

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, '84, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
DATE: May 24, 1984
FROM: ZONING
PROJECT NAME: Office Building
FLAT: May 24, 1984
LOCATION: 100, 102, 104 E. Pennsylvania Ave.
DEVELOPMENT PLAN:
DISTRICT: 9th Election District
FLAT:

The following comments were based on a plan dated April 30, 1984:

1. There are several revisions that must occur on the plan prior to CRG approval.
 - a. Amenity open space must be provided on this site based on an amenity open space ratio of .1; calculations must be shown in the general notes. If the a.o.s. provided is not a minimum 10 ft. in width, it cannot be included as such. A Variance may be requested to the minimum a.o.s. required. If this occurs, CRG approval is contingent upon the outcome of the Variance hearing.
 - b. The floor area ratio must be included in the general notes.
 - c. Parking requirements in B.M. - C.T. are 1 parking space per 325 sq. ft. retail area not 1 per 290 sq. ft. as shown. General notes should be revised accordingly.
 - d. The 2 parking spaces parallel to 104 Pennsylvania Avenue appear to utilize the alley as part of their maneuvering room and should be deleted as they do not function well.
 - e. The use of the area to the rear of 104 Pennsylvania Avenue should be clarified. It appears that the 2 required loading spaces are intended to be located in the "macadam service area". These 2 loading spaces should be clearly labeled; each must be 10' x 25'.
 - f. Outside storage of plumbing supplies was observed by an on-site inspection by a member of the CRG committee. This is not a permitted use in a B.M. - C.T. zone.

(continuation from front side)

quired to strictly comply with the above cited section of the zoning regulations.

Granting the variance requested would not violate the spirit and intent of Baltimore County's regulations. The amenity open space requirements in the regulations were intended to create useful exterior space primarily for occupants of the facility. The subject facility is predominantly an office building (but retail space is provided on the first floor) where the need for exterior space for the occupants is minimal. Eighty percent (80%) of the required amenity open space has been provided in the site plan for this building.

7/32bss

Project #84092
Office Building - 100, 102 and 104 Pennsylvania Avenue
Page 2
May 23, 1984

HIGHWAY COMMENTS: (Cont'd)

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

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

Ramps shall be provided for physically handicapped persons at all street intersections.

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

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

No storm water management is required.

No formal sediment control plan is required; however, sediment control provisions should be shown on the site plan when application for a building permit is made.

WATER AND SANITARY SEWER COMMENTS:

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

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Project #84092
Office Building - 100, 102 and 104 Pennsylvania Avenue
Page 3
May 23, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:DBS:ss

cc: File

- 2 -
- g. The leased parking area was shown as part of a Variance hearing, 84-174-A, which among other things, permitted 36 parking spaces to be 7.5' x 16'. In order to utilize this same parking area in conjunction with the proposed office and retail buildings on this site, a Special Hearing and Variance to the number of spaces will be needed to remove the parking area from the overall site approval of 111 E. Chesapeake and to include it with the approval of 100-104 E. Pennsylvania.

DIANA ITTER
Zoning Associate III

Diaj

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: May 23, 1984
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
PROJECT NAME: Office Building - 100, 102 and 104 Pennsylvania Avenue
PROJECT NUMBER: #84092
LOCATION: Delaware Avenue and Pennsylvania Avenue
DISTRICT: 9C4

The Plan, dated April 30, 1984, has been reviewed by the Developers Engineering Division and is satisfactory pending conformance with the following comments:

GENERAL COMMENTS:

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

Pennsylvania Avenue is an existing road, which shall ultimately be improved as a 42-foot street cross-section on an 80-foot right-of-way, and Delaware Avenue will have an ultimate right-of-way width of 60 feet. The Developer's engineer should contact the Highway Design and Approval Section of the Bureau of Engineering to determine ultimate centerlines for these two streets, from which the right-of-way lines will be established. Although road improvements to Pennsylvania and Delaware Avenues will not be required at this time, the Developer will be required to make a fixed deposit to cover the cost of the future road improvements along his complete frontage on Pennsylvania and Delaware Avenues. The Developer's engineer shall submit a detailed cost estimate to determine the amount of this fixed deposit, which shall include cost of poles, street lights and/or utility relocations. Additionally, a 10-foot filllet will be required at the intersection of Pennsylvania and Delaware Avenues. Where existing buildings extend into the ultimate right-of-way, the right-of-way line will be established up to the building.

A 4-foot widening strip will be required on the 16-foot alley along the east side of the property. Standard 7-inch combination curb and gutter shall be installed 2 feet east of the widening line to conform to an ultimate 20-foot curb and gutter section centered on the existing alley centerline.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford
FROM: Stephanie A. Taylor
SUBJECT: ENVIRONMENTAL EFFECTS REPORT OFFICE BUILDING
#100, 102 and 104 PENNSYLVANIA AVENUE
CRG MEETING MAY 24, 1984

PLAN REVIEW NOTES

1. Two story office building connecting two existing buildings on 0.31 acres.
2. Public water and sewer proposed.
3. Not in reservoir watershed.
4. No streams or wetlands on site.
5. Stormwater management is not required.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:
1. The owner agrees, in writing, to comply with the following best management practices at this site:

- A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May 1 through October, concurrent with grass mowing; November through April, monthly.
- C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- E. Filling will not occur in grassed or lined drainage ditches or swales.

SAT:prms

May 23, 1984
COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Office Building 100, 102, 104 Pennsylvania Ave.
Subdivision Name, Section and/or Plat
H. P. Harris Company
Developer and/or Engineer
T. J. Harris
Watershed
No. of Lots
or Units
Total Acreage
0.31
Public Water
Public Sewer
COMMENTS ARE AS FOLLOWS:
Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
Public sewers, public water, must be utilized and/or extended to serve the property.
A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: in the attached, same dated May 23, 1984.
It is recommended this plan not be approved at this time. See revisions and/or comments.
REVISIONS AND/OR COMMENTS

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton
FROM : C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: May 23, 1984
PROJECT NAME: Office Building, 100-104 Pennsylvania Ave. C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 9C4 DEVELOPMENT PLAN:
LOCATION: Delaware Avenue and Pennsylvania Avenue RECORD PLAT:

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: May 22, 1984

PROJECT NAME: 100-102-104 Pennsylvania Avenue PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: IX-431 PLAN EXTENSION:
REVISED PLAN:
PLAT:

Note #14 on the plan is inaccurate. There is an historical building on this site.
The parking lot should be paved.

Eugene A. Lober
Eugene A. Lober

The first parrallel parking space in the alley north of
the 24ft. entrance needs to be eliminated.

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: May 24, 1984

FROM: ZONING

PROJECT NAME: Office Building PLAN: May 24, 1984
LOCATION: 100, 102, 104 E. Pennsylvania Ave. DEVELOPMENT PLAN:
DISTRICT: 9th Election District PLAT:

The following comments were based on a plan dated April 30, 1984:

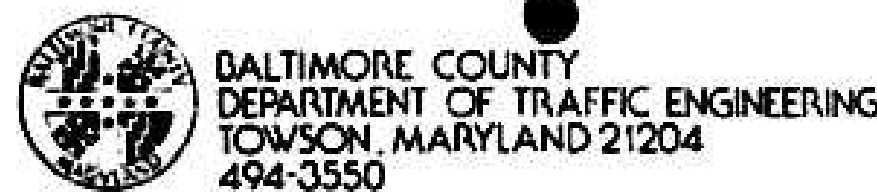
1. There are several revisions that must occur on the plan prior to CRG approval.
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 - b. The floor area ratio must be included in the general notes.
 - c. Parking requirements in B.M. -C. T. are 1 parking space per 325 sq. ft. retail area not 1 per 200 sq. ft. as shown. General notes should be revised accordingly.
 - d. The 2 parking spaces parallel to 104 Pennsylvania Avenue appear to utilize the alley as part of their maneuvering room and should be deleted as they do not function well.
 - e. The use of the area to the rear of 104 Pennsylvania Avenue should be clarified. It appears that the 2 required loading spaces are intended to be located in the "macadam service area". These 2 loading spaces should be clearly labeled; each must be 10' x 25'.
 - f. Outside storage of plumbing supplies was observed by an on-site inspection by a member of the CRG committee. This is not a permitted use in a B.M. -C. T. zone.

