

87-247-SPH

NE/S of W. Burke Ave., 117' NW of York Rd.

9th Elec. Dist.

Item #180

11/13/86

Petition for Special Hearing - filing fee \$100.00 - Nicholas B. Mangione, et ux

11/13/86

Hearing set for 1/28/87, at 1:00 p.m., before Board of Appeals for Baltimore County.

1/21/87

Advertising and Posting - \$151.50

1/29/87

Ordered by the County Board of Appeals that the Petition has substantially undertaken the development and is diligently pursuing the completion of the development as required in Section 2-58.1(n) and the hearing be suspended for the purpose of our transmitting a copy of the amended proposal to the Director of Planning pursuant to Section 2-58.1(m) and any appeal from this decision must be made in accordance with Rules B-1 and B-13 of the Maryland Rules of Procedure.

2/24/87

Hearing rescheduled from 2/24/87, at 11:30 a.m. to March 11, 1987, at 9:00 a.m. before County Board of Appeals.

3/18/87

Ordered by the County Board of Appeals that the revised site plan is ACCEPTED and any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

4/10/87

Ordered by the County Board of Appeals that the revised site plan submitted by the Petitioner, Nicholas B. Mangione, et ux, is ACCEPTED and APPROVED and since this Amended Order is nunc pro tunc, the appeal date will remain as specified in the original Order of 3/18/87.



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

ARNOLD JARLON
ZONING COMMISSIONER

February 2, 1987

SECOND BILL

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Nicholas B. Commodari
c/o Mangione Family Enterprises
1205 York Road/Penthouse
Lutherville, Maryland 21093

RE: PETITION FOR SPECIAL HEARING
NE/S of West Burke Ave., 117' NW of York Rd.
9th Election District
Nicholas B. Mangione, et ux - Petitioners
Case No. 87-247-SFH

Dear Mr. Commodari:

This is to advise you that \$151.50 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.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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.

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

No. 29913

DATE: 2/5/87 ACCOUNT: 0-01-515-000

6 SIGNS & POSTS RETURNED AMOUNT: \$ 151.50

RECEIVED FROM: Commercial Contractors, Inc., 1205 York Rd., Timonium, Md. 21093

ADVERTISING & POSTING COSTS RE CASE #87-247-SFH

FOR: 0 BALD****1015014 03221

VALIDATION OR SIGNATURE OF CASHIER

IN THE MATTER OF :
NICHOLAS B. MANGIONE, ET UX :
RE: REVISED SITE PLAN :
NE/S OF W. BURKE AVE., 117' :
NW OF YORK ROAD :
9th ELECTION DISTRICT :
4th COUNCILMANIC DISTRICT :
BALTIMORE COUNTY :
CASE NO. 87-247-SFH :

ORDER NUNC PRO TUNC

WHEREAS, on the 18th day of March 1987, this Board ordered that the revised site plan submitted in this case be accepted, and;

WHEREAS, Counsel for the Petitioner has requested that said Order be amended to clearly indicate that the revised site plan is accepted and approved by this Board, and;

WHEREAS, said amendment of this Board's Order is consistent with the spirit and intent of the Board's Opinion and Order of March 18, 1987, it is hereby

ORDERED this 10th day of April, 1987 by the County Board of Appeals of Baltimore County that the revised site plan submitted by the Petitioner, Nicholas B. Mangione, et ux, be and is hereby ACCEPTED and APPROVED.

Since this amended order is nunc pro tunc, the appeal date will remain as specified in the original Order of March 18, 1987.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lawrence E. Schmidt

Patricia Phipps



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
April 10, 1987

S. Eric DiNenna, Esq.
Suite 600, 409 Washington Ave.
Towson, MD. 21204

Dear Mr. DiNenna: Re: Case No. 87-247-SFH
Nicholas B. Mangione, et ux

Enclosed herewith is a copy of an Order Nunc Pro Tunc passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,
Kathi C. Weidenhammer
Kathi C. Weidenhammer (g)
Administrative Secretary

Encl.
cc: Nicholas B. Mangione
Mary C. Mangione
Nicholas B. Commodari
Phyllis C. Friedman
Mrs. Jean Duvall
Arnold Jablon
Jean M. H. Jung
Norman E. Gerber
James Hoswell
James E. Dyer
Margaret E. duBois

IN THE MATTER OF :
NICHOLAS B. MANGIONE, ET UX :
RE: REVISED SITE PLAN :
NE/S OF W. BURKE AVE., 117' :
NW OF YORK ROAD :
9th ELECTION DISTRICT :
4th COUNCILMANIC DISTRICT :
BALTIMORE COUNTY :
CASE NO. 87-247-SFH :

OPINION

This case comes before the Board on the request of the Petitioner, Property Owner, Nicholas B. Mangione, et ux, for approval of his revised site plan for the property located on the northeast side of West Burke Avenue, 117 feet northwest of York Road in the 9th Election District, 4th Councilmanic District of Baltimore County.

The matter previously came before this Board and after hearing, the Board ordered that a copy of the Amended Site Plan be transmitted to the Director of Planning for his comment as to the revisions. Exhibits received at the Board's subsequent hearing disclosed that the Planning Board views the proposed changes in the site plan as minor and that the overall proposal has the support of both the Director of Planning and the County Review Group (CRG).

Testimony from the architect, George Salabes, in citing the changes was that there would be no detrimental effect to the project and no significant increase as to its scope. Additional testimony from a representative of the Greater Towson Community Association, William Parsons, was that this Association heartily approved of the new site plan.

Upon consideration of the evidence, testimony and arguments offered, it is this Board's view that the revised site plan should be accepted and the Board will so order.

Case No. 87-247-SFH
Nicholas B. Mangione, et ux

ORDER

It is therefore this 18th day of March, 1987, by the County Board of Appeals of Baltimore County ORDERED that the revised site plan be and is hereby ACCEPTED.

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

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lawrence E. Schmidt

Patricia Phipps



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

March 18, 1987

S. Eric DiNenna, Esquire
Suite 600, 409 Washington Avenue
Towson, MD 21204

RE: Case No. 87-247-SFH
Nicholas B. Mangione, et ux

Dear Mr. DiNenna:

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

Sincerely,

Kathi C. Weidenhammer
Kathi C. Weidenhammer
Administrative Secretary

encl.

cc: Mr. & Mrs. Nicholas B. Mangione
Mr. Nicholas B. Commodari
Mrs. Jean Duvall
Phyllis Cole Friedman, Esquire
Arnold Jablon
Jean M. H. Jung
Norman E. Gerber
James G. Hoswell
James E. Dyer
Margaret E. du Bois

Nicholas B. Mangione, et ux
Case No. 87-247-SFH

Including a number of permits required to complete this development have been undertaken, and certain site development has begun sufficient to indicate that the requirement of section 2-58.1(n) has been met.

The Board received evidence, most notably the letter of October 14, 1986 from James E. Dyer, Zoning Supervisor, to Joseph B. Nelson, that indicates that extensive changes have been made on the Documented Site Plan originally submitted at our reclassification hearing. We believe these changes are sufficient to warrant the suspension of our hearing pursuant to section 2-58.1(m) to permit us to transmit a copy of the amended site plan to the Director of Planning. We shall do so.

ORDER

It is therefore this 29th day of January, 1987, by the County Board of Appeals ORDERED that the Petitioner has substantially undertaken the development and is diligently pursuing the completion of the development as required in section 2-58.1(n) and it is further ORDERED that our hearing be suspended for the purpose of our transmitting a copy of the amended proposal to the Director of Planning pursuant to section 2-58.1(m).

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

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

Keith B. Franz, Acting Chairman

Levy E. Spurrier

Thomas J. Hollinger

IN THE MATTER OF :
NICHOLAS B. MANGIONE, ET UX :
RE: PETITION FOR SPECIAL :
HEARING :
NE/S OF WEST BURKE AVE., :
117' NW OF YORK ROAD :
9th ELECTION DISTRICT :
BALTIMORE COUNTY :
CASE NO. 87-247-SFH :

OPINION

This matter comes before the Board on a Petition for Special Hearing to determine if the provisions of Baltimore County Code section 2-58.1 have been followed on this project. Two issues were presented, namely, whether, pursuant to section 2-58.1(n), the zoning classification of the property would revert to the previous classification in that almost three years has transpired since the reclassification was granted, and, secondly, whether amendments have been made to the plan as was approved by the Board that would now require Planning Board review pursuant to section 2-58.1(m).

The Board heard proffers by both counsel for the Petitioner and People's Counsel on these matters and received documents that are helpful to our findings. We believe that the efforts of the property owner to pursue development on this property have been undertaken and are being undertaken in a serious and diligent manner. We believe that development has been substantially undertaken and is being diligently pursued to completion as of this date. We recognize that the three-year deadline indicated in section 2-58.1(n) is rapidly approaching. We are specifically making no prospective finding that the development will be pursued to completion diligently and it is therefore the developer's responsibility to insure that fact. We are stating that the actions in this case, including development research, marketing research, engineering, architectural, and other expert planning have been undertaken by the developer, County approvals

PETITION FOR SPECIAL HEARING TO THE BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Board of Appeals should approve the... compliance by the petitioner with Section 2-58.1 (n) of Baltimore County Code as it pertains to the subject property which was the subject of Board of Appeals Case #CR-82-69-A, in that development necessary to implement the reclassification plan has been substantially undertaken and is being diligently pursued and as such is within the spirit and intent of the final order of the Board of Appeals granting the reclassification and variance, or in the alternative an extension of property is to be posted and advertised as prescribed by zoning regulations.

I, or we, agree to pay expenses of the above Special Hearing, 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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
Nicholas B. Mangione
(Type or Print Name)
Signature _____
Mary C. Mangione
(Type or Print Name)
Signature _____
1205 York Road
Address
Lutherville, MD 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Louis Mangione
Name
1205 York Road
Address
825-8400
Phone No.

ORDERED By The Board of Appeals of Baltimore County, this 13th day of November, 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 Board of Appeals of Baltimore County on the 28th day of January, 1987, at 1:30 o'clock P.M.

