

84-101-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 235.2.4 to permit 0.283 amenity open space ratio (8,889 sq. ft.) in lieu of the 0.10 amenity open space ratio (8,262 sq. ft.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
The Development of the said property without the variance would be unreasonably hard and practically difficult due, not only to the size and situation of the subject property within the Town of "Town Center," but also in light of a safety factor for the drop off and pick up of handicapped visitors to the office building and deliveries requiring a maximum of 10-15 minute vehicle parking

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

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

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State

Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August, 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 the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of October, 1983, at 9:45 o'clock

Call John
Zoning Commissioner of Baltimore County.

(over)

R. Bruce Alderman, Esquire
305 W. Chesapeake Ave
Towson, Md. 21204

Lapicki/Smith Associates
617 Park Ave
Baltimore, Md. 21201

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 2nd day of August, 1983.

Washington Avenue
Petitioner Limited Partnership
Petitioner's Attorney R. Bruce Alderman, Esq.

Received by
Arnold Jablon
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner Washington & : OF BALTIMORE COUNTY
Susquehanna Aves., 9th District
WASHINGTON AVENUE LIMITED : Case No. 84-101-A
PARTNERSHIP, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 30th day of September, 1983, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: October 7, 1983

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

SUBJECT: Washington Avenue Limited Partnership
84-101-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1983

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
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 32 - Case No. 84-101-A
Petitioner - Washington Avenue
Limited Partnership
Variance Petition

Dear Mr. Alderman:

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

In view of your client's proposal to decrease the amount of amenity open space, as defined in Section 101 of the Baltimore County Zoning Regulations, provided on this property this hearing is required.

As you are aware, a building permit to construct this building was issued with the required amenity open space to be provided.

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: Lapicki/Smith Associates
617 Park Avenue
Baltimore, Md. 21201

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 2, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #32 (1983-1984)
Property Owner: Washington Avenue Limited Partnership
S/E corner Washington Ave. and Susquehanna Ave.
Acres: 0.41 District: 9th

Dear Mr. Jablon:

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

General:

Baltimore County highways and utilities exist and are not directly involved. Further highway and utility improvements are proposed and have been stipulated in connection with Building Permit 1203-82 and subsequent permits in conjunction with construction of The Susquehanna Building.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 32 (1983-1984).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EPW:FWR:ss

cc: Paul M. Koch
N-W Key Sheet
37 NE 2 Pos. Sheet
NE 10 A Topo
70 & 70A Tax Maps

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

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

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

Item No. 26, 27, 28, 29, 31, 32, 33, 34. ZAC - Meeting of August 2, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

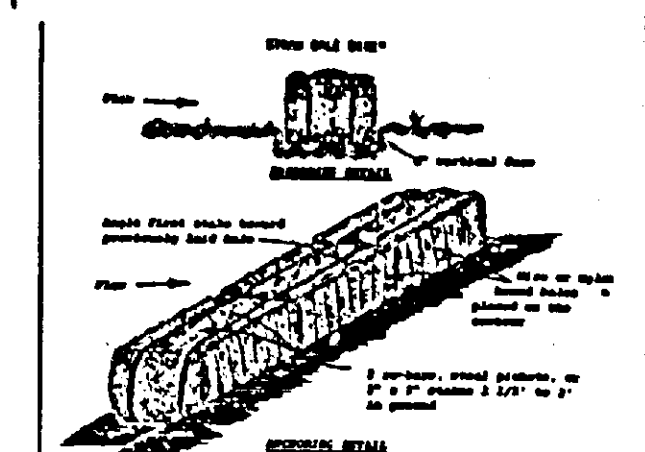
Acres:
District:

Dear Mr. Hammond:

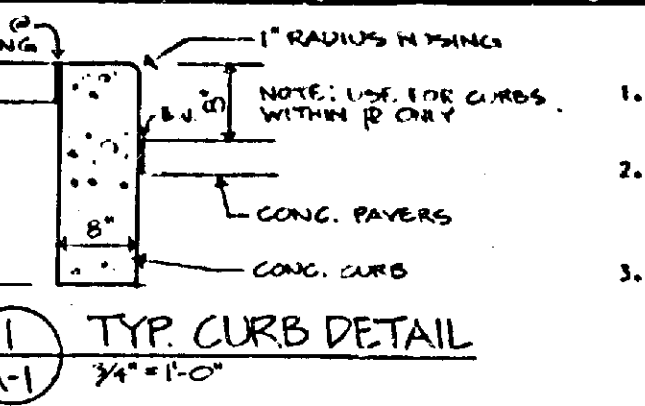
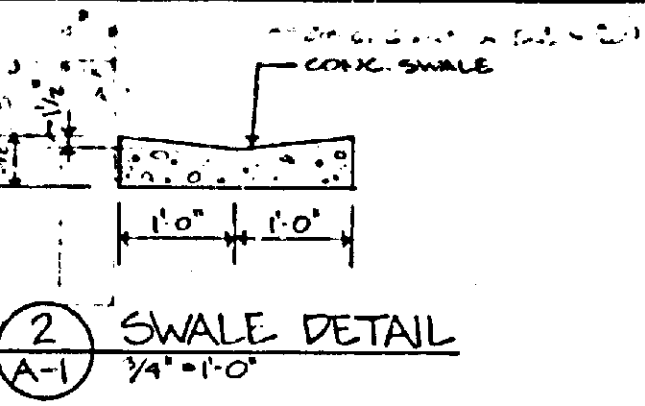
The Department of Traffic Engineering has no comments for item numbers 26, 27, 28, 29, 31, 32, 33, and 34.

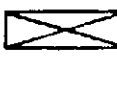
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

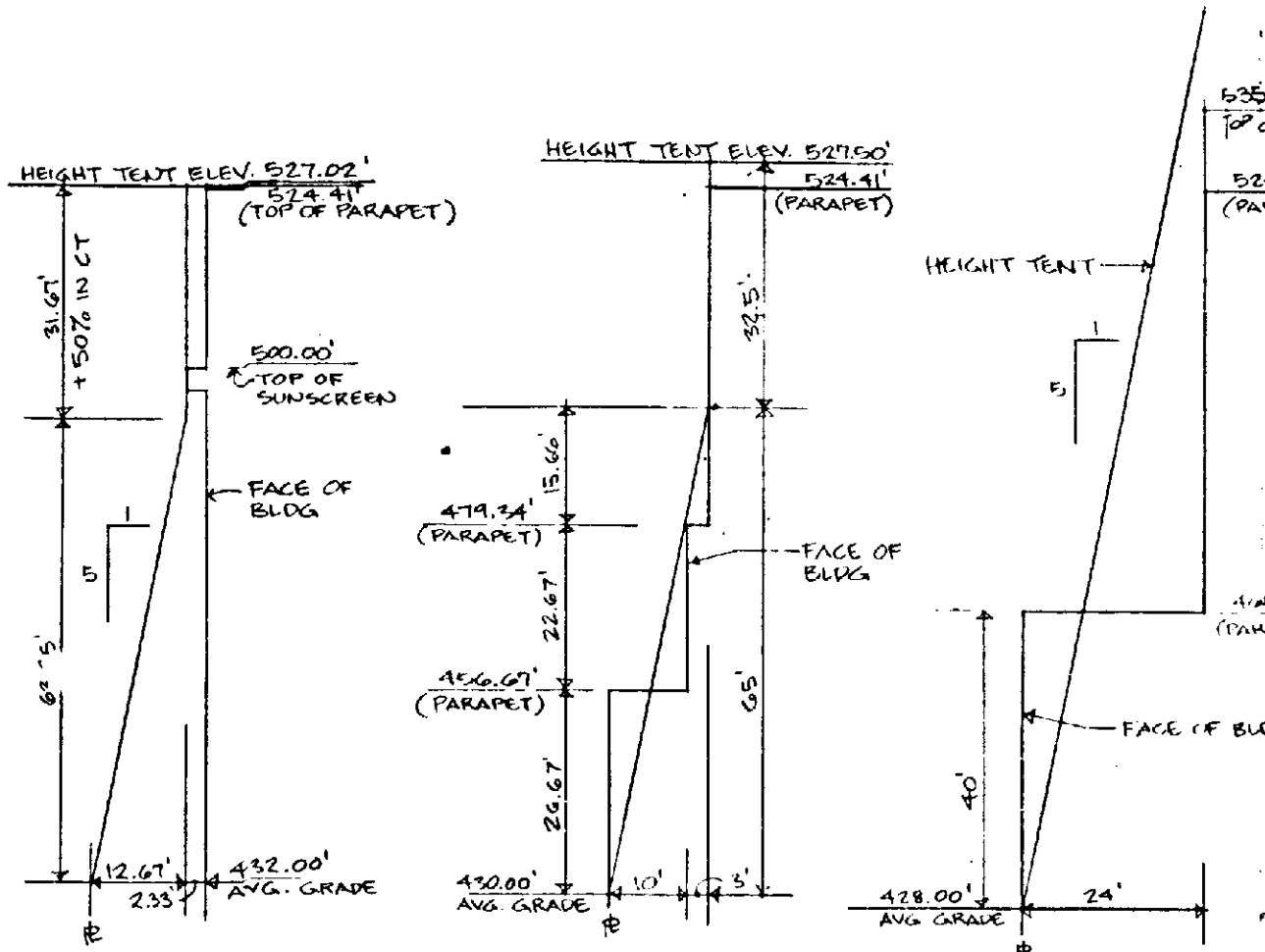
[illegible]

PLANTING SCHEDULE				
MARK	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	ACTIN SACCIVIVUM	SAXAS MARLE	2'-2 1/2' AL.	B & D
QC	QUERCUS COCCINEA	SCARLET OAK	1 1/4'-2' CAL.	B & D
VM	VINCA MINOR	PERIWINKLE	—	PLANT @ 8" O.C. BOTH WAYS, ROWS STAGGERED

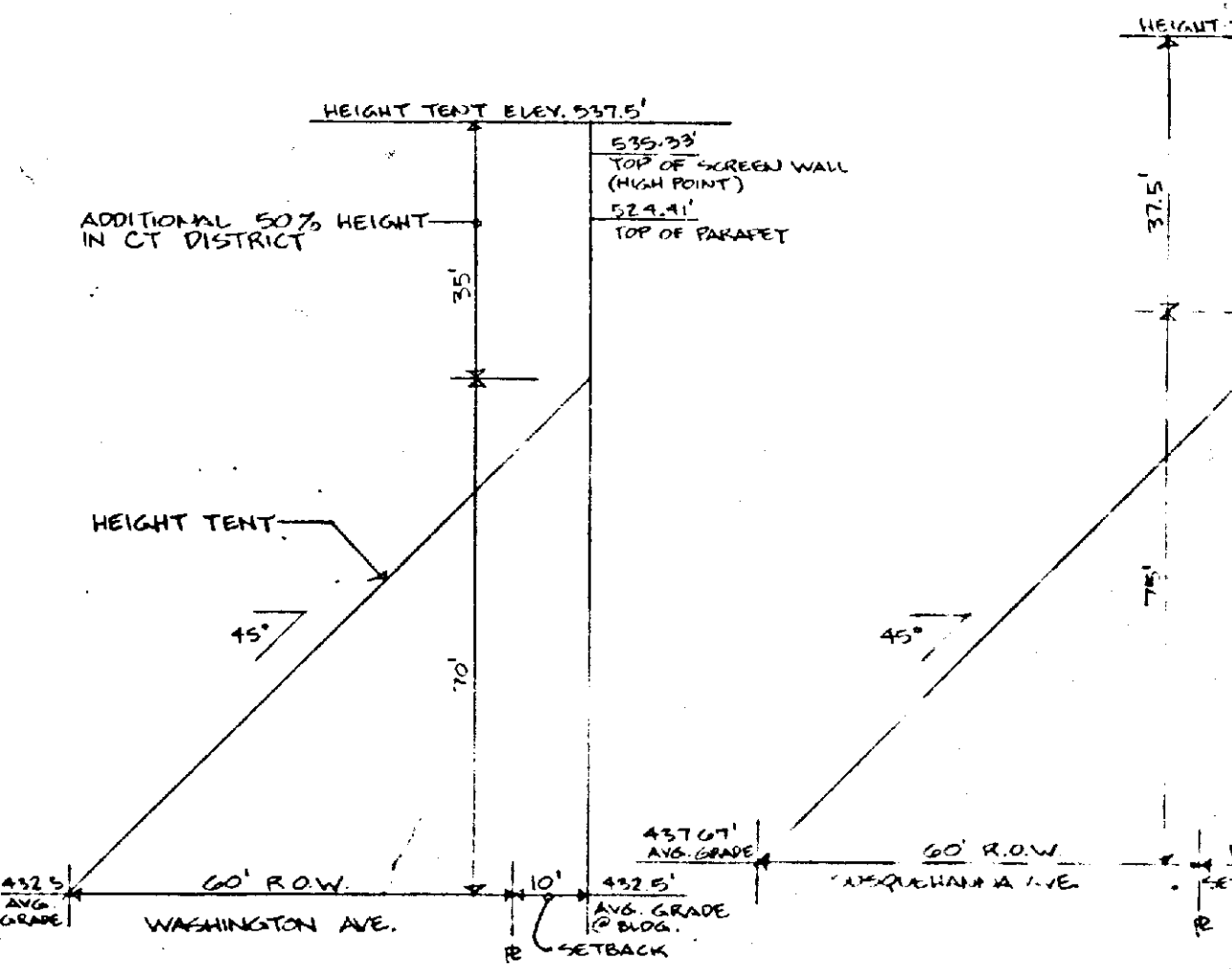


- GENERAL NOTES
- Remove all paving, trees and other obstructions to new construction.
- All improvements a paving beyond the limits of the property shall be protected from damage or replaced in kind.
- Construction of exterior utilities, paving and walks shall be accomplished in accordance with the current Baltimore County, Maryland Standard Specifications and Details for Construction.
- Widening of Washington Avenue will be by others, performed under Baltimore County inspection.
- Concrete walks within the public right-of-way shall not be installed until the proposed utilities and curbs are installed. Sod is to be placed adjacent to the concrete walks from property line to walk. Site contractor shall coordinate his construction with the contractor performing the widening of Washington Avenue.
- Developer will be responsible for obtaining permission for offsite grading and construction access.
- Site is exempt from storm water runoff due to total impervious area of less than 1/2 acre.
- Building demolition to be performed under separate contract. See Permit # 44549.
- SEEDING AND LANDSCAPE WORK ARE NOT BY THE CONTRACT.**
- SEED PLANTING DESIGN TO 5 GAUZE PER 1000 SQ. FT. SOLO PLANTING
-  RESERVED SPACE FOR PLANTING AND HAND PLANTING OF TREES WITH REPLACEMENT WITH PLANTINGS IN ACCORDANCE WITH SPECIFICATIONS INCLOSURE SHALL BE INSTALLED FOR EACH SPACE

- DRAWING NOTES
- ① WATER METER TO BE REMOVED.
 - ② REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
 - ③ EXISTING CRUSHED STONE PAVING.
 - ④ REMOVE CONCRETE STEPS AND WALK.
 - ⑤ REMOVE RAIL TIE RETAINING WALL.
 - ⑥ REMOVE TREE.
 - ⑦ COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
 - ⑧ REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
 - ⑨ NEW CONCRETE WALK.
 - ⑩ IMPRINTED CONCRETE PAVING (BOMANITE).
 - ⑪ CONCRETE CURB. SEE DETAIL 1/A-1.
 - ⑫ FACE OF BUILDING ABOVE.
 - ⑬ FACE OF BALCONY ABOVE.
 - ⑭ FACE OF SUNSCREEN ABOVE.
 - ⑮ 6" LONG WOOD PENCIL
 - ⑯ 6" x 12" PLANTER BOX
 - ⑰ 4" x 4" TREE WELL W/ LONG SURROUND
 - ⑱ BOLLARD

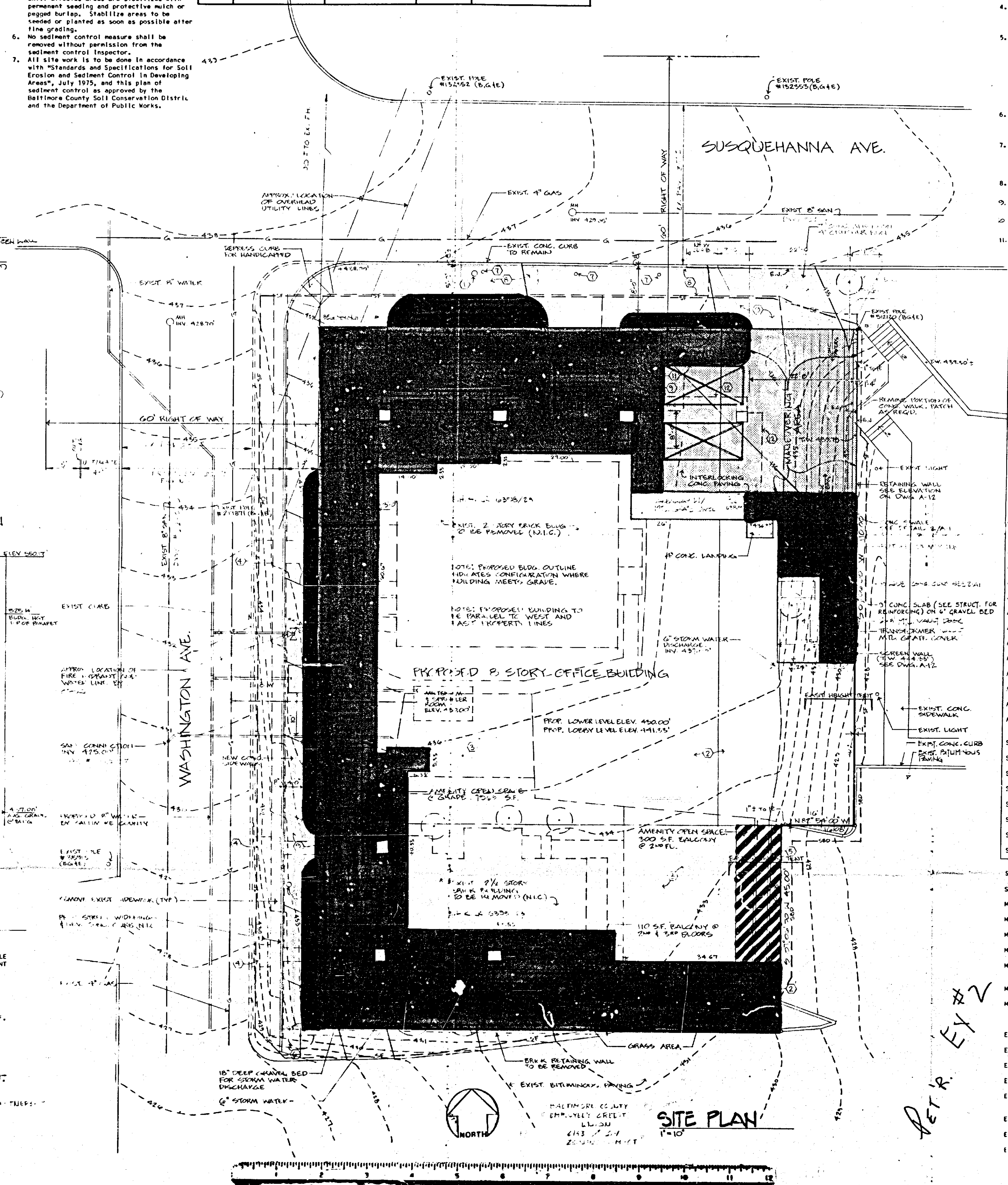


SOUTH ELEV. EAST ELEVATION
(SOUTH END) EAST ELEVAT



WEST ELEVATION NORTH ELEVATION

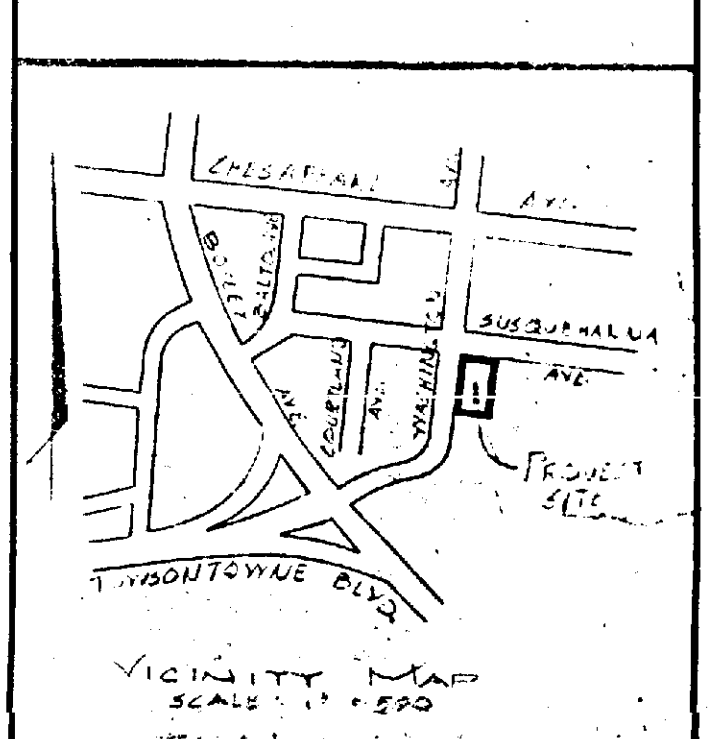
ZONING HEIGHT TENTS

[illegible]

EXIST. 2 STORY
BRICK OFFICE BLDG

PLUMBING & ELECTRICITY
REPAIRS, REPAIRS
GLOW
GAS / L.P.
REPAIRS & MAINT

Dwg. Index



ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland
21201
301-962-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towson, maryland
21204
301-296-2962

I/sa
lapicki/ smith associates p. a.
617 park avenue
baltimore, maryland
21201
301-685-4900

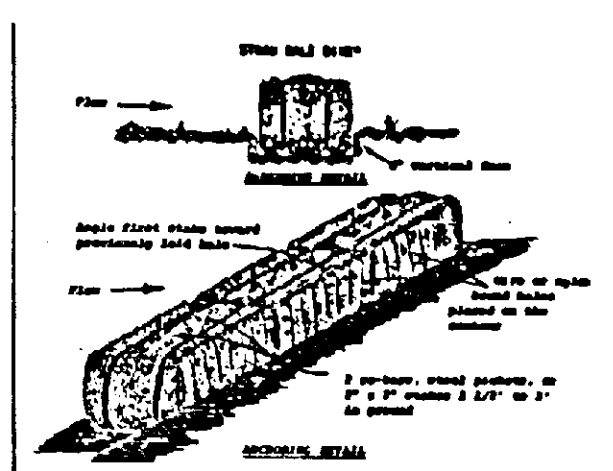
1/sa project number #82:10

The SUSQUEHANNA
SUSQUEHANNA AND WASHINGTON AVENUES -
TOWSON, MARYLAND

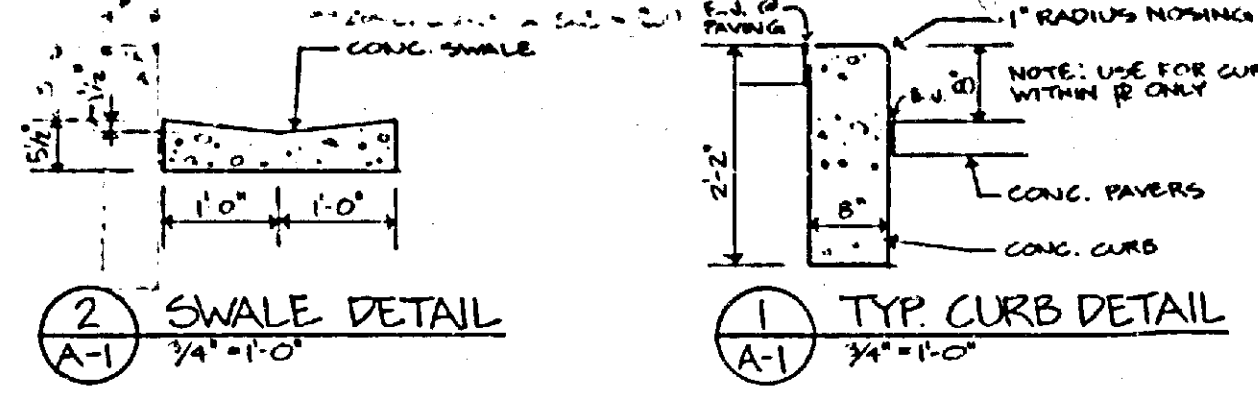
OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

PLAT TO ACCOMPANY A
ZONING PETITION FOR A
VARIANCE TO PERMIT 6880 SF
(0.83 AMENITY OPEN SPACE
RATIO) IN LIEU OF 2820 SF
(0.4 AMENITY OPEN SPACE
RATIO) AS REQUIRED UNDER
SECTION 23C-6 FOR *23W.