Diaj

DIANA ITTER
Zoning Associate III

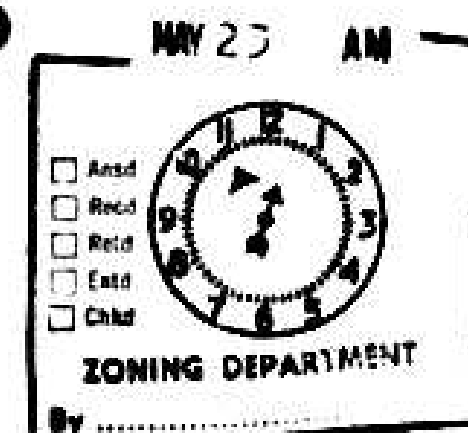
g. The leased parking area was shown as part of a Variance hearing, 84-174-A, which among other things, permitted 36 parking spaces to be 7.5' x 16'. In order to utilize this same parking area in conjunction with the proposed office and retail buildings on this site, a Special Hearing and Variance to the number of spaces will be needed to remove the parking area from the overall site approval of 111 E. Chesapeake and to include it with the approval of 100-104 E. Pennsylvania.

Handwritten note: Handwritten note: The leased parking area was shown as part of a Variance hearing, 84-174-A, which among other things, permitted 36 parking spaces to be 7.5' x 16'. In order to utilize this same parking area in conjunction with the proposed office and retail buildings on this site, a Special Hearing and Variance to the number of spaces will be needed to remove the parking area from the overall site approval of 111 E. Chesapeake and to include it with the approval of 100-104 E. Pennsylvania.



STEPHEN E. COLLINS
DIRECTOR

May 22, 1985



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

Item No. 328 ZAC-Meeting of May 14, 1985
Property Owner: Del-Pa Limited Partnership
Location: SE corner East Pennsylvania Avenue and Delaware Avenue
Existing Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit an amenity open space ratio of 0.08 (1,810 square feet) in lieu of the required 0.1 (2,137 square feet)

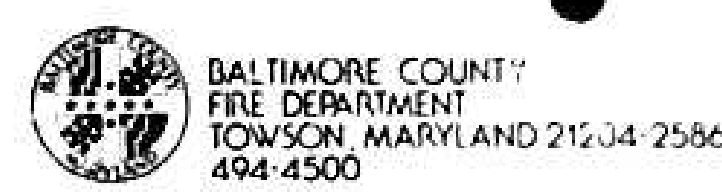
Acres: .310 acres ±
District: (TH)

Dear Mr. Jablon:

The Department of Traffic Engineering has not received plans for item #328.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Del-Pa Limited Partnership

Location: S/E corner East Pennsylvania Avenue and Delaware Avenue

Item No.: 328 Zoning Agenda: Meeting of 5-14-85

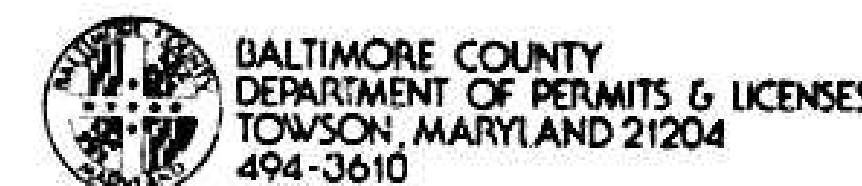
Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

See CRG comments Noted and Approved: *Errol M. Markovitz*
REVIEWER: *Errol M. Markovitz* Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

May 21, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 328 Zoning Advisory Committee Meeting are as follows:

Property Owner: Del-Pa Limited Partnership
Location: S/E Corner East Pennsylvania Avenue and Delaware Avenue
District: 9th.

APPLICABLE RULES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.B.C. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
5. All the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 The Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall, built up an interior lot line shall require a fire or party wall. See Table 501, Section 1107, Section 1106.2 and Table 1105. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be submitted until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.

1. The proposed project appears to be located in a Flood Plain, Flood/Hazardous. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Five plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

2. Comments: See Attached Comments

3. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 121 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dunham
Charles E. Dunham, Chief
Building Plans Review

L/22/85

TO: NICHOLAS COMMODARI, ZONING DEPARTMENT
FROM: C. E. DUNHAM, CHIEF, BUILDING PLANS REVIEW

ITEM #328, Daniel Lee, Building #100, 102, 104, Pennsylvania Avenue, 21204

- 1) Razing permits are required for removal of any existing construction.
- 2) Unless each structure is separated by a true fire wall (Section 1107.0) the structures will be classified as a single building for Code purpose.
- 3) The type of construction classification (Table 501) and the Use Group classifications will control the height and area of the proposed structures. See Table 501 and Section 301.0 and Section 313.0.
- 4) Comply with State of Maryland Regulations 05.01.07 and A.N.S.I. Standard A 117.1 - 1980. #104 shall require an elevator for access to all floors as per the latest edition of the above rules and regulations effective January 1, 1985. Interior of structure shall be useable for the Handicapped.
- 5) Historic buildings shall comply to Section 513.1.
- 6) If the area between building #102 (south side) and the adjoining property is to be used as exit discharge for the proposed structures the minimum width shall be 44" for exit discharge.
- 7) Section 1114.0 for window opening protection will be applicable if the structures are recorded as individual buildings. No openings are permitted within 3'-0" of an interior lot line.
- 8) See Section 1106.2 and/or Table 501 for fire resistive ratings of exterior walls.
- 9) The current Building Codes and amendments are Council Bill #17-85, 1984, B.O.C.A. Basic National Building, Mechanical, and Energy Codes.
- 10) This is not intended to be a full review. Such a review will be performed when the project is submitted for a building permit.

CEB/vv

Charles E. Dunham

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 11, 1984

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

SUBJECT: Zoning Petition No. 86-11-A

The CRG plan was approved on May 24, 1984.

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

NEG:JGH:sim

FINAL Report of the
Baltimore County Planning Board
Adopted October 18, 1984

RECEIVED NOV 1 1984

→ Co. G. Hearing 12/1/84 (7:30p)

PROPOSED AMENDMENTS TO THE BALTIMORE COUNTY ZONING REGULATIONS
CONCERNING
C.T. DISTRICTS, HEIGHT REGULATIONS FOR HIGH INTENSITY ZONES, AND
THE DEFINITION OF AMENITY OPEN SPACE

Office of Planning and Zoning
Baltimore County, Maryland

7/28/84
NOTE: This is an abridged copy of the full report. Highlighted in yellow are the aspects of the proposed legislation affecting Amenity Open Space. *6/9/84*

developers for providing residential floor space. To encourage structure parking, it is recommended to include only 50 percent of above-ground parking space in FAR calculations.