Chairman, Board of Appeals of Baltimore County

X.C.O. No. 1 (over)
*of time for utilization of the reclassification and variance granted in Board of Appeals Case #CR-82-69-A.

County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

February 19, 1987

NOTICE OF ASSIGNMENT

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

CASE NO. 87-247-SPH
(ref Case No. CR-82-69-A)

NICHOLAS B. MANGIONE, ET UX
NE/s OF W. BURKE AVE., 117' NW OF
YORK ROAD
9th ELECTION DISTRICT
RE: REVISED SITE PLANS

ASSIGNED FOR:

cc: Nicholas B. Mangione
Mary C. Mangione
Nicholas B. Commodari
S. Eric DiNenna, Esquire
Phyllis C. Friedman, Esquire
Arnold Jablon
Jean M. H. Jung
Norman E. Gerber
James G. Hoswell
James E. Dyer
Margaret E. du Bois

Kathi C. Weidenhammer
Administrative Secretary

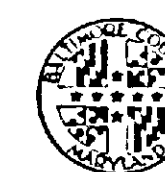
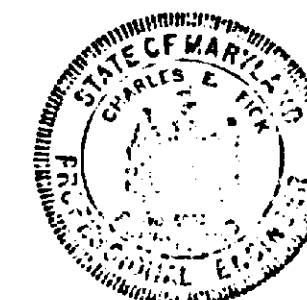
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 5828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
for Reclassification from Existing DR-16 Zone
to R.A.E. 2 Zone and VARIANCE

February 23, 1977
Revised July 11, 1977
Revised February 17, 1982

Beginning for the same at the intersection of the northeasterly side of West Burke Avenue with the zoning line between the DR 16 zone and the BR-CS-1 zone, said point being northwesterly along said side of Burke Avenue distant 117 feet more or less from the centerline of York Road, running thence binding on said northeasterly side of West Burke Avenue the two following courses viz: (1) along a curve to the right with a radius of 402.74 feet for a distance of 137.47 feet, said curve being subtended by a chord bearing North 60° 38' 02" West 136.81 feet and (2) along a curve to the right with a radius of 3773.72 feet for a distance of 344.52 feet, said curve being subtended by a chord bearing North 48° 14' 34" West 344.40 feet; thence binding on the outline of the subject property the nine following courses viz: (3) North 6° 15' 39" East 71.42 feet, (4) North 45° 03' 25" East 58.70 feet, (5) North 86° 24' 56" East 66.81 feet, (6) South 6° 36' 49" West 66.57 feet, (7) South 82° 22' 41" East 149.00 feet, (8) South 13° 41' 11" East 33.50 feet, (9) South 36° 14' 43" East 44.91 feet, (10) South 68° 58' 36" East 138.00 feet to a corner of the herein above mentioned zoning line, thence binding thereon (11) South 11° 40' 54" West 213.38 feet to the place of beginning.

Containing 1.816 acres of land, more or less.



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

February 24, 1987

NOTICE OF POSTPONEMENT and REASSIGNMENT

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

CASE NO. 87-247-SPH
(REF: Case No. CR-82-69-A)

NICHOLAS B. MANGIONE, ET UX

NE/s OF W. BURKE AVE., 117' NW OF
YORK ROAD

9th ELECTION DISTRICT

RE: REVISED SITE PLAN

Which was scheduled for hearing on Tuesday, February 24, 1987 at 11:30 a.m. has been POSTPONED in open hearing and has been

REASSIGNED FOR:

WEDNESDAY, March 11, 1987 at 9:00 a.m.

cc: Nicholas B. Mangione
Mary C. Mangione
Nicholas B. Commodari
S. Eric DiNenna, Esquire
Mrs. Jean Duval
Phyllis C. Friedman, Esquire
Arnold Jablon
Jean M. H. Jung
Norman E. Gerber
James G. Hoswell
James E. Dyer
Margaret E. du Bois

Petitioners/Property Owners

Counsel for Petitioners

People's Counsel

Kathi C. Weidenhammer
Administrative Secretary

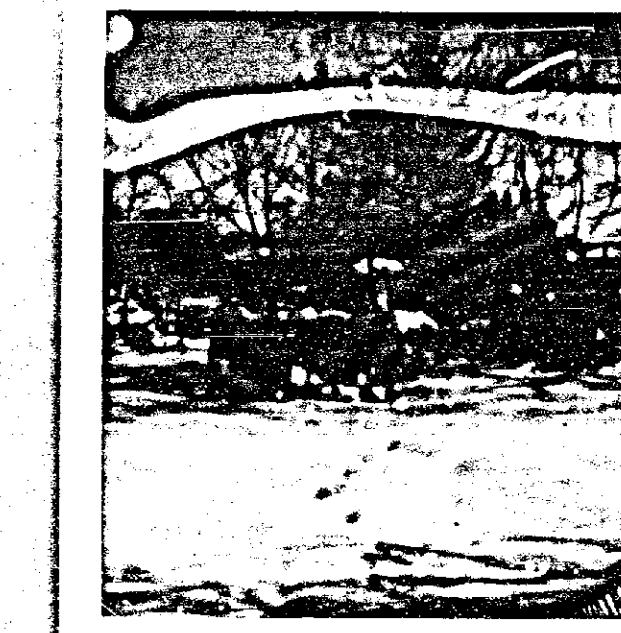
PETITION FOR SPECIAL HEARING
NE/s OF W. Burke Ave., 117' NW
of York Road District
Petitioner
NICHOLAS B. MANGIONE, ET UX
Case No. 87-247-SPH

Case #82-69-BA

1/27/81 Petition for Zoning Variance filed by Nicholas B. Mangione
3/2/81 Petition for Zoning Reclassification from D.R.16 to R.A.E.2 and Memorandum in Support thereof - filed by Nicholas B. Mangione
9/10/81 Hearing set for 10/7/81, at 10:00 a.m.
10/7/81 Petitioner requested an extension in order to file detailed plans.
11/3/81 Request of Petitioner and Order of Board of Appeals GRANTING extension to file amended plans to 12/7/81.
12/4/81 Environmental Impact Statement filed by Petitioner.
1/8/82 Hearing set for 1/27/82 before the Board of Appeals for Detailed Plan.
1/27/82 In Open Hearing the Board of Appeals accepted the amended detailed plan and Petition for Variance and forwarded the amended materials to the Director of Planning in compliance with the provisions of Bill #46-79.
2/26/82 Hearing set for 4/13/82, at 10:00 a.m.
5/7/82 Opinion and Order of the County Board of Appeals GRANTING the zoning from D.R.16 to R.A.E. 2 and the Variance to permit 0' setback in lieu of the required 15' to provide 12 underground parking spaces.
5/26/82 Amended order by C.B.A. stating that Granting the petition to conform to the specific plan introduced by the Petitioner.
7/12/83 Petition For Site Plan Amendments filed by Nicholas B. Mangione - filing fee \$100.00.
7/10/83 Environmental Impact Statement filed by Petitioner
9/13/83 Hearing set for 9/13/83. In open hearing the revised plan was introduced and was forwarded to the Director of Planning per Bill #46-79.
1/24/84 Opinion and Order of County Board of Appeals GRANTING the Amendments to the Site Plan with stipulations.
2/1/84 Amended Opinion and Order of County Board of Appeals AMENDING Stipulation No. 1 in its 1/24/84 Order and adding Stipulation No. 4.
8/14/86 County Review Group Meeting - continued subject to resolution of comments from Bureau of Sanitation, Bureau of Engineering, Traffic Engineering, and Planning.

Nicholas B. Mangione
Mrs. Mary C. Mangione
c/o Mangione Family Enterprises
1205 York Road/Penthouse
Lutherville, MD 21093
Mr. Nicholas B. Commodari
c/o Mangione Family Enterprises
Phyllis Cole Friedman, Esq.
Arnold Jablon
Jean M. H. Jung
S. Eric DiNenna, Esquire
Counsel for Petitioner
102 W. Pennsylvania Avenue STE 600
Towson, MD 21204
409 Washington Ave.
2/20/87

REQUESTS NOTIFICATION
Mrs. Jean Duval
227 Mordock Road
Baltimore, MD 21212



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Norman E. Gerber, Director
TO: Office of Planning & Zoning
Keith S. Franz
FROM: County Board of Appeals
Case No. 87-247-SPH
SUBJECT: Nicholas B. Mangione, et ux

Date: January 29, 1987

At a hearing on January 28, 1987, the developer for the above-referenced property submitted the attached revised site plans. It is our opinion, as indicated by the enclosed Order, that it is appropriate for the Planning Board to provide comments on the revisions.

We would appreciate your cooperation. If there is anything further you need, please feel free to contact me.

KSF:kcw

Attachments (2)

COPY

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAWS. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.SUITE 600
MERCANTILE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

February 25, 1987

Ms. Jean DuVall
227 Murdock Road
Baltimore, Maryland 21212RE: Mangione Petition
Burke Avenue
My File No.: 87-2

Dear Jean:

This is to confirm our conversation on February 24, 1987, wherein I indicated to you that the hearing that was scheduled for 11:30 a.m. on February 24, 1987, was postponed because you did not receive any notification of the hearing.

This is to advise you that the hearing will take place on Wednesday morning, March 11, 1987, at 9:00 a.m. before the County Board of Appeals.

It is also my understanding that you will be receiving notification from the Board directly. If you have any questions, do not hesitate to call upon me.

Very truly yours,
[Signature]
S. ERIC DINENNA

SED:kar

cc: County Board of Appeals
People's Counsel for Baltimore County
Mr. Louis MangioneRECEIVED
COUNTY BOARD OF APPEALS
FEB 27 4 14 PMDINENNA, MANN & BRESCHI
ATTORNEYS AT LAWS. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.SUITE 600
MERCANTILE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

March 30, 1987

Chairman
County Board of Appeals
for Baltimore County
Room 200
Court House
Towson, Maryland 21204RE: Case No.: 87-247-SPH
Nicholas B. Mangione, et ux
Petitioners
My File No.: 87-2

Dear Mr. Chairman:

I am in receipt of your Order and Opinion dated March 18, 1987, concerning the above-captioned matter. I note that your Order states "Ordered that the revised site plan be and is hereby accepted."