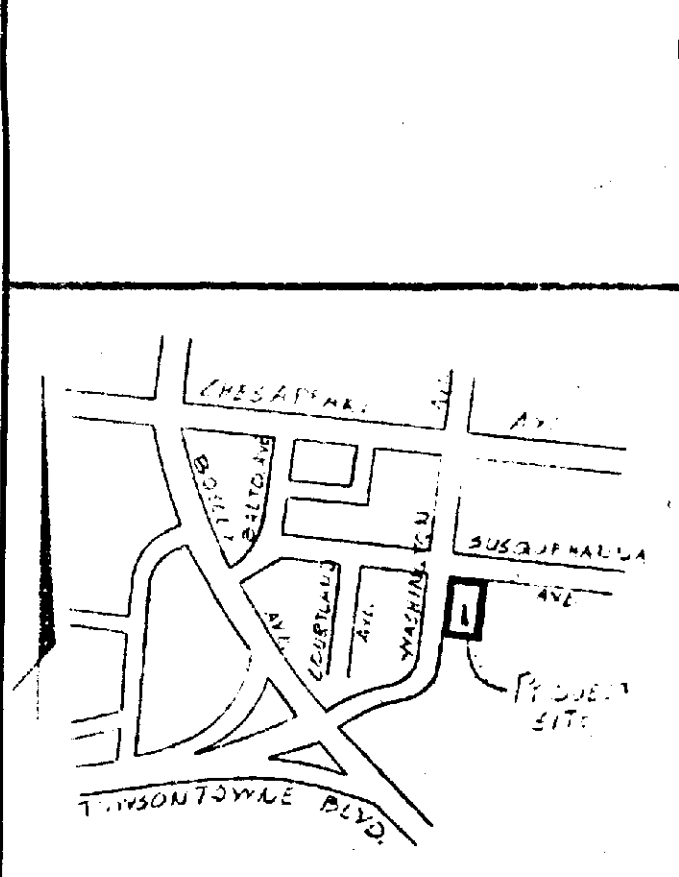
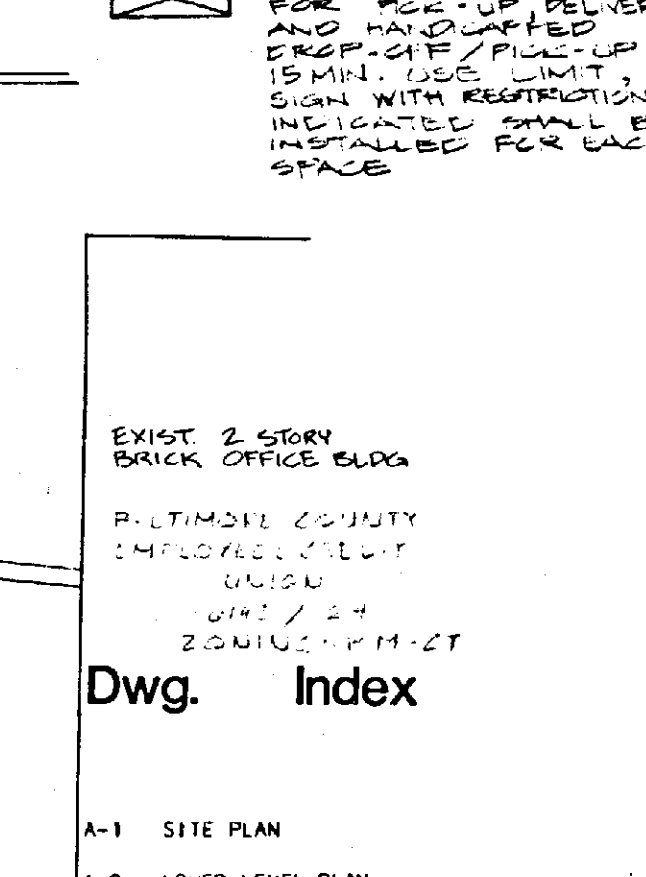
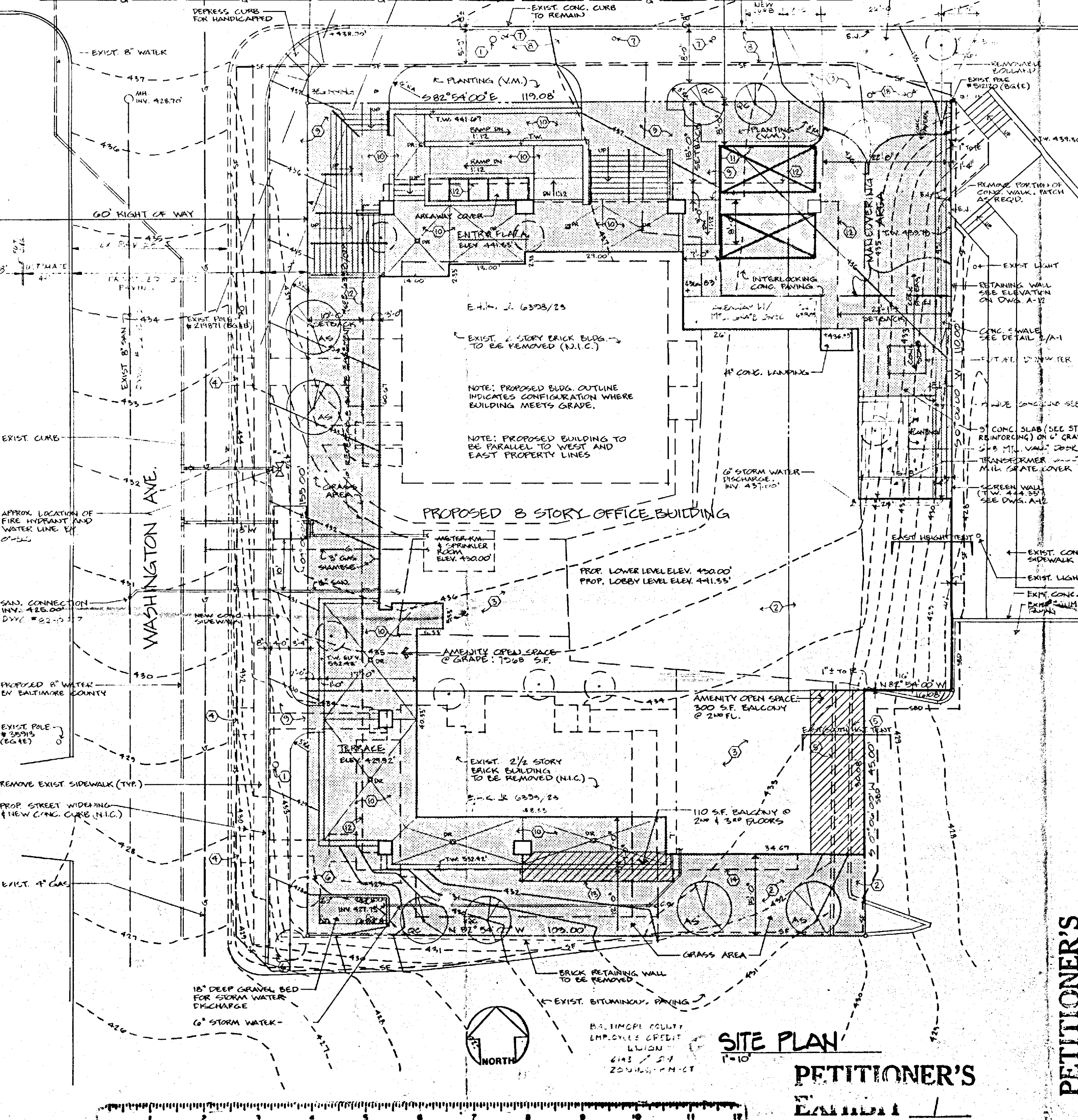
Data 20 JAN 93 29 SEPT 82 20 OCT 42 23 NOV 82 1 DEC 82 1 DEC 82	Dwg. No. A-1
---	-----------------

[illegible]

PLANTING SCHEDULE				
MARK	POTENTIAL NAME	COMMON NAME	SIZE	REMARKS
AS	ACER SACCHARINUM	SUGAR MAPLE	2'-2 1/2' CAL.	B 10
QC	QUERCUS COCCINEA	SCARLET OAK	1 1/4'-2' CAL.	B 10
VM	VINCA MINOR	PERIWINKLE	—	PLANT @ 8" O.C. BOTH WAYS ROWS STAGGERED.



- DRAWING NOTES**
- ① WATER METER TO BE REMOVED.
 - ② REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
 - ③ EXISTING RITIMOUNG STONE PAVING.
 - ④ REMOVE CONCRETE STEPS AND WALK.
 - ⑤ REMOVE RAIL TIE RETAINING WALL.
 - ⑥ REMOVE TREE.
 - ⑦ COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
 - ⑧ REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
 - ⑨ NEW CONCRETE WALK.
 - ⑩ IMPRINTED CONCRETE PAVING (BOMMANITE).
 - ⑪ CONCRETE CURB. SEE DETAIL 1/A-1.
 - ⑫ FACE OF BUILDING ABOVE.
 - ⑬ FACE OF BALCONY ABOVE.
 - ⑭ FACE OF SUNSCREEN ABOVE.
- ⑮ 6" BOMMA WALK ABOVE
- ⑯ 6" - 12" PLANTER BOX
- ⑰ 4" - 4" TREE WELL W/ G.I. S. BOUND
- ⑱ ENCLOSED



A-3	LOBBY LEVEL PLAN PARTITION TYPES
A-4	SECOND FLOOR PLAN DOOR AND FRAME TYPES
A-5	THIRD FLOOR PLAN AND BUILDING SECTION
A-6	FOURTH FLOOR PLAN AND BUILDING SECTION
A-7	FIFTH FLOOR PLAN AND ENLARGED CORE PLAN
A-8	SIXTH FLOOR PLAN AND STAIR SECTIONS
A-9	SEVENTH FLOOR PLAN AND DETAILS
A-10	PENTHOUSE FLOOR PLAN AND ROOF PLAN
A-11	NORTH AND WEST ELEVATIONS
A-12	SOUTH AND EAST ELEVATIONS
A-13	WINDOW SCHEDULE
A-14	WINDOW DETAILS AND WALL SECTIONS
A-15	WALL SECTIONS
A-16	WALL SECTIONS
S-1	LOWER LEVEL AND FOUNDATION PLAN
S-2	LOBBY LEVEL FRAMING PLAN
S-3	SECOND FLOOR FRAMING PLAN AND SECTION
S-4	THIRD FLOOR FRAMING PLAN
S-5	FOURTH FLOOR FRAMING PLAN
S-6	FIFTH AND SIXTH FLOOR FRAMING PLAN
S-7	SEVENTH FLOOR FRAMING PLAN
S-8	MAIN ROOF FRAMING PLAN AND PENTHOUSE FRAMING PLAN
S-9	COLUMN SCHEDULE AND DETAILS
S-10	SECTIONS AND DETAILS

ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland
21201
301-P52-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towson, maryland
21204
301-296-2962

lapicki / smith associates p.a.
617 park avenue
baltimore, maryland
21201
301-685-4900

M-2 MECHANICAL - LOBBY LEVEL PLAN
M-3 MECHANICAL - SECOND FLOOR PLAN
M-4 MECHANICAL - THIRD FLOOR PLAN
M-5 MECHANICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
M-6 MECHANICAL - SEVENTH FLOOR PLAN
M-7 MECHANICAL - PENTHOUSE PLAN AND PENTHOUSE ROOF PLAN

E-1 ELECTRICAL - LOWER LEVEL PLAN
E-2 ELECTRICAL - LOBBY LEVEL PLAN
E-3 ELECTRICAL - SECOND FLOOR PLAN
E-4 ELECTRICAL - THIRD FLOOR PLAN
E-5 ELECTRICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
E-6 ELECTRICAL - SEVENTH FLOOR PLAN
E-7 ELECTRICAL - PENTHOUSE FLOOR PLAN
E-8 ELECTRICAL - RISER DIAGRAM

The SUSQUEHANNA

SUSQUEHANNA AND WASHINGTON AVENUES -
TOWSON, MARYLAND

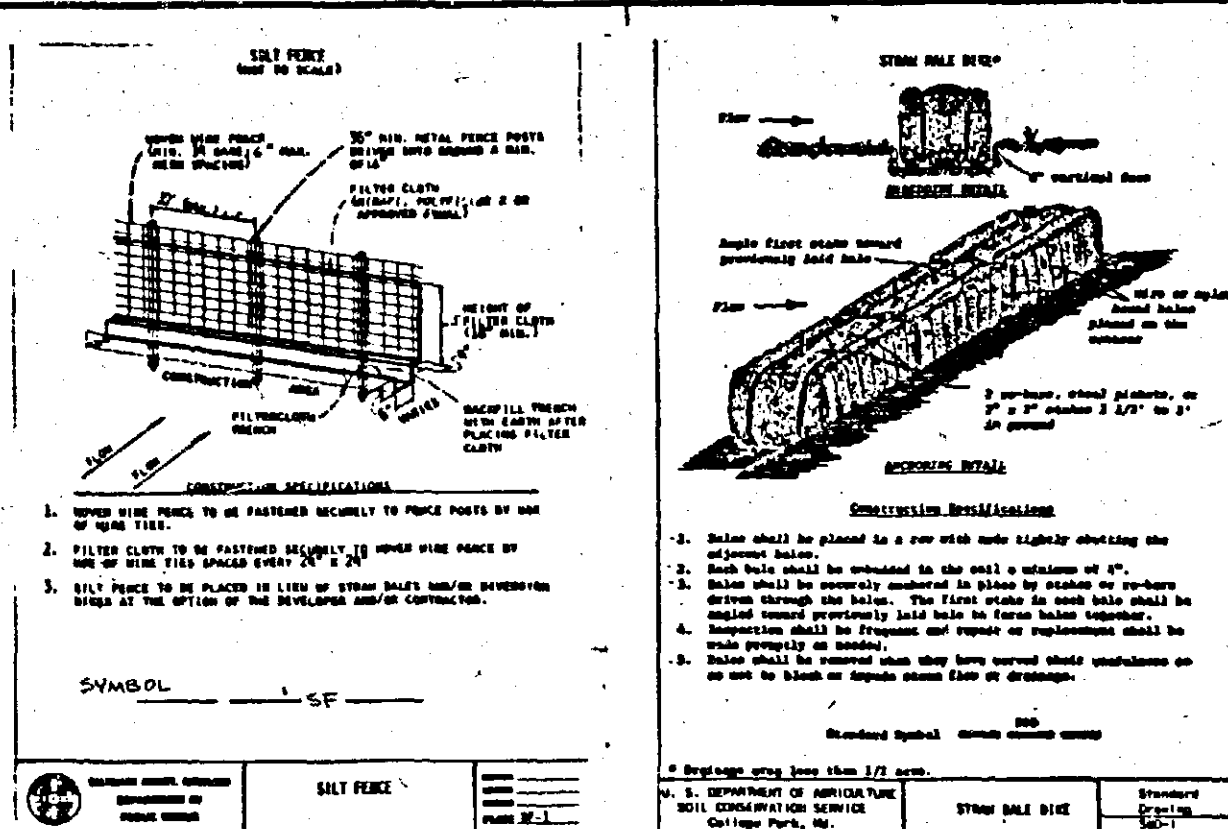
OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

Plot #32

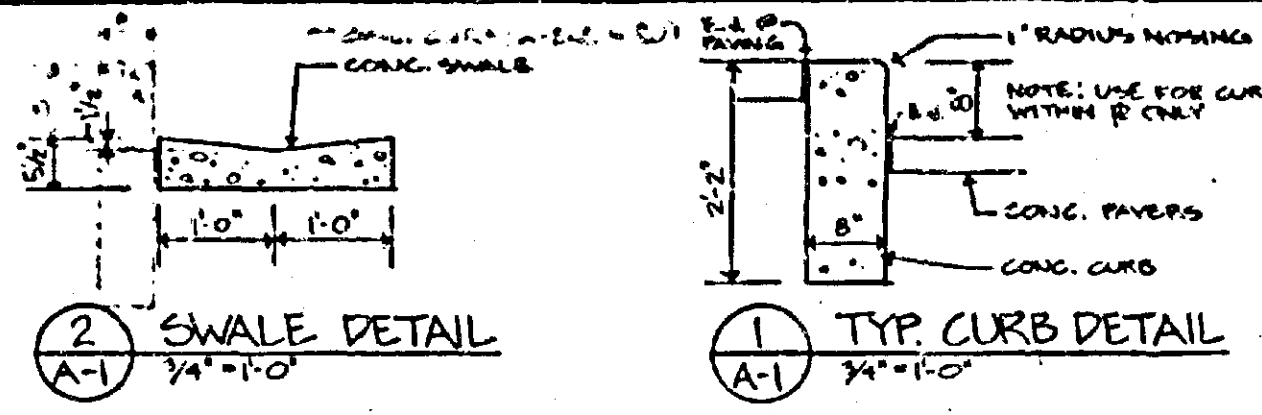
PLOT TO ACCOMPANY A
SUBDIVISION FOR A
VARIABLE TO PERMIT THE
CONSTRUCTION OF OPEN SPACE
(20%) IN LIEU OF 20% OF
TOTALITY AS REQUIRED UNDER
SECTION 203C FOR "20%
SUSQUEHANNA AVE."

Date 21 SEPT 82
 20 OCT 82
 23 NOV 82
 1 DEC 82
 6 DEC 82

Dwg. No.
A-1

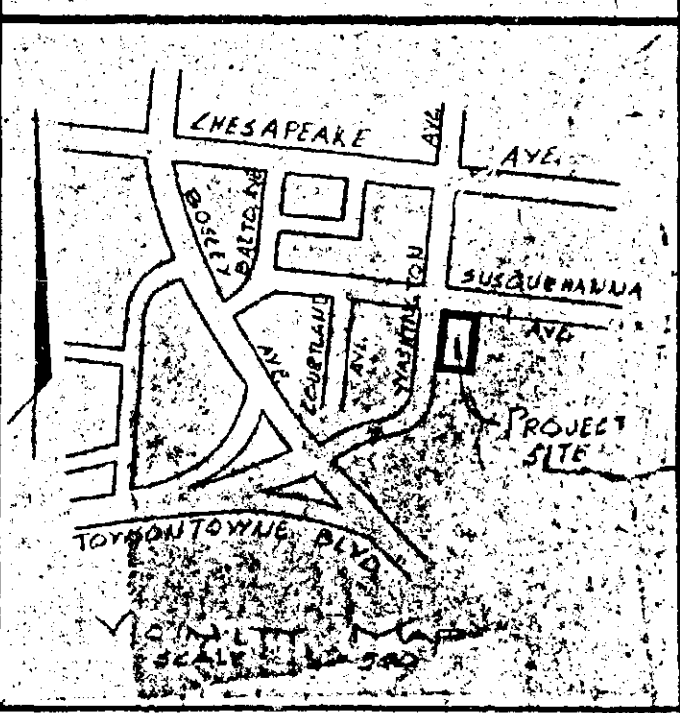
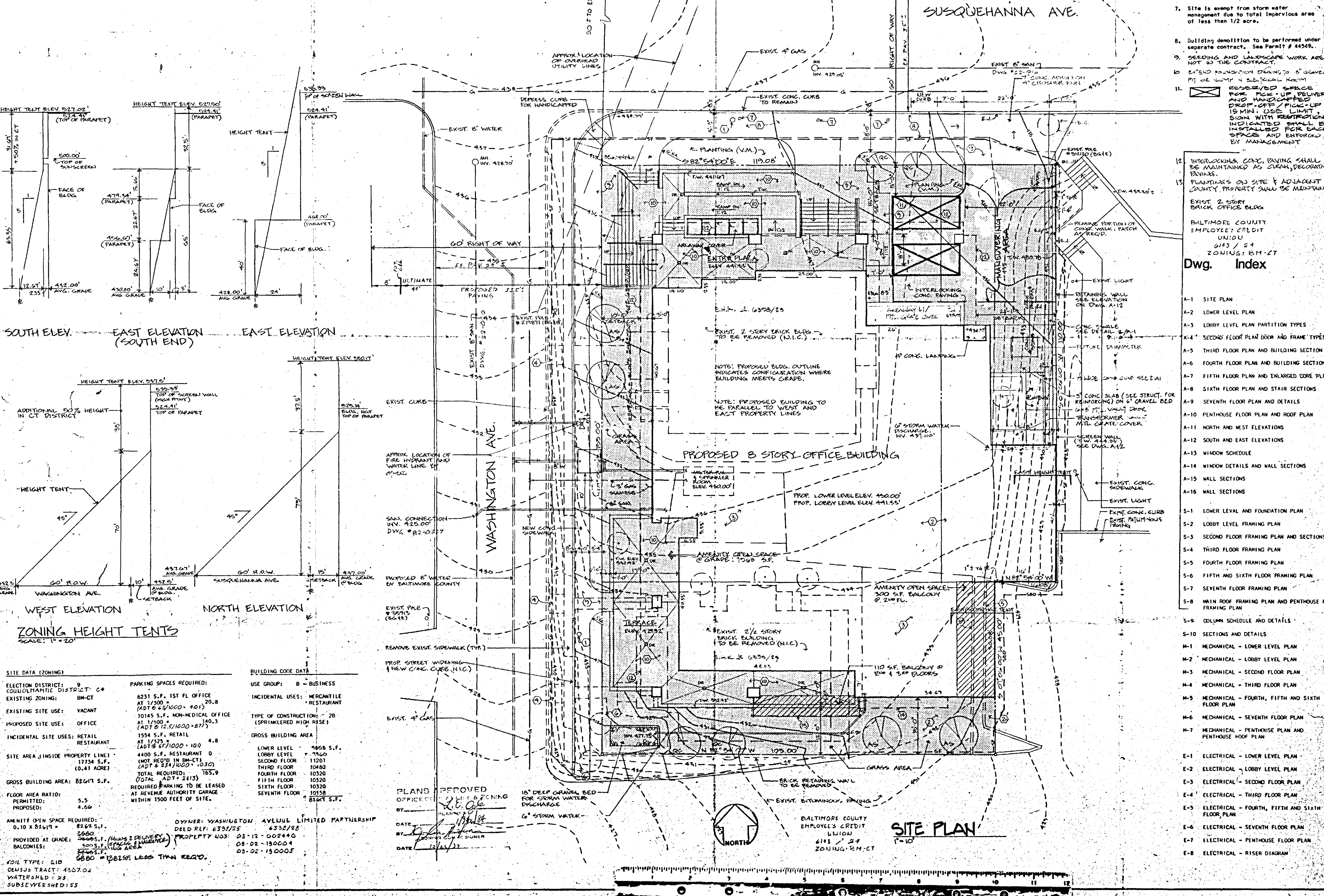


MARK	SYMBOL	COMMON NAME	SIZE	REMARKS
AS		ACER SACCINUM	2-2 1/2" CAL.	B & B
QC		QUERCUS COCCINEA	1 1/2" - 2" CAL.	B & B
VM		VIRGINIA MANOR		PLANT @ 8' O.C. BOTH WAYS, ROWS SUGGESTED



- GENERAL NOTES**
- Remove all paving, trees and other obstructions to new construction.
 - All improvements and paving beyond the limits of the property shall be protected from damage or replaced in kind.
 - Construction of exterior utilities, paving and walks shall be accomplished in accordance with the current Baltimore County, Maryland SF and Specifications and Details for Construction.
 - Widening of Washington Avenue will be by others, performed under Baltimore County Inspection.
 - Concrete walks within the public right-of-way shall not be installed until the proposed utilities and curbs are installed. Sod is to be placed adjacent to proposed walks from property line to walk. Site contractor shall coordinate his construction with the contractor performing the widening of Washington Avenue.
 - Developer will be responsible for obtaining permission for offsite grading and construction access.
 - Site is exempt from storm water management due to total impervious area of less than 1/2 acre.
 - Building demolition to be performed under separate contract. See Permit # 44505.
 - SEEDING AND LANDSCAPE WORK ARE NOT IN THE CONTRACT.
 - EXTEND FOUNDATION DRAIN TO 6\"/>

- PLANTING NOTES**
- WATER METER TO BE REMOVED.
 - REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
 - EXISTING CRUSHED STONE PAVING.
 - REMOVE CONCRETE STEPS AND WALK.
 - REMOVE RAIL TIE RETAINING WALL.
 - REMOVE TREE.
 - COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
 - REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
 - NEW CONCRETE WALK.
 - IMPRINTED CONCRETE PAVING (BROWNITE).
 - CONCRETE CURB, SEE DETAIL 1/A-1.
 - FACE OF BUILDING ABOVE.
 - FACE OF BALCONY ABOVE.
 - FACE OF SUNSCREEN ABOVE.
 - 6\"/>



ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland
21201
301-982-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towsen, maryland
21204
301-296-2962

l/sa
lapicki/smith associates p.a.
617 park avenue
baltimore, maryland
21201
301-685-4900

l/sa project number #82-10

The SUSQUEHANNA
SUSQUEHANNA AND WASHINGTON AVENUES
TOWSON, MARYLAND
OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

PLAT TO ACCOMPANY A ZONING PETITION FOR A VARIANCE TO PERMIT 6000 S.F. OF OPEN SPACE (RATIO) IN LIEU OF 8422 S.F. OF OPEN SPACE (RATIO) AS REQUIRED UNDER SECTION 22-201 FOR A 200,000 S.F. BUILDING.

