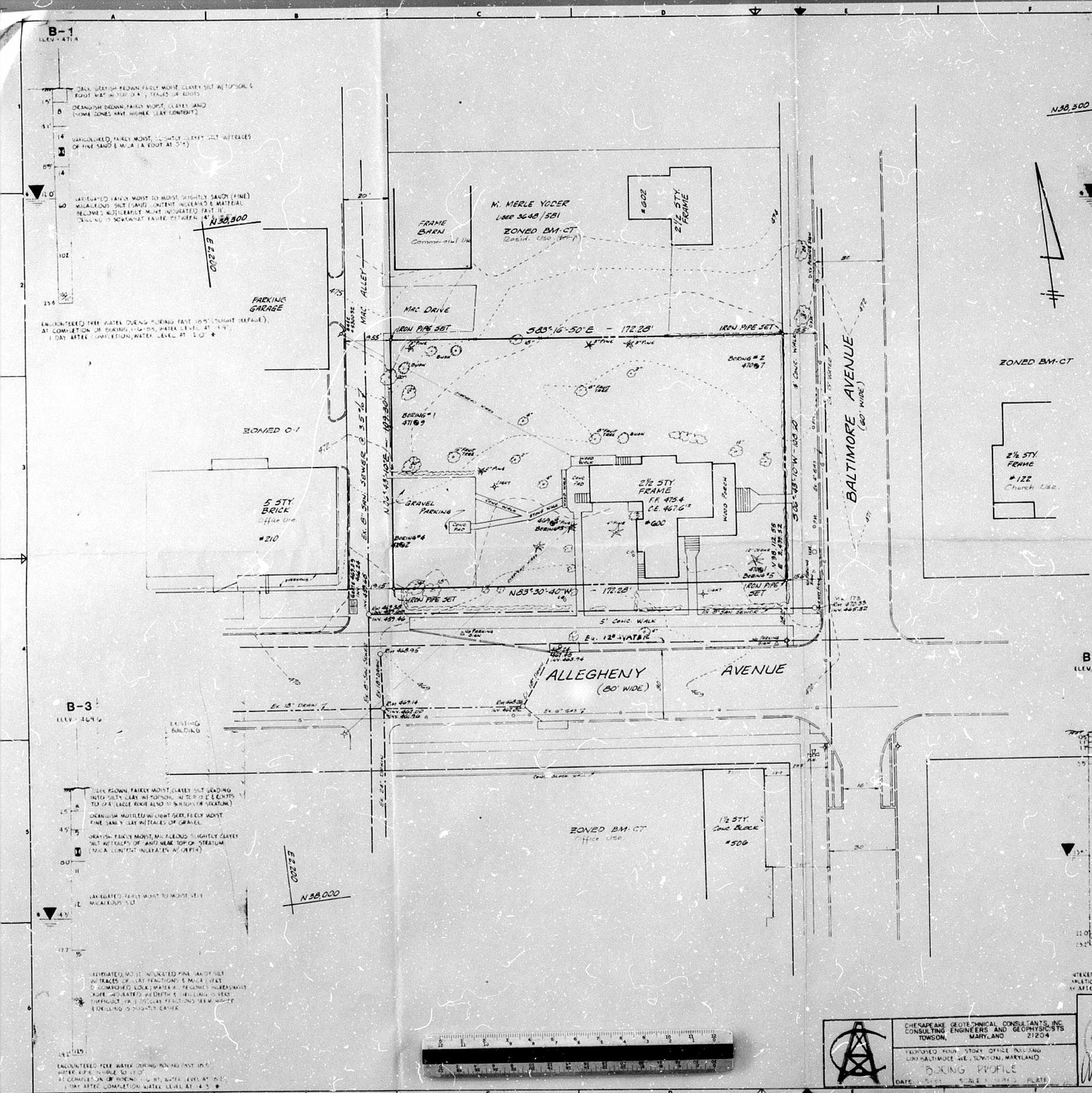
TAA Inc.

600 BALTIMORE OFFICE BUILDING
Towson, Maryland
for
HAI Ltd. Partnership

SITE PLAN FOR ZONING VARIANCE

PROJ. NO.	8210
SCALE	1" = 20'0"
DATE	01 - 2/83
LAST REV.	03-3/83

2



NOTES

1) BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITIAN DISTRICT.

2) ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY DATUM. B.M. X-1299B ELEV. 469.95

3) AREA OF PROPERTY 18,770 Sq. Ft. or 0.4309 Ac.±

4) DEED REFERENCE: ANDREW D. SELLMAN & WIFE LIBER 5711, PAGE 363

5) CENSUS TRACT ... 4907.02
COUNCILMANIC DISTRICT ... C-4
WATERSHED ... 28
SUBSEWERSHED ... 53

6) EXISTING ZONING ... BM-CT

7) PROPERTY ACCT NO. 09-19-272080

8) UTILITY PLANS:
SEWER: PLAN 27-25
INVERTS 12-19
STORM DRAIN: 78-1019 A4
WATER PLAN 31-008

PETITIONER'S EXHIBIT 2

NO.	DATE	ITEM
2	02-2/83	C.R.G. Agreement
1	08-2/83	added util. note

REVISIONS

CONSULTANTS

MECHANICAL-ELECTRICAL EN TECHNIQUE
HENRY ADAMS, INC.
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-8300

SITE ENGINEERING
DAVID L. GREGORY
9041 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 661-7000

