

86-468-X

E/S Virginia Ave., 125' S of Pennsylvania Ave.

9th Elec. Dist.

4/14/86

Special Exception - filing fee \$100.00 - 424 VA/Towson Limited Partnership

4/14/86

Hearing date set for 5/12/86, at 11:00 a.m.

5/12/86

Advertising and Posting - \$71.00

5/14/86

Ordered by the Zoning Commissioner that the Petition for Special Exception for a Class B office building in a R-0 Zone is GRANTED with conditions.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of May, 1986, that the Petition for Special Exception for a Class B office building in an R-0 Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. 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.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: John B. Howard, Esquire

Mr. Michael Miller

People's Counsel

372
86-468-X
PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B Office building in an R-O zone.

E. D. 9
DATE 2-12-87
TOO
DP

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

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

Contract Purchaser: Legal Owner(s):
424 VA/Towson Limited Partnership
Edmund F. Halle, General Partner
John B. Howard, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204
Attorney's Telephone No.: 82J-4111

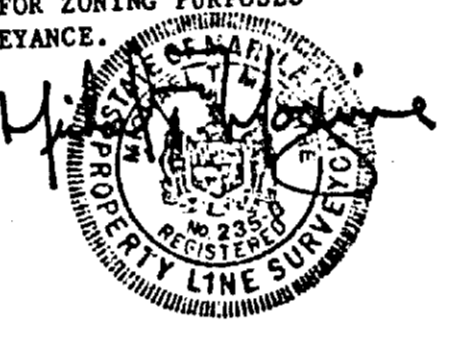
ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of May, 1986, at 11:00 o'clock.

DAFT-McCUNE-WALKER
200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-290-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description to Accompany Petition for Special Exception
for a Class "B" Building in an R-O Zone
Ninth Election District, Baltimore County, Maryland

Beginning for the same on the East side of Virginia Avenue at the point formed by the intersection of said east side of Virginia Avenue with the dividing line between the land zoned E.M.-C.T. and the land zoned R-O as shown on the 1984 Comprehensive Zoning Map adopted by the Baltimore County Council, said point of beginning being distant 125 feet more or less measured in a southerly direction from the point formed by the intersection of the centerline of Virginia Avenue with the centerline of Pennsylvania Avenue, thence leaving, said point of beginning and the east side of Virginia Avenue and running and binding on a part of said dividing line, (1) South 82 degrees 26 minutes 55 seconds East 143.50 feet, thence running the two following courses and distances viz; (2) South 11 degrees 41 minutes 04 seconds West 98.31 feet more or less, thence (3) North 83 degrees 07 minutes 25 seconds West 143.55 feet to intersect the aforesaid east side of Virginia Avenue, thence running and binding thereon (4) North 11 degrees 38 minutes 05 seconds East 100.00 feet to the point of beginning.

Containing 0.33 Acres of land more or less.
NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCE.
Our Job Number: 84128-A (ID:184128-A)
March 24, 1986
Page 1 of 1



PETITION FOR SPECIAL EXCEPTION

9th Election District
Case No. 86-468-X

LOCATION: East Side of Virginia Avenue, 125 feet South of Pennsylvania Avenue
DATE AND TIME: Monday, May 12, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for a Class B office building in a R.O. Zone

Being the property of VA/Towson Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of Virginia Ave., 125' S of Pennsylvania Ave., 9th District : OF BALTIMORE COUNTY
424 VA/TOWSON LIMITED PARTNERSHIP, Case No. 86-468-X
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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, Cook, Howard, Downes & Tracy, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING

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

ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 6, 1986
John B. Howard, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204
RE: PETITION FOR SPECIAL EXCEPTION
E/S Virginia Ave., 125' S of Pennsylvania Ave.
9th Election District
424 VA/Towson Limited Partnership - Petitioner
Case No. 86-468-X

Dear Mr. Howard:
This is to advise you that \$71.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Time it is placed by
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021882
DATE 5-12-86 ACCOUNT R-01-015-000
AMOUNT \$ 71.00
RECEIVED FROM Daft-McCune-Walker
FOR (Underwritten) Building 86-468-X
VALIDATION OR SIGNATURE OF CASHIER

John B. Howard, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204
April 15, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
E/S Virginia Ave., 125' S of Pennsylvania Ave.
9th Election District
424 VA/Towson Limited Partnership - Petitioner
Case No. 86-468-X
TIME: 11:00 a.m.
DATE: Monday, May 12, 1986
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. 019852
DATE 4-15-86 ACCOUNT 01-015-000
AMOUNT \$ 110.00
RECEIVED FROM Daft-McCune-Walker
FOR SE # 342
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 30, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-468-X

This office is supportive of the subject proposal; i.e., the expansion of office space within the Towson Core.