FLOOR AREA RATIO

Problem: The County's zoning regulations define the FAR as "the total adjusted gross floor area of a building on a site divided by the gross area of the site." Since the term "gross area" includes up to one half of the area of adjoining street segments, the builder is in effect given a bonus for the open areas surrounding his property. In C.T. districts, however, specifically in Towson, the use of "gross area" in FAR calculation becomes questionable. In Towson, most lots are small with narrow frontages and relatively great depth. In this situation, the bonus built into the FAR calculation becomes relatively large and, occasionally, allows the owners of corner properties to almost double the intensity of their development.

Recommendation: To eliminate the unjustified FAR bonus given to owners of corner lots and to make development intensity regulations more equitable, FAR calculation in C.T. districts is recommended to be based on net rather than gross lot area. Appropriate adjustments in the maximum permitted FAR are also recommended to retain the present intensity of development. Recommended maximum permitted FAR's are as follows:

For large lots (over 20,000 sq. ft.) with residential development: 10.5
For large lots with no residential development: 8.5
For small lots with residential development: 8.5
For other small lots: 6.5

AMENITY OPEN SPACE

Problem: County Council has requested the Planning Board to review the present definition of amenity open space to determine whether amenity open space provided within the building rather than at the ground level, and consequently, serving the building's occupants rather than the general public, should continue to be accepted by the County as a part of the required amenity open space minimum.

Recommendation: Following some research concerning the origin of "amenity open space" and a review of the present amenity open space definition by the OPZ staff, the Planning Board recommends retaining the present approach; i.e., permitting open space within buildings to be included in the minimum amenity open space required by the County. The concept underlying the present definition is advantageous since it allows a better supply of usable open space in areas of high density development where ground level space is at a premium. The language of the present definition, however, is unnecessarily

confusing and vague. The Planning Board further recommends, therefore, changing the wording of the definition to clarify what areas can serve as amenity open space and under what conditions.

Problem: Amenity open space ratios presently required for C.T. district development are too high in relation to district density, and do not reflect the variability of functional needs resulting from the wide range of permitted land uses.

Recommendation: The Planning Board recommends distinguishing between amenity open space needs of residential uses and those of other development types. The recommended ratios are as follows:

Residential uses: 0.10;
Other uses 0.03 (equivalent to about 20 percent of net lot area).

In accordance with the comments received by the OPZ staff, it is also recommended to require amenity open space ratio of 0.10 in shopping malls.

HEIGHT DETERMINATION METHOD

Problem: As a result of base zone regulations, building heights in C.T. districts are determined using the "tent" method. The wording of the "tent" regulations is ambiguous and inconsistent with the guideline diagrams in Appendix I of the Zoning Regulations. In addition, all height provisions are placed arbitrarily within the B.L., B.M., B.R., R.A.E. 2, and M.R. zones as well.

Recommendation: It is felt that the method presently used to determine building heights in C.T. districts has several unique features making it conducive to quality design and, most importantly, enabling it to respond to the surroundings. The "tent" approach replaces the arbitrary single-number height limitation with a variable number which is a function of lot width and the width of the open area in front of the proposed building. The "tent" determines an area of permitted obstruction to light and air (basic facade area), a constant parameter for any given lot, and as long as one does not exceed this area, it permits considerable design freedom. As a result, the eventual height of the proposed building is related to lot shape, building location, and the width of the street serving the building. "Benching of rooflines is avoided and so is the construction of blank walls in high-rise buildings. In light of these advantages, the Planning Board recommends retaining the present "tent" methodology in C.T. districts and in the base zones. The regulatory language, however, should be changed in both instances to (1) meet the original intent of this methodology as illustrated in Appendix I; (11) eliminate several technical weaknesses (e.g., buildings facing narrow streets); and (111) allow for more effective enforcement. The Planning Board further recommends moving the height determination provisions to Article 3 of the Zoning Regulations, Exceptions to Height and Area Requirements.

LEGISLATION PROJECT #83-13

PROPOSED AMENDMENTS TO THE BALTIMORE COUNTY ZONING REGULATIONS
CONCERNING
C.T. DISTRICTS, HEIGHT REGULATIONS FOR HIGH INTENSITY ZONES, AND
THE DEFINITION OF AMENITY OPEN SPACE

A Final Report of the Baltimore County Planning Board
(Adopted October 18, 1984; Public Hearing Held July 19, 1984)

PROJECT DESCRIPTION AND BACKGROUND

In May 1983, following discussions with the Towson Development Corporation and other parties with interests in town and community centers, the staff of the Office of Planning and Zoning (OPZ) initiated a legislative project to analyze and to evaluate the County's zoning regulations concerning C.T. and C.C.C. districts and to consider possible improvements. Raymond E. Burke, Esq. was engaged to assist the staff in organizing the zoning material, identifying problems and focusing on preliminary solutions.

The primary purpose of the project was to consider regulations encouraging more intensive development and, possibly, development of a higher quality in C.T. and C.C.C. districts. Additional goals were to (i) examine the definition of Amenity Open Space in light of County Council resolution # 86-82 (Attachment 1), and (ii) consider related technical and "housekeeping" changes.

DISCUSSION

Existing C.T. and C.C.C. Districts and District Regulations.

There are seven C.T. districts and 39 C.C.C. districts (Attachment 2) in the County encompassing a wide variety of built and planned environments. Based on service area and user type considerations, one can identify at least four types of centers: (1) regional/pedestrian (e.g., Towson), (2) regional/highway-oriented (e.g., Security Mall), (3) community/pedestrian (e.g., Catonsville), and (4) community/highway-oriented (e.g., 40 West Shopping Center). The distinction between regional centers and those serving local communities has been the basis for establishing separate C.T. and C.C.C. districts. In designating districts, however, no distinction was made between older, pedestrian areas such as Dundalk, and commercial strips catering to vehicular traffic. Consequently, the effects of district regulations on the C.T. and C.C.C. centers vary widely. Field views and community organizations' comments gathered by the consultant indicate that most of the present regulations do not limit development anywhere except in Towson. In other C.T. and in most C.C.C. districts, the existing development is far below the intensity and area/height limits set by the County's zoning ordinance. Although many centers experience parking difficulties, these too vary widely. For example, the County's parking standards are criticized by the Towson Development Corporation for being too stringent and by the Pikesville Community Growth Corporation for being too low.

Recommendation: The Planning Board recommends requiring the developer to undergo a renewed review of his parking arrangements in all cases in which an offsite parking facility is affected by a change in land use, ownership, or by lease problems.

"HOUSEKEEPING" CHANGES

To support the recommended substantive changes related to C.T. district regulations, the Planning Board recommends additional modifications to the County Zoning Regulations as follows:

1. Consolidate all C.T. district provisions within one section of the zoning regulations; delete present provisions in B.L., B.M., and B.R. zones.
2. Add new definitions:
 - Curb Line
 - Gross Leasable Area
 - Mixed Use Development
 - Primary Wall
 - Residential Use
 - Restricted Parking Space
3. Modify present definitions:
 - Alley
 - Amenity Open Space
 - Street
4. Delete Paragraph f of Section 409.2 dealing with parking in Towson Town Center.
5. Add a new Paragraph f of Section 409.2 which provides that when located within the boundaries of a town center, the parking requirements for development in an O-1, O-2, or O.T. zone shall be governed by the provisions of proposed Paragraph F of Subsection 260.3.
6. Amend regulations related to the "tent" height determination method:
 - Add new Section 309 restating the "tent" method
 - Delete present Section 231 (height regulations for B.L. zones); add new Section 231 referencing Section 309.
 - Change references to the height determination method in R.A.E.2, B.M., B.R. and M.R. zones and in Section 300.1.a, Height Exceptions

RECOMMENDED AMENDMENTS

The following are the new C.T. District regulations (new Section 260) and a restatement of the "tent" height determination method (new Section 309). Recommended supplemental amendments are contained in Attachment 3.