I have reviewed the issues namely Article 2.58.1 of the County Code and I do not see any language as to what the Board would do with any amended plan as to whether it is accepted or granted.

I might suggest that you pass an Order, nunc pro tunc, indicating that the revised site plan be and is hereby "accepted and approved."

Thank you for your cooperation.

Very truly yours,
[Signature]
S. ERIC DINENNA

SED:kar

cc: Mr. Nicholas Mangione
Mrs. Jean DuVall
Mrs. Phyllis Friedman59 JUN 15 1987
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1987

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

cc:

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 DevelopmentMr. Nicholas B. Mangione
1205 York Road
Lutherville, Maryland 21093RE: Item No. 180 - Case No. 87-247-SPH
Petitioner: Nicholas B. Mangione, et ux
Petition for Special Hearing

Dear Mr. Mangione:

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.

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

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman
TO: County Board of Appeals
Norman E. Gerber, AICP, Secretary
FROM: Baltimore County Planning Board
Case No. 87-247-SPH
SUBJECT: Nicholas B. Mangione, et ux

Date: February 20, 1987

At its regular meeting on February 19, 1987, the Baltimore County Planning Board recommended in support of the subject request. The Board believed that the proposed changes were minor and that the overall proposal was an excellent one for this location.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:rl's

cc: S. Eric Dinenna, Esquire
Attorney for the PetitionerPhyllis Cole Friedman
People's CounselArnold Jablon
Zoning CommissionerJames E. Dyer
Zoning SupervisorRECEIVED
COUNTY BOARD OF APPEALS
FEB 24 2 03 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairman
FROM: C. E. Burham, Chief, Building Plans Review, Department of Permits & Licenses
SUBJECT: Zoning Advisory Committee Meeting
Scheduled for 11/18/86

Item #171	See Comment (Tidal Flood Area)
Item #172	None
Item #173	None
Item #174	See Comments
Item #175	See Comments
Item #176	See Comments
Item #177	See Comments
Item #178	See Comments
Item #179	See Comments
Item #180	See Comments
Item #181	Standard Comments
Item #182	Standard Comments
Item #183	Standard Comments
Item #184	Standard Comments
Item #185	Standard Comments
Item #186	Standard Comments
Item #187	See Comments
Item #188	See Comments

CEB/vw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500PAUL H. REINCKE
CHIEF

November 24, 1986

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

RE: Property Owner: Nicholas B. Mangione, et ux

Location: NE/S W. Burke Avenue, 117' NW York Road

Item No.: 180

Zoning Agenda: Meeting of 11/18/86

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 _____ 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 Cycle I - Item #9 comments. Noted and
REVIEWER: *[Signature]* Approved: *[Signature]*
Planning Group
Special Inspection Division

/mb

Maryland Department of Transportation
State Highway Administration

NOV 25 1986

ZONING OFFICE

William K. Holliman
Secretary
Hal Kassoff
Administrator

November 20, 1986

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

Att: James Dyer

RE: Baltimore County
Item #180
Property Owner: Nicholas B. Mangione et ux
Location: NE/S W. Burke Avenue, (Maryland Route 45)
117' NW York Road
Existing Zoning: RAE 2
Proposed Zoning: Special
Hearing for interruption for compliance with original case #CR87-69-A (no plat included for this item number. See Cycle 1 item 9, April-October 1981)
Area: 1.816 acres
District: 9th

Dear Mr. Jablon:

The State Highway Administration is unable to comment on this site due to the absence of a site plan.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CI-GW:es

cc: J. Ogle

My telephone number is 333-1350.

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 575-0451 D.C. Metro - 1-800-423-5882 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203-0717

RE: Petition for Special Hearing

(Utilization of Reclassification/Variance
Case No. CR-82-69-A Nicholas B. Mangione)

Reclassification expires at the end of January. Nick Commodari brought this in and said he had spoken with Zoning; was advised to bring to this office first; to be handled in similar manner to reclass (but as request for special hearing).

11/07/86 - Spoke with Jim Dyer re above case. He said it's actually a petition for special hearing - asking for interpretation as to whether he has complied with reclassification order.

The only way he knows to do this is via special hearing, but in connection with original reclass. case.

He plans to use the same number (will not assign a case number as they usually do with petitions for special hearings.)

He also mentioned that he had spoken with WTH; and this was final determination as to proper handling.

He realizes the Board does not have original jurisdiction on anything but reclass cases.

But the Zoning Commissioner should not be making a determination that has to do with one of their orders.

Also, the case needs to be heard before the end of January if possible, and Zoning needs to know the date in order to have time to post the property at least 15 days prior to the hearing (they will also handle advertising).

Jim Dyer will be available to discuss further with WTH if necessary.

k

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

STEPHEN E. COLLINS
DIRECTOR

December 15, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items Number 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:tt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James E. Dyer
TO: Office of Planning & Zoning
William T. Hackett, Chairman
FROM: County Board of Appeals

Date: January 3, 1987

Case No. CR-82-69-A (Ref. Case No. 87-247-SPH)
SUBJECT: Nicholas Mangione

On this date, Mr. Mangione and Mr. Commodari presented for my perusal a final documented site plan in Case No. CR-82-69-A (reference new case number 87-247-SPH). The current plan has received CRG approval. However, in answer to your letter to Mr. Nelson of June 12, 1986 requiring comments from the Board of Appeals, the Board is of the opinion that the spirit of the reclassification, as evidenced by the current plan submitted for the foundation permit, has not been violated.

It is the opinion of this Board that this project is in full compliance with all Baltimore County regulations and its use is of benefit to Baltimore County, and that the building permits to permit the foundation should be issued.

If further confirmation of this is needed or desired, please contact the Board of Appeals office.

William T. Hackett
William T. Hackett, Chairman

WTH:kcw



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

November 10, 1986

Re: South Towson Place
District 9 C4

Gentlemen:

Enclosed is a signed copy of the approved plan for the referenced subdivision. This development proposal may be further processed according to the following schedule:

- a. The Final Development Plan, if applicable, is to be submitted to the Office of Planning and Zoning for review and approval.
- b. A certified or cashier's check in the amount of \$6,734 less \$634.00 received, has been submitted to this office. A balance of \$6,090.00, payable to Baltimore County, Maryland, must be submitted to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.
- c. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the marked-up plan is the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. The agreement package will be prepared and forwarded to the owner for execution.
- d. Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.
- e. Submission of utility and/or road drawings must be accompanied by a certified or cashier's check in the amount of \$300.00 to cover the cost of right-of-way title work.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:GDL:jha

cc: AFR Associates, Inc., 7427 Harford Rd., Balto. Md., 21234
E. McDonough
File

Mr. James Markle, Chief
Bureau of Public Services
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Page 2

We believe this project is the cornerstone of development in the Southern part of the Towson Town Center and would benefit the entire area. We would appreciate any consideration your office can extend to expedite this project. The developer is willing to provide reasonable assurance that granting of the variance and approval of the grading plan will not be to the detriment of Baltimore County. We will be glad to meet with you if you would like to discuss this variance request.

Sincerely,

Richard J. Truelove, P.E.
APR Associates, Inc.
Vice-President

RJT/sd

apr associates, inc.
surveyors-engineers

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

October 22, 1986

Re: South Towson Place

Dear Mr. Markle:

Attached please find 4 copies of the grading plan and the site plan from the County Review Group plans for South Towson Place. The County Review Group Plan was approved on October 15, 1986 for development of the site into a seventeen story office-residential-commercial complex.

In order to develop the project, a retaining wall approximately 10 feet above existing grade needs to be constructed along the North property line. Construction of the retaining wall is a major time element in the project schedule and the developer would like to install the wall while the building and development plans are being finalized. On behalf of the developer we are requesting that your office consider a variance to County policy and approve the grading plan prior to final approval of the Stormwater Management Plans.

Stormwater Management for this project will be accomplished utilizing a reinforced concrete holding tank within the building. The tank will not be used for sediment control and will not be installed until the foundations are placed. The final tank dimensions can not be established until the building foundations are designed and is therefore dependent on the building design schedule. The hydrology computations which establish the volume of storage required in the tank were submitted on September 26, 1986 for review. Since work to finalize the building plans could not start until the CRG Plan was approved, there still remain several months before the final stormwater management plans are approved. Our developer would like to use this time to install the retaining wall.

7427 Harford road Baltimore, md. 21234 tel: 301 444 4312

Mr. Arnold Jablon
November 5, 1986
Page 2

My understanding from our conversation is that the hearing only has to be heard prior to February 1, 1987 in order to extend our right to develop the property as proposed. If this is not so, I am by way of this letter requesting an early hearing date.

Awaiting your written reply confirming the above, I am,

Sincerely,

MANGIONE FAMILY ENTERPRISES

Nicholas B. Commodari

Nicholas B. Commodari

NBC/jms
cc: Mr. J. Dyer

Mangione Family Enterprises

1205 York Road/Pennhouse
Lutherville, Maryland 21093
Phone: (301) 925-8400

Nicholas B. Mangione, Chairman of the Board

November 5, 1986

NICHOLAS B. MANGIONE, Esq.

Mr. Arnold Jablon,
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Utilization of Reclassification/
Variance
Case # CR-82-69-A
1175 Burke Avenue 117' West of
Centerline of York Road
9th Election District

Dear Mr. Jablon:

In accordance with my discussion of November 3, with Mr. Dyer, today I submitted to the zoning office documents required to file for the special hearing petition for the above referenced matter.

As we discussed, I submitted the following:

1. three (3) revised special hearing forms
2. three (3) descriptions from the previous case
3. \$100.00 filing fee

After discussing Mr. Dyer's suggestion of including a letter stating the reasons in support of our request with Mr. Louis Mangione, it was decided to do this at the time of the scheduled hearing, which we respectfully request to be scheduled prior to the expiration date of the reclassification (i.e. February 1, 1987). We are quite confident that our project will be substantially under way by that date, and therefore, we will withdraw this request. However, in the event of some unforeseen delay(s), we feel that this hearing will protect our interest in this property.