Norman E. Gerber, AICP
Norman E. Gerber, AICP

NEJ/JGH/ef

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 22, 1986
John B. Howard, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204
RE: Item No. 342 - Case No. 86-468-X
424 VA/Towson Limited Partnership
Special Exception Petition
Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted by the above-referenced petitioner. 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.
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,
James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures
cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204

6/4/87

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
14th day of April, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner 424 VA/Towson Limited Partnership Accepted by:
Petitioner's Attorney John B. Howard, Esquire Chairman, Zoning Plans
Advisory Committee
cc: John B. Howard, Esquire
Daft-McCune-Walker, Inc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 4/18/86
Posted for: Special Exception
Petitioner: VA/Towson Limited Partnership
Location of property: E/S Virginia Ave., approx. 125' South of the C/L of Pennsylvania Ave.
Location of Signs: See above
Remarks:
Posted by: [Signature] Date of return: 4/22/86
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 23, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 23, 1986.

TOWSON TIMES,
[Signature]
34.00
Publisher

PETITION FOR SPECIAL EXCEPTION
No. 86-468-X
LOCATION: East Side of Virginia Avenue, 125 feet South of Pennsylvania Avenue.
DATE AND TIME: Monday, May 12, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special exception for a Class B office building in a C.O. Zone.
Being the property of VA/Towson Limited Partnership, as shown on the plan filed with the Zoning Office.
In the event that the Petitioner 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 in writing by the date of the hearing set above or made at the hearing.
By Order of:
ARNOLD JABLON
Zoning Commissioner
April 23, 1986

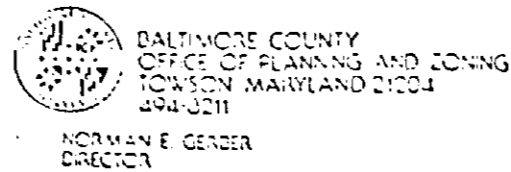
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

THE JEFFERSONIAN,
[Signature]
22.00
Publisher

PETITION FOR SPECIAL EXCEPTION
No. 86-468-X
LOCATION: East Side of Virginia Avenue, 125 feet South of Pennsylvania Avenue.
DATE AND TIME: Monday, May 12, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special exception for a Class B office building in a C.O. Zone.
Being the property of VA/Towson Limited Partnership, as shown on the plan filed with the Zoning Office.
In the event that the Petitioner 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 in writing by the date of the hearing set above or made at the hearing.
By Order of:
ARNOLD JABLON
Zoning Commissioner
April 24, 1986



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

April 21, 1986

Re: Zoning Advisory Meeting of April 1, 1986
Item # 342
Location: 424 VA/TOWSON LIM. PART.
E/S VIRGINIA AVE. APPROX.
125' SOUTH OF THE C/L OF PENNSYLVANIA AVE.

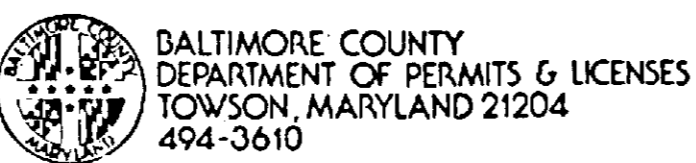
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on [unclear].
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [unclear].
- The property is located in a traffic area controlled by a 7th level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become limited. The Basic Services Areas are re-evaluated annually by the County Council.

A NUMBER OF CRG WAS GROUDED BY P.W. BRO. ON 3/20/86 - SEE FILE W-86-57 (41) - 200 E. PENNSYLVANIA OFFICE EXPANSION

cc: James Howell
Eugene A. Soter
Chief, Current Planning and Development



TED ZALESKI, JR.
DIRECTOR

April 30, 1986

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

Dear Mr. Jablon:

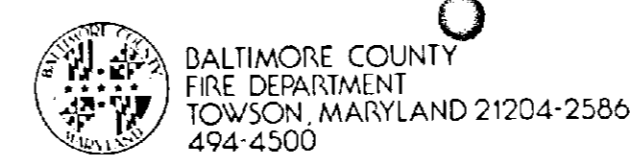
Comments on Item # 342 Zoning Advisory Committee Meeting are as follows:

Property Owner: 424 VA/Towson Limited Partnership
Location: E/S Virginia Avenue, approx. 125' South of the C/L of Penn. Ave.
Districts: 9th.

APPLICABLE CODES AND COMMENTS:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, the Maryland Code for the Handicapped and Aged (A.M.S. 11-11-1 - 1980) and other applicable codes and standards.
- A building and other miscellaneous permits shall be required before the start of any construction. Separation of TRAILING TRAILERS IS REQUIRED.
- Residential: The 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.
- 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. Reproduced seals are not acceptable.
- All Use Groups except P-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. But Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be necessary until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section (a) of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy 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 Use Groups are Use [unclear] to Use [unclear] or to Mixed Use.
- The proposed project appears to be located in a Flood Plain, Tidal Riverine. Please see the attached copy of Section 2102 of the Baltimore Code as adopted by Bill 411-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- Comments show compliance to the State Handicapped Code - parking signs, walks, curb cuts, building access, 2nd floor access. See Section 1414.2 for window, door or other opening protection in the north wall that may be required.
- 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 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Eugene A. Soter
Chief, Current Planning and Development



PAUL H. RENCKE
CHIEF

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

RE: Property Owner: 424 VA/Towson Limited Partnership
Location: E/S Virginia Ave. approx. 125' South of the Centerline of Pennsylvania Avenue
Item No.: 342 Zoning Agenda: Meeting of April 1, 1986

Gentlemen:

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

- 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 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 [unclear] 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.