Project Scope

Following an initial consideration of both C.T. and C.C.C. districts, it became clear that a single set of regulations will not accommodate all districts of either type. In the case of C.T. districts, a decision was made to tailor the regulations to the most restrictive situation; i.e., the Towson center. C.C.C. districts presented a less workable case. The large number of C.C.C. districts, their great diversity, and their dissimilarity to C.T. centers prompted the decision to narrow the scope of the legislative project to C.T. districts alone. The decision was further justified by the fact that present bulk and area regulations do not appear to limit development in C.C.C. districts. The only C.C.C. district requirements presenting readily identifiable problems are those of parking and signs. Since both parking and sign regulations have been scheduled for county-wide studies, it was decided to address the needed C.C.C. district changes as part of those studies.

PROBLEMS AND RECOMMENDATIONS

Initial comments by the Towson Development Corporation, input from other community development organizations, and the work of an ad hoc task force composed of County agencies, were used in defining the problems associated with the County's C.T. districts and district regulation. Based on these materials, the consultant produced a report analyzing all problem areas by subject and recommending appropriate changes. The following is an abbreviated description of the main problem areas accompanied by Planning Board recommendations.

LAND USES

Problem: At present, C.T. district regulations permit all residential uses including single family and other low intensity housing types. This aggravates potential compatibility problems and hampers land use intensification efforts. It may also add to the difficulties of land assembly.

Recommendation: Based on a review of several commercial-core and mixed-use ordinances by the OPZ staff, the Planning Board recommends limiting residential uses permitted in C.T. districts to multi-family dwellings and transient residential uses, such as rooming and boarding houses and tourist homes.

Problem: Present C.T. regulations are not sufficiently related to the Master Plan goals for town centers. No attempt is made to provide specific incentives promoting mixed use development, residential development, structure parking or quality design.

Recommendation: To avoid bulky administrative requirement, frequently associated with incentive provisions, the Planning Board recommends employing "self administering" incentives which do not require case-by-case discretionary reviews. Specifically, the Board recommends a sliding-scale Floor Area Ratio (FAR) which permits higher development intensities on larger parcels, and rewards

Section 260 - C.T. DISTRICTS

260.1 General

Notwithstanding other provisions of these Zoning Regulations to the contrary, the following shall apply in C.T. Districts superimposed upon B.L., B.M., and B.R. Zones. All aspects of matters governed by the following provisions of this Section shall be governed by all other applicable provisions of these Zoning Regulations.

260.2 Use Regulations

A. **Non-residential uses.** Principal and accessory non-residential uses permitted in the B.L., B.M., and B.R. Zones shall be permitted in the respective C.T. Districts.

B. **Residential uses.**

1. The following residential uses shall be permitted:

- a. Apartments, either in free-standing buildings or as a part of a mixed-use development, with accessory parking.
- b. Boarding and rooming houses and tourist homes with those accessory uses which are permitted in the base zones.

2. In buildings adjoining existing or planned public streets, apartments shall be permitted only above the first floor of the building.

260.3 Development Standards

A. **Floor area ratio.**

1. The floor area regulations in C.T. Districts are designed (i) to assure an equitable control of development intensity in areas which are typically characterized by small lots and wide streets; (11) to encourage the provision of structure parking in desirable locations; (111) to promote design and mixed-use opportunities associated with large lot development; and (iv) to encourage residential development.

2. Calculations of "adjusted gross floor area" and "floor area ratio" in C.T. Districts shall be performed as follows:



Adjusted gross floor area shall be calculated in accordance with Section 101 of these regulations, except that the inclusion of floor space used for accessory offstreet parking shall be variable, as presented in the following table:

LOCATION OF FLOOR SPACE USED FOR PARKING	PERCENTAGE OF FLOOR SPACE INCLUDED IN THE TOTAL ADJUSTED GROSS FLOOR AREA
Below grade	0
At grade	100
Above grade	50

- b. Floor area ratio shall be calculated by dividing the total adjusted gross floor area of buildings on a site by the net area of the site.
3. The maximum permitted floor area ratio shall be as follows:
- a. For lots of net area equal to or greater than 20,000 square feet: 10.5, provided the floor area ratio of non-residential uses does not exceed 8.5 of this 10.5 maximum.
- b. For lots of a net area smaller than 20,000 square feet: 8.5, provided the floor area ratio of non-residential uses does not exceed 6.5 of this 8.5 maximum.
- B. Amenity open space. In C.T. Districts, no amenity open space shall be required for floor space used for offstreet parking. For other uses, the minimum amenity open space shall be required to comply with the following ratios:
1. For residences, and residential portions of mixed-use developments: 0.10
2. For shopping malls: 0.10
3. For all other uses: 0.03
- C. Height limitations. The maximum permitted height of buildings in C.T. Districts shall be determined in accordance with Section 309 of these Zoning Regulations, "Height Regulations for High Intensity Zones; B.L., B.M., B.R., R.A.E.2 and M.R.", except as modified below:

9

ATTACHMENT 3
LISTING OF RECOMMENDED AMENDMENTS

SECTION 101. DEFINITIONS

1. Revise the definition of Amenity Open Space by deleting the present definition and adding a new definition as follows:
- Amenity Open Space: an on-site open area intended for public or private use and enjoyment. Amenity open space may consist of:
- (1) ground level, uncovered area,
(2) uncovered, open area of a building, and
(3) partly or fully covered, open area of a building.
- Ground level uncovered area is the available site area not occupied by any structures nor used for vehicular traffic, maneuvering, and parking. Unless such ground level uncovered area abuts a public right-of-way along its longer side, it must be at least ten feet wide or wider.
- Uncovered open area of a building includes such locations as exterior porches.
- Partly or fully covered open area of a building is either (1) an exterior space which is open or partly open on one or more sides to weather but not open above, and which is not in excess of twice the total area of the open or partly open side(s); or (2) an interior, atrium-like space which is closed to weather from all sides but is open or partly open to natural light.
- All these areas can be included in the provision of required amenity open space provided, for a given development, they meet the following conditions. They must be:
- (1) usable
(2) easily accessible
(3) suitably improved as amenity space
(4) designated by the owner for the use of occupants and/or the public.
2. Revise the definition of "Alley" and "Street" by deleting the number that is STRUCK-OUT and adding the number that is UNDERLINED:
- Alley: A right-of-way 20 to 24 feet or less in width, designated as an alley on either an unrecorded or recorded plat or dedicated as such by deed, which provides service access for vehicles to the side or rear of abutting property.
- Street: A motorway which is not a freeway or expressway, but which has a right-of-way more than 20 to 24 feet in width.

3-1

IN RE: PETITION ZONING VARIANCE
SE/corner of East Penn-
sylvania and Delaware Ave-
nues (100, 102, and 104 East
Pennsylvania Avenue) - 9th
Election District
Del-Pa Limited Partnership,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-41-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit an amenity open space ratio of 0.04 (925 square feet) instead of the required 0.1 (2,123 square feet), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Paul Brody, its General Partner, appeared and was represented by Counsel. Donald Karm and Roger Katzenberg, registered architects, as well as Leslie H. Graef, Executive Director of the Towson Development Corporation and former Director of Planning for Baltimore County, also appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned B.M.-C.T., is located in Towson on the southeast corner of Delaware and Pennsylvania Avenues. The property consists of approximately .31 of an acre and is presently improved with a 33-story stone building which was constructed around 1869 and another structure which will be razed. The stone building will be rehabilitated and two other buildings are proposed to be attached to the stone building. All of the buildings will have retail space on the first floor and office space on the second and third floors, where indicated. The site plan marked Petitioner's Exhibit 1 indicated that the third floor of the stone building would not be utilized. However, office space is proposed for this floor and the Petitioner will submit a revised site plan to so indicate. The requested variance is not

impacted by this change. All parking will be provided as required by the Baltimore County Zoning Regulations (BCZR).