11/6/86 JDA
Petition to be filed with EBA. They will give us hearing date we will also file.

8-25-87

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 10/15/86
(continued from 8/14/86)
FROM: ZONING OFFICE
PROJECT NAME: South Towson Place PLAN: 9/10/86
LOCATION: N/S W. Burke Avenue, West of York Road REV: 10/8/86 REV:
DISTRICT: 9th Election District
REVISED PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST

Most of the comments regarding form and inclusion made on August 14, 1986 were complied with. The following comments principally address the changes in the three plans submitted to the Board of Appeals, the plan submitted to the Zoning Office on June 4, 1986 and this C.R.G. plan.

1) Zoning Case #82-69 RA concerning this property was the subject of three Board of Appeals hearings (one original and two amended site plans) for reclassification from DR 16 to R.A.E. 2 and variances. As shown in the case history on Sheet #2, the requests were granted. Pursuant to S.2.40.1.n, Art. 5, Administration, Board of Appeals, Baltimore County Code, a subsequent comprehensive zoning of the property to R.A.E. 2 has not affected the documented site plan provisions of this same section.

2) After the last Board of Appeals order and accompanying site plan, a plan was submitted to the Zoning Office on June 4, 1986 for review. Mr. James E. Dyer and Mr. William Hackett (who sat as Chairman of the Board of Appeals when the reclassification was being considered) opined that the changes were minor and that no additional hearings would be required as long as the following quantities were not exceeded:

- The ground floor area (footprint of the building)
- The building height
- Retail floor space
- The density units
- The amenity open space may not be reduced.

Also, upon finalization of the Architect's plans and approval of the C.R.G. plan, the final amended site plan must be submitted to the Board of Appeals for review and approval.

3) The plan as reviewed on June 4, 1986 has been further changed by the current C.R.G. submittal and three of the five aforementioned quantities have been exceeded, and two have been improved as follows:

	Documented Plan	June 1986 Plan	Current Plan
Ground Floor Area	27,409	27,409	27,409
Building Height	150	150	150
Retail Floor Space	9,000	9,000	9,000
Density Units	168	168	156.5
A.O.S.	47,000	47,000	47,381

Additional changes include:

- Employee parking on the E/S
- Dead-end service and fire lane in the rear changed to two entrances and driveway for upper and lower parking levels.
- Elimination of landscaping adjoining the rear for the driveway.
- Exterior construction materials not included on Sheet #6.
- Maximum 3 sq. ft. not included on easternmost driveway directional sign.
- S.W.M. changed to underground and replaced with landscaping.
- Front to rear and side to side building profiles changed.

4) Correct the A.O.S. provided in Note #19 (checklist notes) to agree with Note E on the Current Plan notes. Also when the final building and site plans are prepared, the different areas allocated for A.O.S. should be identified, shaded and subtitled.

5) Based on the determination in June 1986 by Mr. James Dyer, Zoning Supervisor and Mr. William Hackett, Chairman of the Board of Appeals as outlined in Comment #2, it appears that a hearing before the Board of Appeals would be required for a third amendment to the site plan, and Zoning approval would be contingent upon the outcome of that hearing.

W. Carl Richards, Jr.
Zoning Coordinator

AFTER PRE-CRG AND ZONING MEETING

6) Include the attached letter from James E. Dyer to Mr. Joseph B. Nelson dated 10/14/86. Please note the comment as repeated that the final approved plan must be submitted to the Board of Appeals for review as the final amended documented site plan for zoning case 82-69 RA.

RECEIVED
COUNTY BOARD OF APPEALS
OCT 16 PM 2:05

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

ARNOLD JABLON
ZONING COMMISSIONER

October 14, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Joseph B. Nelson, AIA
Nelson-Salabes, Inc.
1045 Taylor Avenue, Suite 208
Baltimore, Maryland 21204-8385

Re: South Towson Place Zoning Review for
County Review Group

Dear Mr. Nelson:

The present plan dated September 10, 1986 (amended October 8, 1986) as submitted for County Review Group (CRG) review and comment indicates that extensive changes have been made to both the Documented Site Plan original submitted with the Reclassification Hearing and the amended plan submitted to zoning for review and comment prior to this (CRG) submittal. (Said amended plan was commented on via letter dated June 12, 1986.)

The amended CRG plan has been reviewed with the Board of Appeals Chairman Mr. Hackett and it is his opinion that amendments/changes since the approval of the Reclassification request has stretched the intent of "Reclassification by Documentation" to the limit. However he does feel that in consideration of the effect of the changes on surrounding uses and the classification of adjoining properties that spirit of said reclassification process will not be violated. As stated in the aforementioned letter dated June 12, 1986 upon finalization and approval by CRG the final amended documented site plan must be submitted to the Board of Appeals for review and approval.

Attached is a list of changes over and above those listed in the June 12, 1986 letter. Please refer any questions to me at your earliest convenience.

Sincerely,

James E. Dyer
Zoning Supervisor

JED:kbb
Enclosure

Mr. William T. Hackett, Chairman
Board of Appeals

South Towson Place CRG Comments
August 14, 1986
Page Two

5/7/82 Opinion and Order of the County Board of Appeals GRANTING the zoning from D.R.16 to R.A.E. 2 and the Variance to permit 0' setback in lieu of the required 15' to provide 12 underground parking spaces.

5/26/82 Amended order by C.B.A. stating that Granting the petition to conform to the specific plat introduced by the Petitioner.

7/12/83 Petition for Site Plan Amendments filed by Nicholas B. Mangione - filing fee \$100.00.

7/10/83 Environmental Impact Statement filed by Petitioner

9/13/83 Hearing set for 9/13/83. In open hearing the revised plan was introduced and was forwarded to the Director of Planning per Bill #46-79.

1/24/84 Opinion and Order of County Board of Appeals GRANTING the Amendments to the Site Plan with stipulations.

2/1/84 Amended Opinion and Order of County Board of Appeals AMENDING Stipulation No. 1 in its 1/24/84 Order and adding Stipulation No. 4.

ADD THE C.R.G. ACTION HERE

2) Incorporate the CRG plan notes into the documented plan notes or provide the documented plan notes separately noting the changes from the 2nd Amended Board of Appeals plan and the plan submitted to the zoning office 6/86 for comments. The documented plan notes must remain on the plan.

3) A. When the documented notes are included into the C.R.G. plan, please include a separately identified section listing the original documented quantity and the current revised plan quantity for:

- ground floor area (footprint) of the building;
- the building height;
- retail floor space;
- density units proposed
- amenity open space.

On the 6/86 plan submitted by the zoning office Mr. James Dyer, Zoning Supervisor, and Mr. William Hackett (who sat as Chairman of the Board of Appeals when the reclassification was being considered) opined

(CONTINUED)

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: August 14, 1986
FROM: ZONING OFFICE

PROJECT NAME: SOUTH TOWSON PLACE PLAN: 07/08/86
LOCATION: N/S W. Burke Avenue REV: REV:
W. of York Road
DISTRICT: 9th Election District
REVISED PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST

1) This property was the subject of 3 Board of Appeals hearings and 1 original and 2 amended site plans for reclassification from D.R.16 to R.A.E.2 and variances. Please include the following case history from the zoning docket and the 4 stipulations by the Board of Appeals on the C.R.G. site plan.

Case #82-69-RA

1/27/81 Petition for Zoning Variance filed by Nicholas B. Mangione

3/2/81 Petition for Zoning Reclassification from D.R.16 to R.A.E.2 and Memorandum in Support thereof - filed by Nicholas B. Mangione

9/10/81 Hearing set for 10/7/81, at 10:00 a.m.

10/7/81 Petitioner requested an extension in order to file detailed plans.

11/3/81 Request of Petitioner and Order of Board of Appeals GRANTING extension to file amended plans to 12/7/81.

12/4/81 Environmental Impact Statement filed by Petitioner.

1/9/82 Hearing set for 1/27/82 before the Board of Appeals for Detailed Plan.

1/27/82 In Open Hearing the Board of Appeals accepted the amended detailed plat and Petition for Variance and forwarded the amended materials to the Director of Planning in compliance with the provisions of Bill #46-79.

2/26/82 Hearing set for 4/13/82, at 10:00 a.m.

(CONTINUED)

NELSON-SALABES, INC.

Mr. James E. Dyer
Zoning Supervisor
Baltimore County Zoning Office
111 W. Chesapeake Avenue, Room 113
Towson, MD 21204
October 8, 1986
Page - 2 -

9. Profiles of building have been changed to provide additional set back and lower the apparent height of the building.

You will note that the amenity open space has been located on the site and roof gardens. Traffic access on the western entrance has been improved and sight lines established.

You will see that the building footprint lies within the envelope line established on the June 4th 1986 submittal.

In summary, the plan meets the criteria set forth on June 4th and in terms of number of units, dwelling density, parking ratios, office space, and height at the setback line, is considerably better than the June 4th submission.

We therefore request your consideration of this current plan as meeting the criteria established by you and Mr. Hackett and therefore not requiring a future review by the Board of Appeals.

As we discussed, we will look for your verbal comments on Friday, October 10, 1986, and will meet you at 9:00 A.M., Tuesday, October 14th. If you have any questions or comments in the meantime, please call.

Sincerely,

NELSON-SALABES, INC.

Joseph B. Nelson, AIA

JBN:tm

cc: Mr. Louis Mangione
Mr. Richard Truelove

Enc.

SOUTH TOWSON PLACE LIST OF CHANGES

- a slight expansion of the building foot print;
- an increase in building height - the building has been set back further from the street right-of-way line and as such does not violate the minimum height permitted by the Zoning Regulations;
- surface employee parking has been added along the west property line;
- the dead-end service and fire lane in the rear changed to two entrances and driveway for upper and lower parking levels;
- the storm water management pond has been relocated to a point under the building;
- the driveway drop off entrance has been redesigned;
- landscaping along the rear of the building has been removed and replaced by a retaining wall;
- additional landscaping has been added in the area vacated by the storm water management pond;
- density units have been reduced from 168 to 156.5; dwelling units have been reduced from 232 to 202; and
- exterior construction materials not included on Sheet #6; and
- front to rear and side to side building profiles changed.