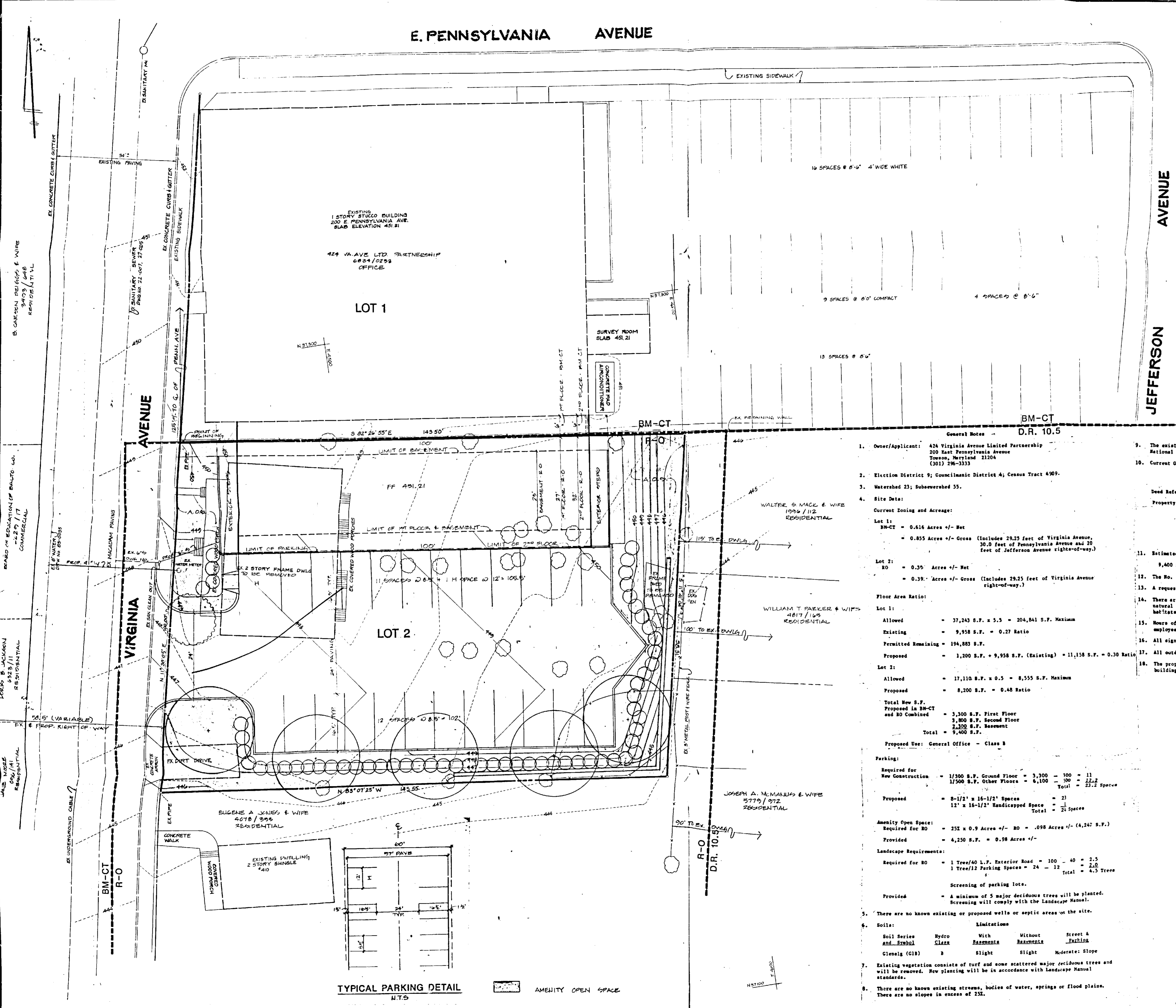
REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

E. PENNSYLVANIA AVENUE



LOCATION MAP
SCALE 1"=200'



TYPICAL PARKING DETAIL
N.T.S.