STRUCTURAL ENGINEERING
L.P.A. INC.
16 W. 25TH STREET
BALTIMORE, MARYLAND 21218
TELEPHONE (301) 366 7000

TAA Inc.
The Architectural Affiliation
Baltimore 301-823-0007
102 W. Pennsylvania Ave.
Towson, Maryland 21204

600 BALTIMORE OFFICE BUILDING

Towson, Maryland
for
HAI Ltd. Partnership
C/O HENRY ADAMS, INC. (see above)

SURVEY & BORING DATA

LOCATIONAL DATA

PROJ. NO.	8216
SCALE	1" = 20'0"
DATE	01 - 2/82
LAST REV.	02-3-83

3

CHESAPEAKE GEOTECHNICAL CONSULTANTS, INC.
CONSULTING ENGINEERS AND GEOPHYSICISTS
TOWSON, MARYLAND 21204

PROPOSED FOUR-STORY OFFICE BUILDING
LOY BALTIMORE AVE., TOWSON, MARYLAND

BORING PROFILE

DATE: 1-12-83 SCALE: 1"=20' PLATE

REVISED FIELDING 1-12-83

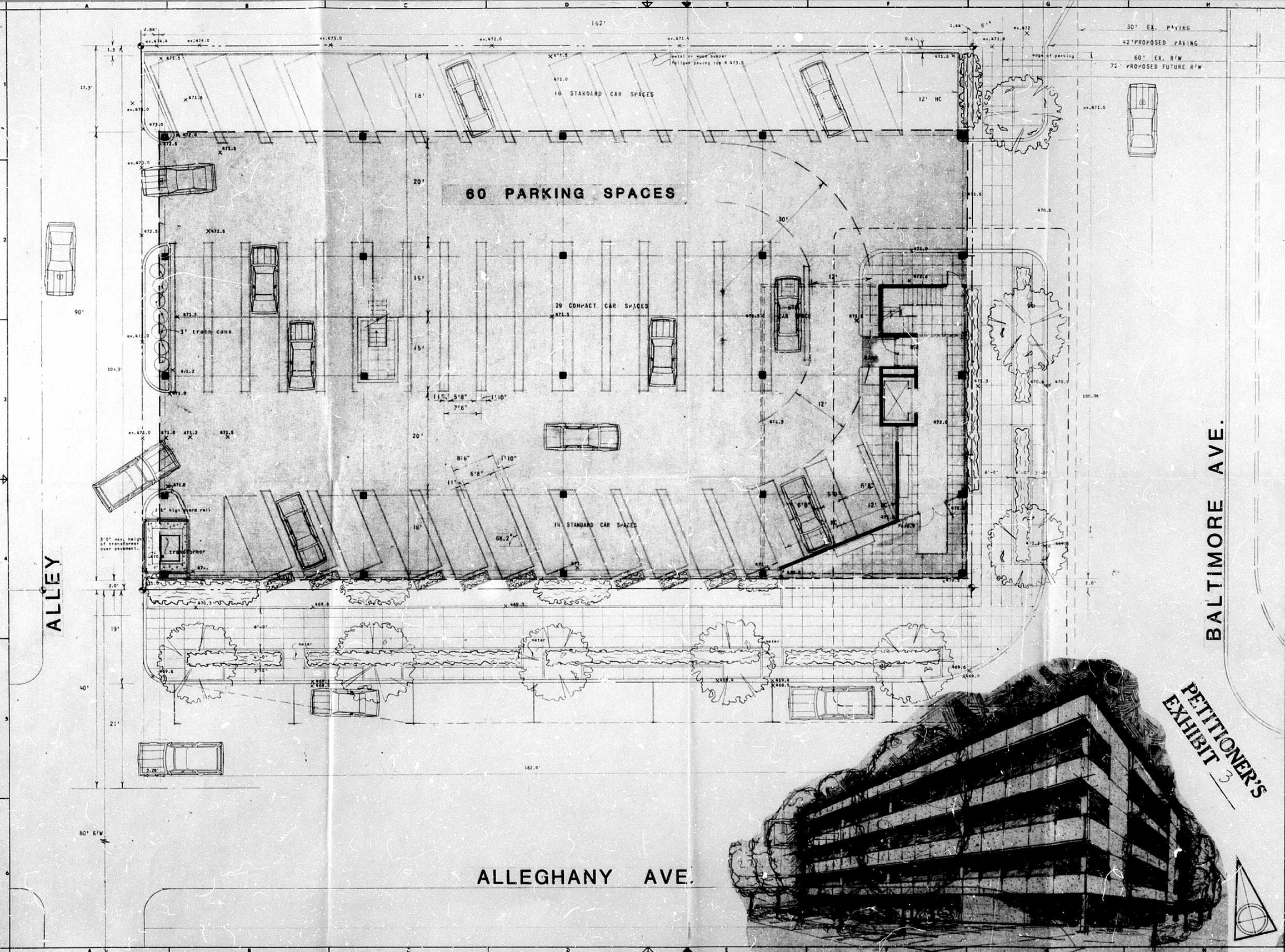
apr associates, inc.
surveyors-engineers
204-206 E. MAIN STREET ELKTON, MD 21921 PHONE 398-7788
7427 HARFORD ROAD BALTIMORE, MD 21234 PHONE 444-4312