Date: 11/15/85
By: [Signature]
Title: [Title]

PLANS APPROVED
OFFICIAL: [Signature]
DATE: 12/1/87

SITE DATA (ZONING)

ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: C4
EXISTING ZONING: BM-CT
EXISTING SITE USE: VACANT
PROPOSED SITE USE: OFFICE
INCIDENTAL SITE USES: RETAIL RESTAURANT

PARKING SPACES REQUIRED:

6231 S.F. 1ST FL. OFFICE AT 1/500 = 12.46
70145 S.F. NON-MEDICAL OFFICE AT 1/500 = 140.3
1554 S.F. RETAIL RESTAURANT AT 1/500 = 3.11
TOTAL REQUIRED: 265.9
(TOTAL ADT = 2613)
REQUIRED PARKING TO BE LEASED AT REVENUE AUTHORITY GARAGE WITHIN 1500 FEET OF SITE.

BUILDING CODE DATA

USE GROUP: B - BUSINESS
INCIDENTAL USES: MERCANTILE - RESTAURANT
TYPE OF CONSTRUCTION: 2B (SPRINKLERED HIGH RISE)
GROSS BUILDING AREA:
LOWER LEVEL 9958 S.F.
LOBBY LEVEL 11201
SECOND FLOOR 10480
THIRD FLOOR 10480
FOURTH FLOOR 10520
FIFTH FLOOR 10520
SIXTH FLOOR 10520
SEVENTH FLOOR 8841 S.F.

AMENITY OPEN SPACE REQUIRED:
0.10 X 85614 = 8561.4
PROVIDED AT GRADE: 6000 S.F. (MINUS 2 DELIVERY BAY AREAS)
BALCONIES: 6000 S.F. (MINUS 2 DELIVERY BAY AREAS)
TOTAL: 12000 S.F. (1281% LESS THAN REQD.)

OWNER: WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER: MACKENZIE AND ASSOCIATES, INC.

DEED REF: 6332/25
PROPERTY NOS: 03-12-000440
03-02-190004
03-02-190005

84-101-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 235.4 to permit 0.883 amenity open space ratio (8.889 sq. ft.) in lieu of the 0.10 amenity open space ratio (8.262 sq. ft.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
The Development of the said property without the variance would be unreasonably hard and practically difficult due, not only to the size and situation of the subject property within the Town of "Town Center," but also in light of a safety factor for the drop off and pick up of handicapped visitors to the office building and deliveries requiring a maximum of 10-15 minute vehicle parking

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

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

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State

Attorney's Telephone No.:
Address
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August, 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 the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of October, 1983, at 9:45 o'clock

Call John
Zoning Commissioner of Baltimore County.

(over)

R. Bruce Alderman, Esquire
305 W. Chesapeake Ave
Towson, Md. 21204

Lapicki/Smith Associates
617 Park Ave
Baltimore, Md. 21201

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 2nd day of August, 1983.

Washington Avenue
Petitioner Limited Partnership
Petitioner's Attorney R. Bruce Alderman, Esq.

Received by
Arnold Jablon
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner Washington & : OF BALTIMORE COUNTY
Susquehanna Aves., 9th District
WASHINGTON AVENUE LIMITED : Case No. 84-101-A
PARTNERSHIP, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 30th day of September, 1983, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: October 7, 1983

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

SUBJECT: Washington Avenue Limited Partnership
84-101-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1983

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

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

RE: Item No. 32 - Case No. 84-101-A
Petitioner - Washington Avenue
Limited Partnership
Variance Petition

Dear Mr. Alderman:

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

In view of your client's proposal to decrease the amount of amenity open space, as defined in Section 101 of the Baltimore County Zoning Regulations, provided on this property this hearing is required.

As you are aware, a building permit to construct this building was issued with the required amenity open space to be provided.

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: Lapicki/Smith Associates
617 Park Avenue
Baltimore, Md. 21201

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 2, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #32 (1983-1984)
Property Owner: Washington Avenue Limited Partnership
S/E corner Washington Ave. and Susquehanna Ave.
Acres: 0.41 District: 9th

Dear Mr. Jablon:

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

General:

Baltimore County highways and utilities exist and are not directly involved. Further highway and utility improvements are proposed and have been stipulated in connection with Building Permit 1203-82 and subsequent permits in conjunction with construction of The Susquehanna Building.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 32 (1983-1984).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EPW:FWR:ss

cc: Paul M. Koch
N-W Key Sheet
37 NE 2 Pos. Sheet
NE 10 A Topo
70 & 70A Tax Maps

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

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

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

Item No. 26, 27, 28, 29, 31, 32, 33, 34. ZAC - Meeting of August 2, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

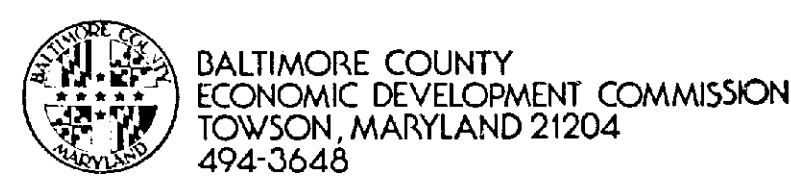
Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 26, 27, 28, 29, 31, 32, 33, and 34.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm



ROBERT L. HANNON
DIRECTOR

October 17, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Case No. 84-101-A
Petition for Variance
SE/corner Washington & Susquehanna Avenues
Washington Avenue Limited Partnership - Petitioner

Dear Mr. Jablon:

The Economic Development Commission has reviewed the petition for variance to permit a reduction in the amenity open space provided from 0.10 amenity open space ratio to 0.083 amenity open space ratio and wishes to comment on this request.

1. The reduction in open space will allow for the provision of two parking spaces on site.
2. Provision of limited on-site parking is desirable to accommodate the needs of the handicapped and others needing to access the building for short visits, e.g. messengers.
3. The reduction in amenity open space is modest and the plans show adequate landscaping and screening.

Thank you for the opportunity to comment.

Sincerely,

ROBERT L. HANNON
Director

RLH:pat

617 PARK AVENUE
BALTIMORE, MARYLAND 21201
301 685-4900

JOSEPH W. LAPICKI, AIA
DONALD D. SMITH, AIA
JOHN R. NAUERT, AIA

9 November 1983

Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. Arnold Jablon
Zoning Commissioner

RE: Case Number 84-101-A (Parking Variance)
Petitioner: Washington Avenue Limited Partnership
The Susquehanna Office Building
L/SA No. 82.10

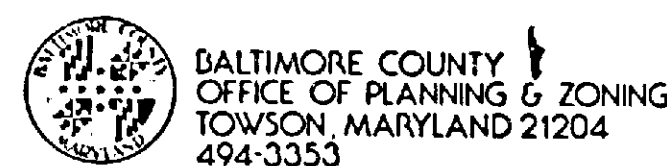
Mr. Jablon: We are submitting one copy of a revised site plan as required by the above referenced zoning order approving the parking variance for the subject site.

Sincerely,

John R. Nauert, AIA
Vice President

cc: Gary Gill
R. Bruce Alderman
Charles Fick

architecture
urban design
planning
interior
energy management



ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

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

RE: Petition for Variance
SE/corner Washington & Susquehanna
Ave. - 9th Election District
Washington Avenue Limited Partnership - Petitioner
NO. 84-101-A (Item No. 32)

Dear Mr. Alderman:

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

Very truly yours,

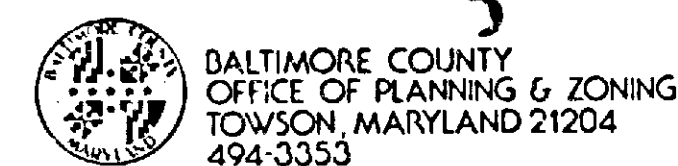
JOHN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Charlotte Pine, Esquire
607 Baltimore Avenue
Towson, Maryland 21204

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



ARNOLD JABLON
ZONING COMMISSIONER

October 13, 1983

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

Re: Petition for Variance
SE/corner Washington & Susquehanna Aves.
Washington Avenue Limited Partnership - Petitioner
Case No. 84-101-A

Dear Sir:

This is to advise you that \$57.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 122907

DATE 10/19/83 ACCOUNT R-01-615-000

AMOUNT \$57.51

RECEIVED R. Bruce Alderman, Esquire
FOR Advertising & Posting Case #84-101-A
(Washington Avenue Limited Partnership)

\$ 067*****575110 \$204A

VALIDATION OR SIGNATURE OF CASHIER

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

NOTICE OF HEARING

Re: Petition for Variance
SE/corner Washington & Susquehanna Avenues
Washington Avenue Limited Partnership - Petitioner
Case No. 84-101-A

TIME: 9:45 A.M.

DATE: Tuesday, October 18, 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. 119489

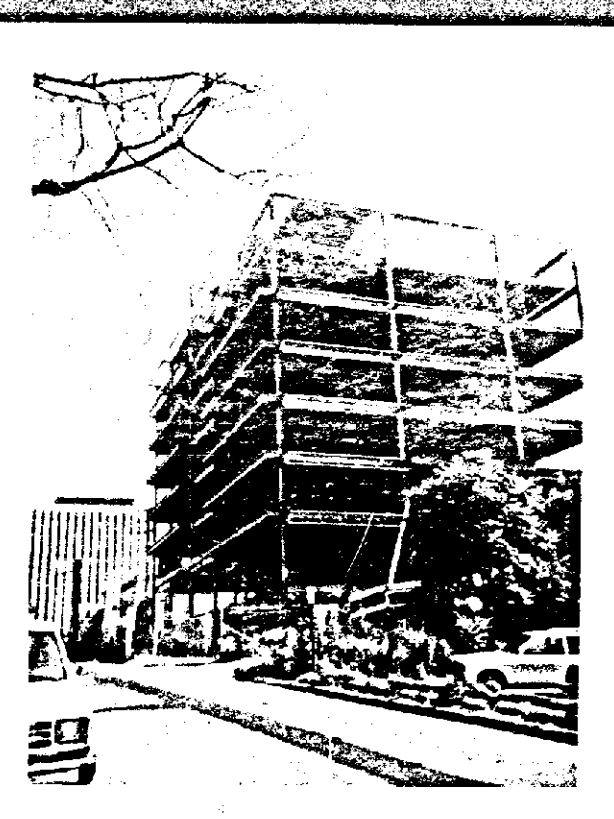
DATE 7/24/83 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED R. Bruce Alderman
FOR \$57.51 for #84-101-A

\$ 114*****1000010 \$22CA

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 10/2/83

Posted for: Petition for Variance

Petitioner: Washington Avenue Limited Partnership

Location of property: SE/corner Washington & Susquehanna Aves.

Location of Signs: facing intersection of Washington & Susquehanna

Remarks: none

Posted by: Alan J. Gorman Date of return: 10/7/83

Number of Signs: 1

PETITION FOR VARIANCE

NO. 84-101-A

LOCATION: SE/corner Washington & Susquehanna Aves.

DATE & TIME: Tuesday, October 18, 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 Variance to permit a reduction in the amenity open space provided from 0.10 amenity open space ratio to 0.083 amenity open space ratio (L/SA No. 82.10).

The Zoning Regulations to be amended as follows:

Section 202 - amenity open space ratio in R-M-C-T zone.

All that parcel of land in the Ninth District of Baltimore County, Point of Beginning being located at the point of intersection of the right-of-way lines of the East side of Washington Avenue and the South side of Susquehanna Avenue, there:

1) South 60' 00" East 110' 00" ±

2) South 60' 00" West 110' 00" ±

3) North 60' 00" East 110' 00" ±

4) North 60' 00" West 110' 00" ±

5) North 60' 00" East 110' 00" ±

6) North 60' 00" West 110' 00" ±

7) North 60' 00" East 110' 00" ±

8) North 60' 00" West 110' 00" ±

9) North 60' 00" East 110' 00" ±

10) North 60' 00" West 110' 00" ±

11) North 60' 00" East 110' 00" ±

12) North 60' 00" West 110' 00" ±

13) North 60' 00" East 110' 00" ±

14) North 60' 00" West 110' 00" ±

15) North 60' 00" East 110' 00" ±

16) North 60' 00" West 110' 00" ±

17) North 60' 00" East 110' 00" ±

18) North 60' 00" West 110' 00" ±

19) North 60' 00" East 110' 00" ±

20) North 60' 00" West 110' 00" ±

21) North 60' 00" East 110' 00" ±

22) North 60' 00" West 110' 00" ±

23) North 60' 00" East 110' 00" ±

24) North 60' 00" West 110' 00" ±

25) North 60' 00" East 110' 00" ±

26) North 60' 00" West 110' 00" ±

27) North 60' 00" East 110' 00" ±

28) North 60' 00" West 110' 00" ±

29) North 60' 00" East 110' 00" ±

30) North 60' 00" West 110' 00" ±

31) North 60' 00" East 110' 00" ±

32) North 60' 00" West 110' 00" ±

33) North 60' 00" East 110' 00" ±

34) North 60' 00" West 110' 00" ±

35) North 60' 00" East 110' 00" ±

36) North 60' 00" West 110' 00" ±

37) North 60' 00" East 110' 00" ±

38) North 60' 00" West 110' 00" ±

39) North 60' 00" East 110' 00" ±

40) North 60' 00" West 110' 00" ±

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 22, 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., on each of 200 days before the 12th day of October, 1983, the first publication appearing on the 22nd day of September, 1983.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ 22.75

CERTIFICATE OF PUBLICATION

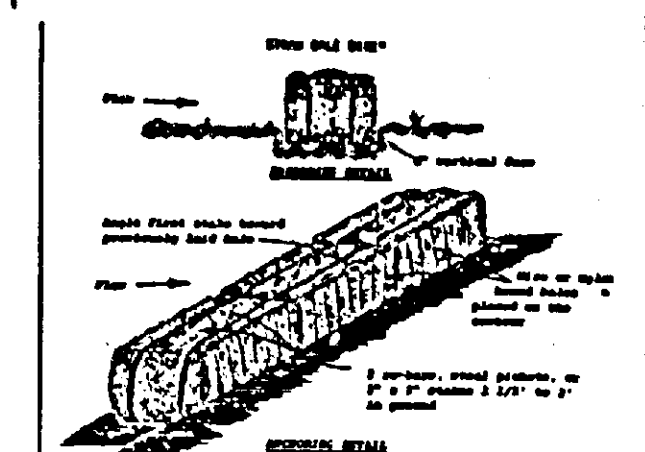
TOWSON, MD., 10/3/83

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 28th day of Sept 1983.

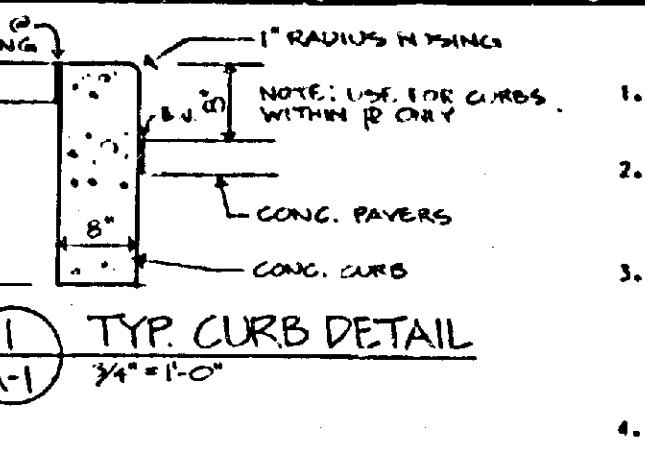
THE TOWSON TIMES

M. H. Amelillo

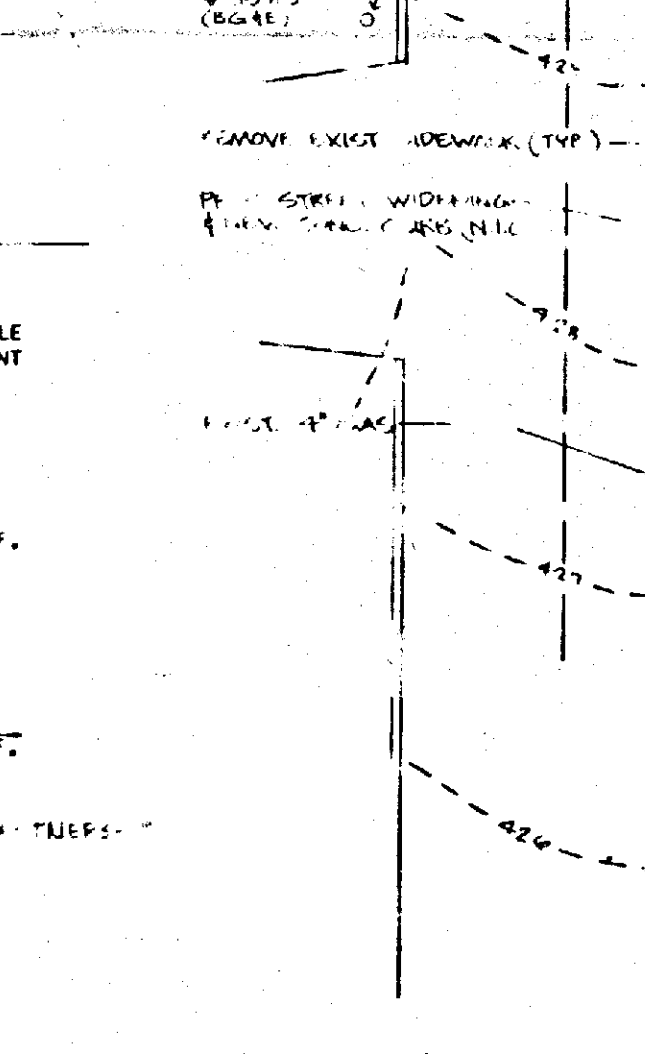
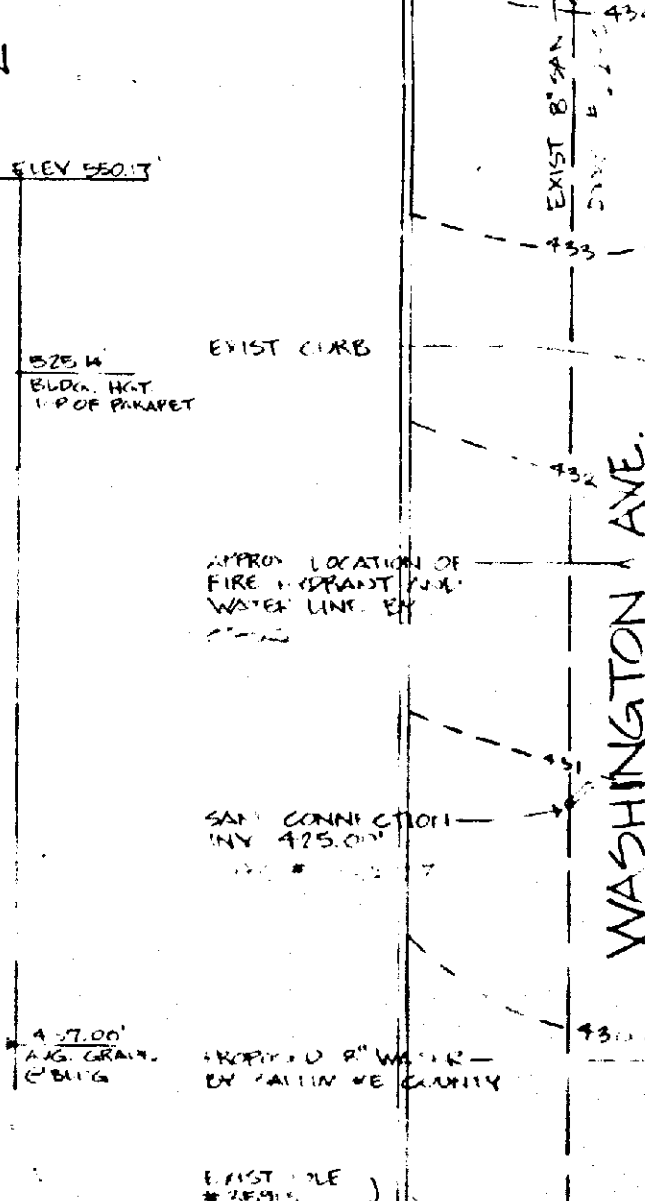
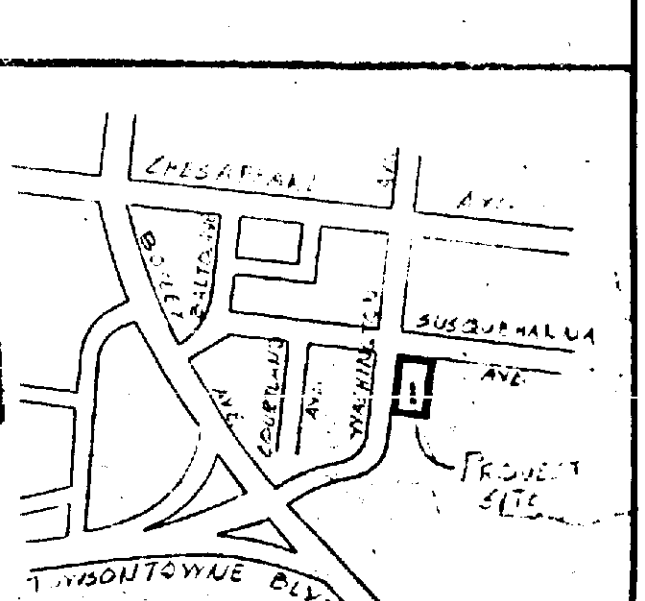
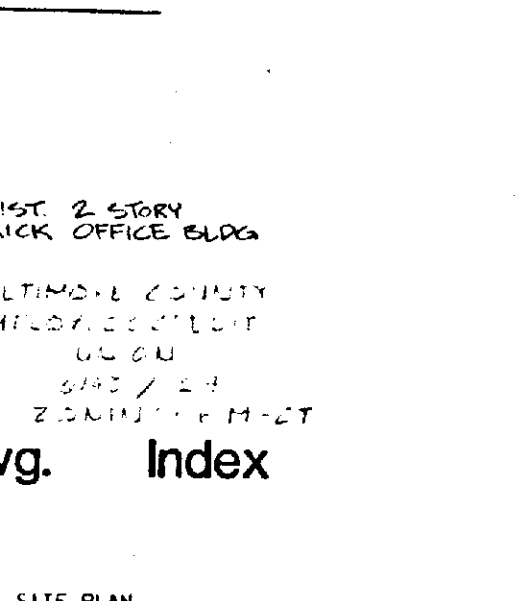
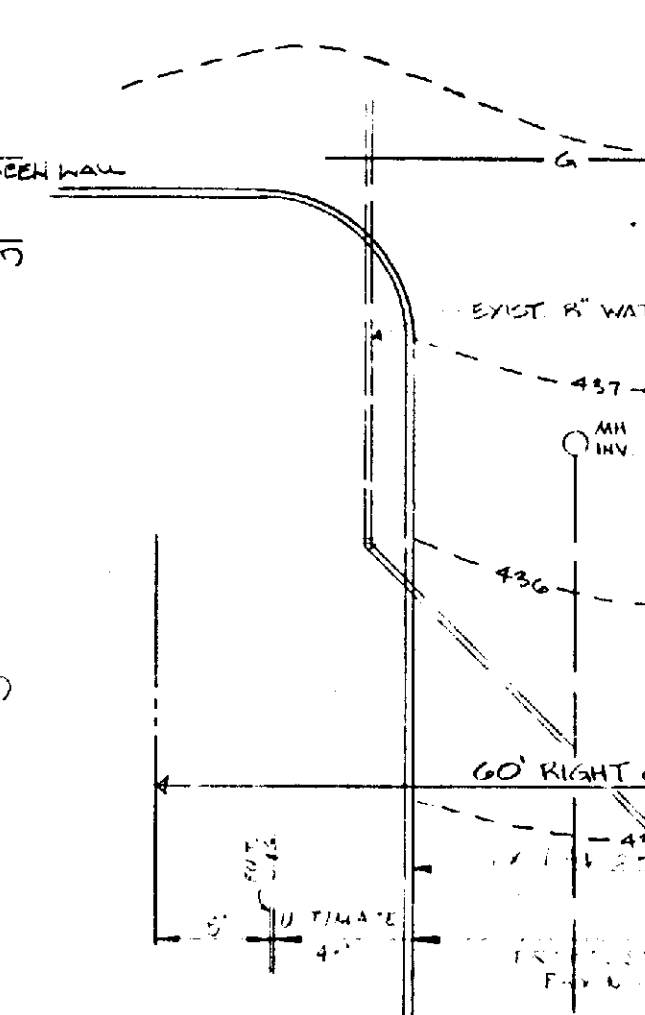
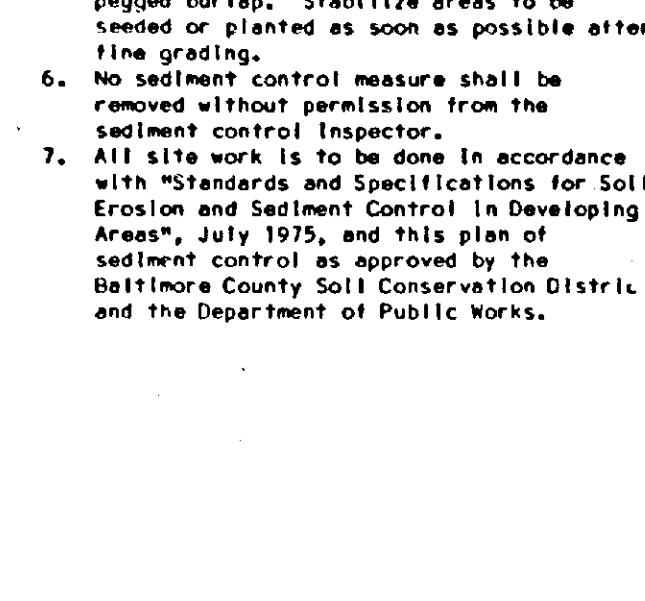
Cost of Advertisement, \$ 29.76