AMENITY OPEN SPACE

General Notes - D.R. 10.5

- Owner/Applicant: 424 Virginia Avenue Limited Partnership
200 East Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-3333
- Election District 9; Councilmanic District 4; Census Tract 4909.
- Watershed 23; Subwatershed 55.
- Site Data:
Current Zoning and Acreage:
Lot 1:
BM-CT = 0.616 Acres +/- Net
= 0.855 Acres +/- Gross (Includes 29.25 feet of Virginia Avenue, 30.0 feet of Pennsylvania Avenue and 20 feet of Jefferson Avenue right-of-way.)
Lot 2:
R-O = 0.35 Acres +/- Net
= 0.39 Acres +/- Gross (Includes 29.25 feet of Virginia Avenue right-of-way.)
- Floor Area Ratio:
Lot 1:
Allowed = 37,243 S.F. x 0.5 = 204,841 S.F. Maximum
Existing = 9,958 S.F. = 0.27 Ratio
Permitted Remaining = 194,883 S.F.
Proposed = 1,200 S.F. + 9,958 S.F. (Existing) = 11,158 S.F. = 0.30 Ratio
Lot 2:
Allowed = 17,110 S.F. x 0.5 = 8,555 S.F. Maximum
Proposed = 8,200 S.F. = 0.48 Ratio
Total New S.F. Proposed in BM-CT and R-O Combined = 3,300 S.F. First Floor
3,800 S.F. Second Floor
2,300 S.F. Basement
Total = 9,400 S.F.
Proposed Use: General Office - Class B
- Parking:
Required for New Construction = 1/300 S.F. Ground Floor = 3,300 - 100 = 11
1/500 S.F. Other Floors = 6,100 - 500 = 12.2
Total = 23.2 Spaces
Proposed = 8-1/2' x 16-1/2' Spaces = 23
12' x 16-1/2' Handicapped Space = 1
Total = 24 Spaces
- Amenity Open Space:
Required for R-O = 25x x 0.9 Acres +/- R-O = .098 Acres +/- (4,247 S.F.)
Provided = 4,250 S.F. = 0.98 Acres +/-
- Landscape Requirements:
Required for R-O = 1 Tree/40 L.F. Exterior Road = 100 - 40 = 2.5
1 Tree/12 Parking Spaces = 24 - 12 = 2.0
Total = 4.5 Trees
Screening of parking lots.
Provided = A minimum of 5 major deciduous trees will be planted. Screening will comply with the Landscape Manual.
- There are no known existing or proposed wells or septic areas on the site.
- Soils:
Soil Series and Symbol: C18
Hydro Class: 3
Limitations: Without Basements, Without Basements, Street & Parking
Clenelig (C18): 3
Slight, Slight, Moderate: Slope
- Existing vegetation consists of turf and some scattered major deciduous trees and will be removed. New planting will be in accordance with Landscape Manual standards.
- There are no known existing streams, bodies of water, springs or flood plains. There are no slopes in excess of 25%.
- The existing structures are not on the Baltimore County Landmarks List or the National Register. All existing buildings are to be razed.
- Current Owner: 424 Virginia Avenue Limited Partnership
200 East Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-3333
Deed Reference: Liber 6834 Folio 733
Property Number: 09-06-450870
- Estimated Average Daily Trips:
9,400 S.F. (New S.F.) @ 12.30/1,000 S.F. = 12.30 x 9.4 = 115.62 A.D.T.'s
- The No. 8 Towson MTA has services this area.
- A request for a stormwater management waiver is being filed.
- There are no known existing wetlands, significant geologic formations, unusual natural formations, archeological sites, critical areas, endangered species habitats, or hazardous materials on the site.
- Hours of operation are anticipated to be 7:00 a.m. to 6:00 p.m. Twenty new employees are anticipated.
- All signs will be in accordance with the Baltimore County Zoning Regulations Manual.
- All outdoor lighting will be attached to the proposed building.
- The proposed building will be made of stucco and glass to match the existing office building.

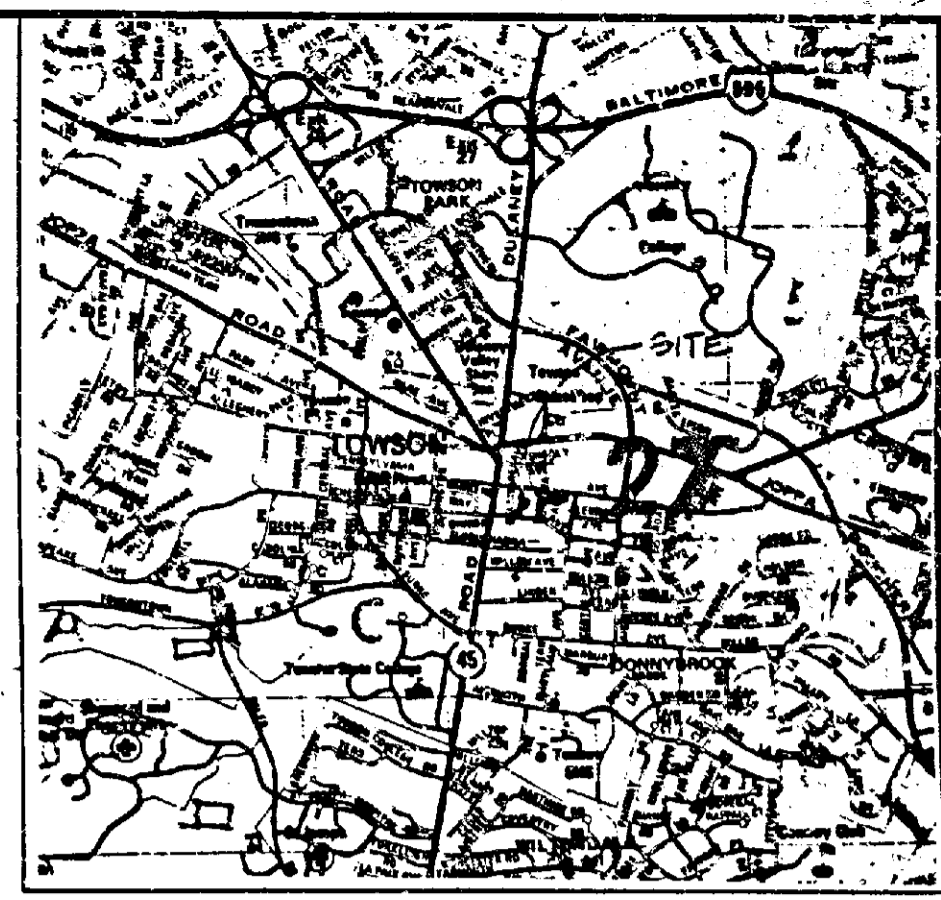
PRINTED
MAR 25 1986
DAFT-McCUNE-WALKER, INC.