JOSEPH B. NELSON AIA
GEORGE S. SALABES JR. AIA
THOMAS W. COOHEY
PETER KIRK AIA
SUZAN JOHNSON
Nelson-Salabes, Inc.
ARCHITECTS PLANNERS
1045 Taylor Avenue, Suite 208 • Baltimore, Maryland 21204 8385
Telephone (301) 828-6636

October 8, 1986

Mr. James E. Dyer
Zoning Supervisor
Baltimore County Zoning Office
111 W. Chesapeake Avenue, Room 113
Towson, MD 21204
Re: Towson Place
Burke Avenue (West of York Road)
NSI Job No. 1086

Dear Mr. Dyer:

As per our conversation on October 6, 1986, you will find attached, the final C.R.G. submittal on the Towson Place project. This project was reviewed by you on June 4, 1986, to determine the acceptable building envelope line.

The current plan is presently under review by the C.R.G. and meets the requirements set forth in the June 4th submittal, i.e.

	June 4th	Current Plan
a. Ground floor area (foot print of building)	27,409 SF	27,409 SF
b. Building height	150' Max	122.5' Max
c. Retail Floor Space	9,000 SF	9,000 SF
d. Density Units	168' Max	156.5
e. Amenity Open Space	47,000 SF	47,381 SF
f. Number of Dwelling Units	232	202
*Height at building measure plane		

In addition, the following changes have been made:

- Surface parking for employees has been made.
- Firelane access has been improved to extend completely around the building.
- Landscaping at rear of driveway has been eliminated because of the need for a retaining wall to contain the grade.
- Exterior construction materials will be 75 to 90% brick with stone trim and stucco.
- Directional sign (max. 3 sf) will be included on eastern most driveway.
- SWM has been changed to underground of structure and replaced with additional landscaping.

South Towson Place CRG Comments
August 14, 1986
Page Three

That the changes were minor and that no additional hearings would be required as long as the aforementioned quantities were not exceeded. Also that after finalization of the architects plans and approval of the C.R.G. plan, the final amended documented site plan must be submitted to the Board of Appeals for review and approval.

B. The Documented Plan and the 6/86 plan has been further changed, by this C.R.G. submittal with regard to:

1. omission of the documented notes, floor plans, elevations, exterior materials;
2. the building footprint;
3. screening;
4. Burke Avenue right-of-way;
5. entrances width, location and number;
6. building stories;
7. signs;
8. A.O.S.;
9. parking requirements and provided;
10. medical offices added;
11. underground parking identification on the site plan and layout.

These items should be addressed and identified as changes from the previous plans. In some areas there has been 2 changes since the last documented plan. The zoning on the adjoining property should be corrected to agree with the 1" = 1000 ft. zoning map. Also any additional changes generated by the C.R.G. process should be identified on the plan as a change from the documented plan.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

JOSEPH B. NELSON AIA
GEORGE S. SALABES JR. AIA
THOMAS W. COONEY
PETER KIK AIA
SUSAN JOHNSON

NELSON-SALABES, INC.
ARCHITECTS PLANNERS
1045 Taylor Avenue, Suite 208 • Baltimore, Maryland 21204-8385
Telephone (301) 826-4636

June 9, 1986

Mr. Jim Dyer
Baltimore County Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: South Towson Place
NSI Job No. 1086

Dear Mr. Dyer:

Attached is our approved plat submitted for the zoning reclassification of this site. Outlined in red is our proposed new building envelope line (which differs from that shown on the approved plat). You will notice that in the two envelopes the lines occupy approximately the same site area. However, the new lines have been repositioned.

Please confirm in writing if you agree that this conforms to the intent of the Baltimore County Planning and Zoning regulations. Your cooperation is greatly appreciated.

Sincerely,

NELSON-SALABES, INC.

Joseph B. Nelson, AIA
Joseph B. Nelson, AIA

JBN:tm

Enc.

cc: Mr. Louis Mangione

Mr. Joseph B. Nelson
June 12, 1986
Page Two

If you feel that the above does not accurately represent the proposed changes or deviation from the original plan submitted at the time of the referenced hearing, please contact me or Mr. Hackett at your earliest convenience.

Sincerely,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:kbb

cc: Mr. William Hackett
Mr. Norman Gerber
Ms. Phyllis Cole Friedman
Mr. Louis Mangione

RECEIVED
COUNTY BOARD OF APPEALS
JUN 13 1986

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

ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Joseph B. Nelson
Nelson-Salabes, Inc.
1045 Taylor Avenue, Suite 208
Baltimore, Maryland 21204-8385

RE: South Towson Place, Burke Avenue
Amendment to Documented Site Plan
(CR-82-69-A)

Dear Mr. Nelson:

By letter dated May 22, 1986 you have requested approval of certain amendments to the documented site plan that was considered by the Board of Appeals in granting the above reclassification. Said amendments are more specifically outlined in red on a copy of the original documented site plan submitted with your letter.

Said amendments consist of a relocation and realignment of the building envelope, two additional floors (15 floors to 17 floors) in the apartment tower and some minor changes to the entrance location and interior circulation. It should be noted that the two additional floors have been added without increasing the overall height of the building, i.e., the height of each story has been reduced sufficiently to accommodate the two additional floors.

Please be advised that I have reviewed the above amendments with Mr. William Hackett, who sat as Chairman of the Board of Appeals at the time the reclassification was being considered. It was his opinion that the proposed amendments are minor in nature and that additional hearings will not be required; provided certain limitations that existed on the original plans are not exceeded.

The following items as listed on the original plan may not be exceeded:

1. The Ground Floor Area (Footprint) of the Building;
2. The Building height;
3. Retail floor space;
4. The density units as proposed; and
5. The amenity open space may not be reduced.

Upon finalization of the architects plans and approval of the CRG Plan the final amended documented site plan must be submitted to the Board of Appeals for review and approval.

JOSEPH B. NELSON AIA
GEORGE S. SALABES JR. AIA
THOMAS W. COONEY
PETER KIK AIA
SUSAN JOHNSON

NELSON-SALABES, INC.
ARCHITECTS PLANNERS
1045 Taylor Avenue, Suite 208 • Baltimore, Maryland 21204-8385
Telephone (301) 826-4636

May 22, 1986

Baltimore County
Department of Planning & Zoning
111 W. Chesapeake Avenue
County Office Building
Towson, MD 21204

Attention: Mr. James Dyer

Re: South Towson Place
Burke Avenue

Dear Mr. Dyer:

This letter will confirm our recent conversation regarding the proposed development at Burke Avenue, 117' West of York Road, called "South Towson Place". As you will recall, this property was rezoned from R-16 to RAE 2 in January 1984. The approved zoning plat (see attached) showed a "building envelope line" to describe the extent of the ground level footprint.

The owner will soon be submitting another site plan to be reviewed in the CRG Process. You will see that the "building envelope line" on the CRG Site Plan has been revised to accommodate a better layout. However, the proposed CRG plan does not increase the floor area, density units or number of living units and conforms to Baltimore County Planning & Zoning regulations.

As you mentioned, the "building envelope line" is not required on the zoning plat and is not a limitation or condition of approval.

If you agree with this, I would appreciate it if you would forward your written concurrence to my office.

Sincerely,

NELSON-SALABES, INC.

Joseph B. Nelson, AIA
Joseph B. Nelson, AIA

JBN:tm

PETITION FOR SPECIAL HEARING

9th Election District

Case No. 87-247-SPH

LOCATION: Northeast Side of West Burke Avenue, 117 feet Northwest of York Road

DATE AND TIME: Wednesday, January 28, 1987, at 1:00 p.m.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The Board of Appeals of Baltimore County, by authority of the authority of the Baltimore County Charter, will hold a public hearing:

Petition for Special Hearing to approve the compliance by the Petitioner with Section 2-58.1(n) of the Baltimore County Code as it pertains to the subject property which was the subject of Board of Appeals Case No. CR-82-69-A, in that development necessary to implement the reclassification plan has been substantially undertaken and is being diligently pursued and as such is within the spirit and intent of the final order of the Board of Appeals granting the reclassification and variance...or in the alternative, an extension of time for utilization of the reclassification and variance granted in Board of Appeals Case No. CR-82-69-A

Being the property of Nicholas B. Mangione, et ux, as shown on plat plan filed with the Zoning Office.

IN THE MATTER OF THE PETITION FOR SPECIAL HEARING (Utilization of Reclassification/Variance Case No. CR-82-69-A)
NE/S Burke Ave., 117' NW York Rd. 9th District (1.816 acs.)
NICHOLAS B. MANGIONE, et ux, Petitioners

BEFORE THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Case No. 87-247-SPH (Item 180)

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, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Nicholas B. Mangione, and Louis Mangione, 1205 York Road, Lutherville, MD 21093.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: *Special Hearing*
Petitioner: *Nicholas B. Mangione, et ux*
Location of property: *N.E. of W. Burke Ave. 117' W. of York Rd.*
Location of Signs: *2 signs N.E. of W. Burke Ave. 117' W. of York Rd. 1 sign W. of Burke Ave. 117' W. of York Rd. 1 sign N.E. of W. Burke Ave. 117' W. of York Rd. 1 sign W. of Burke Ave. 117' W. of York Rd.*
Remarks: *As per CR-82-69-A*
Posted by: *S. J. Dyer*
Number of Signs: *6*

87-247-SPH

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
13th day of November, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: *Nicholas B. Mangione, et ux*
Petitioner's Attorney: _____
Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

8-25-87

CASE HISTORY

Case #82-69-RA

1/27/81 Petition for Zoning Variance filed by Nicholas B. Mangione

3/2/81 Petition for Zoning Reclassification from D.R.16 to R.A.E.2 and Memorandum in Support thereof - filed by Nicholas B. Mangione

9/10/81 Hearing set for 10/7/81, at 10:00 a.m.