BOUNDARY AND TOPOGRAPHIC SURVEY

600 BALTIMORE AVENUE

NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' JANUARY 4, 1983



NO	DATE	ITEM
	04-3-83	General revisions

REVISIONS

FIRM
PRINCIPAL
PROJ. MGR.
DESIGNED
DRAWN
APPROVED

CONSULTANTS

MECHANICAL-ELECTRICAL ENGINEERING
HENRY ADAMS, INC
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-6920

SITE ENGINEERING
DAVID L. GREGORY
8641 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 661-2868

STRUCTURAL ENGINEERING
L.P.J. INC.
16 W. 25TH STREET
BALTIMORE, MARYLAND 21218
TELEPHONE (301) 366-7800

TAA inc.
The Architectural Affiliation
Baltimore 301-823-7862
102 W Pennsylvania Ave.
Towson, Maryland 21204

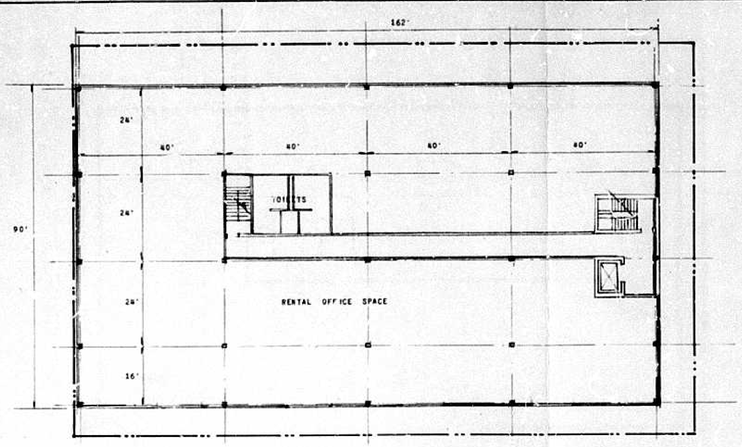
600 BALTIMORE OFFICE BUILDING

Towson, Maryland
for
HAI Ltd.Partnership

GROUND FLOOR PLAN

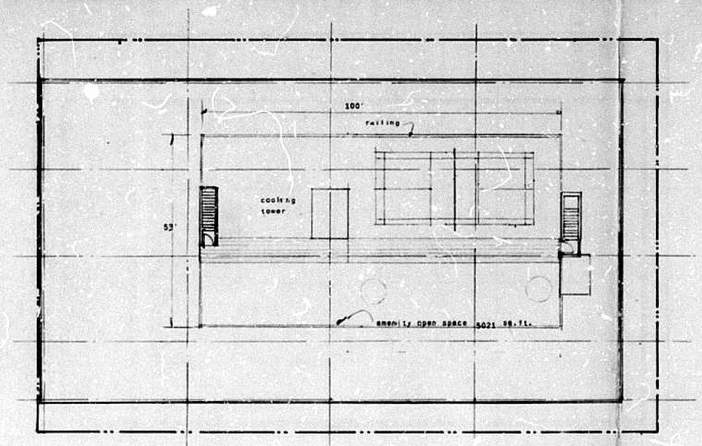
PROJ. NO.	8216
SCALE	1/8" = 1'-0"
DATE	14-3-83
LAST REV	4-4-83

1/1



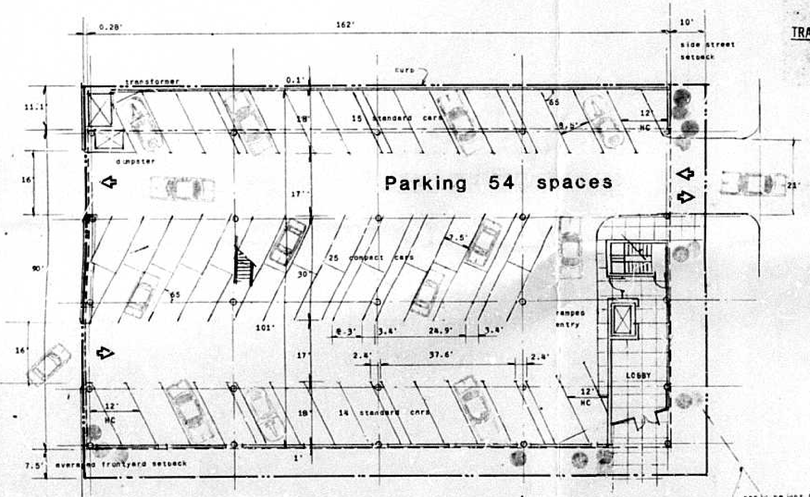
TYPICAL OFFICE FLOOR PLAN

LOT AREA:	18770 NET	
	28096.4 GROSS	
F.A.R.:		
RATIO IN BMCT.	5.5	
MAX AREA:	154,530.2 SQ. FT.	
PROPOSED BLDG:		
OFFICE USE:	43740 SQ. FT.	
LOBBY	954 SQ. FT.	
COVERED PARKING AREA	13536 SQ. FT.	
BSMT STORAGE:	2800 SQ. FT.	
	61030 SQ. FT.	
AMENITY OPEN SPACE:		
REQUIRED RATIO ON BLDG.	0.1	
REQUIRED RATIO ON PARKING	0.02	
REQUIRED AREA	5020.1 SQ. FT.	
PARKING:		
REQUIRED:		
LOBBY @ 1/300	3	
OFFICE FLOORS @ 1/500	88	
TOTAL	91	
PARKING PROVIDED:		
ON SITE		
- WITH STD CARS	42	
- WITH 25 COMPACTS & 29 STD CARS (29% INCREASE)		54
OFF SITE		
- BY LEASING FROM REVENUE AUTHORITY	50	50
TOTAL	92	99
TRAFFIC:		
AVERAGE DAILY TRIPS 44568 @ 12/3/100	549 A.D.T.	