DAFT - McCUNE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
230 E. JOPPA ROAD
TOWSON, MD 21284
TELEPHONE: (301) 296-3333

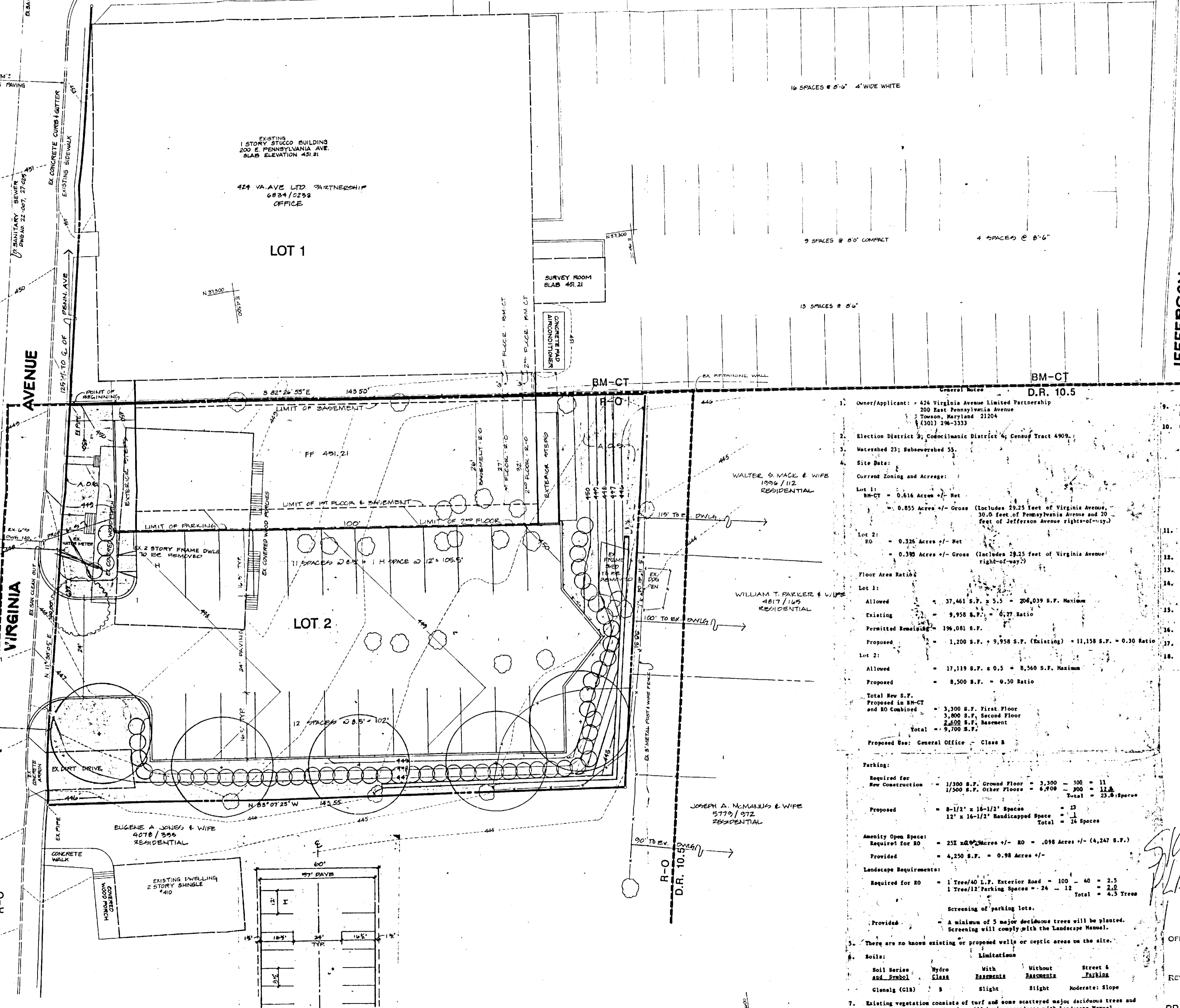
200 EAST PENNSYLVANIA
OFFICE ADDITION
Plat to Accompany Request
for Special Exception

DATE	REVISIONS	SCALE: 1" = 10'
		JOB ORDER NO. 84128-A
		ISSUE DATE 3/24/86

E. PENNSYLVANIA AVENUE



LOCATION MAP
SCALE 1" = 2000'



TYPICAL PARKING DETAIL
N.T.S.