PLANTING SCHEDULE				
MARK	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
S	ACER SACCINNUM	SUCKER MAPLE	2'-2 1/2' AL.	B & D
C	QUERCUS COCCINEA	SCARLET OAK	1 3/4'-2' CAL.	B & D
M	VINCA MINOR	PERIWINKLE	—	PLANT @ 8" O.C. BOTH WAYS, ROWS STAGGERED.



- ① WATER METER TO BE REMOVED.
- ② REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
- ③ EXISTING CRUSHED STONE PAVING.
- ④ REMOVE CONCRETE STEPS AND WALK.
- ⑤ REMOVE RAIL TIE RETAINING WALL.
- ⑥ REMOVE TREE.
- ⑦ COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
- ⑧ REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
- ⑨ NEW CONCRETE WALK.
- ⑩ IMPRINTED CONCRETE PAVING (BOMANITE).
- ⑪ CONCRETE CURB. SEE DETAIL 1/A-1.
- ⑫ FACE OF BUILDING ABOVE.
- ⑬ FACE OF BALCONY ABOVE.
- ⑭ FACE OF BALCONY ABOVE.
- ⑮ 6" DIAM. WOOD PENCIL
- ⑯ 80" x 12" PLANTER BOX
- ⑰ 4" x 4" TREE WALK W/ CONC. SURROUND
- ⑱ BOLLARD



SITE PLAN
 LOWER LEVEL PLAN
 LOBBY LEVEL PLAN PARTITION TYPES
 SECOND FLOOR PLAN DOOR AND FRAME TYPES
 THIRD FLOOR PLAN AND BUILDING SECTION
 FOURTH FLOOR PLAN AND BUILDING SECTION
 FIFTH FLOOR PLAN AND ENLARGED CORE PLAN
 SIXTH FLOOR PLAN AND STAIR SECTIONS
 SEVENTH FLOOR PLAN AND DETAILS
 PENTHOUSE FLOOR PLAN AND ROOF PLAN
 NORTH AND WEST ELEVATIONS
 SOUTH AND EAST ELEVATIONS
 WINDOW SCHEDULE
 WINDOW DETAILS AND WALL SECTIONS
 WALL SECTIONS
 WALL SECTIONS
 LOWER LEVEL AND FOUNDATION PLAN
 LOBBY LEVEL FRAMING PLAN
 SECOND FLOOR FRAMING PLAN AND SECTIONS
 THIRD FLOOR FRAMING PLAN
 FOURTH FLOOR FRAMING PLAN
 FIFTH AND SIXTH FLOOR FRAMING PLAN
 SEVENTH FLOOR FRAMING PLAN
 MAIN ROOF FRAMING PLAN AND PENTHOUSE ROOF FRAMING PLAN
 COLUMN SCHEDULE AND DETAILS
 SECTIONS AND DETAILS
 MECHANICAL - LOWER LEVEL PLAN
 MECHANICAL - LOBBY LEVEL PLAN
 MECHANICAL - SECOND FLOOR PLAN
 MECHANICAL - THIRD FLOOR PLAN
 MECHANICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
 MECHANICAL - SEVENTH FLOOR PLAN
 MECHANICAL - PENTHOUSE PLAN AND PENTHOUSE ROOF PLAN
 ELECTRICAL - LOWER LEVEL PLAN
 ELECTRICAL - LOBBY LEVEL PLAN
 ELECTRICAL - SECOND FLOOR PLAN
 ELECTRICAL - THIRD FLOOR PLAN
 ELECTRICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
 ELECTRICAL - SEVENTH FLOOR PLAN
 ELECTRICAL - PENTHOUSE FLOOR PLAN
 ELECTRICAL - RISER DIAGRAM

VICINITY MAP
SCALE 1" = 500'

ALLISON, MCCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland 21201
301-962-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towsen, maryland 21204
301-296-2962

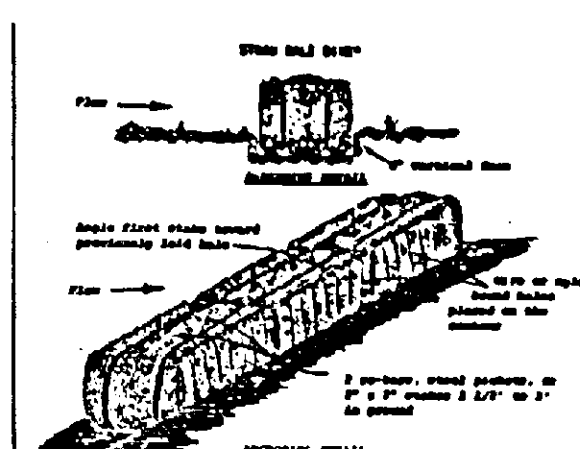
I/sa
lapicki / smith associates p.a.
617 park avenue
baltimore, maryland 21201
301-685-4900

I/sa project number #82:10

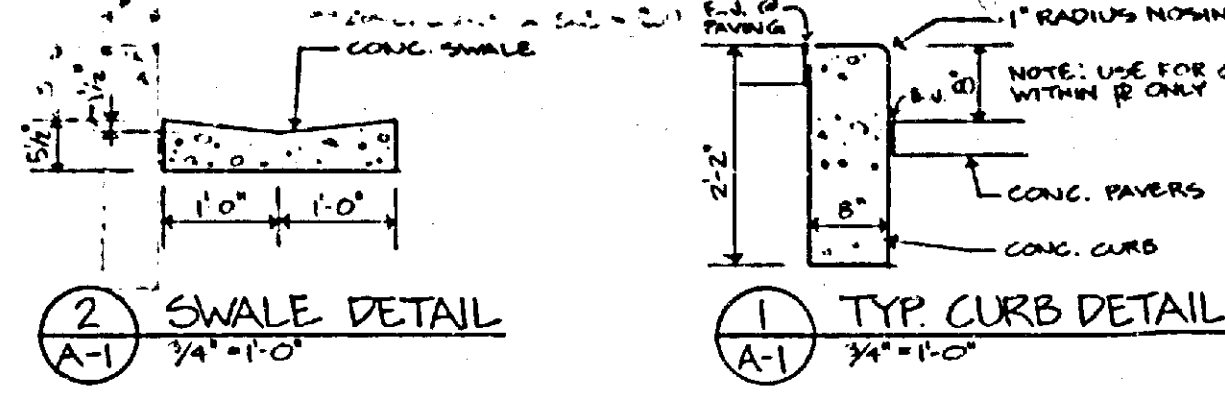
The SUSQUEHANNA
SUSQUEHANNA AND WASHINGTON AVENUES -
TOWSON, MARYLAND
OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

LET TO ACCOMPANY A
APPLICATION FOR A
VARIANCE TO PERMIT 6880 SF
OF OPEN SPACE
IN THE CITY OF BALTIMORE
AS REQUIRED UNDER
SECTION 208A FOR 123 W.
WASHINGTON AVE.

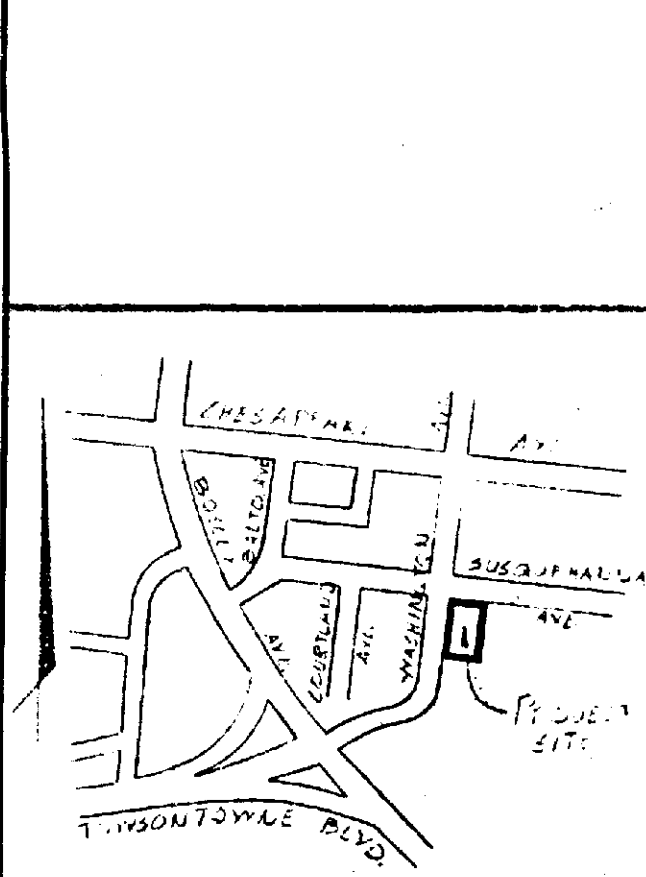
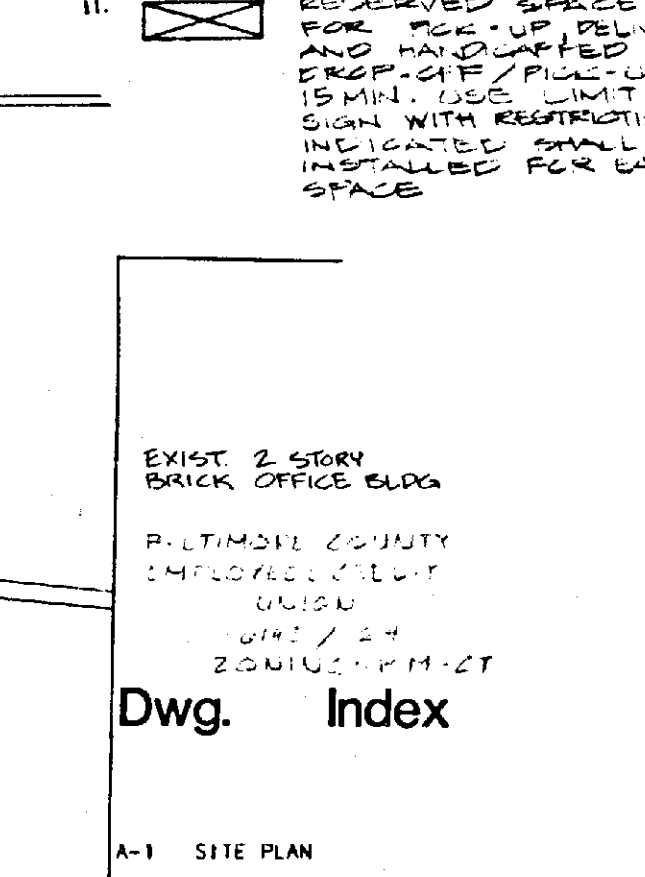
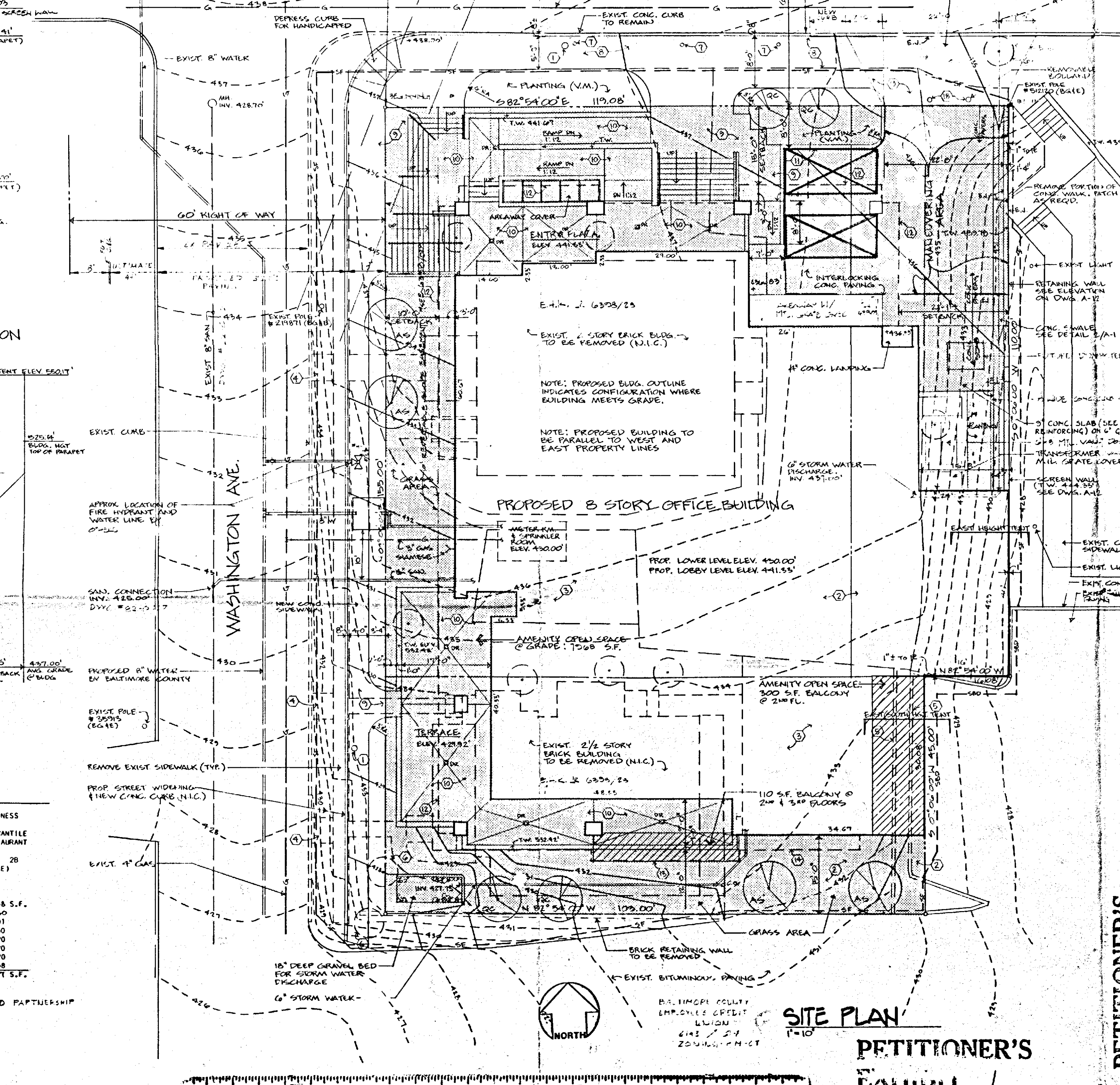
21 SEPT 82
2000 82
Dwg. No.

[illegible]

PLANTING SCHEDULE				
MARK	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	ACER SACCHARINUM	SUGAR MAPLE	2'-2 1/2' CAL	B 10
QC	CRATAEGUS COCCINEA	SCARLET OAK	1 1/4" - 2" CAL	B 10
VM	VINCA MINOR	PERIWINKLE	—	PLANT @ 8" O.C. BOTH W & L ROWS STAGGERED.



- DRAWING NOTES
- ① WATER METER TO BE REMOVED.
 - ② REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
 - ③ EXISTING CRUSHED STONE PAVING.
 - ④ REMOVE CONCRETE STEPS AND WALK.
 - ⑤ REMOVE RAIL TIE RETAINING WALL.
 - ⑥ REMOVE TREE.
 - ⑦ COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
 - ⑧ REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
 - ⑨ NEW CONCRETE WALK.
 - ⑩ IMPRINTED CONCRETE PAVING (BOMMAITE).
 - ⑪ CONCRETE CURB. SEE DETAIL 1/A-1.
 - ⑫ FACE OF BUILDING ABOVE.
 - ⑬ FACE OF BALCONY ABOVE.
 - ⑭ FACE OF SUNSCREEN ABOVE.
 - ⑮ 6" LIGHT WEIGHT CONCRETE
 - ⑯ 6" - 12" PLANTER BOX
 - ⑰ 4" - 4" TREE WALK W/ CONC. SURROUND
 - ⑱ CURB CUT

[illegible]

- A-3 LOBBY LEVEL PLAN PARTITION TYPES
- A-4 SECOND FLOOR PLAN DOOR AND FRAME TYPES
- A-5 THIRD FLOOR PLAN AND BUILDING SECTIONS
- A-6 FOURTH FLOOR PLAN AND BUILDING SECTIONS
- A-7 FIFTH FLOOR PLAN AND ENLARGED CORE
- A-8 SIXTH FLOOR PLAN AND STAIR SECTIONS
- A-9 SEVENTH FLOOR PLAN AND DETAILS
- A-10 PENTHOUSE FLOOR PLAN AND ROOF PLAN
- A-11 NORTH AND WEST ELEVATIONS
- A-12 SOUTH AND EAST ELEVATIONS
- A-13 WINDOW SCHEDULE
- A-14 WINDOW DETAILS AND WALL SECTIONS
- A-15 WALL SECTIONS
- A-16 WALL SECTIONS

- S-1 LOWER LEVEL AND FOUNDATION PLAN
- S-2 ~~LOBBY LEVEL FRAMING PLAN~~
- S-3 SECOND FLOOR FRAMING PLAN AND SECTIONS
- S-4 THIRD FLOOR FRAMING PLAN
- S-5 FOURTH FLOOR FRAMING PLAN
- S-6 FIFTH AND SIXTH FLOOR FRAMING PLAN
- S-7 SEVENTH FLOOR FRAMING PLAN
- S-8 MAIN ROOF FRAMING PLAN AND PENTHOUSE FRAMING PLAN
- S-9 COLUMN SCHEDULE AND DETAILS
- S-10 SECTIONS AND DETAILS

SCALE 1" = 500'

ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland
21201
301-PS2-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towson, maryland
21204
301-296-2962

I/sa
lapicki/smith associates p.a.
617 park avenue
baltimore, maryland
21201
301-685-4900

M-2 MECHANICAL - LOBBY LEVEL PLAN
M-3 MECHANICAL - SECOND FLOOR PLAN
M-4 MECHANICAL - THIRD FLOOR PLAN
M-5 MECHANICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
M-6 MECHANICAL - SEVENTH FLOOR PLAN
M-7 MECHANICAL - PENTHOUSE PLAN AND PENTHOUSE HOOF PLAN

E-1 ELECTRICAL - LOWER LEVEL PLAN
E-2 ELECTRICAL - LOBBY LEVEL PLAN
E-3 ELECTRICAL - SECOND FLOOR PLAN
E-4 ELECTRICAL - THIRD FLOOR PLAN
E-5 ELECTRICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
E-6 ELECTRICAL - SEVENTH FLOOR PLAN
E-7 ELECTRICAL - PENTHOUSE FLOOR PLAN
E-8 ELECTRICAL - RISER DIAGRAM

The SUSQUEHANNA

SUSQUEHANNA AND WASHINGTON AVENUES -
TOWSON, MARYLAND

OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP

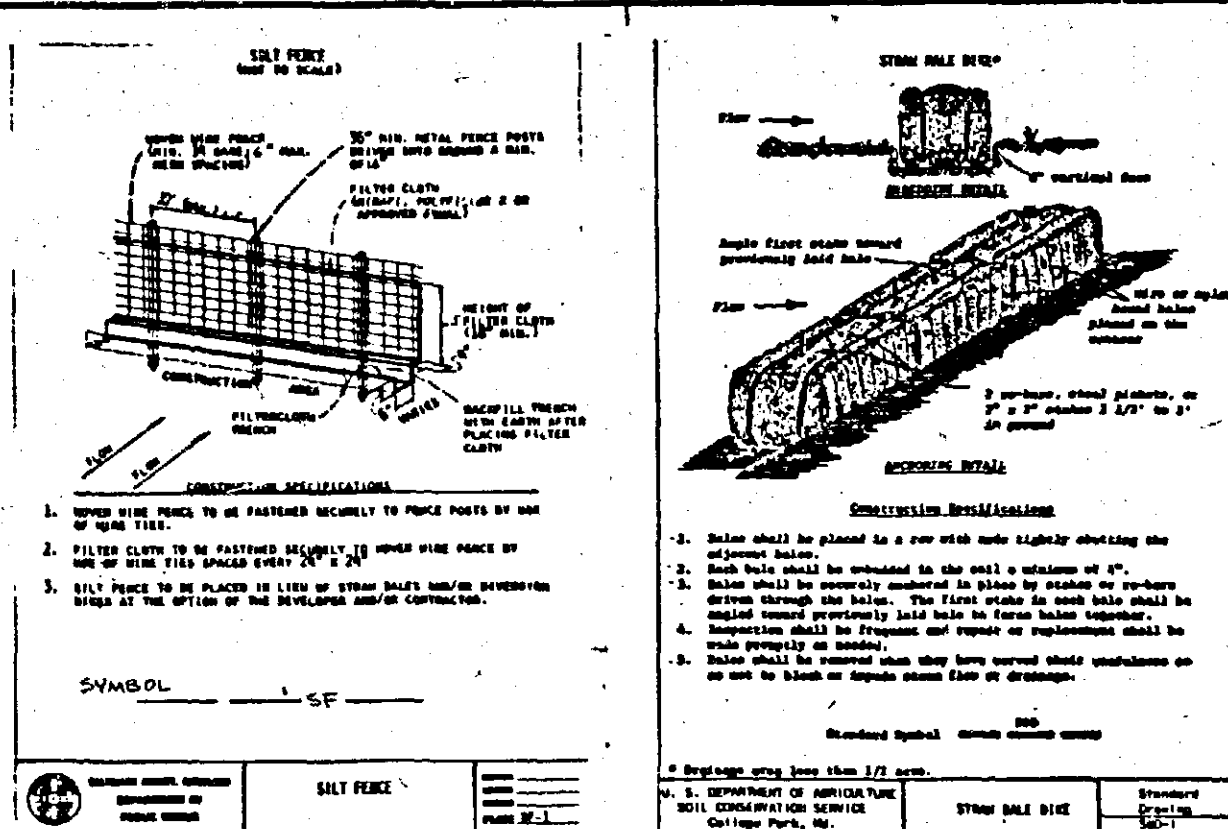
DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