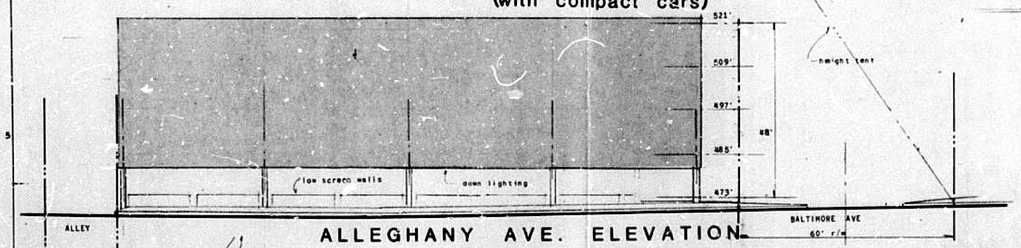


ROOF PLAN

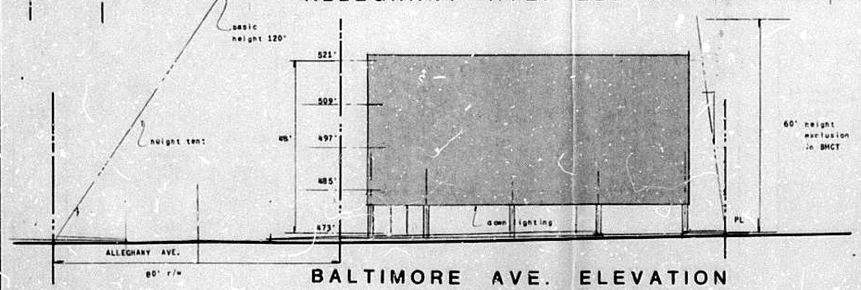
Note: See sheet 3 for locational, survey, borings, and statistical data.



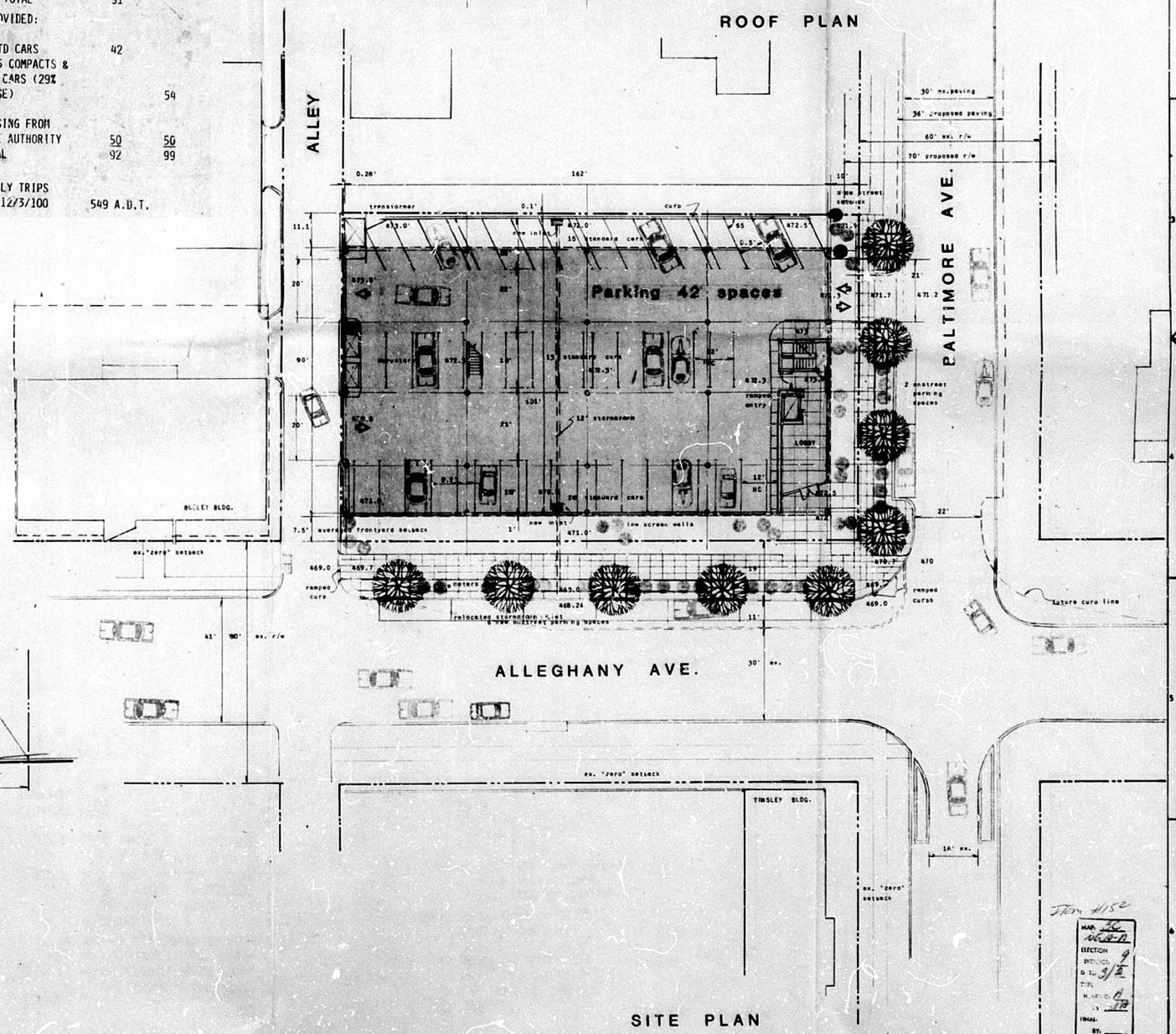
ALTERNATE PARKING PLAN
(with compact cars)