10/7/81 Petitioner requested an extension in order to file detailed plans.

11/3/81 Request of Petitioner and Order of Board of Appeals GRANTING extension to file amended plans to 12/7/81.

12/4/81 Environmental Impact Statement filed by Petitioner.

1/9/82 Hearing set for 1/27/82 before the Board of Appeals for Detailed Plan.

1/27/82 In Open Hearing the Board of Appeals accepted the amended detailed plat and Petition for Variance and forwarded the amended materials to the Director of Planning in compliance with the provisions of Bill #46-79.

2/26/82 Hearing set for 4/13/82, at 10:00 a.m.

5/7/82 Opinion and Order of the County Board of Appeals GRANTING the zoning from D.R.16 to R.A.E. 2 and the Variance to permit 0' setback in lieu of the required 15' to provide 12 underground parking spaces.

5/26/82 Amended order by C.B.A. stating that Granting the petition to conform to the specific plat introduced by the Petitioner.

7/12/83 Petition for Site Plan Amendments filed by Nicholas B. Mangione - filing fee \$100.00.

7/10/83 Environmental Impact Statement filed by Petitioner

9/13/83 Hearing set for 9/13/83. In open hearing the revised plan was introduced and was forwarded to the Director of Planning per Bill #46-79.

1/24/84 Opinion and Order of County Board of Appeals GRANTING the Amendments to the Site Plan with stipulations.

2/1/84 Amended Opinion and Order of County Board of Appeals AMENDING Stipulation No. 1 in its 1/24/84 Order and adding Stipulation No. 4.

8/14/86 County Review Group Meeting -continued subject to resolution of comments from Bureau of Sanitation, Bureau of Engineering, Traffic Engineering, and Planning.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 7, 1987.

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 January 7, 1987.

TOWSON TIMES.

Publisher

34.00

PETITION FOR SPECIAL HEARING
in Election District
Case No. 87-247-SPH

LOCATION: Northeast Side of West Burke Avenue, 117 feet Northwest of York Road

DATE AND TIME: Wednesday, January 28, 1987, at 1:00 p.m.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The Board of Appeals of Baltimore County, by authority of the authority of the Baltimore County Charter, will hold a public hearing.

Purpose: For Special Hearing to approve the compliance by the Petitioner with Section 2-8.1(a) of the Baltimore County Code as it pertains to the subject property which was the subject of Board of Appeals Case No. CR-82-69-A, in that development necessary to implement the reclassification plan has been substantially undertaken and is being diligently pursued and is such to within the spirit and intent of the final order of the Board of Appeals granting the reclassification and variance.

or in the alternative, an extension of time for publication of the reclassification and variance general in Board of Appeals Case No. CR-82-69-A.

Being the property of Nicholas B. Mangione, et ux, as shown on plat plan filed with the Zoning Office.

EX-177-138128 Jan. 7

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

January 29, 1987

S. Eric DiNenna, Esquire
Suite 205, Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, MD 21204

RE: Case No. 87-247-SPH
Nicholas B. Mangione, et ux

Dear Mr. DiNenna:

Enclosed is a copy of the Opinion and Order of the County Board of Appeals passed today in the subject case.

Sincerely,

Kath C. Weidenhammer
Kath C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. Nicholas B. Commodari
Mr. & Mrs. Nicholas B. Mangione
Arnold Jablon
Jean M. H. Jung
Phyllis C. Friedman, Esquire
Norman E. Gerber
James C. Hoswell
James E. Dyer
Margaret E. du Bois

Mr. Louis Mangione
Mangione Family Enterprises
1205 York Road/Penthouse
Lutherville, Maryland 21093

November 17, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE/S of West Burke Ave., 117' NW of York Rd.
9th Election District
Nicholas B. Mangione, et ux - Petitioners
Case No. 87-247-SPH

TIME: 1:00 p.m.

DATE: Wednesday, January 28, 1987

PLACE: Room 218, Courthouse, Towson, Maryland

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

No. 25660

Hackett, Chairman
rd of Appeals

DATE 11-6-86 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM NICHOLAS B. MANGIONE

FOR: From Fee Special Hearing

Addressed to 8-22-86 Item 180

VALIDATION OR SIGNATURE - CASHIER

ZONING OFFICE FOR ADVERTISING AND
A WEEK BEFORE THE HEARING. THE
THE ZONING OFFICE, ROOM 113, COUNTY
MARYLAND 21204, ON THE DAY OF THE

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 8, 1987.

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 January 8, 1987.

THE JEFFERSONIAN,

Susan Shuler O'Connell

Publisher

Cost of Advertising
27.50

PETITION FOR SPECIAL HEARING
in Election District
Case No. 87-247-SPH

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or in the alternative, an extension of time for publication of the reclassification and variance general in Board of Appeals Case No. CR-82-69-A.

Being the property of Nicholas B. Mangione, et ux, as shown on plat plan filed with the Zoning Office.

By Order of WILLIAM T. HACKETT, Chairman
County Board of Appeals
Baltimore County
1986 Jan. 8

TOWSON POST NO 22
THE AMERICAN LEGION, INC.
T.B.S. 1763/19

BM ZONE
VACANT USE

NO PARKING - FIRE LANE - SIGNS
SHALL BE POSTED ALONG ALL
INTERIOR CURB LINES IN
ACCORDANCE WITH FIRE DEPARTMENT
REGULATIONS 1 COUNCIL BILL 102-14
313710151
MOVING TRUCK
STORAGE
USE

BM ZONE
PROPOSED RETAINING
WALL

BM ZONE
FUTURE PARKING
(BY OTHERS)

BR-CST ZONE
MAC PAVING

LEGEND

- EXISTING CONTOURS
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SAN. SEWER
- EXISTING BUILDINGS
- EXISTING CURB
- PROPERTY LINE
- PROPOSED CONTOURS
- 10'x10' PROPOSED SPOT ELEV'S
- PROPOSED CONCRETE WALK (OR APRON)
- PROPOSED PAVING
- PROPOSED UTILITY (AS LABELED)
- PROPOSED BUILDING (FIRST FLOOR)
- PROPOSED BUILDING (UPPER FLOORS)

LOCATION MAP

SCALE: 1"=1000'

- PROPOSED UNDERGROUND PARKING
- PROPOSED RETAINING WALL
W/ TOP OF WALL ELEVATION
- MAJOR DECIDUOUS TREES
- MINOR DECIDUOUS TREES
- EVERGREEN TREES
- BUILDING ENVELOPE ON PLAN
SUBMITTED TO & TENTATIVELY
APPROVED BY ZONING OFFICE
(PLAN DATE 6-7-86, APP. DATE 6-12-86)

BR-CST ZONE
NO PARKING - FIRE
LANE - SIGNS ALONG
ALL INTERIOR CURB
LINES IN ACCORDANCE
WITH FIRE DEPT. REGULATIONS
WITH LIMITED PARTNERSHIP
UTP LIMITED PARTNERSHIP
7/25/4/2

NOTE: THE LANDSCAPING
SHOWN HEREON IS
SCHEMATIC ONLY. FOR
QUANTITY REQUIREMENTS
SEE CRG NOTES 5H. 2.

NOTE: FOR CRG PLAN
NOTES SEE SHEET 2.

APPLICANT & OWNER
MANSIONE FAMILY ENTERPRISES
1203 YORK ROAD
PENTHOUSE SUITE
LUTHERVILLE, MD. 21093
825-8400

PUBLIC SERVICES CRG NO. 86015
PLANNING NO.
FINAL REVISION 10-16-86
REV. 10-8-86 - DRIVEWAY

SHEET 1 OF 6

apr associates, inc.
surveyors-engineers

COUNTY REVIEW GROUP PLAN
SOUTH TOWSON PLACE
WEST BURKE AVENUE
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
SEPT. 10, 1986

SOIL LIMITATIONS			
SOIL	NOMESITES	STREETS & PARKING	SEWAGE DISPOSAL
G.B.	SEVERE-HIGH WATERBABLE	SEVERE-HIGH INTERTABLE	SEVERE-HIGH WATERBABLE LOW PERMEABILITY

NOTE: SITE SOIL IS "GLENNVILLE-URBAN" LAND COMPLEX

AVERAGE DAILY TRAFFIC (ADT)
OFFICE: 11,532 S.F. @
14.3 ADT/1000 S.F. = 14182
RETIEMENT APARTMENTS:
202 UNITS @
3.3 ADT/UNIT = 6666
RETAIL SERVICE:
11250 S.F. @ 12.3
ADT/1000 S.F. = 13857
ADT = 947

REV. 5-4-86 FOR PRE. CA.

DOCUMENTED PLAN NOTES

(ORIGINAL AND JUNE 1986)

RAE - 2 ZONING REQUIREMENTS

USE REGULATIONS

A. PROPOSED USES:

1. APARTMENTS: (WELL ELDERLY) MORE THAN 25 DWELLING UNITS
2. OFFICES: LESS THAN 25% OF GROSS FLOOR AREA
3. RETAIL AND SERVICE USES: LESS THAN 5% OF GROSS FLOOR AREA

TENTATIVE USES:

- | | |
|----------------------|-------------------------|
| BANKS | FOOD STORES (SPECIALTY) |
| BARBER SHOP | GIFT SHOPS |
| BEAUTY SHOP | JEWELRY STORE |
| BOOK STORE | NEWS STAND |
| CHIROPODIST'S OFFICE | OPTICIAN'S OFFICE |
| CLINICS | RESTAURANTS |
| DELICATESSEN | SHOE REPAIR |
| DRUG STORES | STATIONERY |
| FLORIST SHOPS | TAILOR OR DRESSMAKING |
| | WEAVING APPAREL |

4. PUBLIC UTILITY USES: AS REQUIRED FOR DEVELOPMENT

5. ACCESSORY USES:

- | | |
|---------------------|-----------------------------|
| LAUNDRY | ASSEMBLY |
| LOUNGES | RECREATION/CRAFTS |
| DINING/FOOD SERVICE | COUNSELING/PERSONAL SERVICE |

6. SPECIAL EXCEPTIONS: NONE

B. USE REGULATIONS:

1. FLOOR AREA

- | | |
|--|-----------|
| A. APARTMENTS 232 DWELLINGS @ 829.35SF = | 193,000SF |
| B. OFFICES (MAXIMUM) | 33,000SF |
| C. RETAIL & SERVICE (MAXIMUM) | 9,000SF |
| | 235,000SF |

- | | | |
|------------------|--------|----------|
| 20% OF 235,000 = | 47,000 | PROPOSED |
| 5% OF 235,000 = | 11,750 | 9,000 |

2. NO RETAIL OR SERVICE USE WILL OCCUPY MORE THAN 1,000 SF EXCEPT

- a. BANKS, BUILDING & LOAN OR SIMILAR USE
- b. CLINICS OR GROUP MEDICAL CENTERS
- c. FOOD STORE (5,000SF MAX.)
- d. RESTAURANTS

3. NO USE SHALL HAVE MORE THAN ONE EXTERIOR ENTRANCE. EACH USE WILL HAVE ONE ENTRANCE WITHIN THE BUILDING. ADDITIONAL EXITS AS REQUIRED BY BUILDING CODES OR FIRE CODES WILL BE PROVIDED.