Tom H32

PLEASE ACCOMPANY A
ENGINEER TO PERMIT 8550
WASH AVENUE, SECTION 23
RATED IN LBS OF 2200
AND ANTI-IMPACT STRENGTH
RATING AS REQUIRED UNDER
SECTION 2304 FOR "2304
SUSQUEHANNA AND WASH

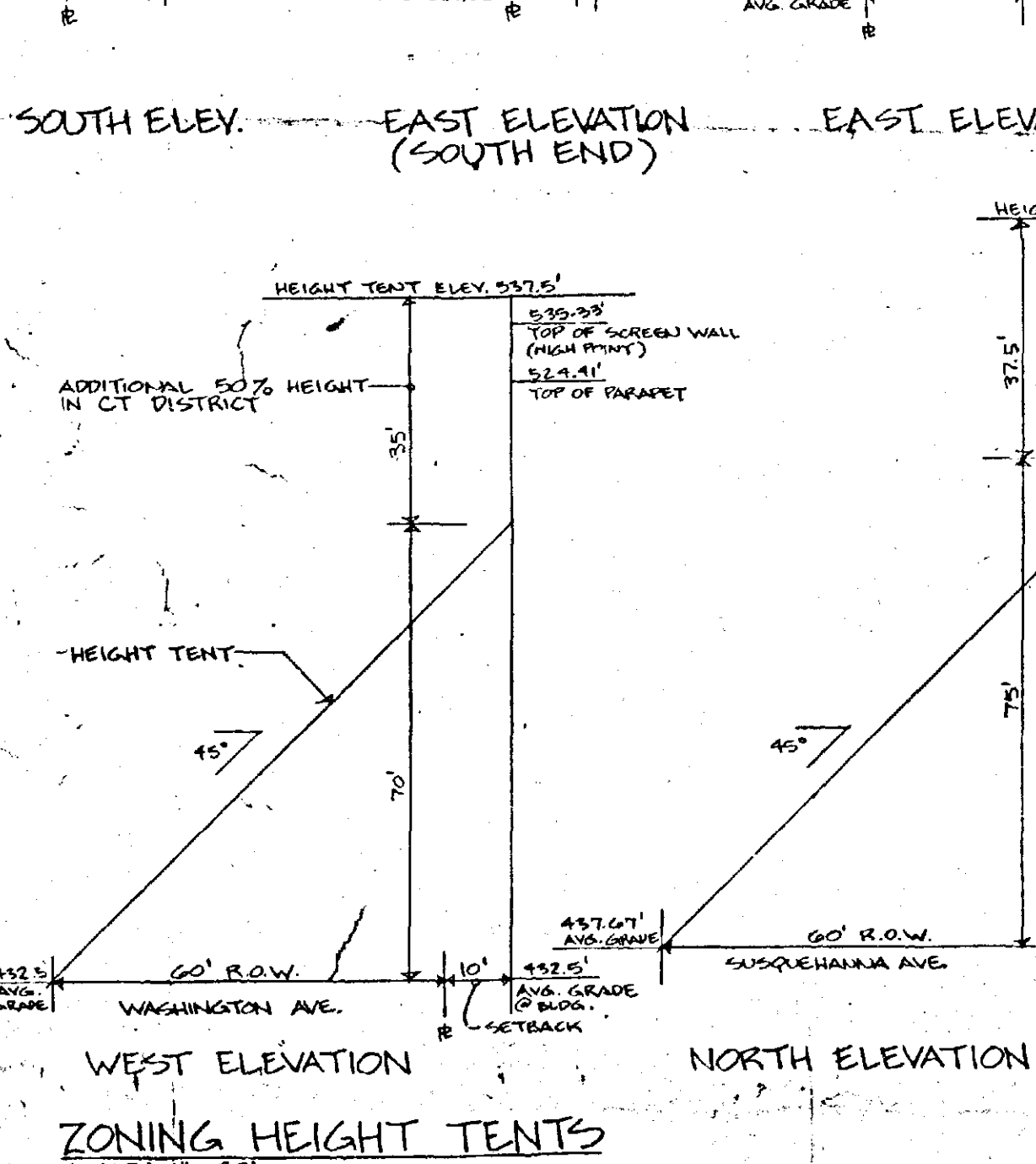
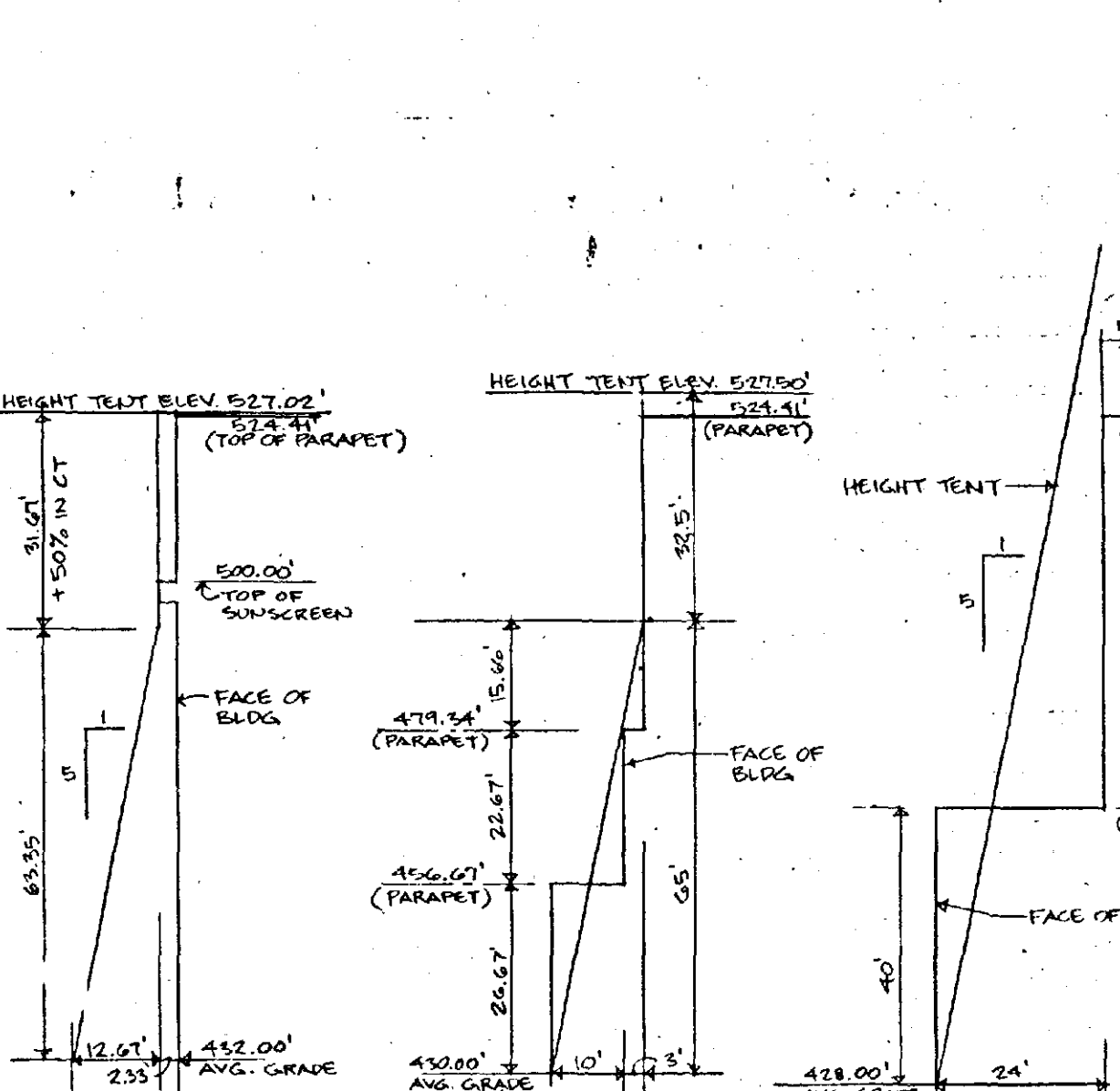
Date	21 SEPT 88	Dwg. No.
So Jan 89	200001 52	
	200001 52	
	1 DEC 88	

A



SEDIMENT CONTROL GENERAL NOTES

- Sediment control measures shall be in place before proceeding with clearing and/or earthwork.
- Sediment shall be removed from paved areas daily.
- Remove all excess earth and other excess excavated materials from site immediately.
- Maintain all sediment control measures in good condition during course of construction.
- Do not remove sediment control measures until affected areas are stabilized with permanent seeding and protective mulch or pegged turf. Stabilize areas to be seeded or planted as soon as possible after final grading.
- No sediment control measure shall be removed without permission from the sediment control inspector.
- All site work is to be done in accordance with "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas", July 1975, and this plan of sediment control as approved by the Baltimore County Soil Conservation District and the Department of Public Works.



SITE DATA (ZONING)

ELECTION DISTRICT: COULUMPTIC DISTRICT: C4
EXISTING ZONING: BM-CT
EXISTING SITE USE: VACANT
PROPOSED SITE USE: OFFICE
INCIDENTAL SITE USES: RETAIL RESTAURANT

PARKING SPACES REQUIRED:

SPACE TYPE	REQUIREMENT	REMARKS
6231 S.F. 1ST FL. OFFICE	AT 1/500 = 12.46	
70145 S.F. NON-MEDICAL OFFICE	AT 1/500 = 140.3	
1554 S.F. RETAIL	AT 1/500 = 3.11	
4400 S.F. RESTAURANT	AT 1/500 = 8.8	
TOTAL REQUIRED	265.9	
PROVIDED	265.9	

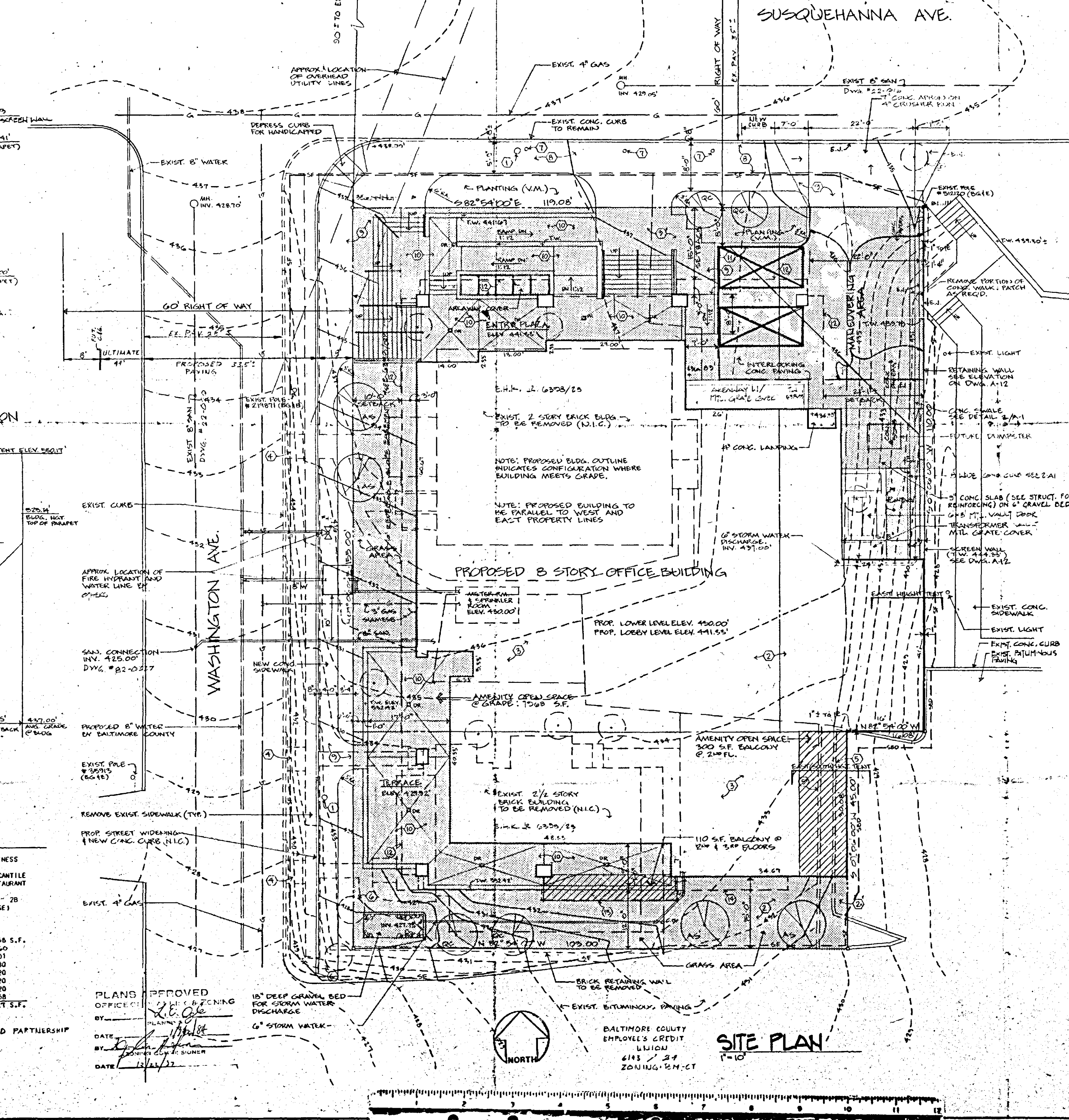
BUILDING CODE DATA

USE GROUP: B - BUSINESS
INCIDENTAL USES: MERCANTILE - RESTAURANT
TYPE OF CONSTRUCTION: 2B (SPRINKLERED HIGH RISE)
GROSS BUILDING AREA: 82,617 S.F.
LOWER LEVEL: 1950 S.F.
LOBBY LEVEL: 11201 S.F.
SECOND FLOOR: 10480 S.F.
THIRD FLOOR: 10520 S.F.
FOURTH FLOOR: 10520 S.F.
FIFTH FLOOR: 10520 S.F.
SIXTH FLOOR: 10520 S.F.
SEVENTH FLOOR: 8841 S.F.

AMENITY OPEN SPACE REQUIRED:

0.10 x 85614 = 8561.4 S.F.
PROVIDED AT GRADE: 8561.4 S.F.
BALCONIES: 8561.4 S.F.

OWNER: WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER: MACKENZIE AND ASSOCIATES, INC.



GENERAL NOTES

- Remove all paving, trees and other obstructions to new construction.
- All improvements and paving beyond the limits of the property shall be protected from damage or replaced in kind.
- Construction of exterior utilities, paving and walks shall be accomplished in accordance with the current Baltimore County, Maryland Standard Specifications and Details for Construction.
- Widening of Washington Avenue will be by others, performed under Baltimore County inspection.
- Concrete walks within the public right-of-way shall not be installed until the proposed utilities and curbs are installed. Sod is to be placed adjacent to proposed walks from property line to walk. Site contractor shall coordinate his construction with the contractor performing the widening of Washington Avenue.
- Developer will be responsible for obtaining permission for offsite grading and construction access.
- Site is exempt from storm water management due to total impervious area of less than 1/2 acre.
- Building demolition to be performed under separate contract. See Permit # 44505.
- SEEDING AND LANDSCAPE WORK ARE NOT IN THE CONTRACT.
- EXTEND FOUNDATION DOWN TO 6" GRAVEL PIT OR SUMP 4 ELECTRICAL ROOM.
- RESERVED SPACE FOR PICK-UP/DELIVERY AND HANDICAPPED DROP-OFF/PICK-UP, IS MIN. USE LIMIT SIGN WITH RESTRICTIONS INDICATED SHALL BE INSTALLED FOR EACH SPACE AND ENFORCED BY MANAGEMENT.
- INTERLOCKING CONC. PAVING SHALL BE MAINTAINED AS CLEAN, DECORATIVE PAVING.
- PLANTINGS ON SITE & ADJACENT COUNTRY PROPERTY SHALL BE MAINTAINED.

PLANTING SCHEDULE

MARK	SYMBOL	COMMON NAME	SIZE	REMARKS
AS	ACORN SAGGINUM	SUGAR MAPLE	2-2 1/2" CAL.	B & B
QC	QUERCUS COCCINEA	SCARLET OAK	1 1/2" - 2" CAL.	B & B
VM	VINCA MINOR	PERIWINKLE		PLANT @ 8" O.C. BOTH WAYS, ROWS SUGGESTED.

SWALE DETAIL
A-1 3/4" x 1'-0"

TYP. CURB DETAIL
A-1 3/4" x 1'-0"

Dwg. Index

NO.	DESCRIPTION
A-1	SITE PLAN
A-2	LOWER LEVEL PLAN
A-3	LOBBY LEVEL PLAN PARTITION TYPES
A-4	SECOND FLOOR PLAN DOOR AND FRAME TYPES
A-5	THIRD FLOOR PLAN AND BUILDING SECTION
A-6	FOURTH FLOOR PLAN AND BUILDING SECTION
A-7	FIFTH FLOOR PLAN AND ENLARGED CORE PLAN
A-8	SIXTH FLOOR PLAN AND STAIR SECTIONS
A-9	SEVENTH FLOOR PLAN AND DETAILS
A-10	PENTHOUSE FLOOR PLAN AND ROOF PLAN
A-11	NORTH AND WEST ELEVATIONS
A-12	SOUTH AND EAST ELEVATIONS
A-13	WINDOW SCHEDULE
A-14	WINDOW DETAILS AND WALL SECTIONS
A-15	WALL SECTIONS
A-16	WALL SECTIONS
S-1	LOWER LEVEL AND FOUNDATION PLAN
S-2	LOBBY LEVEL FRAMING PLAN
S-3	SECOND FLOOR FRAMING PLAN AND SECTIONS
S-4	THIRD FLOOR FRAMING PLAN
S-5	FOURTH FLOOR FRAMING PLAN
S-6	FIFTH AND SIXTH FLOOR FRAMING PLAN
S-7	SEVENTH FLOOR FRAMING PLAN
S-8	W/TH ROOF FRAMING PLAN AND PENTHOUSE ROOF FRAMING PLAN
S-9	COLUMN SCHEDULE AND DETAILS
S-10	SECTIONS AND DETAILS
M-1	MECHANICAL - LOWER LEVEL PLAN
M-2	MECHANICAL - LOBBY LEVEL PLAN
M-3	MECHANICAL - SECOND FLOOR PLAN
M-4	MECHANICAL - THIRD FLOOR PLAN
M-5	MECHANICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
M-6	MECHANICAL - SEVENTH FLOOR PLAN
M-7	MECHANICAL - PENTHOUSE PLAN AND PENTHOUSE ROOF PLAN
E-1	ELECTRICAL - LOWER LEVEL PLAN
E-2	ELECTRICAL - LOBBY LEVEL PLAN
E-3	ELECTRICAL - SECOND FLOOR PLAN
E-4	ELECTRICAL - THIRD FLOOR PLAN
E-5	ELECTRICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
E-6	ELECTRICAL - SEVENTH FLOOR PLAN
E-7	ELECTRICAL - PENTHOUSE FLOOR PLAN
E-8	ELECTRICAL - RISER DIAGRAM

PLANTING NOTES

- WATER METER TO BE REMOVED.
- REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
- EXISTING CRUSHED STONE PAVING.
- REMOVE CONCRETE STEPS AND WALK.
- REMOVE RAIL TIE RETAINING WALL.
- REMOVE TREE.
- COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
- REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
- NEW CONCRETE WALK.
- IMPRINTED CONCRETE PAVING (BROWNITE).
- CONCRETE CURB, SEE DETAIL 1/A-1.
- FACE OF BUILDING ABOVE.
- FACE OF BALCONY ABOVE.
- FACE OF SUNSCREEN ABOVE.
- 6" LONG WOOD BENCH
- 30" x 42" PLANTER BOX
- 4" x 4" TREE WELL W/ CONC. SURROUND

ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland
21201
301-982-1155

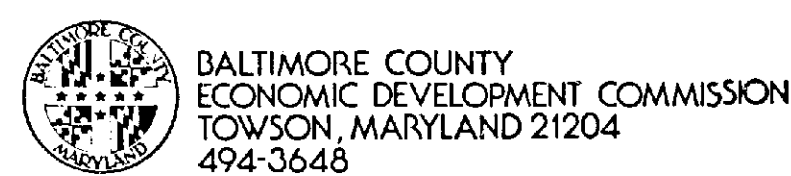
P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towsen, maryland
21204
301-296-2962

l/sa
lapicki/smith associates p.a.
617 park avenue
baltimore, maryland
21201
301-685-4900

The SUSQUEHANNA
SUSQUEHANNA AND WASHINGTON AVENUES
TOWSON, MARYLAND
OWNER: WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER: MACKENZIE AND ASSOCIATES, INC.

PLAT TO ACCOMPANY A ZONING PETITION FOR A VARIANCE TO PERMIT 6000 S.F. OPEN SPACE RATIO IN LIEU OF 4422 S.F. RATIO AS REQUIRED UNDER SECTION 22-201 FOR A 20% SUSQUEHANNA AVE.

Date: 12/1/77
Dwg. No.: A-1



ROBERT L. HANNON
DIRECTOR

October 17, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Case No. 84-101-A
Petition for Variance
SE/corner Washington & Susquehanna Avenues
Washington Avenue Limited Partnership - Petitioner

Dear Mr. Jablon:

The Economic Development Commission has reviewed the petition for variance to permit a reduction in the amenity open space provided from 0.10 amenity open space ratio to 0.083 amenity open space ratio and wishes to comment on this request.

1. The reduction in open space will allow for the provision of two parking spaces on site.
2. Provision of limited on-site parking is desirable to accommodate the needs of the handicapped and others needing to access the building for short visits, e.g. messengers.
3. The reduction in amenity open space is modest and the plans show adequate landscaping and screening.

Thank you for the opportunity to comment.

Sincerely,

Robert L. Hannon
ROBERT L. HANNON
Director

RLH:pat

617 PARK AVENUE
BALTIMORE, MARYLAND 21201
301 685-4900

JOSEPH W. LAPICKI, AIA
DONALD D. SMITH, AIA
JOHN R. NAUERT, AIA

9 November 1983

Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. Arnold Jablon
Zoning Commissioner

RE: Case Number 84-101-A (Parking Variance)
Petitioner: Washington Avenue Limited Partnership
The Susquehanna Office Building
L/SA No. 82.10

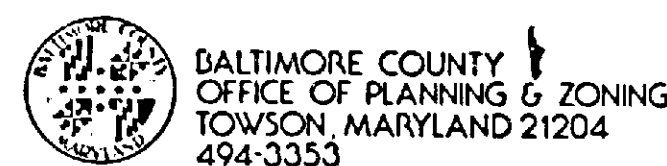
Mr. Jablon: We are submitting one copy of a revised site plan as required by the above referenced zoning order approving the parking variance for the subject site.