ALLEGHANY AVE. ELEVATION



BALTIMORE AVE. ELEVATION



SITE PLAN

Item #152

MAP 26
ELECTION 9
DISTRICT
DATE 3/2
TYPE
HEARING
FINAL
BY

NO	DATE	ITEM
REVISIONS		

FIRM: TAA Inc.

PRINCIPAL: PGC
PROJ. MGR.
DESIGNED
DRAWN: PGC
APPROVED

CONSULTANTS

MECHANICAL-ELECTRICAL ENGINEERING
PERRY ADAMS, INC.
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-0500

SITE ENGINEERING
DAVID L. GREGORY
9941 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 661-2000

STRUCTURAL ENGINEERING
L.P.A. INC.
16 W. 25TH STREET
BALTIMORE, MARYLAND 21218
TELEPHONE (301) 366-7000

TAA Inc.
The Architectural Affiliation
Baltimore 301-823-7060
102 W Pennsylvania Ave.
Towson, Maryland 21204

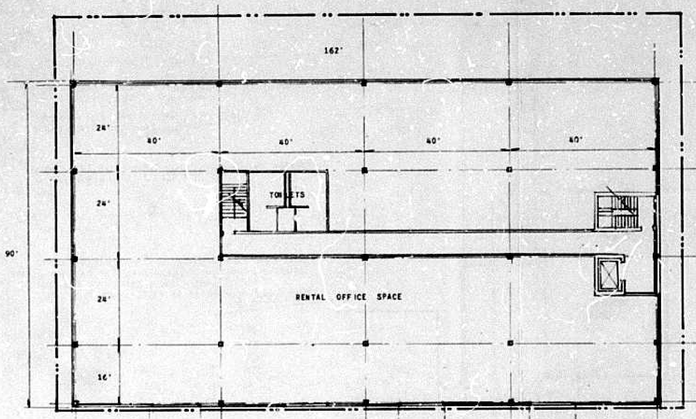
600 BALTIMORE OFFICE BUILDING

Towson, Maryland
for
HAI Ltd. Partnership

CONCEPTUAL & SCHEMATIC SITE PLAN

PROJ. NO.	8216
SCALE	1" = 20'0"
DATE	01-2-83
LAST REV.	

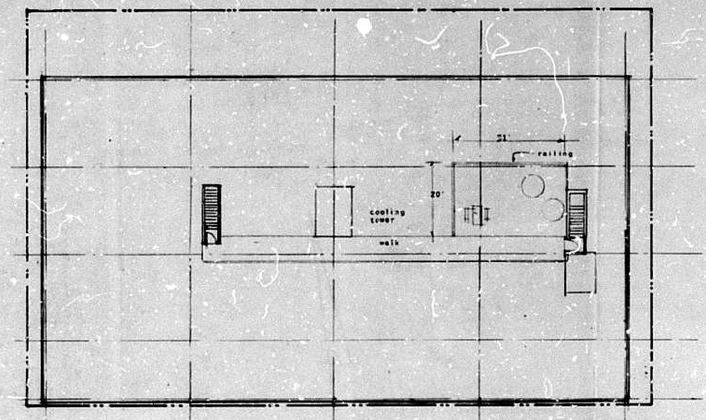
1



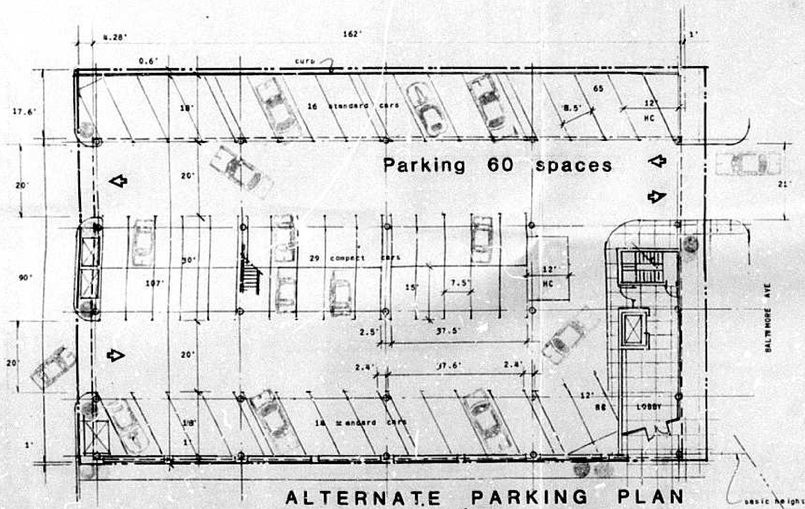
TYPICAL OFFICE FLOOR PLAN

Alternate amenity open space on 9 6x12' balconies on these floors in random locations.