4. SIGNS & DISPLAYS WILL CONFORM TO BCZ 413.1 (CONTENTS & EXACT LOCATIONS OF SIGNS ARE UNDETERMINED AT THIS TIME).

- SIGNS WILL INCLUDE:
1. PROJECT IDENTIFICATION SIGN OF 15 SF MAX.
 1. ACCESSORY USE IDENTIFICATION SIGN 3 SF MAX. (NOT PROJECTING MORE THAN 6 INCHES).
 8. DIRECTIONAL SIGNS 3 SF MAX. EA.
 1. DIRECTORY SIGN FOR OFFICE, RETAIL & SERVICE USES.

B. USE REGULATIONS:

- A. MAXIMUM HEIGHT = 1 1/2 TIMES REQUIREMENTS FOR RL ZONE. RL ZONE ALLOWS 100' MAX. HGT. ON 125' R.M. (BURKE AVE.). 1 1/2 TIMES 100' = 150' = MAXIMUM HEIGHT. PROPOSED HEIGHT = 150'

B. AVERAGE WIDTH MUST BE LESS THAN 2 1/2 TIMES AVERAGE HEIGHT

- | | PROPOSED | AVG. WIDTH | AVG. HGT. | MAX. AVG. WIDTH |
|-----------------|----------|------------|-----------|-----------------|
| NORTH ELEVATION | 211.00 | 100.35 | 24 | 255.88 |
| SOUTH ELEVATION | 217.45 | 80.68 | 24 | 201.63 |
| EAST ELEVATION | 176 | 133 | OR | 332 |
| WEST ELEVATION | 120 | 138 | OR | 345 |

C. YARD REQUIREMENTS

1. FRONT YARD 15' (SEE VARIANCE REQUEST TO BUILD UNDERGROUND GARAGE WITH 0' SETBACK)
- SIDE YARD 15' SET BACK IF LESS THAN 40' HIGH (30' SET BACK IF MORE REAR YARD 15' SET BACK IF LESS THAN 40' HIGH (10' TO 40' HIGH)

2. NO APARTMENT WINDOW IS CLOSER THAN 25' TO A PROPERTY LINE

D. DENSITY: MAX. = 80 DENSITY UNITS PER ACRE

- SITE = 1.816 ACRES
BURKE AVENUE ROADWAY = .33 ACRES (30' WIDTH X 481.99')
1.816 x 80 = 145.28 DENSITY UNITS
.33 x 80 = 26 DENSITY UNITS
TOTAL = 171.28 DENSITY UNITS ALLOWED

- | PROPOSED APARTMENT MIX: | (TENTATIVE) | DENSITY UNITS |
|-------------------------|-------------|-------------------------------|
| 3 x 2 BEDROOMS - TIMES | 1.0 D.U. = | 3 DENSITY UNITS |
| 26 EFFICIENCIES TIMES | .5 D.U. = | 13 DENSITY UNITS |
| 112 BEDROOMS | .75 D.U. = | 84 DENSITY UNITS |
| 332 DWELLINGS | | 171.28 DENSITY UNITS PROPOSED |

E. AMENITY OPEN SPACE RATIO = .2

- | | | |
|------------------|---------------------------|------------------------|
| LOT | = 1.816 ACRES OR 77,600SF | 77,600SF - LOT |
| BLDG. FOOT PRINT | = 27,409SF | -40,191SF = COVERAGE |
| DRIVEWAY | = 12,105SF | 71,115SF = OPEN SPACE |
| TOTAL COVERAGE | = 40,191SF | 41,094SF = ROOF GARDEN |
| | | 48,205SF = REC. DECK |

- 235,000 x .2 = 47,000SF = OPEN SPACE PROVIDED
235,000 x .2 = 47,000SF = OPEN SPACE REQUIRED

NOTE: STORM WATER MANAGEMENT POND, IF REQUIRED, WILL NOT BE INCLUDED IN OPEN SPACE, UNLESS ALLOWED BY BCZ. OPEN SPACE WILL BE PROVIDED IN OTHER LOCATIONS.

OFF-STREET PARKING

- | | |
|---|----------|
| 232 ELDERLY DWELLINGS @ .4 SPACES | = 93 |
| OFFICES (1ST FLR.) 6,000 SF @ 1 PER 300 | = 20 |
| (2ND FLR.) 15,000 SF @ 1 PER 500 | = 30 |
| (3RD FLR.) 12,000 SF @ 1 PER 500 | = 24 |
| RETAIL & SERVICE 9,000 SF @ 1 PER 325 | = 28 |
| TOTAL PARKING REQUIRED | 195 CARS |

- LESS 1/2 OF RESIDENTIAL ALLOWED FOR COMMERCIAL = 47
PARKING REQUIRED = 148 CARS
PARKING PROVIDED = 195 CARS

NOTE: BUILDING ENVELOPE LINE SHOWN AS LIMITS THE AREA WITHIN THE SITE ON WHICH THE BUILDING MAY BE PLACED. BUILDING SHOWN IS FOR DEMONSTRATION PURPOSES AND MAY BE CHANGED BY THE DEVELOPER TO SUIT OTHER CRITERIA. TOTAL FLOOR AREA, NUMBER OF APARTMENTS AND NUMBER OF DENSITY UNITS WILL NOT BE INCREASED, BUT MAY BE DECREASED.

USES SHOWN MAY BE RELOCATED WITHIN THE BUILDING ENVELOPE TO SUIT OTHER CRITERIA.

OUTLINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS AND PLATS FOR ZONING PURPOSES ONLY, AND DOES NOT REPRESENT A FIELD SURVEY.

FOR: "MAXIMUM LEVEL OF EXHAUSTION" SEE ENVIRONMENTAL IMPACT STATEMENT

HOURS OF OPERATION: RESIDENTIAL 24 HOURS/DAY 7 DAYS/ WEEK
COMMERCIAL 12 HOURS/DAY 6 DAYS/ WEEK

EMPLOYEES: 22 TOTAL - 3 SHIFTS

PUBLIC WATER & SEWER IS AVAILABLE IN THE BED OF BURKE AVENUE

DOCUMENTED PLAN NOTES

(CURRENT PLAN)

RAE - 2 ZONING REQUIREMENTS

USE REGULATIONS

1. APARTMENTS: (WELL ELDERLY) MORE THAN 25 DWELLING UNITS
2. OFFICES: LESS THAN 25% OF GROSS FLOOR AREA
3. RETAIL AND SERVICE USES: LESS THAN 5% OF GROSS FLOOR AREA

TENTATIVE USES:

- | | |
|----------------------|-------------------------|
| BANKS | FOOD STORES (SPECIALTY) |
| BARBER SHOP | GIFT SHOPS |
| BEAUTY SHOP | JEWELRY STORE |
| BOOK STORE | NEWS STAND |
| CHIROPODIST'S OFFICE | OPTICIAN'S OFFICE |
| CLINICS | RESTAURANTS |
| DELICATESSEN | SHOE REPAIR |
| DRUG STORES | STATIONERY |
| FLORIST SHOPS | TAILOR OR DRESSMAKING |
| | WEAVING APPAREL |

4. PUBLIC UTILITY USES: AS REQUIRED FOR DEVELOPMENT

5. ACCESSORY USES:

- | | |
|---------------------|-----------------------------|
| LAUNDRY | ASSEMBLY |
| LOUNGES | RECREATION/CRAFTS |
| DINING/FOOD SERVICE | COUNSELING/PERSONAL SERVICE |

6. SPECIAL EXCEPTIONS: NONE

B. USE REGULATIONS:

1. FLOOR AREA

- | | |
|---|--------------|
| A. APARTMENTS 202 DWELLINGS @ 848.46 S.F. | 171,311 S.F. |
| B. OFFICES (MAXIMUM) | 33,000 S.F. |
| C. RETAIL & SERVICE (MAXIMUM) | 9,000 S.F. |
| | 213,311 S.F. |

- | | | |
|------------------|--------|----------|
| 20% OF 213,311 = | 42,662 | PROPOSED |
| 5% OF 213,311 = | 10,665 | 11,332 |

2. NO RETAIL OR SERVICE USE WILL OCCUPY MORE THAN 1,000 SF EXCEPT

- a. BANKS, BUILDINGS, & LOAN OR SIMILAR USE
- b. CLINICS OR GROUP MEDICAL CENTERS
- c. RESTAURANTS

3. NO USE SHALL HAVE MORE THAN ONE EXTERIOR ENTRANCE. EACH USE WILL HAVE ONE ENTRANCE WITHIN THE BUILDING. ADDITIONAL EXITS AS REQUIRED BY BUILDING CODES OR FIRE CODES WILL BE PROVIDED.