Sincerely,

John R. Nauert
John R. Nauert, AIA
Vice President

cc: Gary Gill
R. Bruce Alderman
Charles Fick

architecture
urban design
planning
interior
energy management



ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

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

RE: Petition for Variance
SE/corner Washington & Susquehanna
Ave. - 9th Election District
Washington Avenue Limited Partnership - Petitioner
NO. 84-101-A (Item No. 32)

Dear Mr. Alderman:

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

Very truly yours,

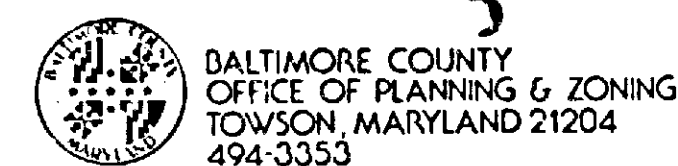
John M.H. Jung
John M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Charlotte Pine, Esquire
607 Baltimore Avenue
Towson, Maryland 21204

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



ARNOLD JABLON
ZONING COMMISSIONER

October 13, 1983

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

Re: Petition for Variance
SE/corner Washington & Susquehanna Aves.
Washington Avenue Limited Partnership - Petitioner
Case No. 84-101-A

Dear Sir:

This is to advise you that \$57.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 122907

DATE 10/19/83 ACCOUNT R-01-615-000

AMOUNT \$57.51

RECEIVED R. Bruce Alderman, Esquire
FOR Advertising & Posting Case #84-101-A
(Washington Avenue Limited Partnership)

\$ 067*****575110 \$204A

VALIDATION OR SIGNATURE OF CASHIER

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

NOTICE OF HEARING

Re: Petition for Variance
SE/corner Washington & Susquehanna Avenues
Washington Avenue Limited Partnership - Petitioner
Case No. 84-101-A

TIME: 9:45 A.M.

DATE: Tuesday, October 18, 1983

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 119489

DATE 7/24/83 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED R. Bruce Alderman
FOR \$57.51 for #84-101-A

\$ 114*****1000010 \$22CA

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 10/2/83

Posted for: Petition for Variance

Petitioner: Washington Avenue Limited Partnership

Location of property: SE/corner Washington & Susquehanna Aves.

Location of Signs: facing intersection of Washington & Susquehanna

Remarks: none

Posted by: John R. Nauert Date of return: 10/7/83

Number of Signs: 1

PETITION FOR VARIANCE

NO. 84-101-A

LOCATION: SE/corner Washington & Susquehanna Aves.

DATE & TIME: Tuesday, October 18, 1983 at 9:45 A.M.

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

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

Petition for Variance to permit a reduction in the amenity open space provided from 0.10 amenity open space ratio to 0.083 amenity open space ratio (L/SA No. 82.10).

The Zoning Department has received the petition for variance and has determined that the same is in compliance with the Zoning Act and Regulations of Baltimore County.

All that parcel of land in the Ninth District of Baltimore County, being the SE/corner of the intersection of the right-of-way lines of the East side of Washington Avenue and the South side of Susquehanna Avenue, there.

1) South 60' 00" East 110' 00" ±

2) South 60' 00" East 110' 00" ±

3) North 60' 00" East 110' 00" ±

4) South 60' 00" East 110' 00" ±

5) North 60' 00" East 110' 00" ±

6) South 60' 00" East 110' 00" ±

7) North 60' 00" East 110' 00" ±

8) South 60' 00" East 110' 00" ±

9) North 60' 00" East 110' 00" ±

10) South 60' 00" East 110' 00" ±

11) North 60' 00" East 110' 00" ±

12) South 60' 00" East 110' 00" ±

13) North 60' 00" East 110' 00" ±

14) South 60' 00" East 110' 00" ±

15) North 60' 00" East 110' 00" ±

16) South 60' 00" East 110' 00" ±

17) North 60' 00" East 110' 00" ±

18) South 60' 00" East 110' 00" ±

19) North 60' 00" East 110' 00" ±

20) South 60' 00" East 110' 00" ±

21) North 60' 00" East 110' 00" ±

22) South 60' 00" East 110' 00" ±

23) North 60' 00" East 110' 00" ±

24) South 60' 00" East 110' 00" ±

25) North 60' 00" East 110' 00" ±

26) South 60' 00" East 110' 00" ±

27) North 60' 00" East 110' 00" ±

28) South 60' 00" East 110' 00" ±

29) North 60' 00" East 110' 00" ±

30) South 60' 00" East 110' 00" ±

31) North 60' 00" East 110' 00" ±

32) South 60' 00" East 110' 00" ±

33) North 60' 00" East 110' 00" ±

34) South 60' 00" East 110' 00" ±

35) North 60' 00" East 110' 00" ±

36) South 60' 00" East 110' 00" ±

37) North 60' 00" East 110' 00" ±

38) South 60' 00" East 110' 00" ±

39) North 60' 00" East 110' 00" ±

40) South 60' 00" East 110' 00" ±

41) North 60' 00" East 110' 00" ±

42) South 60' 00" East 110' 00" ±

43) North 60' 00" East 110' 00" ±

44) South 60' 00" East 110' 00" ±

45) North 60' 00" East 110' 00" ±

46) South 60' 00" East 110' 00" ±

47) North 60' 00" East 110' 00" ±

48) South 60' 00" East 110' 00" ±

49) North 60' 00" East 110' 00" ±

50) South 60' 00" East 110' 00" ±

51) North 60' 00" East 110' 00" ±

52) South 60' 00" East 110' 00" ±

53) North 60' 00" East 110' 00" ±

54) South 60' 00" East 110' 00" ±

55) North 60' 00" East 110' 00" ±

56) South 60' 00" East 110' 00" ±

57) North 60' 00" East 110' 00" ±

58) South 60' 00" East 110' 00" ±

59) North 60' 00" East 110' 00" ±

60) South 60' 00" East 110' 00" ±

61) North 60' 00" East 110' 00" ±

62) South 60' 00" East 110' 00" ±

63) North 60' 00" East 110' 00" ±

64) South 60' 00" East 110' 00" ±

65) North 60' 00" East 110' 00" ±

66) South 60' 00" East 110' 00" ±

67) North 60' 00" East 110' 00" ±

68) South 60' 00" East 110' 00" ±

69) North 60' 00" East 110' 00" ±

70) South 60' 00" East 110' 00" ±

71) North 60' 00" East 110' 00" ±

72) South 60' 00" East 110' 00" ±

73) North 60' 00" East 110' 00" ±

74) South 60' 00" East 110' 00" ±

75) North 60' 00" East 110' 00" ±

76) South 60' 00" East 110' 00" ±

77) North 60' 00" East 110' 00" ±

78) South 60' 00" East 110' 00" ±

79) North 60' 00" East 110' 00" ±

80) South 60' 00" East 110' 00" ±

81) North 60' 00" East 110' 00" ±

82) South 60' 00" East 110' 00" ±

83) North 60' 00" East 110' 00" ±

84) South 60' 00" East 110' 00" ±

85) North 60' 00" East 110' 00" ±

86) South 60' 00" East 110' 00" ±

87) North 60' 00" East 110' 00" ±

88) South 60' 00" East 110' 00" ±

89) North 60' 00" East 110' 00" ±

90) South 60' 00" East 110' 00" ±

91) North 60' 00" East 110' 00" ±

92) South 60' 00" East 110' 00" ±

93) North 60' 00" East 110' 00" ±

94) South 60' 00" East 110' 00" ±

95) North 60' 00" East 110' 00" ±

96) South 60' 00" East 110' 00" ±

97) North 60' 00" East 110' 00" ±

98) South 60' 00" East 110' 00" ±

99) North 60' 00" East 110' 00" ±

100) South 60' 00" East 110' 00" ±

101) North 60' 00" East 110' 00" ±

102) South 60' 00" East 110' 00" ±

103) North 60' 00" East 110' 00" ±

104) South 60' 00" East 110' 00" ±

105) North 60' 00" East 110' 00" ±

106) South 60' 00" East 110' 00" ±

107) North 60' 00" East 110' 00" ±

108) South 60' 00" East 110' 00" ±

109) North 60' 00" East 110' 00" ±

110) South 60' 00" East 110' 00" ±

111) North 60' 00" East 110' 00" ±

112) South 60' 00" East 110' 00" ±

113) North 60' 00" East 110' 00" ±

114) South 60' 00" East 110' 00" ±

115) North 60' 00" East 110' 00" ±

116) South 60' 00" East 110' 00" ±

117) North 60' 00" East 110' 00" ±

118) South 60' 00" East 110' 00" ±

119) North 60' 00" East 110' 00" ±

120) South 60' 00" East 110' 00" ±

121) North 60' 00" East 110' 00" ±

122) South 60' 00" East 110' 00" ±

123) North 60' 00" East 110' 00" ±

124) South 60' 00" East 110' 00" ±

125) North 60' 00" East 110' 00" ±

126) South 60' 00" East 110' 00" ±

127) North 60' 00" East 110' 00" ±

128) South 60' 00" East 110' 00" ±

129) North 60' 00" East 110' 00" ±

130) South 60' 00" East 110' 00" ±

131) North 60' 00" East 110' 00" ±

132) South 60' 00" East 110' 00" ±

133) North 60' 00" East 110' 00" ±

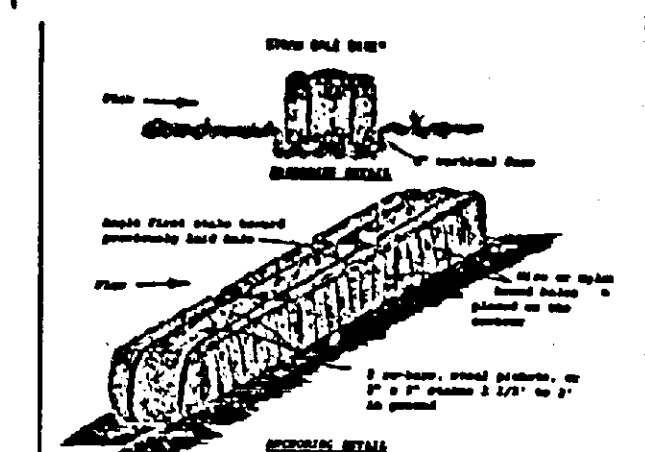
134) South 60' 00" East 110' 00" ±

135) North 60' 00" East 110' 00" ±

136) South 60' 00" East 110' 00" ±

137) North 60' 00" East 110' 00" ±

1

[illegible]

2'0" CURB HEIGHT (2'0" - 2'0")

CONC. SWALE

1'0"

1'0"

2'0"

8"

1" RADIUS FILLET

NOTE: 1/4" x 1'0" CURB WITHIN 12' CURB

CONC. PAVES

CONC. CURB

2

SWALE DETAIL

1/4" x 1'0"

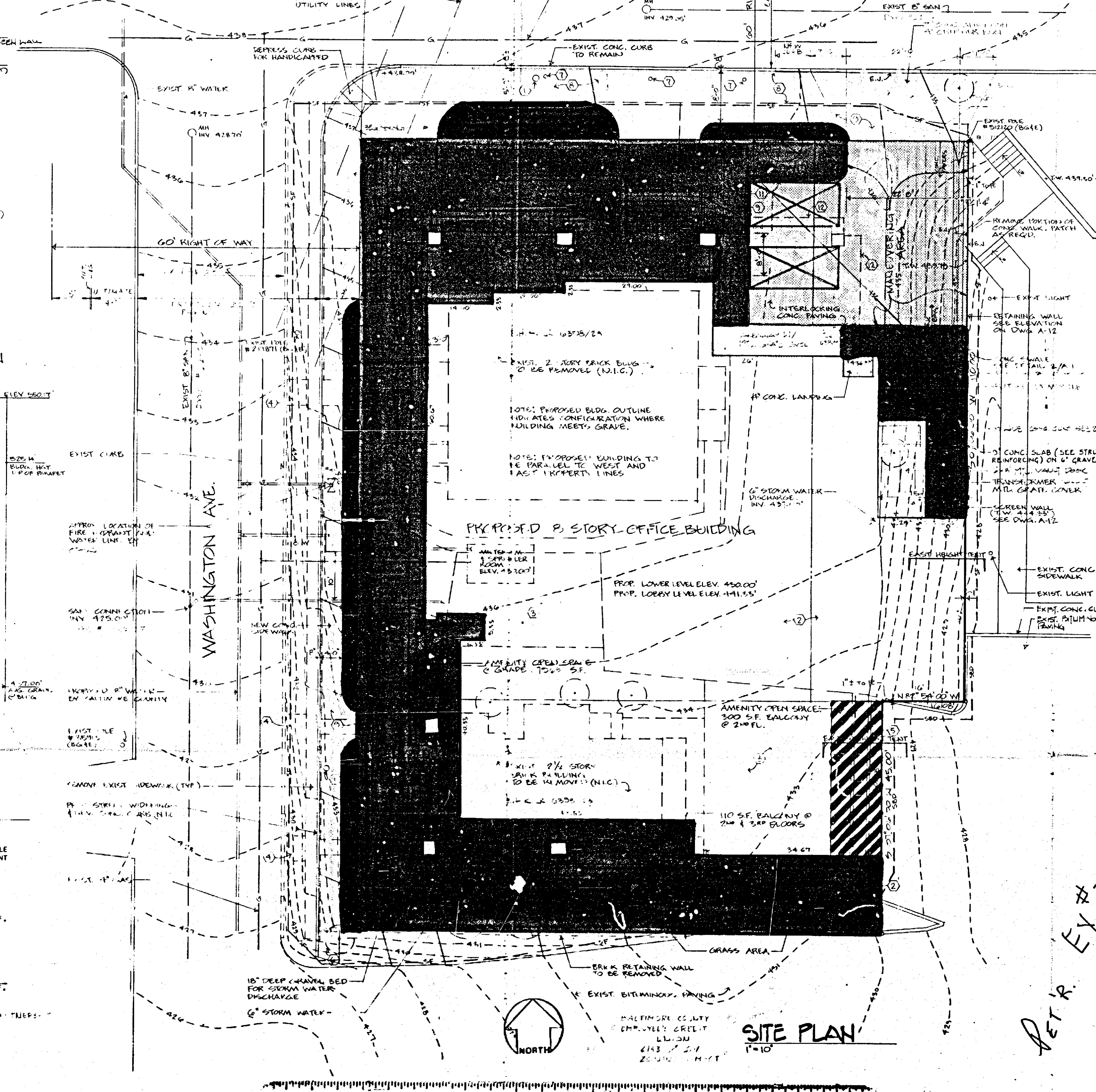
1

TYP. CURB DETAIL

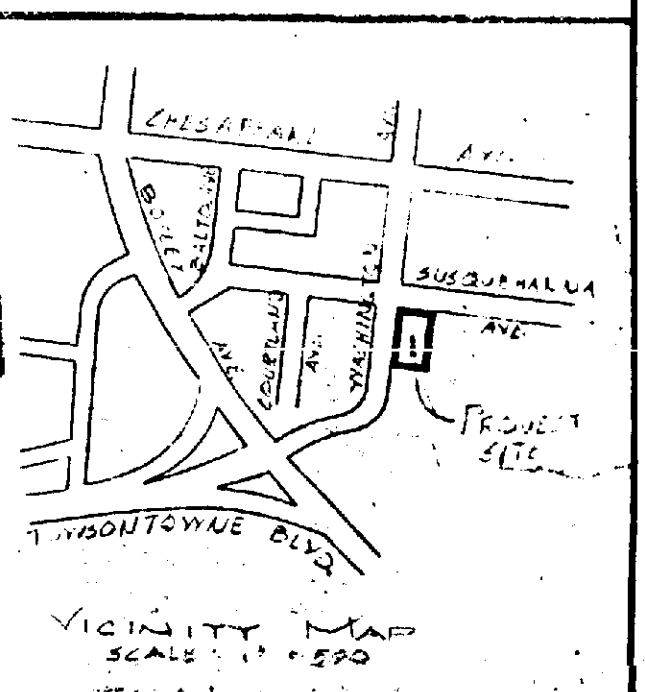
3/4" x 1'0"

DRAWING NOTES

- ① WATER METER TO BE REMOVED.
- ② REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
- ③ EXISTING CRUSHED STONE PAVING.
- ④ REMOVE CONCRETE STEPS AND WALK.
- ⑤ REMOVE RAIL TIE RETAINING WALL.
- ⑥ REMOVE TREE.
- ⑦ COORDINATE PARKING METER LOCATION WITH



- (8) APPROPRIATE AUTHORITIES.
- (9) REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
- (10) NEW CONCRETE WALK.
- (11) IMPRINTED CONCRETE PAVING (ROMANITE).
- (12) CONCRETE CURB. SEE DETAIL 1/A-1.
- (13) FACE OF BUILDING ABOVE.
- (14) FACE OF BALCONY ABOVE.
- (15) FACE OF SUNSCREEN ABOVE.
- (16) 6" DIA. WOOD BEAM
- (17) 80" x 12" PLANTER BOX
- (18) 4' x 4' TREE WELL W/ CONC. SURROUND
- (19) ECOLAND



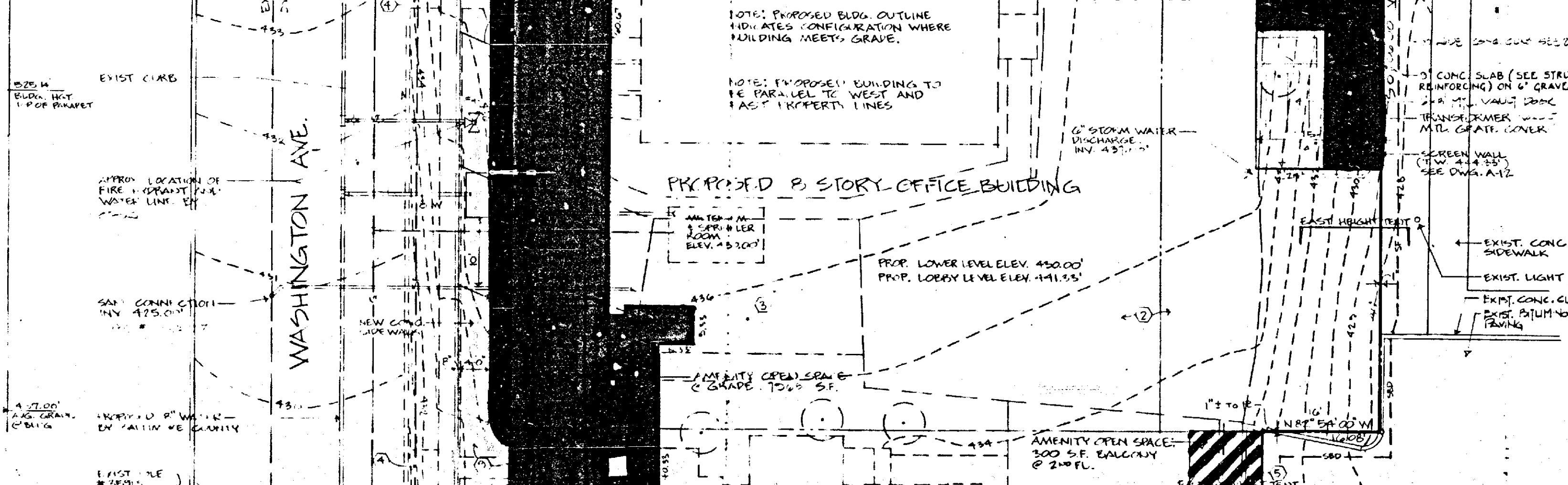
EXIST 2 STORY
BRICK OFFICE BLDG

PLTFORM LEVEL
ENTRANCE ELEVAT
U.S.G.U
SLOPE / 1:4
ZONING - R-11-6T

Dwg. Index

A-1 SITE PLAN
A-2 LOWER LEVEL PLAN
A-3 TOWER LEVEL PLAN PARTITION TYPES

434 - 435 - 436 - 437 - 438 - 439 - 440 - 441 - 442 - 443 - 444 - 445 - 446 - 447 - 448 - 449 - 450 - 451 - 452 - 453 - 454 - 455 - 456 - 457 - 458 - 459 - 460 - 461 - 462 - 463 - 464 - 465 - 466 - 467 - 468 - 469 - 470 - 471 - 472 - 473 - 474 - 475 - 476 - 477 - 478 - 479 - 480 - 481 - 482 - 483 - 484 - 485 - 486 - 487 - 488 - 489 - 490 - 491 - 492 - 493 - 494 - 495 - 496 - 497 - 498 - 499 - 500 - 501 - 502 - 503 - 504 - 505 - 506 - 507 - 508 - 509 - 510 - 511 - 512 - 513 - 514 - 515 - 516 - 517 - 518 - 519 - 520 - 521 - 522 - 523 - 524 - 525 - 526 - 527 - 528 - 529 - 530 - 531 - 532 - 533 - 534 - 535 - 536 - 537 - 538 - 539 - 540 - 541 - 542 - 543 - 544 - 545 - 546 - 547 - 548 - 549 - 550 - 551 - 552 - 553 - 554 - 555 - 556 - 557 - 558 - 559 - 560 - 561 - 562 - 563 - 564 - 565 - 566 - 567 - 568 - 569 - 570 - 571 - 572 - 573 - 574 - 575 - 576 - 577 - 578 - 579 - 580 - 581 - 582 - 583 - 584 - 585 - 586 - 587 - 588 - 589 - 590 - 591 - 592 - 593 - 594 - 595 - 596 - 597 - 598 - 599 - 600 - 601 - 602 - 603 - 604 - 605 - 606 - 607 - 608 - 609 - 610 - 611 - 612 - 613 - 614 - 615 - 616 - 617 - 618 - 619 - 620 - 621 - 622 - 623 - 624 - 625 - 626 - 627 - 628 - 629 - 630 - 631 - 632 - 633 - 634 - 635 - 636 - 637 - 638 - 639 - 640 - 641 - 642 - 643 - 644 - 645 - 646 - 647 - 648 - 649 - 650 - 651 - 652 - 653 - 654 - 655 - 656 - 657 - 658 - 659 - 660 - 661 - 662 - 663 - 664 - 665 - 666 - 667 - 668 - 669 - 670 - 671 - 672 - 673 - 674 - 675 - 676 - 677 - 678 - 679 - 680 - 681 - 682 - 683 - 684 - 685 - 686 - 687 - 688 - 689 - 690 - 691 - 692 - 693 - 694 - 695 - 696 - 697 - 698 - 699 - 700 - 701 - 702 - 703 - 704 - 705 - 706 - 707 - 708 - 709 - 710 - 711 - 712 - 713 - 714 - 715 - 716 - 717 - 718 - 719 - 720 - 721 - 722 - 723 - 724 - 725 - 726 - 727 - 728 - 729 - 730 - 731 - 732 - 733 - 734 - 735 - 736 - 737 - 738 - 739 - 740 - 741 - 742 - 743 - 744 - 745 - 746 - 747 - 748 - 749 - 750 - 751 - 752 - 753 - 754 - 755 - 756 - 757 - 758 - 759 - 760 - 761 - 762 - 763 - 764 - 765 - 766 - 767 - 768 - 769 - 770 - 771 - 772 - 773 - 774 - 775 - 776 - 777 - 778 - 779 - 780 - 781 - 782 - 783 - 784 - 785 - 786 - 787 - 788 - 789 - 790 - 791 - 792 - 793 - 794 - 795 - 796 - 797 - 798 - 799 - 800 - 801 - 802 - 803 - 804 - 805 - 806 - 807 - 808 - 809 - 810 - 811 - 812 - 813 - 814 - 815 - 816 - 817 - 818 - 819 - 820 - 821 - 822 - 823 - 824 - 825 - 826 - 827 - 828 - 829 - 830 - 831 - 832 - 833 - 834 - 835 - 836 - 837 - 838 - 839 - 840 - 841 - 842 - 843 - 844 - 845 - 846 - 847 - 848 - 849 - 850 - 851 - 852 - 853 - 854 - 855 - 856 - 857 - 858 - 859 - 860 - 861 - 862 - 863 - 864 - 865 - 866 - 867 - 868 - 869 - 870 - 871 - 872 - 873 - 874 - 875 - 876 - 877 - 878 - 879 - 880 - 881 - 882 - 883 - 884 - 885 - 886 - 887 - 888 - 889 - 890 - 891 - 892 - 893 - 894 - 895 - 896 - 897 - 898 - 899 - 900 - 901 - 902 - 903 - 904 - 905 - 906 - 907 - 908 - 909 - 910 - 911 - 912 - 913 - 914 - 915 - 916 - 917 - 918 - 919 - 920 - 921 - 922 - 923 - 924 - 925 - 926 - 927 - 928 - 929 - 930 - 931 - 932 - 933 - 934 - 935 - 936 - 937 - 938 - 939 - 940 - 941 - 942 - 943 - 944 - 945 - 946 - 947 - 948 - 949 - 950 - 951 - 952 - 953 - 954 - 955 - 956 - 957 - 958 - 959 - 960 - 961 - 962 - 963 - 964 - 965 - 966 - 967 - 968 - 969 - 970 - 971 - 972 - 973 - 974 - 975 - 976 - 977 - 978 - 979 - 980 - 981 - 982 - 983 - 984 - 985 - 986 - 987 - 988 - 989 - 990 - 991 - 992 - 993 - 994 - 995 - 996 - 997 - 998 - 999 - 1000 - 1001 - 1002 - 1003 - 1004 - 1005 - 1006 - 1007 - 1008 - 1009 - 1010 - 1011 - 1012 - 1013 - 1014 - 1015 - 1016 - 1017 - 1018 - 1019 - 1020 - 1021 - 1022 - 1023 - 1024 - 1025 - 1026 - 1027 - 1028 - 1029 - 1030 - 1031 - 1032 - 1033 - 1034 - 1035 - 1036 - 1037 - 1038 - 1039 - 1040 - 1041 - 1042 - 1043 - 1044 - 1045 - 1046 - 1047 - 1048 - 1049 - 1050 - 1051 - 1052 - 1053 - 1054 - 1055 - 1056 - 1057 - 1058 - 1059 - 1060 - 1061 - 1062 - 1063 - 1064 - 1065 - 1066 - 1067 - 1068 - 1069 - 1070 - 1071 - 1072 - 1073 - 1074 - 1075 - 1076 - 1077 - 1078 - 1079 - 1080 - 1081 - 1082 - 1083 - 1084 - 1085 - 1086 - 1087 - 1088 - 1089 - 1090 - 1091 - 1092 - 1093 - 1094 - 1095 - 1096 - 1097 - 1098 - 1099 - 1100 - 1101 - 1102 - 1103 - 1104 - 1105 - 1106 - 1107 - 1108 - 1109 - 1110 - 1111 - 1112 - 1113 - 1114 - 1115 - 1116 - 1117 - 1118 - 1119 - 1120 - 1121 - 1122 - 1123 - 1124 - 1125 - 1126 - 1127 - 1128 - 1129 - 1130 - 1131 - 1132 - 1133 - 1134 - 1135 - 1136 - 1137 - 1138 - 1139 - 1140 - 1141 - 1142 - 1143 - 1144 - 1145 - 1146 - 1147 - 1148 - 1149 - 1150 - 1151 - 1152 - 1153 - 1154 - 1155 - 1156 - 1157 - 1158 - 1159 - 1160 - 1161 - 1162 - 1163 - 1164 - 1165 - 1166 - 1167 - 1168 - 1169 - 1170 - 1171 - 1172 - 1173 - 1174 - 1175 - 1176 - 1177 - 1178 - 1179 - 1180 - 1181 - 1182 - 1183 - 1184 - 1185 - 1186 - 1187 - 1188 - 1189 - 1190 - 1191 - 1192 - 1193 - 1194 - 1195 - 1196 - 1197 - 1198 - 1199 - 1200 - 1201 - 1202 - 1203 - 1204 - 1205 - 1206 - 1207 - 1208 - 1209 - 1210