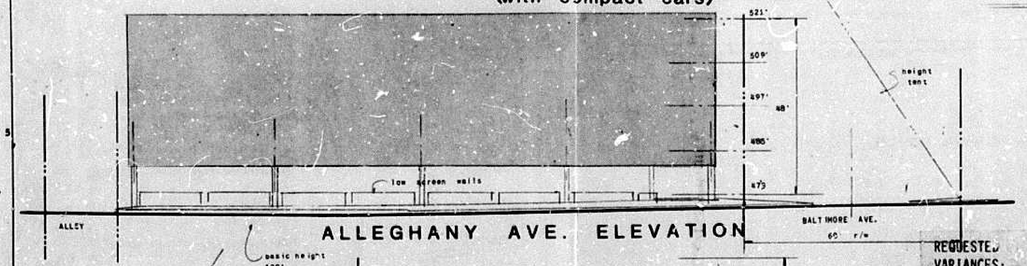
LOT AREA:	18770 NET
	28986.4 GROSS
F.A.R.:	
RATIO IN BMCT	5.5
MAX AREA	154,530.2 SQ. FT.
PROPOSED BLDG:	
OFFICE USE:	43740 SQ. FT.
LOBBY:	954 SQ. FT.
COVERED PARKING AREA:	13536 SQ. FT.
BSMT. STORAGE:	2800 SQ. FT.
	61030
AMENITY OPEN SPACE:	
REQUESTED RATIO	0.01
REQUIRED AREA	610 SQ. FT.
PARKING:	
REQUIRED:	
LOBBY @ 1/300	3
OFFICE FLOORS @ 1/500	88
TOTAL	91
PARKING PROVIDED:	
ON SITE	
- WITH STD CARS	49
- WITH 29 COMPACTS & 31 STD CARS (22% INCREASE)	60
OFF SITE	
- BY LEASING FROM REVENUE AUTHORITY	50 50
TOTALS	104 110



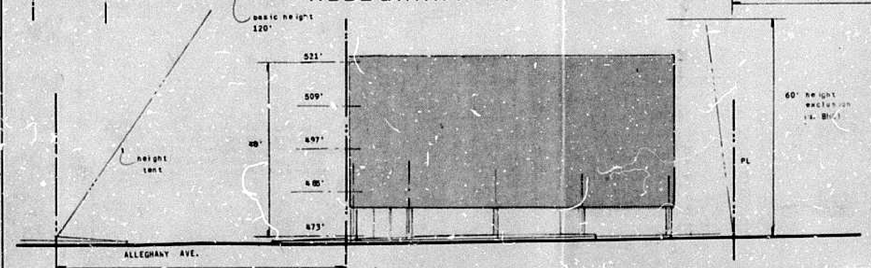
ROOF PLAN



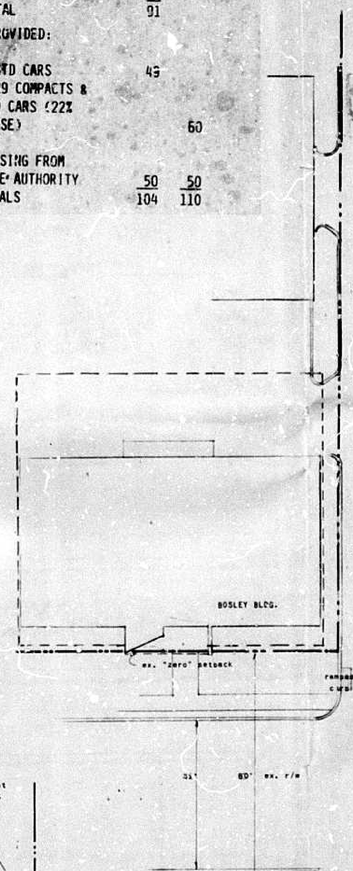
ALTERNATE PARKING PLAN
(with compact cars)