AMENITY OPEN SPACE

JEFFERSON AVENUE

VIRGINIA AVENUE

- General Notes
D.R. 10.5
- Owner/Applicant: 424 Virginia Avenue Limited Partnership
200 East Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-3333
 - Election District 9; Councilmanic District 4; Census Tract 4902.
 - Watershed 23; Subwatershed 55.
 - Site Data:
Current Zoning and Acreage:
Lot 1:
BM-CT = 0.616 Acres +/- Net
= 0.855 Acres +/- Gross (Includes 29.25 feet of Virginia Avenue, 30.0 feet of Pennsylvania Avenue and 20 feet of Jefferson Avenue rights-of-way.)
Lot 2:
R-O = 0.326 Acres +/- Net
= 0.395 Acres +/- Gross (Includes 29.25 feet of Virginia Avenue right-of-way.)
 - Floor Area Ratios:
Lot 1:
Allowed = 37,461 S.F. ± 5.5 = 206,039 S.F. Maximum
Existing = 9,958 S.F. = 0.27 Ratio
Permitted Remaining = 196,081 S.F.
Proposed = 1,200 S.F. + 9,958 S.F. (Existing) = 11,158 S.F. = 0.30 Ratio
Lot 2:
Allowed = 17,119 S.F. ± 0.5 = 8,560 S.F. Maximum
Proposed = 8,500 S.F. = 0.50 Ratio
Total New S.F.
Proposed in BM-CT and R-O Combined = 3,300 S.F. First Floor
3,800 S.F. Second Floor
2,600 S.F. Basement
Total = 9,700 S.F.
Proposed Use: General Office - Class B
 - Parking:
Required for:
New Construction = 1/300 S.F. Ground Floor = 3,300 - 100 = 11
1/500 S.F. Other Floors = 6,400 - 100 = 12.8
Total = 23.8 Spaces
Proposed = 8-1/2' x 16-1/2' Spaces = 13
12' x 16-1/2' Handicapped Space = 1
Total = 14 Spaces
 - Amenity Open Space:
Required for R-O = 25% ± 0.05 Acres +/- = .098 Acres +/- (4,247 S.F.)
Provided = 4,250 S.F. = 0.98 Acres +/-
 - Landscape Requirements:
Required for R-O = 1 Tree/40 L.F. Exterior Road = 100 - 40 = 2.5
1 Tree/12' Parking Spaces = 24 - 12 = 2.0
Total = 4.5 Trees
 - Screening of parking lots.
Provided = A minimum of 5 major deciduous trees will be planted. Screening will comply with the Landscape Manual.
 - There are no known existing or proposed wells or septic areas on the site.
 - Soils:
Limitations: With Basements, Without Basements, Street & Parking
Soil Series and Symbol: Hydro Class B, Slight Moderate Slope
Clegg (C18): B, Slight Moderate Slope
 - Existing vegetation consists of turf and some scattered major deciduous trees and will be removed. New planting will be in accordance with Landscape Manual standards.
 - There are no known existing streams, bodies of water, springs or flood plains. There are no slopes in excess of 25%.

SIGN PLAT SIGN

OFFICE COPY
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4886

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APR 02 1988

DAFT-MCCUNE-WALKER, INC.

10. The existing structures are not on the Baltimore County Landmarks list or the National Register. All existing buildings are to be rased.
10. Current Ownership: 424 Virginia Avenue Limited Partnership
200 East Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-3333
- Deed Reference: Liber 6834 Folio 233
Property Number: 09-04-450870
- R-O
D.R. 10.5
- Estimated Average Daily Trips:
9,700 S.F. (New S.F.) @ 12.30/1,000 S.F. = 12.30 x 9.7 = 119.91 A.D.T.'s
 - The No. 8 Towson MA bus services this area.
 - A request for a stormwater management waiver is being filed.
 - There are no known existing wetlands, significant geologic formations, unusual natural formations, archeological sites, critical areas, endangered species habitats, or hazardous materials on the site.
 - Hours of operation are anticipated to be 7:00 a.m. to 6:00 p.m. Twenty-two employees are anticipated.
 - All signs will be in accordance with the Baltimore County Zoning Regulations Manual.
 - All outdoor lighting will be attached to the proposed building.
 - The proposed building will be made of stucco and glass to match the existing office building.