Mr. Graef testified that, in his opinion and on behalf of the Towson Development Corporation, the requested variance should be granted. Further, he testified that the proposed variance is not only within the spirit and intent of the present C.T. and amenity open space regulations but also within the proposed regulations now pending before the Baltimore County Council. Mr. Graef stated that this project would not adversely impact on the community and that the conditions precedent as delineated in Section 307, BCZR, will be satisfied.

The County Review Group (CRG) approved the project on May 24, 1984.

The Petitioner seeks relief from Section 235.B.4, BCZR, pursuant to Section 307.

The area presently known as the Towson Town Center is a high density district and surrounded by commercial uses. The character of the location has changed over the past several years and will continue to change to fit the developing pattern of the Towson Core. The physical constraints of this property prevent the Petitioner from placing the proposed buildings elsewhere on the property and negate the potential use of smaller buildings.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 2 -

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1985, that the Petition for Zoning Variance to permit an amenity open space ratio of 0.04 (925 square feet) instead of the required 0.1 (2,123 square feet) be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- A revised site plan, showing the use of the third floor of the stone building and indicating the revised parking requirements, shall be submitted to the Zoning Commissioner for approval.

Ch. Sullivan
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Philip J. Kotschenreuther, Esquire
People's Counsel

PETITION FOR VARIANCE
9TH Election District

LOCATION: Southeast corner of E. Pennsylvania and Delaware Avenues (100, 102 & 104 E. Pennsylvania Avenue)

DATE AND TIME: Wednesday, July 24, 1985 at 2:30 p.m.

PUBLIC HEARING: 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 from Section 235.B.4 to permit an amenity open space ratio of 0.04 (925 square feet) in lieu of the required 0.1 (2,123 square feet).

Being the property of Del-Pa Limited Partnership as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning for the same on the SE/Cor. of E. Pennsylvania Ave. and Delaware Ave. Thence the four following courses and distances

1. S. 82° 55' 25" E. 135.48 ft.
2. S. 11° 08' 35" W. 100.00 ft.
3. N. 82° 55' 25" W. 135.48 ft.
4. N. 11° 08' 35" E. 100.00 ft. to the place of beginning.

9th. election district. Also would be known as #100 to 104 E. Pennsylvania Ave.

RE: PETITION FOR Variance : BEFORE THE ZONING COMMISSIONER
SE Corner of E. Pennsylvania & Delaware Aves. (100, 102 & 104 E. Pennsylvania Ave.), 9th District : OF BALTIMORE COUNTY
DEL-PA LIMITED PARTNERSHIP, : Case No. 86-41-A
Petitioner

ENTRY OF APPEARANCE

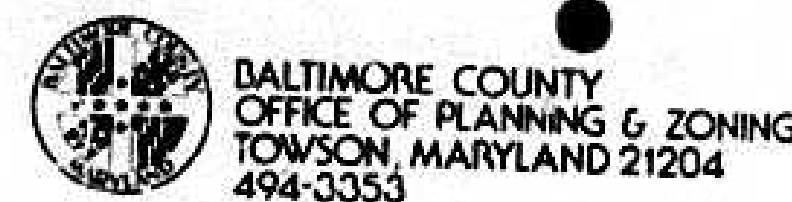
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2168

I HEREBY CERTIFY that on this 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Philip J. Kotschenreuther, Esquire, Fedder & Garten Professional Assoc., 36 S. Charles St., Suite 2300, Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

July 23, 1985

Philip J. Kotschenreuther
Fedder and Garten Professional Assoc.
36 South Charles St., Suite 2300
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
SW/cor. E. Pennsylvania & Delaware Aves.
(100, 102 & 104 E. Pennsylvania Ave.)
9th Election District
Del-Pa Limited Partnership - Petitioners
Case No. 86-41-A

Dear Mr. Kotschenreuther,

This is to advise you that \$67.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to 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

DATE 7/25/85 ACCOUNT R-01-615-000

AMOUNT \$ 67.95

RECEIVED FROM Del-Pa Partnership Case 86-41-A

FOR Advertising and Posting

8 8090*****17812 6268F

VALIDATION OR SIGNATURE OF CASHIER

Philip J. Kotschenreuther
Fedder and Garten Professional Assoc.
36 South Charles St., Suite 2300
Baltimore, Maryland 21201

June 20, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. E. Pennsylvania & Delaware Aves.
(100, 102 & 104 E. Pennsylvania Ave.)
9th Election District
Del-Pa Limited Partnership - Petitioners
Case No. 86-41-A

TIME: 2:30 p.m.

DATE: Wednesday, July 24, 1985

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

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

DATE 7/29/85 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Fedder & Garten

FOR Variance # 328

8 8121*****100014 5368F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-41-A

Noted: 9th
Posted for: Variance
Petitioner: Del-Pa Limited Partnership
Location of property: SW/cor. E. Pennsylvania & Delaware Aves.
100, 102 & 104 E. Pennsylvania Ave.
Location of Sign: SW/cor. E. Pennsylvania & Delaware Aves. 15' E. cor.
on property of Petitioner
Remarks:
Posted by: M. Healy
Date of return: 7/25/85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, that the advertisement was published in THE JEFFERSONIAN, a weekly newspaper, and published in Towson, Baltimore County, Md., appearing on July 4, 1985.

THE JEFFERSONIAN

78 Ventak
Publisher

Cost of Advertising

22.00

CIFICATE OF PUBLICATION

Towson, Md.

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 consecutive weeks, the first publication appearing on the 3rd day of July 1985.