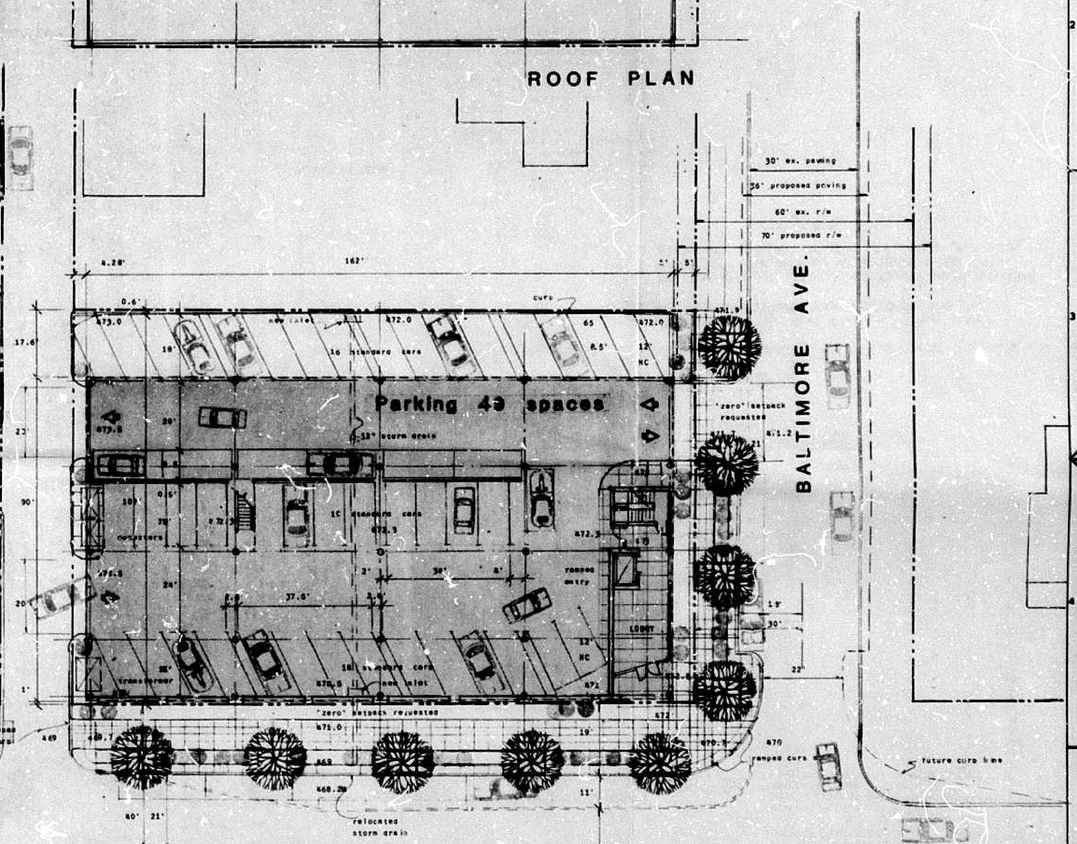


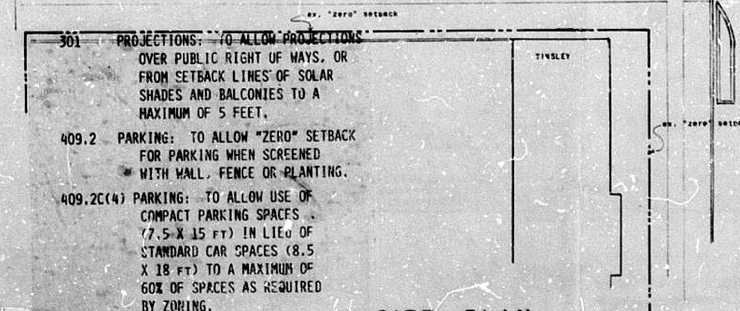
ALLEGHANY AVE. ELEVATION



BALTIMORE AVE. ELEVATION







SITE PLAN

REQUESTED VARIANCES:

235.1 FRONT YARD: TO REDUCE SETBACK FROM 7.5 FEET TO "ZERO"

235.2 SIDE YARD: TO REDUCE SETBACK ON SIDESTREET FROM 10 FEET TO "ZERO" AT PROPOSED RIGHT OF WAY LINE.

235.B4 AMENITY OPEN SPACE: TO REDUCE RATIO FROM 0.1 TO 0.01 FOR OFFICE BUILDING USE AND FOR COVERED PARKING AREAS.

301 PROJECTIONS: TO ALLOW PROJECTIONS OVER PUBLIC RIGHT OF WAYS, OR FROM SETBACK LINES OF SOLAR SHADES AND BALCONIES TO A MAXIMUM OF 5 FEET.

409.2 PARKING: TO ALLOW "ZERO" SETBACK FOR PARKING WHEN SCREENED WITH WALL, FENCE OR PLANTING.

409.2C(4) PARKING: TO ALLOW USE OF COMPACT PARKING SPACES (7.5 X 15 FT) IN LIEU OF STANDARD CAR SPACES (8.5 X 18 FT) TO A MAXIMUM OF 60% OF SPACES AS REQUIRED BY ZONING.

Note: See sheet 3 for locational, survey, borings, and statistical data.

NO	DATE	ITEM

REVISIONS

FIRM: TAA INC.

PRINCIPAL: PGC
PROJ. MGR.
DESIGNED
DRAWN
PGC
APPROVED

CONSULTANTS

MECHANICAL-ELECTRICAL ENGINEERS
MOSKOWITZ ASSOCIATES, INC.
[illegible]
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-[illegible]

SITE ENGINEERS
GERARD L. GREGOWSKY
[illegible]
TOWSON, MARYLAND 21204
TELEPHONE (301) 821-[illegible]

STRUCTURAL CONSULTANTS
L.P.A. INC.
10 E. 25TH STREET
BALTIMORE, MARYLAND 21218
TELEPHONE (301) 366-[illegible]

TAA Inc.
The Architectural Affiliation
Baltimore 301-825-[illegible]
[illegible] W. Pennsylvania Ave.
Towson, Maryland 21204