DAFT-MCCUNE-WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

200 EAST PENNSYLVANIA
OFFICE ADDITION
Plat to Accompany Request
for Special Exception

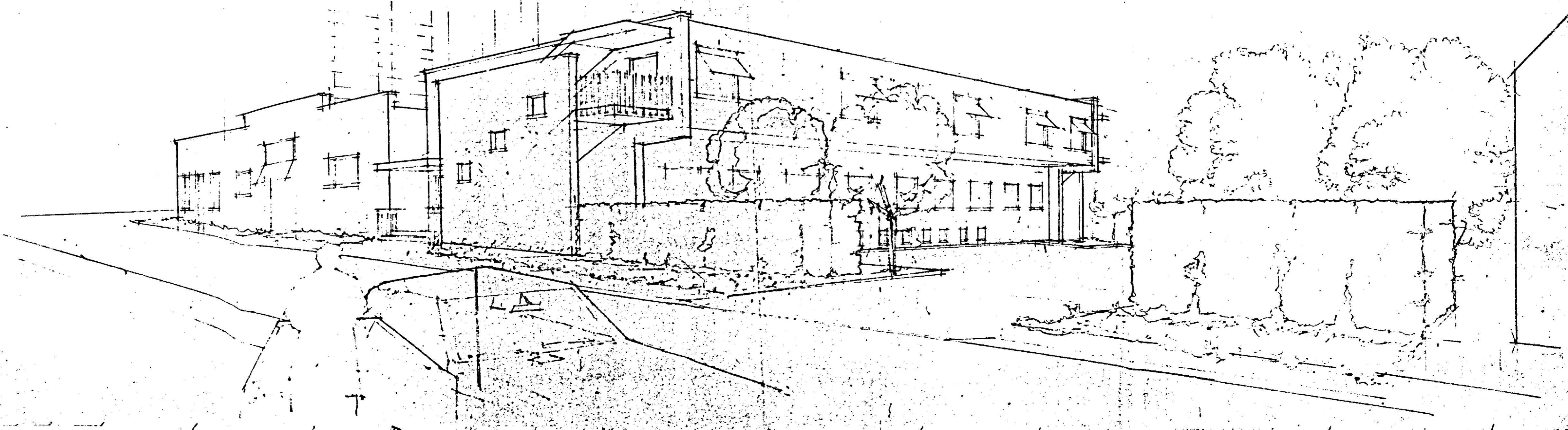
SCALE: 1" = 100'