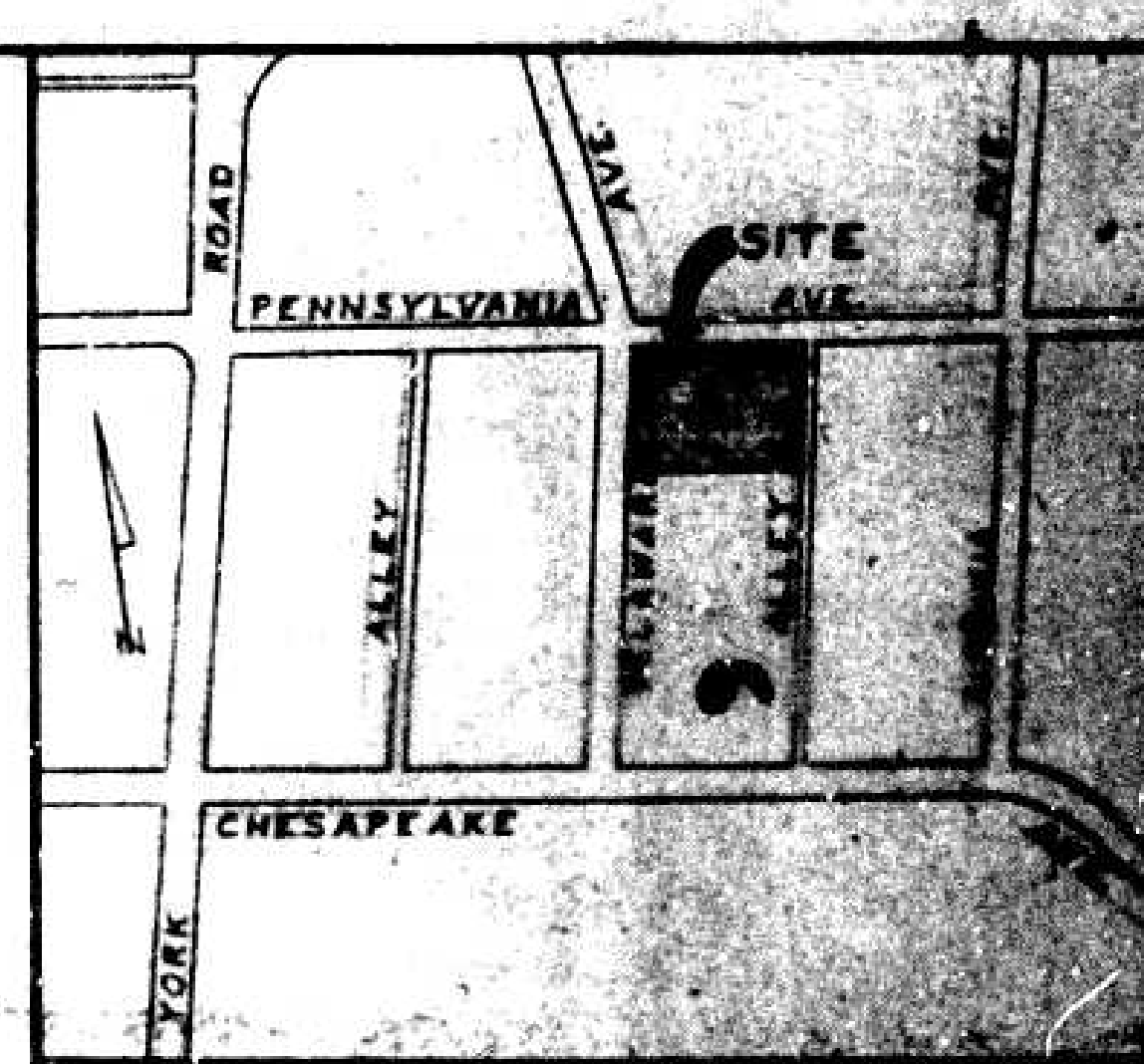
THE TOWSON TIMES

Cost of Advertisement: \$ 40.95

PAUL BRODY
EHK JR 6364/0636

ZONED BM-CT

SOIL TYPE DATA
GLB - GLENELG-URBA LAND COMPLEX
0 TO 8 PERCENT SLOPES



LOCATION MAP
SCALE: 1"=200'

GENERAL NOTES

- AREA OF TRACT: GROSS = 0.310 AC, NET = 0.309 AC
 - EXISTING ZONING: BM-CT
 - PROPOSED ZONING: BM-CT
 - EXISTING USE: COMMERCIAL-OFFICE & RETAIL
 - PROPOSED USE: COMMERCIAL-OFFICE & RETAIL
 - NUMBER OF PARKING SPACES REQUIRED:
1ST FLOOR: 100 - RETAIL = 1770 SQ. FT. OFFICE = 1,860 SQ. FT.
2ND FLOOR: 102 - RETAIL = 3,934 SQ. FT. OFFICE = 3,960 SQ. FT.
3RD FLOOR: 104 - RETAIL = 3,150 SQ. FT. OFFICE = 3,150 SQ. FT.
 - NUMBER OF SPACES PROVIDED: 54 (INCLUDING 2-IND. VEH. SPACES LOCATED WITHIN 500' OF SITE. 1 LOADING SPACE LOCATED ON SITE.)
 - COUNCILMANIC DISTRICT: 4TH
 - CENSUS TRACT: 4909
 - WATERSHED: 23
 - SUB-SEWERSHED: 53 LOWER JONES FALLS
 - DEED REFERENCE: DEL-PA PARTNERSHIP - D.T.G. 5054/370
SAMUEL H. BRODY & WIFE - W.J.R. 3676/182
 - TAX ACCOUNT NUMBER: 09/092066210 TAX MAP NO. 20 A PARTIAL LOT
TAX ACCOUNT NUMBER: 09/092066210 TAX MAP NO. 20 A PARTIAL LOT
 - THERE ARE NO WETLANDS, COASTAL ZONE, OR HISTORIC LANDMARKS ON THE SITE.
 - ENDANGERED SPECIES HABITAT: NO HABITAT IS PRESENT ON THE SITE.
 - STORM WATER MANAGEMENT: WAIVER REQUESTED DUE TO IMPERVIOUS AREA OF LESS THAN 0.5 AC.
 - AMENITY OPEN SPACE REQUIRED: 0.1 X 21,255 = 2,125 SQ. FT.
AMENITY OPEN SPACE PROVIDED: 925 SQ. FT.
 - F.A.R.: 15,000 SQ. FT. + 21,255 SQ. FT. = 36,255 SQ. FT.
 - HISTORIC BUILDING ON SITE WILL BE PRESERVED.
 - LANDSCAPING IN AREAS MARKED L.S. TO BE ACCOMPLISHED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 - C.R.G. PLAN WAS APPROVED JUNE 1984
- NOTE:
STREET LIGHTING IN DELAWARE AVENUE AND PENNSYLVANIA AVENUE ARE PROVIDED IN COORDINATION WITH BALTIMORE COUNTY PLANS. THE OWNER HAS OBTAINED VARIANCE FOR REMOVAL OF AMENITY OPEN SPACE IN THE THEORETICAL BUILD-AN-OUT-REAR-TRAIL-OR-DRIVE.

AMENDED CRG PLAN FOR

"DANIEL LEE BUILDING"

#100, #102, AND #104 PENNSYLVANIA AVE.

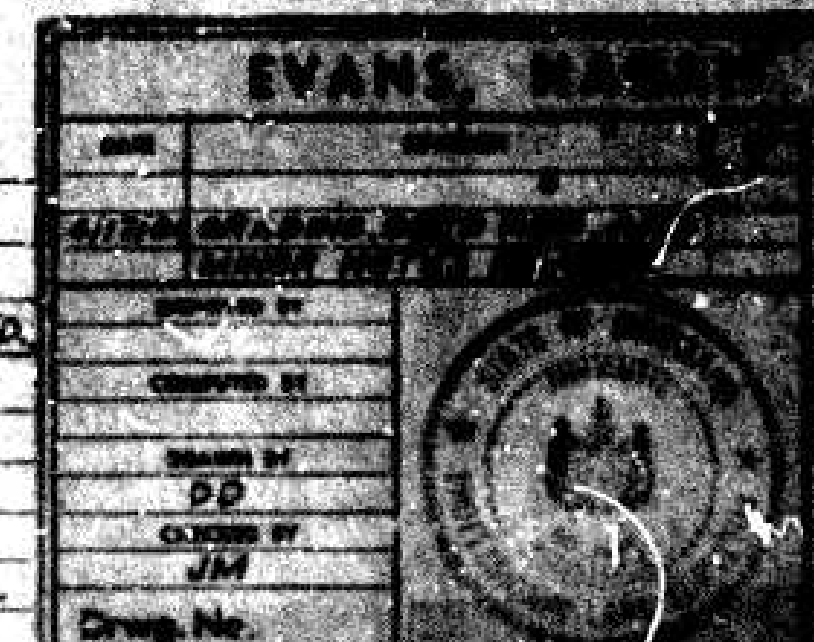
9TH ELECTION DISTRICT BALTO. CO. MD.

FOR

DEL-PA PARTNERSHIP
104 PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
PHONE: (301) 823-7171

SCALE: 1"=40'

SHEET 1 OF 2



LEGEND

- ▲ DENOTES PROPOSED LIGHTS ATTACHED TO BUILDINGS.

NOTE:

- SEE SHEET 2 OF 2 FOR LEASED PARKING LOCATION
- ALL ROADS ARE PAVED WITH BITUMINOUS CONCRETE.