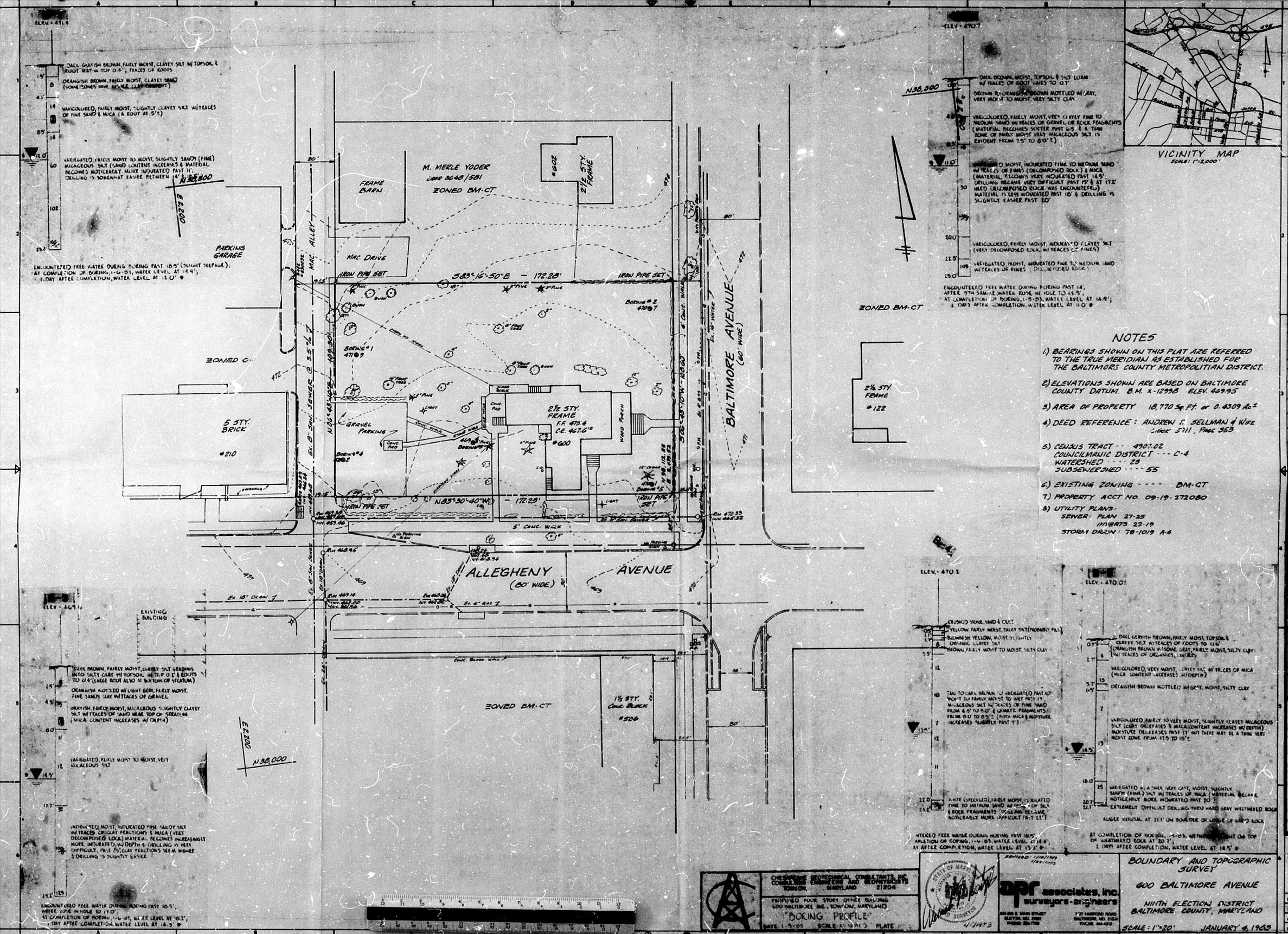
600 BALTIMORE OFFICE BUILDING

Towson, Maryland
for
HAI Ltd. Partnership

SITE PLAN FOR ZONING VARIANCE

PROJ. NO.	8216
SCALE	1" = 20'-0"
DATE	01 - 2/83
LAST REV.	

2



NOTES

1) BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITIAN DISTRICT.

2) ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY DATUM. B.M. X-1299B ELEV. 469.95

3) AREA OF PROPERTY 18,770 Sq. Ft. or 0.4309 Ac±

4) DEED REFERENCE: ANDREW T. SELLMAN & WIFE LIBER 5711, PAGE 353

5) CENSUS TRACT - - 4903.02
COUNCILMANIC DISTRICT - - - C-4
WATERSHED - - - - 23
SUBSEWERSHED - - - - 55

6) EXISTING ZONING - - - - BM-CT

7) PROPERTY ACCT NO. 09-19-272080

8) UTILITY PLANS:
SEWER: PLAN 27-25
INVERTS 22-19
STORM DRAIN: 78-1019 A-4

NO	DATE	ITEM

REVISIONS

FIRM
PRINCIPAL
PROJ. MGR.
DESIGNED
DRAWN
APPROVED

CONSULTANTS

CHESAPEAKE GEOTECHNICAL CONSULTANTS, INC.
CONSULTING ENGINEERS AND GEOHYDROLOGISTS
TOWSON, MARYLAND 21204

PROPOSED FOUR STORY OFFICE BUILDING
600 BALTIMORE AVE., TOWSON, MARYLAND
"BORING PROFILE"
DATE 1-5-83 SCALE 1"=10' PLATE

dpr associates, inc.
surveyors-engineers
204-206 E. MAIN STREET
SALISBURY, MD. 21801
PHONE 742-7181
7121 HARFORD ROAD
BALTIMORE, MD. 21234
PHONE 444-4212

BOUNDARY AND TOPOGRAPHIC SURVEY
600 BALTIMORE AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' JANUARY 4, 1983

TAA Inc.
The Architectural Affiliation
Baltimore 301 823-7363
102 W. Pennsylvania Ave.
Towson, Maryland 21204

600 BALTIMORE OFFICE BUILDING
Towson, Maryland
for
HAI Ltd. Partnership

SURVEY & BORING DATA

PROJ. NO.	8216
SCALE	1" = 20'-0"
DATE	01 - 2/83
LAST REV.	

3

ALLEGHENY AVENUE

NORTH

SOUTH

604 CENTRAL AVE

ALLEGHENY AVENUE

ORTH

SOUTH

604 CENTRAL AVE

404

400

401

403

405

409