JOB ORDER NO. 64128-A

ISSUE DATE 3/21/88

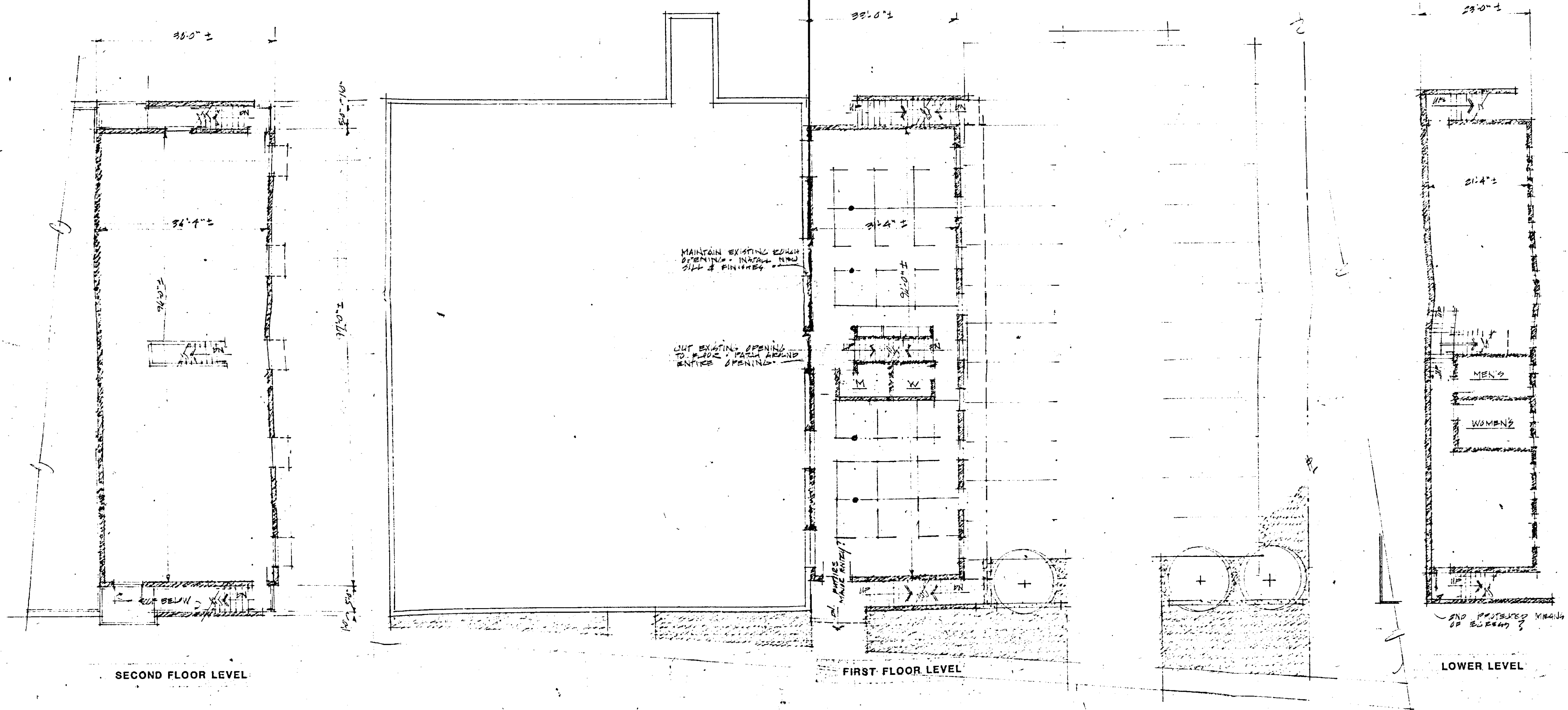
DATE REVISIONS
3-27-88 LIMIT OF BASEMENT, NOTES

14



D C B A A B C D

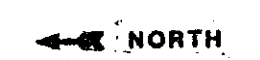
6/4/87

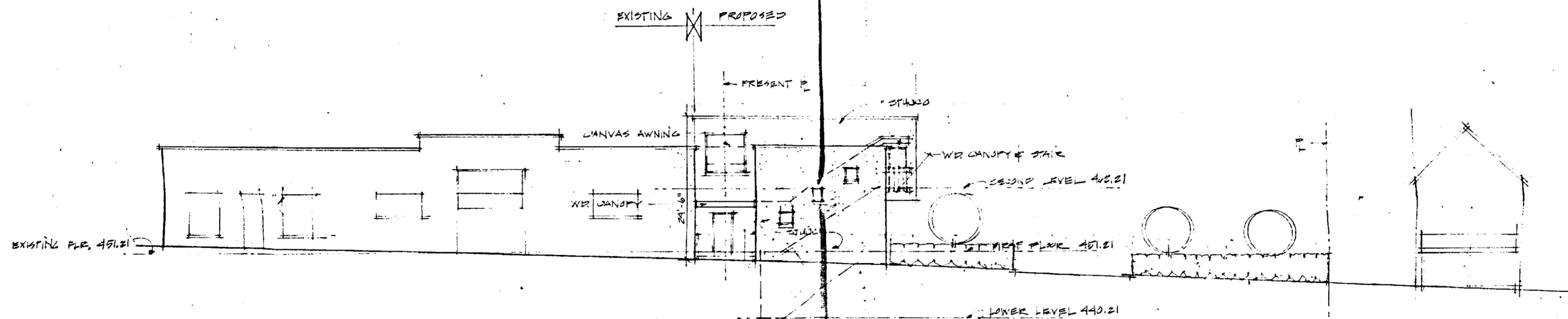


DMW ADDITION

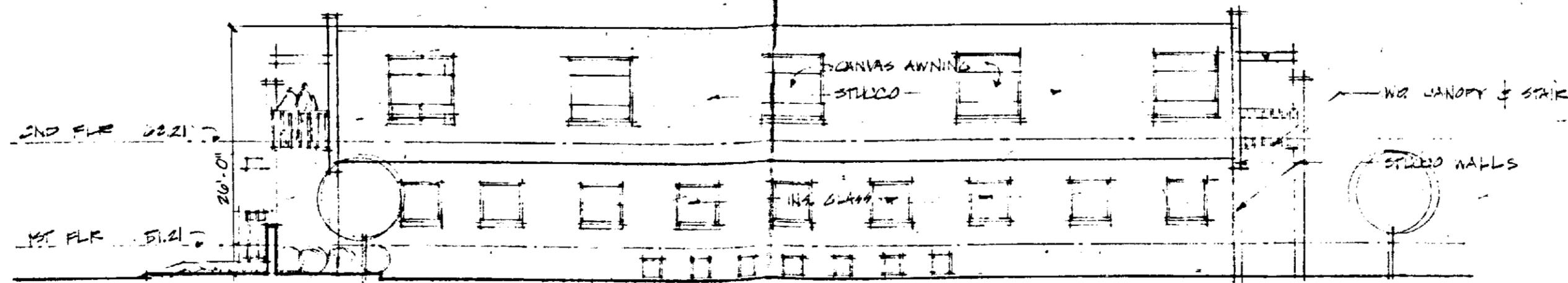
MARKS THOMAS AND ASSOC., ARCH'TS.

MAR. 7 1986





WEST ELEVATION



SOUTH ELEVATION

DMW ADDITION

MARKS THOMAS AND ASSOC., ARCH'TS.

MAR. 7 1986

6/4/87

D C B A A B C D