DATE	REVISION
1-27-85	SQUARE FOOTAGES PROVIDED
9-27-84	REDLINED COMMENTS ADDED
9-17-84	BLDG. #104 REVISED & DELAWARE AVE. WIDENING ADDED
7-18-84	REVISED AS PER BUILDING PLANS
5-29-84	REVISED AS PER C.R.G. COMMENTS DATED MAY 29, 1984
5-22-84	REVISED AS PER ZONING COMMENTS
5-17-84	R/W & C.B. LINES REVISED & LANDSCAPING ADDED
4-30-84	ADDED BUILDINGS, LIGHTING, & LANDSCAPE NOTES
DATE	REVISION

1 STORY BLOCK
EUROPEAN MOTOR SALES LTD.

BRANCO INC
D.T.G. 5159/658

HARRY H. DORTH T.
WHITE
D.T.G. 5076/0633

#106

1 STORY BLOCK
TOWSON TOWN GARAGE

G1B

LANDSCAPE NOTES
1. MAJOR DECIDUOUS TREES REQUIRED: 335' x 40' x 7"
2. MAJOR DECIDUOUS TREES PROVIDED: 9 (3'-3 1/2" CALIPER)

TYPICAL ALLEY SECTION

ZONED: BM-CT

GLB - GLENELG-URBAN LAND COMPLEX
0 TO 8 PERCENT SLOPES

SCALE: 1" = 200'

1. AREA OF TRACT: GROSS = 0.310 A², NET = 0.309 A²
2. EXISTING ZONING: BM-CT
3. PROPOSED ZONING: BM-CT
4. EXISTING USE: COMMERCIAL-OFFICE & RETAIL
5. PROPOSED USE: COMMERCIAL - OFFICE & RETAIL

1 ST FLOOR	2 ND FLOOR	3 RD FLOOR
* 100 - RETAIL = 1,770 SQ. FT.	OFFICE = 1,360 SQ. FT.	3 STY. TO REMAIN UNOCCUPIED
* 102 - RETAIL = 3,990 SQ. FT.	OFFICE = 3,990 SQ. FT.	2 STORY ONLY
* 104 - RETAIL = 3,420 SQ. FT.	OFFICE = 3,420 SQ. FT.	OFFICE = 3,420 SQ. FT.
6. NUMBER OF PARKING SPACES REQUIRED:

1 ST FLOOR	2 ND FLOOR	3 RD FLOOR
* 100 - RETAIL - 1,770 ÷ 325 = 5.45	OFFICE - 1,360 ÷ 500 = 2.72	3 STY. TO REMAIN UNOCCUPIED = 0
* 102 - RETAIL - 3,990 ÷ 325 = 12.28	OFFICE - 3,990 ÷ 500 = 7.98	2 STORY ONLY = 0
* 104 - RETAIL - 3,420 ÷ 325 = 10.53	OFFICE - 3,420 ÷ 500 = 6.84	OFFICE - 3,420 ÷ 500 = 6.84
	53.23 SPACES	17.54 SPACES

28.25 + 17.54 + 6.46 = 52.22 OR 53 SPACES REQUIRED TOTAL
7. NUMBER OF SPACES PROVIDED: 53 (INCLUDING 2 H.C.) PARKING SPACES TO BE LEASED WITHIN 500' OF SITE. 1 LOADING SPACE LOCATED ON SITE.
8. COUNCILMANIC DISTRICT: 4TH
9. CENSUS TRACT: 4909
10. WATERSHED: 23
11. SUB-DIVISION: 53 LOWER JONES FALLS
12. DEED REFERENCE:
DEL-PA PARTNERSHIP - O.T.G. 5054/370
SAMUEL H. BRODY & W.F. - W.U.R. 3678/22
13. TAX ACCOUNT NUMBER: 08/090664310 TAX MAP N^o 70 A PARCEL N^o 59
TAX ACCOUNT NUMBER: 08/090664310 TAX MAP N^o 70 A PARCEL N^o 63
14. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIAL SITES WITHIN THE TRACT
15. TOPSOIL WATER MANAGEMENT WAIVER REQUESTED DUE TO PROPOSED IMPERVIOUS AREA OF LESS THAN 0.5 A²
16. AMENITY OPEN SPACE REQUIRED: 0.1 x 2,370 A² = 2.37 SQ. FT.
17. AMENITY OPEN SPACE PROVIDED: 1610 SQ. FT.

"DANIEL LEE BUILDING"
#100, #102, AND #104 PENNSYLVANIA AVE.

FOR
PA PARTNERSHIP
HINSEY/LEVANIA AVE.
MARYLAND 21204
ONE (301) 823-7171

SCALE: 1" = 10'

EVANS, HAGAN & HOLDEFER, INC.

NOTE:

1. SEE SHEET 2 OF 2 FOR LEASED PARKING LOCATION
2. ALL ROADS ARE PAVED WITH BITUMINOUS CONCRETE.

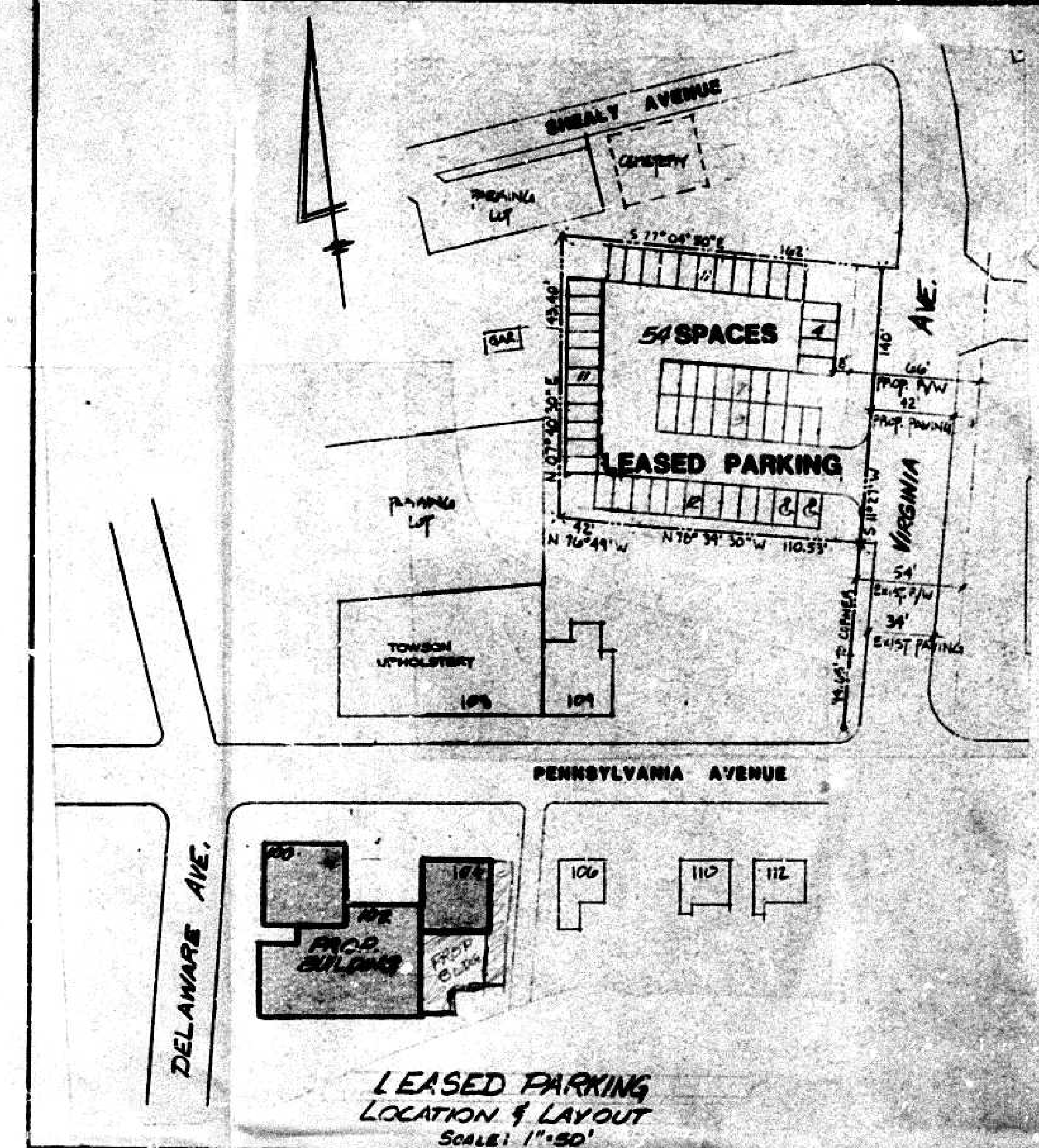
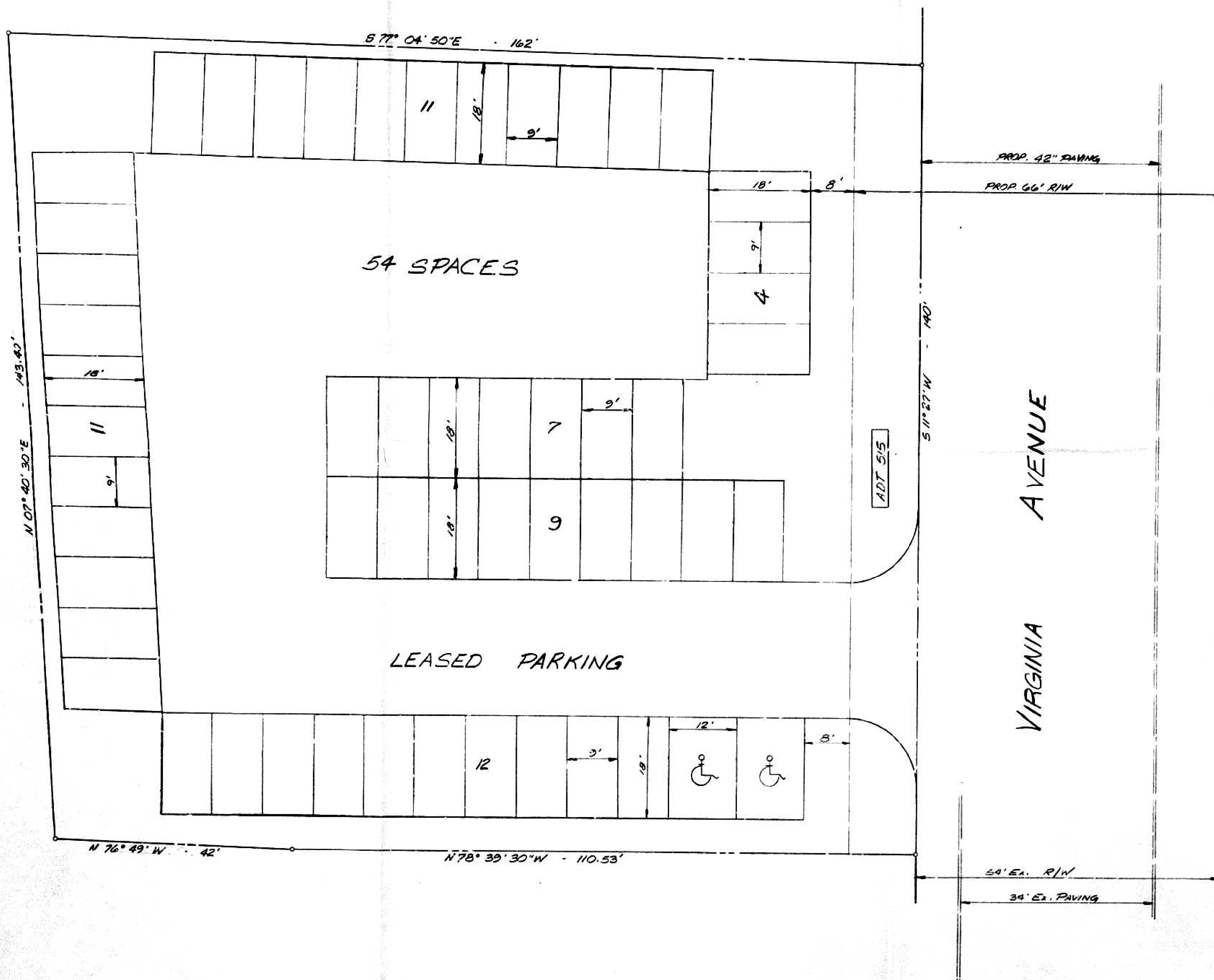
9-27-84	REDLINED COMMENTS ADDED
5-17-84	BLDG. #104 REVISED E DELAWARE AVE. WIDENING ADDED
7-18-89	REVISED AS PER BUILDING PLANS
5-29-84	REVISED AS PER C.R.'S COMMENTS DATED MAY 25, 1984
5-22-89	REVISED AS PER ZONING COMMENTS
5-17-84	R/W ECH LINES REVISED & LANDSCAPING ADDED
4-30-84	ADDED BUILDINGS, LIGHTING, PLANTINGS AREAS
DATE	REVISION

DATE	REVISION	BY	SURVEYORS AND CIVIL ENGINEERS
4/11/84	GRADING, DEED REF. AND MINOR NOTES RE-USED		8013 BELAIR ROAD / BALTIMORE, MD 21236
			CS1: 668-1601
SURVEYED BY			MR. POLAR & SONS / CHANNING, MD. 21015 / (301) 236-0000
COMPUTED BY			144 JONES STREET / CHANNING, MD. 21015 / (301) 662-1100
DRAWN BY			144 JONES STREET / CHANNING, MD. 21015 / (301) 662-1100
DD			
CHECKED BY			
JM			
Drwg. No.			DATE 5/30/84 PLAT 1-10

PETITIONER'S
EXHIBIT

1. MAJOR DECIDUOUS TREES REQUIRED : 335' + 40 = 9
2. MAJOR DECIDUOUS TREES PROVIDED : 9 (3'-3 1/2" CALIPER)

LEGEND
▲ DENOTES PROPOSED LIGHTS ATTACHED
TO BUILDINGS.



NOTE:
PARKING LOT FOR THIS PLAN SUPERCEDES APPROVAL
OF THIS LOT FOR 111 E. CHESAPEAKE AVE.

SITE PLAN OF
PARKING FACILITIES
FOR THE
"DANIEL LEE BUILDING"
#100, #102, AND #104 PENNSYLVANIA AVE.
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
FOR
DEL - PA PARTNERSHIP
104 PENNSYLVANIA AVE.
TOWSON MARYLAND, 21204

SCALE: 1"=10'

SHEET 2 OF 2

EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS

2100 DELAWARE ROAD / BALTIMORE, MD. 21202

DATE: 7-18-84

REVISION: 5-20-84

BY: J.M.

COMPUTED BY: J.M.

DRAWN BY: J.M.

CHECKED BY: J.M.

DATE: 4-18-84

SCALE: 1"=10'

7-18-84 REVISED AS SITE PLAN
5-20-84 REVISED AS PER C.R.G. COMMENTS DATED MAY 25, 1984