- A-1 SECOND FLOOR PLAN DOOR AND FRAME TYPES
- A-5 THIRD FLOOR PLAN AND BUILDING SECTION
- A-6 FOURTH FLOOR PLAN AND BUILDING SECTION
- A-7 FIFTH FLOOR PLAN AND ENLARGED CORE PLAN
- A-8 SIXTH FLOOR PLAN AND STAIR SECTIONS
- A-9 SEVENTH FLOOR PLAN AND DETAILS
- A-10 PENTHOUSE FLOOR PLAN AND ROOF PLAN
- A-11 NORTH AND WEST ELEVATIONS
- A-12 SOUTH AND EAST ELEVATIONS
- A-13 WINDOW SCHEDULE
- A-14 WINDOW DETAILS AND WALL SECTIONS
- A-15 WALL SECTIONS
- A-16 WALL SECTIONS

- S-1 LOWER LEVEL AND FOUNDATION PLAN
- S-2 LOBBY LEVEL FRAMING PLAN
- S-3 SECOND FLOOR FRAMING PLAN AND SECTIONS
- S-4 THIRD FLOOR FRAMING PLAN
- S-5 FOURTH FLOOR FRAMING PLAN
- S-6 FIFTH AND SIXTH FLOOR FRAMING PLAN
- S-7 SEVENTH FLOOR FRAMING PLAN
- S-8 MAIN ROOF FRAMING PLAN AND PENTHOUSE ROOF PLAN

ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland
21201
301-962-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towson, maryland
21204
301-296-2962

l/sa
lapicki / smith associates p.a.
617 park avenue
baltimore, maryland
21201
301-685-4900

- S-9 COLUMN SCHEDULE AND DETAILS
- S-10 SECTIONS AND DETAILS
- M-1 MECHANICAL - LOWER LEVEL PLAN
- M-2 MECHANICAL - LOBBY LEVEL PLAN
- M-3 MECHANICAL - SECOND FLOOR PLAN
- M-4 MECHANICAL - THIRD FLOOR PLAN
- M-5 MECHANICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
- M-6 MECHANICAL - SEVENTH FLOOR PLAN
- M-7 MECHANICAL - PENTHOUSE PLAN AND PENTHOUSE HOOF PLAN
- E-1 ELECTRICAL - LOWER LEVEL PLAN
- E-2 ELECTRICAL - LOBBY LEVEL PLAN
- E-3 ELECTRICAL - SECOND FLOOR PLAN
- E-4 ELECTRICAL - THIRD FLOOR PLAN
- E-5 ELECTRICAL - FOURTH, FIFTH AND SIXTH FLOOR PLAN
- E-6 ELECTRICAL - SEVENTH FLOOR PLAN
- E-7 ELECTRICAL - PENTHOUSE FLOOR PLAN
- E-8 ELECTRICAL - RISER DIAGRAM

The SUSQUEHANNA

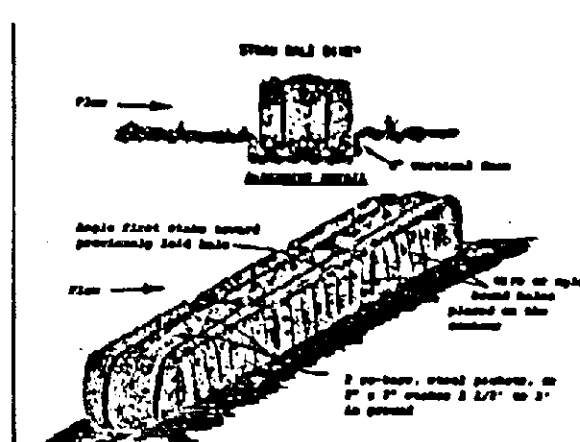
SUSQUEHANNA AND WASHINGTON AVENUES -
TOWSON, MARYLAND

OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP

DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

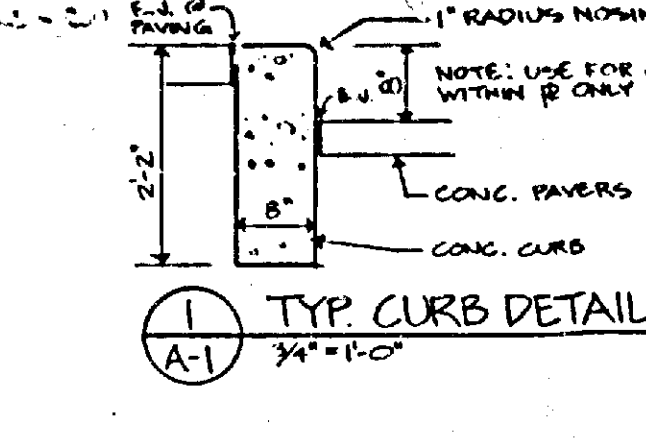
LAT TO ACCOMPANY A
FOR SUBMITTAL FOR A
AN ASSESSMENT PERMIT #6880-IF
OPEN SPACE
(ACTIC) IN LIEU OF SECEASE
AN OPEN SPACE
ATION AS REQUIRED UNDER
SECTION 2309M FOR #23 YV.
SUSQUEHANNA AVE.

la 27 SEPT 82 Dwg. No.
#03 20067 02

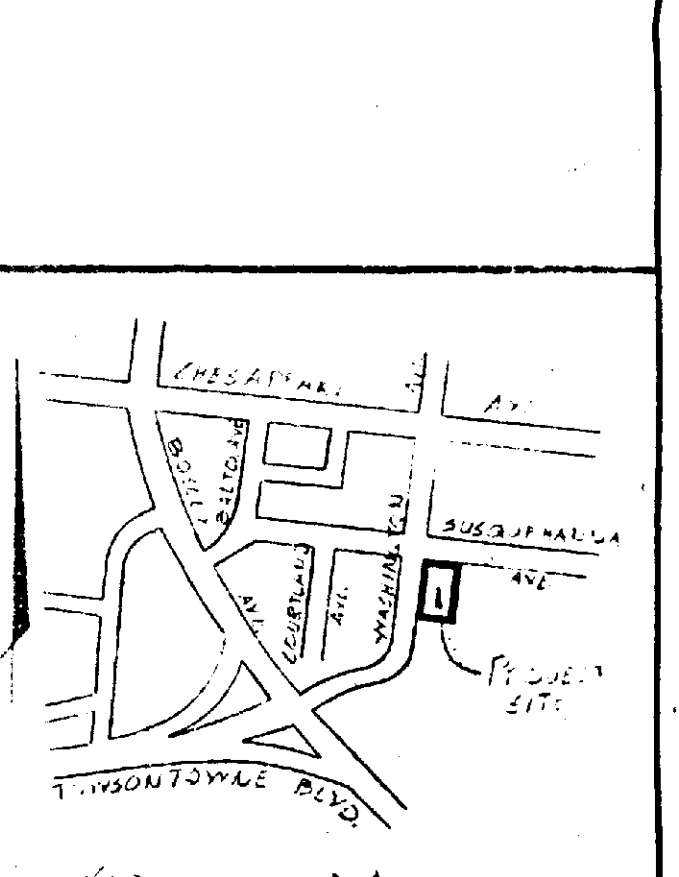
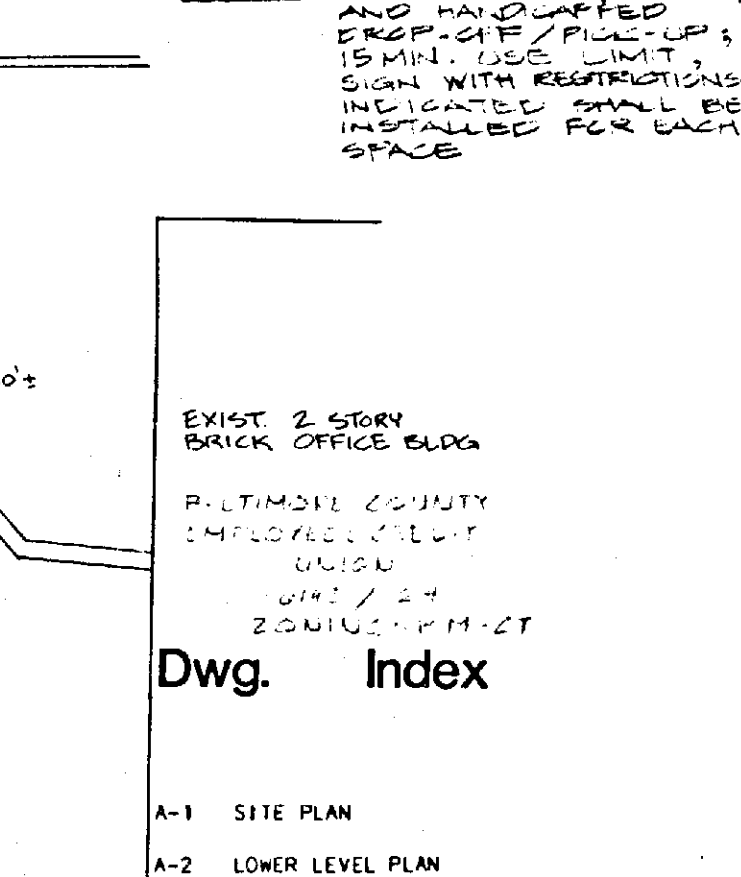
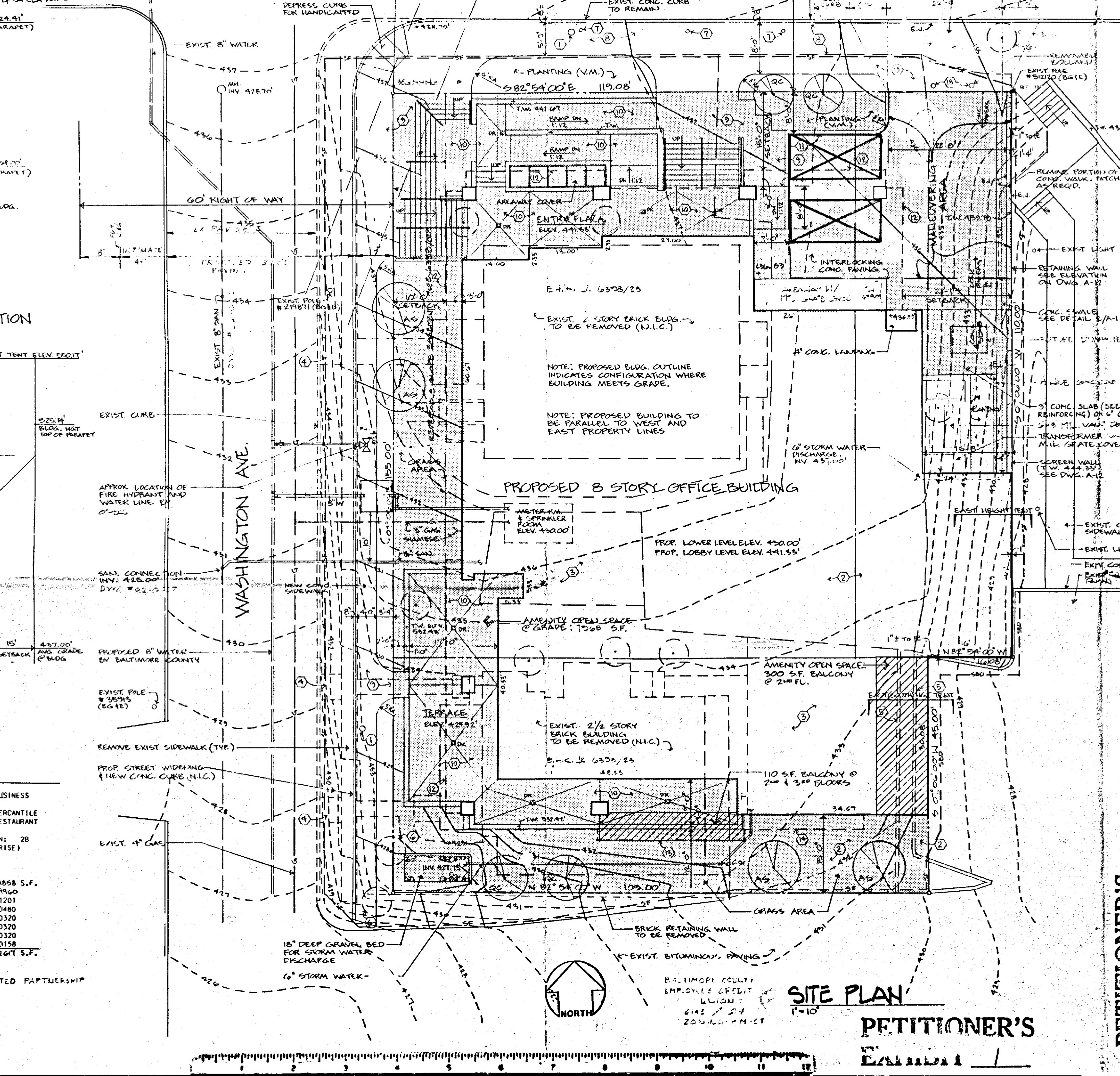


SPECIFIC RETAIN	
Continuation Specifications	
2. Bales must be placed in a row with ends tightly abutting the adjacent bales.	
3. Each bale must be contained in the end's within 6".	
4. Bales shall be normally stacked in piles in a fashion or pattern through the bales. The first pile in each bale shall be normally provided in the center of the bale.	
5. Inspections shall be frequent and repeat or replacement shall be made if necessary or deemed appropriate.	
6. Bales shall be removed when they have earned their usefulness or are not to block or impede access into or through the drainage.	
END Standard Symbol	
5. Springs are less than 3/8" diam.	
U. S. DEPARTMENT OF AGRICULTURE NATIONAL SERVICE Cattle Brand, Inc.	STONE BULL BONE Standard Symbol

PLANTING SCHEDULE				
MARK	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	ACER SACCHARINUM	SUGAR MAPLE	2'-2 1/2' AL	B & D
QC	QUERCUS COCCINEA	SCARLET OAK	1 1/4'-2' CAL	B & D
VM	VINCA MINOR	PERIWINKLE	—	PLANT @ 8' O.C. BOTH WAY ROWS STAGGERED.



- DRAWING NOTES**
- ① WATER METER TO BE REMOVED.
 - ② REMOVE ALUMINUMOUS PAVING WITHIN PROPERTY LINE.
 - ③ EXISTING CRACKED STONE PAVING.
 - ④ REMOVE CONCRETE STEPS AND WALK.
 - ⑤ REMOVE RAIL TIE RETAINING WALL.
 - ⑥ REMOVE TREE.
 - ⑦ COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
 - ⑧ REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
 - ⑨ NEW CONCRETE WALK.
 - ⑩ IMPRINTED CONCRETE PAVING (BOMANITE).
 - ⑪ CONCRETE CURB. SEE DETAIL 1/A-1.
 - ⑫ FACE OF BUILDING ABOVE.
 - ⑬ FACE OF BALCONY ABOVE.
 - ⑭ FACE OF SUNSCREEN ABOVE.
 - ⑮ 6" BLACK WOODEN BOARD
 - ⑯ 36" x 12" PLANTER BOX
 - ⑰ 4" x 4" TRUE WOOD W/ GING. SURROUND
 - ⑱ EXALLARD



ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.

111 w. monument street
baltimore, maryland
21201

301-P52-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants

1025 crownell bridge road
towsen, maryland
21204

301-296-2962

lapicki / smith associates p.a.

617 park avenue
baltimore, maryland
21201

301-685-4900

MAP: *SE*

NE 1/4

SECTION: *9*

SUBSECTION: *4*

DATE: *1/77*

TYPE: *1/2*

DRAWN BY: *MS*

CHECKED BY: *[Signature]*

I/sa project number #82:10

The SUSQUEHANNA

SUSQUEHANNA AND WASHINGTON AVENUES -
TOWSON, MARYLAND

OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP

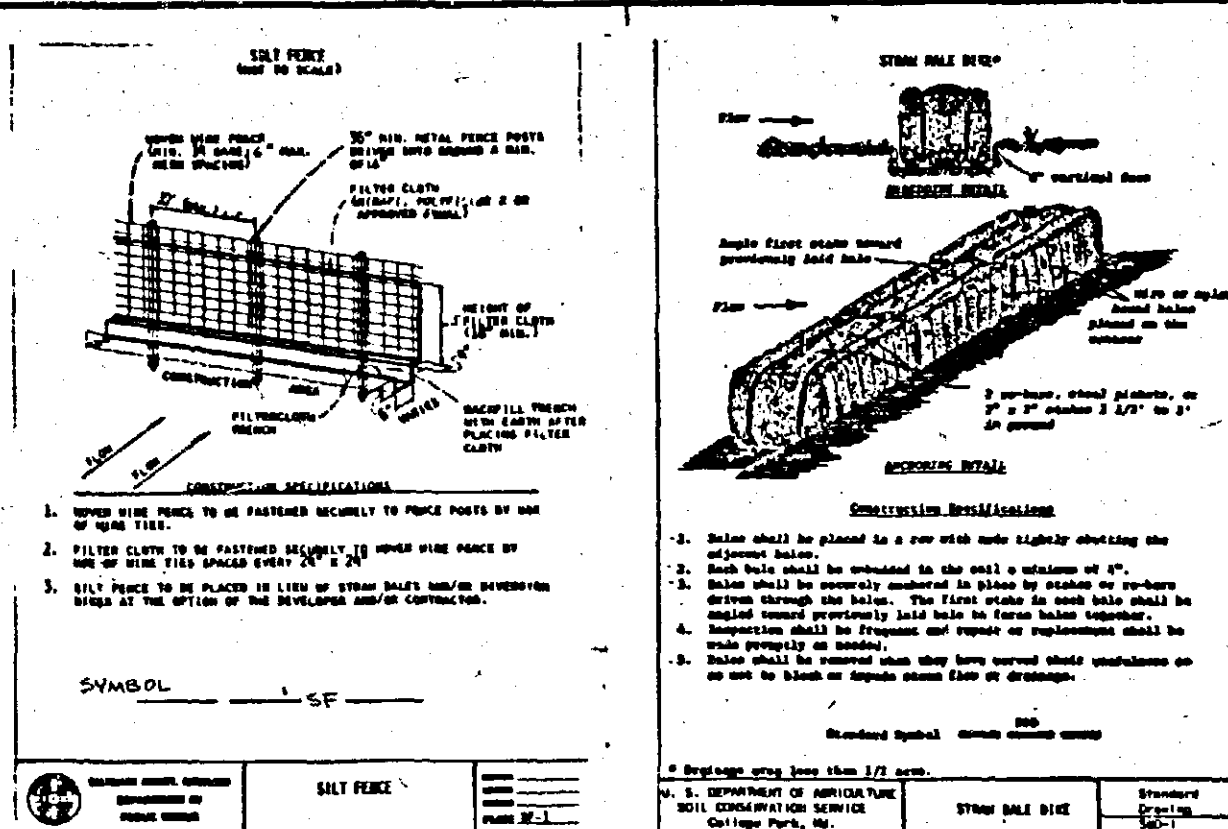
DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

Item #132

DATE: *21 SEPT 82*

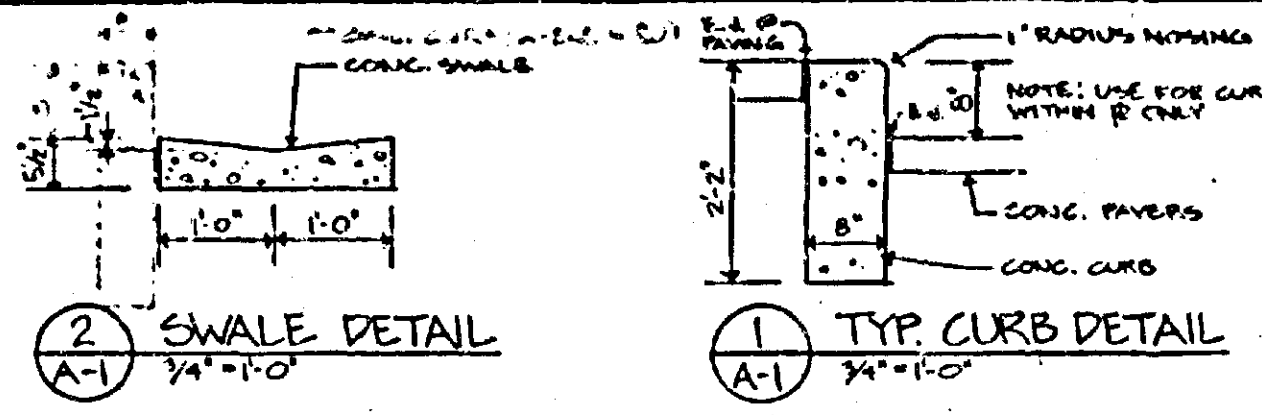
21 SEPT 82
22 NOV 82
1 DEC 82
5 DEC 82
5 DEC 82

Dwg. No. **A1**



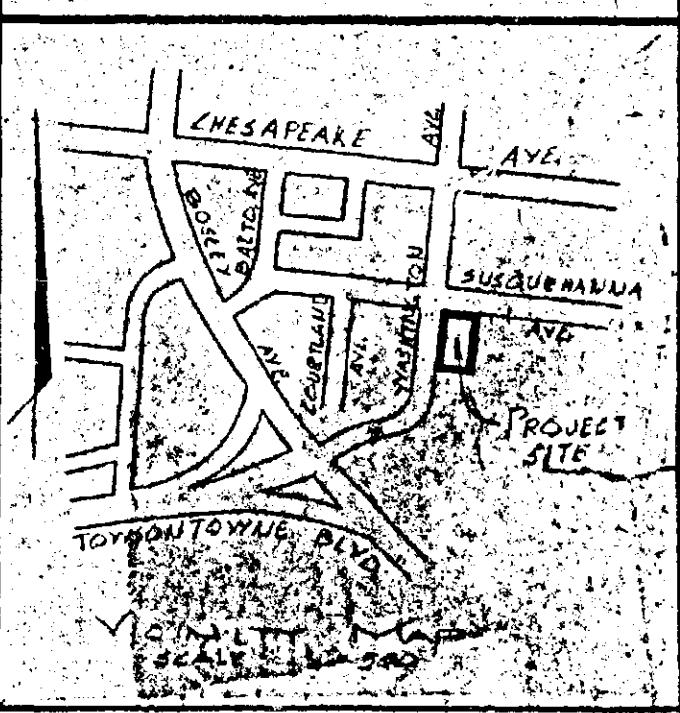
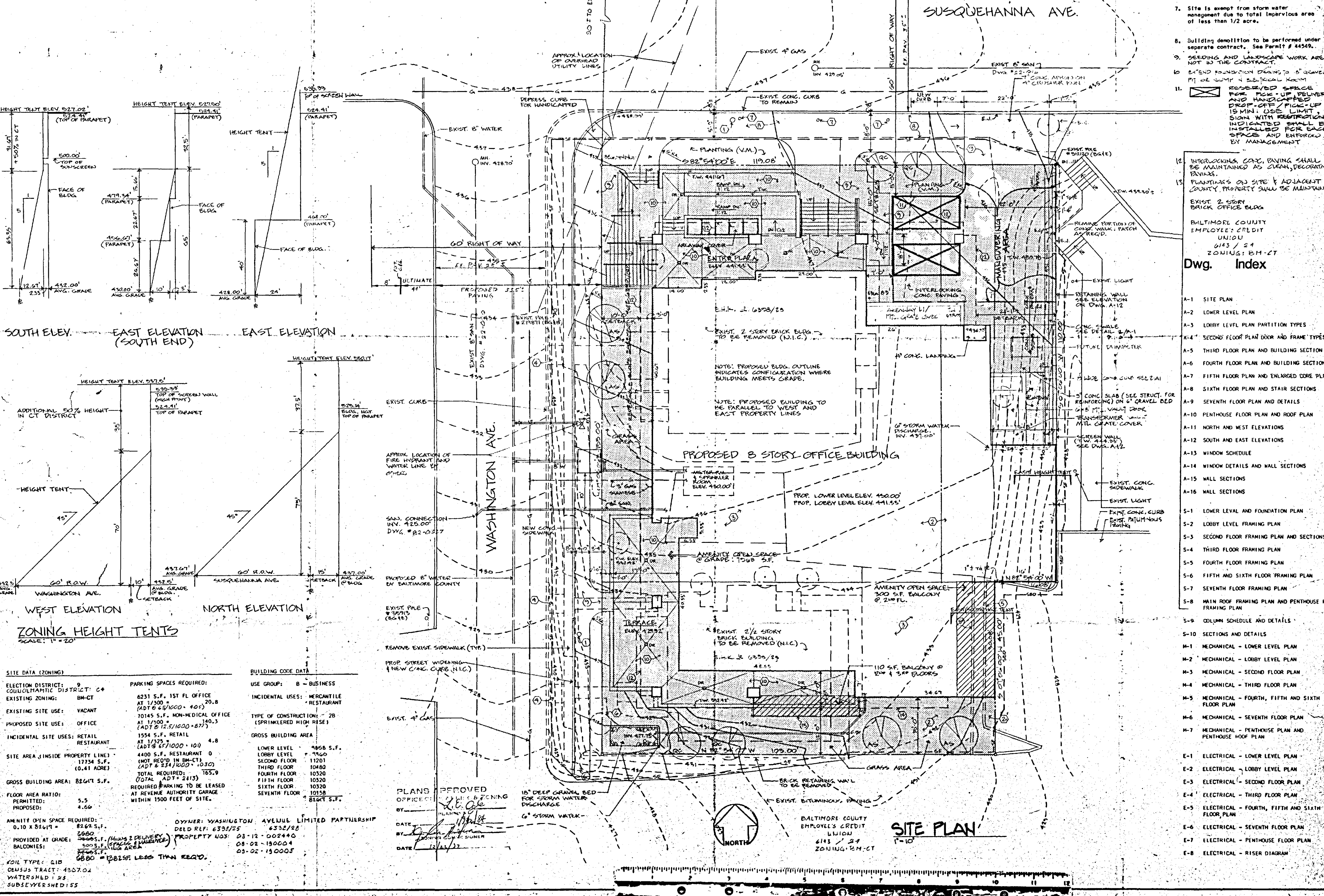
- SEDIMENT CONTROL GENERAL NOTES**
1. Sediment control measures shall be in place before proceeding with clearing and/or earthwork.
 2. Sediment shall be removed from paved areas daily.
 3. Remove all excess earth and other excess excavated materials from site immediately.
 4. Maintain all sediment control measures in good condition during course of construction.
 5. Do not remove sediment control measures until affected areas are stabilized with permanent seeding and protective mulch or pegged turf. Stabilize areas to be seeded or planted as soon as possible after final grading.
 6. No sediment control measure shall be removed without permission from the sediment control inspector.
 7. All site work is to be done in accordance with "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas", July 1975, and this plan of sediment control as approved by the Baltimore County Soil Conservation District and the Department of Public Works.

MARK	SYMBOL	COMMON NAME	SIZE	REMARKS
AS	ACORN SAGITTARIUM	SUGAR MAPLE	2-2 1/2" CAL.	B & B
QC	QUERCUS COCCINEA	SCARLET OAK	1 1/2" - 2" CAL.	B & B
VM	VINCA MINOR	PERIWINKLE		PLANT @ 8" O.C. BOTH WAYS, ROWS STAGGERED



- GENERAL NOTES**
1. Remove all paving, trees and other obstructions to new construction.
 2. All improvements and paving beyond the limits of the property shall be protected from damage or replaced in kind.
 3. Construction of exterior utilities, paving and walks shall be accomplished in accordance with the current Baltimore County, Maryland S&S and Specifications and Details for Construction.
 4. Widening of Washington Avenue will be by others, performed under Baltimore County inspection.
 5. Concrete walks within the public right-of-way shall not be installed until the proposed utilities and curbs are installed. Sod is to be placed adjacent to proposed walks from property line to walk. Site contractor shall coordinate his construction with the contractor performing the widening of Washington Avenue.
 6. Developer will be responsible for obtaining permission for offsite grading and construction access.
 7. Site is exempt from storm water management due to total impervious area of less than 1/2 acre.
 8. Building demolition to be performed under separate contract. See Permit # 44505.
 9. SEEDING AND LANDSCAPE WORK ARE NOT IN THE CONTRACT.
 10. EXIST. FOUNDATION DRAINING TO 6" GRAVEL PIT OR SUMP & ELECTRICAL ROOM.
 11. RESERVED SPACE FOR PICK-UP/DELIVERY AND HANDICAPPED DROP-OFF/PICK-UP, IS MIN. USE LIMIT SIGN WITH RESTRICTIONS INDICATED SHALL BE INSTALLED FOR EACH SPACE AND ENFORCED BY MANAGEMENT.
 12. INTERLOCKING CONC. PAVING SHALL BE MAINTAINED AS CLEAN, DECORATIVE PAVING.
 13. PLANTINGS ON SITE & ADJACENT COUNTRY PROPERTY SHALL BE MAINTAINED.

- PLANTING NOTES**
1. WATER METER TO BE REMOVED.
 2. REMOVE BITUMINOUS PAVING WITHIN PROPERTY LINE.
 3. EXISTING CRUSHED STONE PAVING.
 4. REMOVE CONCRETE STEPS AND WALK.
 5. REMOVE RAIL TIE RETAINING WALL.
 6. REMOVE TREE.
 7. COORDINATE PARKING METER LOCATION WITH APPROPRIATE AUTHORITIES.
 8. REMOVE CONCRETE WALK AND REPLACE WITH NEW CONCRETE WALK.
 9. NEW CONCRETE WALK.
 10. IMPRINTED CONCRETE PAVING (BROWNITE).
 11. CONCRETE CURB, SEE DETAIL 1/A-1.
 12. FACE OF BUILDING ABOVE.
 13. FACE OF BALCONY ABOVE.
 14. FACE OF SUNSCREEN ABOVE.
 15. 6" LONG WOOD BENCH.
 16. 30" x 42" PLANTER BOX.
 17. 4" x 4" TREE WELL W/ CONC. SURROUND.



ALLISON, McCORMAC & NICKOLAUS
structural engineers, p.a.
111 w. monument street
baltimore, maryland
21201
301-982-1155

P.C.I. ENGINEERING INC.
mechanical / electrical consultants
1025 cromwell bridge road
towsen, maryland
21204
301-296-2962

l/sa
lapicki/smith associates p.a.
617 park avenue
baltimore, maryland
21201
301-685-4900

l/sa project number #82-10

The SUSQUEHANNA
SUSQUEHANNA AND WASHINGTON AVENUES
TOWSON, MARYLAND
OWNER:
WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER:
MACKENZIE AND ASSOCIATES, INC.

PLAT TO ACCOMPANY A
VARIANCE TO PERMIT 6800-
10023 OPEN SPACE
RATIO IN LIEU OF 66.2%
(VARIANCE REQUIRED UNDER
SECTION 22-201 FOR 20%
SUSQUEHANNA AVE.)

Date: 11/15/85
Drawn by: [Signature]
Checked by: [Signature]
Approved by: [Signature]

SITE DATA (ZONING)

ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: C4
EXISTING ZONING: BM-CT
EXISTING SITE USE: VACANT
PROPOSED SITE USE: OFFICE
INCIDENTAL SITE USES: RETAIL RESTAURANT

PARKING SPACES REQUIRED:

6231 S.F. 1ST FL. OFFICE
AT 1/500 = 12.46
70145 S.F. NON-MEDICAL OFFICE
AT 1/500 = 140.29
1554 S.F. RETAIL
AT 1/500 = 3.11
TOTAL REQUIRED: 267.86
(TOTAL ADT = 2613)
REQUIRED PARKING TO BE LEASED
AT REVENUE AUTHORITY GARAGE
WITHIN 1500 FEET OF SITE.

BUILDING CODE DATA

USE GROUP: B - BUSINESS
INCIDENTAL USES: MERCANTILE - RESTAURANT
TYPE OF CONSTRUCTION: 2B (SPRINKLERED HIGH RISE)
GROSS BUILDING AREA:
LOWER LEVEL 9958 S.F.
LOBBY LEVEL 11201
SECOND FLOOR 10480
THIRD FLOOR 10480
FOURTH FLOOR 10520
FIFTH FLOOR 10520
SIXTH FLOOR 10520
SEVENTH FLOOR 8841 S.F.

AMENITY OPEN SPACE REQUIRED:

0.10 x 85614 = 8561.4
6800 S.F. (MINIMUM DELIVERED)
PROVIDED AT GRADE: 6800 S.F. (MINIMUM DELIVERED)
BALCONIES: 6800 S.F. (MINIMUM DELIVERED)
TOTAL: 17161.4 S.F. (17161.4 S.F. LESS THAN REQD.)

OWNER: WASHINGTON AVENUE LIMITED PARTNERSHIP
DEVELOPER: MACKENZIE AND ASSOCIATES, INC.
DATE: 11/15/85
PROJECT NO.: 03-12-000440
DATE: 03-02-190004
DATE: 03-02-190005

PLANS APPROVED
OFFICIAL: [Signature]
DATE: 12/1/87

PLAN TYPE: C1B
CONUS TRACT: 4307.04
WATERSHED: 123
SUBWATERSHED: 155

84-101-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 235.2.4 to permit 0.283 amenity open space ratio (8,889 sq. ft.) in lieu of the 0.10 amenity open space ratio (8,262 sq. ft.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
The Development of the said property without the variance would be unreasonably hard and practically difficult due, not only to the size and situation of the subject property within the Town of "Town Center," but also in light of a safety factor for the drop off and pick up of handicapped visitors to the office building and deliveries requiring a maximum of 10-15 minute vehicle parking

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

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

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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
R. Bruce Alderman
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August, 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 the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of October, 1983, at 9:45 o'clock

Call John
Zoning Commissioner of Baltimore County.

(over)

R. Bruce Alderman, Esquire
305 W. Chesapeake Ave
Towson, Md. 21204

Lapicki/Smith Associates
617 Park Ave
Baltimore, Md. 21201

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 2nd day of August, 1983.

Petitioner: Washington Avenue Limited Partnership
Petitioner's Attorney: R. Bruce Alderman, Esq.

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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner Washington & : OF BALTIMORE COUNTY
Susquehanna Aves., 9th District
WASHINGTON AVENUE LIMITED : Case No. 84-101-A
PARTNERSHIP, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 30th day of September, 1983, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: October 7, 1983
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Washington Avenue Limited Partnership, 84-101-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 2, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #32 (1983-1984)
Property Owner: Washington Avenue Limited Partnership
S/E corner Washington Ave. and Susquehanna Ave.
Acres: 0.41 District: 9th

Dear Mr. Jablon:

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

General:

Baltimore County highways and utilities exist and are not directly involved. Further highway and utility improvements are proposed and have been stipulated in connection with Building Permit 1203-82 and subsequent permits in conjunction with construction of The Susquehanna Building.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 32 (1983-1984).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EPM:FVR:ss

cc: Paul M. Koch

N-W Key Sheet
37 NE 2 Pos. Sheet
NE 10 A Topo
70 & 70A Tax Maps



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

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

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

Item No. 26, 27, 28, 29, 31, 32, 33, 34. ZAC - Meeting of August 2, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 26, 27, 28, 29, 31, 32, 33, and 34.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1983

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

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

RE: Item No. 32 - Case No. 84-101-A
Petitioner - Washington Avenue Limited Partnership
Variance Petition

Dear Mr. Alderman:

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

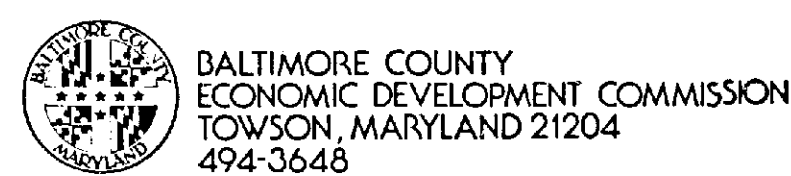
In view of your client's proposal to decrease the amount of amenity open space, as defined in Section 101 of the Baltimore County Zoning Regulations, provided on this property this hearing is required.

As you are aware, a building permit to construct this building was issued with the required amenity open space to be provided.

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, Esq.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Lapicki/Smith Associates
617 Park Avenue
Baltimore, Md. 21201



ROBERT L. HANNON
DIRECTOR

October 17, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Case No. 84-101-A
Petition for Variance
SE/corner Washington & Susquehanna Avenues
Washington Avenue Limited Partnership - Petitioner

Dear Mr. Jablon:

The Economic Development Commission has reviewed the petition for variance to permit a reduction in the amenity open space provided from 0.10 amenity open space ratio to 0.083 amenity open space ratio and wishes to comment on this request.

1. The reduction in open space will allow for the provision of two parking spaces on site.
2. Provision of limited on-site parking is desirable to accommodate the needs of the handicapped and others needing to access the building for short visits, e.g. messengers.
3. The reduction in amenity open space is modest and the plans show adequate landscaping and screening.

Thank you for the opportunity to comment.

Sincerely,

Robert L. Hannon
ROBERT L. HANNON
Director

RLH:pat

617 PARK AVENUE
BALTIMORE, MARYLAND 21201
301 685-4900

JOSEPH W. LAPICKI, AIA
DONALD D. SMITH, AIA
JOHN R. NAUERT, AIA

9 November 1983

Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. Arnold Jablon
Zoning Commissioner

RE: Case Number 84-101-A (Parking Variance)
Petitioner: Washington Avenue Limited Partnership
The Susquehanna Office Building
L/SA No. 82.10

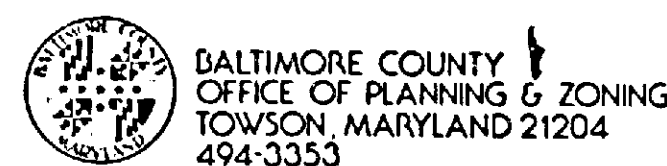
Mr. Jablon: We are submitting one copy of a revised site plan as required by the above referenced zoning order approving the parking variance for the subject site.

Sincerely,

John R. Nauert
John R. Nauert, AIA
Vice President

cc: Gary Gill
R. Bruce Alderman
Charles Fick

architecture
urban design
planning
interior
energy management



ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

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

RE: Petition for Variance
SE/corner Washington & Susquehanna
Ave. - 9th Election District
Washington Avenue Limited Partnership - Petitioner
NO. 84-101-A (Item No. 32)

Dear Mr. Alderman:

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

Very truly yours,

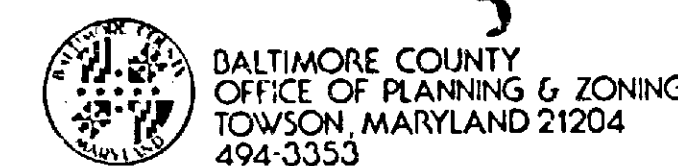
John M.H. Jung
John M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Charlotte Pine, Esquire
607 Baltimore Avenue
Towson, Maryland 21204

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



ARNOLD JABLON
ZONING COMMISSIONER

October 13, 1983

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

Re: Petition for Variance
SE/corner Washington & Susquehanna Aves.
Washington Avenue Limited Partnership - Petitioner
Case No. 84-101-A

Dear Sir:

This is to advise you that \$57.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 122907

DATE 10/19/83 ACCOUNT R-01-615-000

AMOUNT \$57.51

RECEIVED R. Bruce Alderman, Esquire
FOR Advertising & Posting Case #84-101-A
(Washington Avenue Limited Partnership)

\$ 067*****575110 \$204A

VALIDATION OR SIGNATURE OF CASHIER

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

NOTICE OF HEARING

Re: Petition for Variance
SE/corner Washington & Susquehanna Avenues
Washington Avenue Limited Partnership - Petitioner
Case No. 84-101-A

TIME: 9:45 A.M.

DATE: Tuesday, October 18, 1983

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 119489

DATE 10/18/83 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED R. Bruce Alderman

FOR \$57.51 for #84-101-A

\$ 114*****1000010 \$22CA

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 10/2/83

Posted for: Petition for Variance

Petitioner: Washington Avenue Limited Partnership

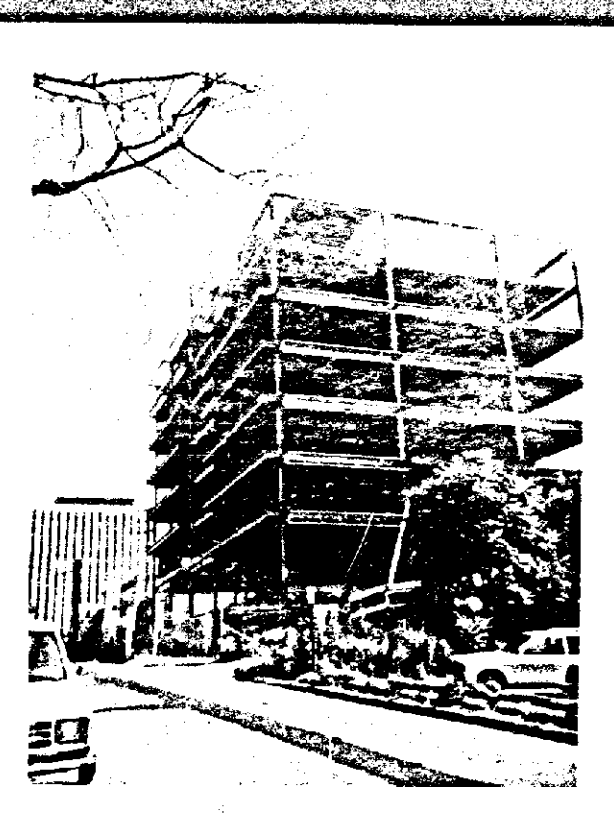
Location of property: SE/corner Washington & Susquehanna Aves.

Location of Signs: facing intersection of Washington & Susquehanna

Remarks: None

Posted by: John R. Nauert Date of return: 10/7/83

Number of Signs: 1



PETITION FOR VARIANCE

NO. 84-101-A

LOCATION: SE/corner Washington & Susquehanna Avenues

DATE & TIME: Tuesday, October 18, 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 Variance to permit a reduction in the amenity open space ratio from 0.10 to 0.083 amenity open space ratio.

The Zoning Department has received the petition and has determined that the petition is in compliance with the Zoning Act and Regulations of Baltimore County.

All that parcel of land in the Ninth District of Baltimore County, being the SE/corner of the intersection of the right-of-way lines of the East side of Washington Avenue and the South side of Susquehanna Avenue, there.

1) South 60' of 60' East 110' 00" ±

2) South 60' of 60' West 110' 00" ±

3) North 60' of 60' East 110' 00" ±

4) North 60' of 60' West 110' 00" ±

5) South 60' of 60' East 110' 00" ±

6) South 60' of 60' West 110' 00" ±

7) North 60' of 60' East 110' 00" ±

8) North 60' of 60' West 110' 00" ±

9) South 60' of 60' East 110' 00" ±

10) South 60' of 60' West 110' 00" ±

11) North 60' of 60' East 110' 00" ±

12) North 60' of 60' West 110' 00" ±

13) South 60' of 60' East 110' 00" ±

14) South 60' of 60' West 110' 00" ±

15) North 60' of 60' East 110' 00" ±

16) North 60' of 60' West 110' 00" ±

17) South 60' of 60' East 110' 00" ±

18) South 60' of 60' West 110' 00" ±

19) North 60' of 60' East 110' 00" ±

20) North 60' of 60' West 110' 00" ±

21) South 60' of 60' East 110' 00" ±

22) South 60' of 60' West 110' 00" ±

23) North 60' of 60' East 110' 00" ±

24) North 60' of 60' West 110' 00" ±

25) South 60' of 60' East 110' 00" ±

26) South 60' of 60' West 110' 00" ±

27) North 60' of 60' East 110' 00" ±

28) North 60' of 60' West 110' 00" ±

29) South 60' of 60' East 110' 00" ±

30) South 60' of 60' West 110' 00" ±

31) North 60' of 60' East 110' 00" ±

32) North 60' of 60' West 110' 00" ±

33) South 60' of 60' East 110' 00" ±

34) South 60' of 60' West 110' 00" ±

35) North 60' of 60' East 110' 00" ±

36) North 60' of 60' West 110' 00" ±

37) South 60' of 60' East 110' 00" ±

38) South 60' of 60' West 110' 00" ±

39) North 60' of 60' East 110' 00" ±

40) North 60' of 60' West 110' 00" ±

41) South 60' of 60' East 110' 00" ±

42) South 60' of 60' West 110' 00" ±

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 22, 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., on each of the 22nd, 29th, and 26th days of September, 1983.

THE JEFFERSONIAN,

Frank Stutts
Manager

Cost of Advertisement, \$ 22.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/3/83

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 28th day of Sept 1983.

THE TOWSON TIMES

M. H. Amelillo

Cost of Advertisement, \$ 29.76