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B. AVERAGE WIDTH MUST BE LESS THAN 2 1/2 TIMES AVERAGE HEIGHT

- | | PROPOSED | AVG. WIDTH | AVG. HGT. | MAX. AVG. WIDTH |
|-----------------|----------|------------|-----------|-----------------|
| NORTH ELEVATION | 211.00 | 100.35 | 24 | 255.88 |
| SOUTH ELEVATION | 217.45 | 80.68 | 24 | 201.63 |
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1.816 x 80 = 145.28 DENSITY UNITS
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- | | | |
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| | | 48,205SF = REC. DECK |

- 235,000 x .2 = 47,000SF = OPEN SPACE PROVIDED
235,000 x .2 = 47,000SF = OPEN SPACE REQUIRED

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OFF-STREET PARKING

- | | |
|---|----------|
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| RETAIL & SERVICE 9,000 SF @ 1 PER 325 | = 28 |
| TOTAL PARKING REQUIRED | 143 CARS |

- LESS 1/2 OF RESIDENTIAL ALLOWED FOR COMMERCIAL = 47
PARKING REQUIRED = 96 CARS
PARKING PROVIDED = 143 CARS

NOTE: BUILDING ENVELOPE LINE SHOWN AS LIMITS THE AREA WITHIN THE SITE ON WHICH THE BUILDING MAY BE PLACED. BUILDING SHOWN IS FOR DEMONSTRATION PURPOSES AND MAY BE CHANGED BY THE DEVELOPER TO SUIT OTHER CRITERIA. TOTAL FLOOR AREA, NUMBER OF APARTMENTS AND NUMBER OF DENSITY UNITS WILL NOT BE INCREASED, BUT MAY BE DECREASED.

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2/26/82 Hearing set for 4/13/82, at 10:00 a.m.

5/7/82 Opinion and Order of the County Board of Appeals GRANTING the zoning from D.R.16 to R.A.E. 2 and the Variance to permit 0' setback in lieu of the required 15' to provide 12 underground parking spaces.

5/26/82 Amended order by C.B.A. stating that Granting the petition to conform to the specific plat introduced by the Petitioner.

7/12/83 Petition for Site Plan Amendments filed by Nicholas B. Mangione - filing fee \$100.00

7/10/83 Environmental Impact Statement filed by Petitioner

9/13/83 Hearing set for 9/13/83. In open hearing the revised plan was introduced and was forwarded to the Director of Planning per Bill #46-79.

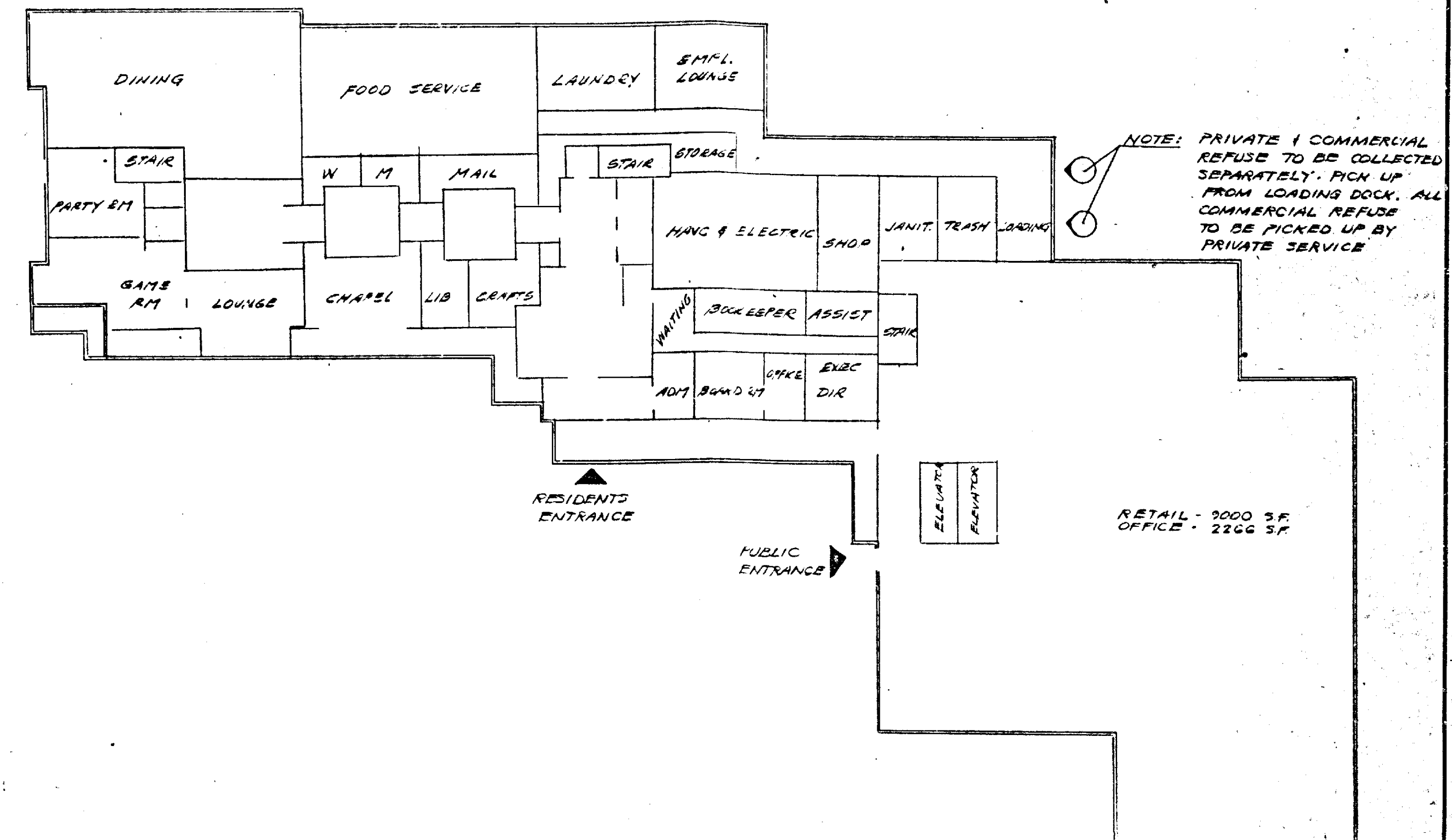
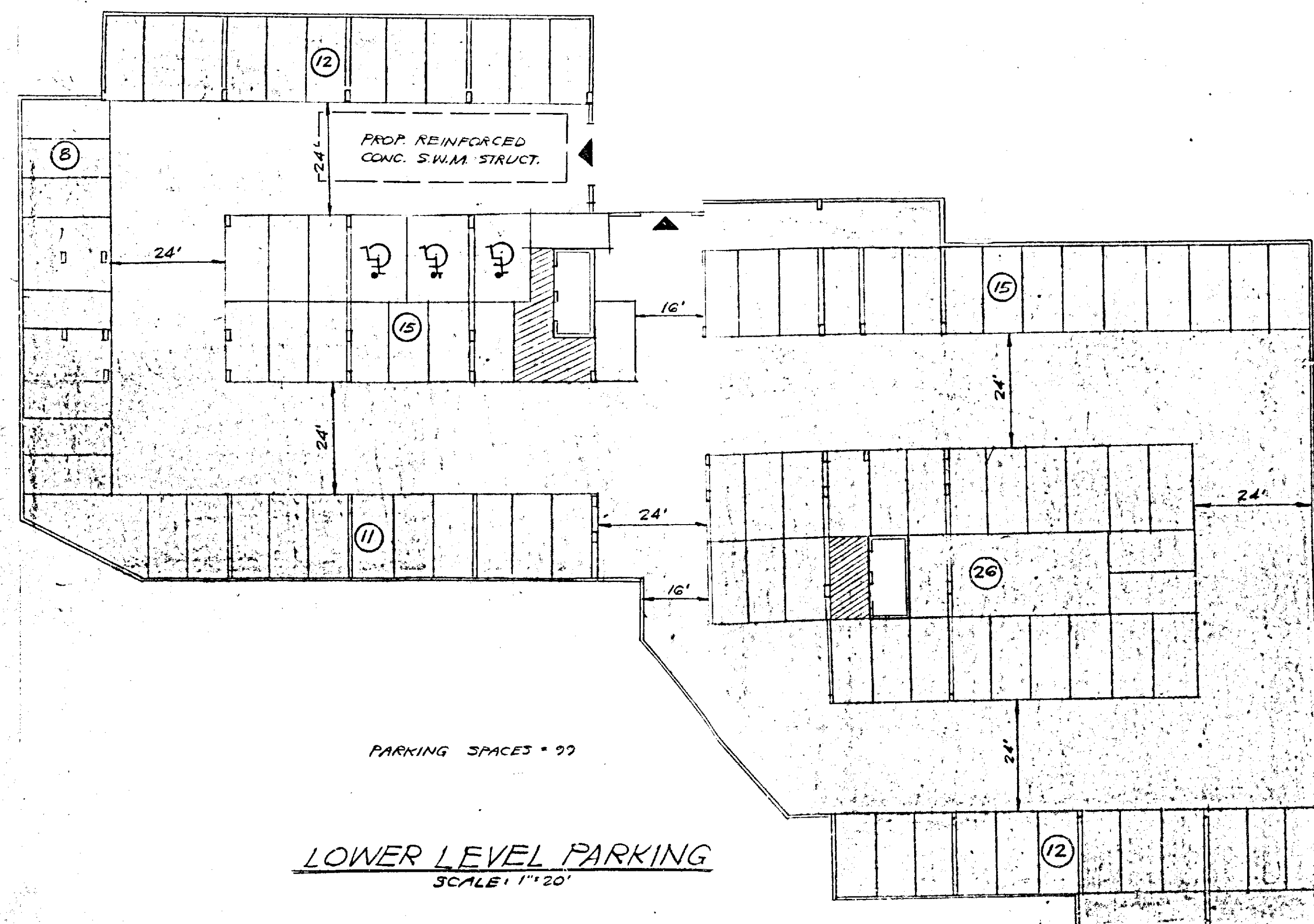
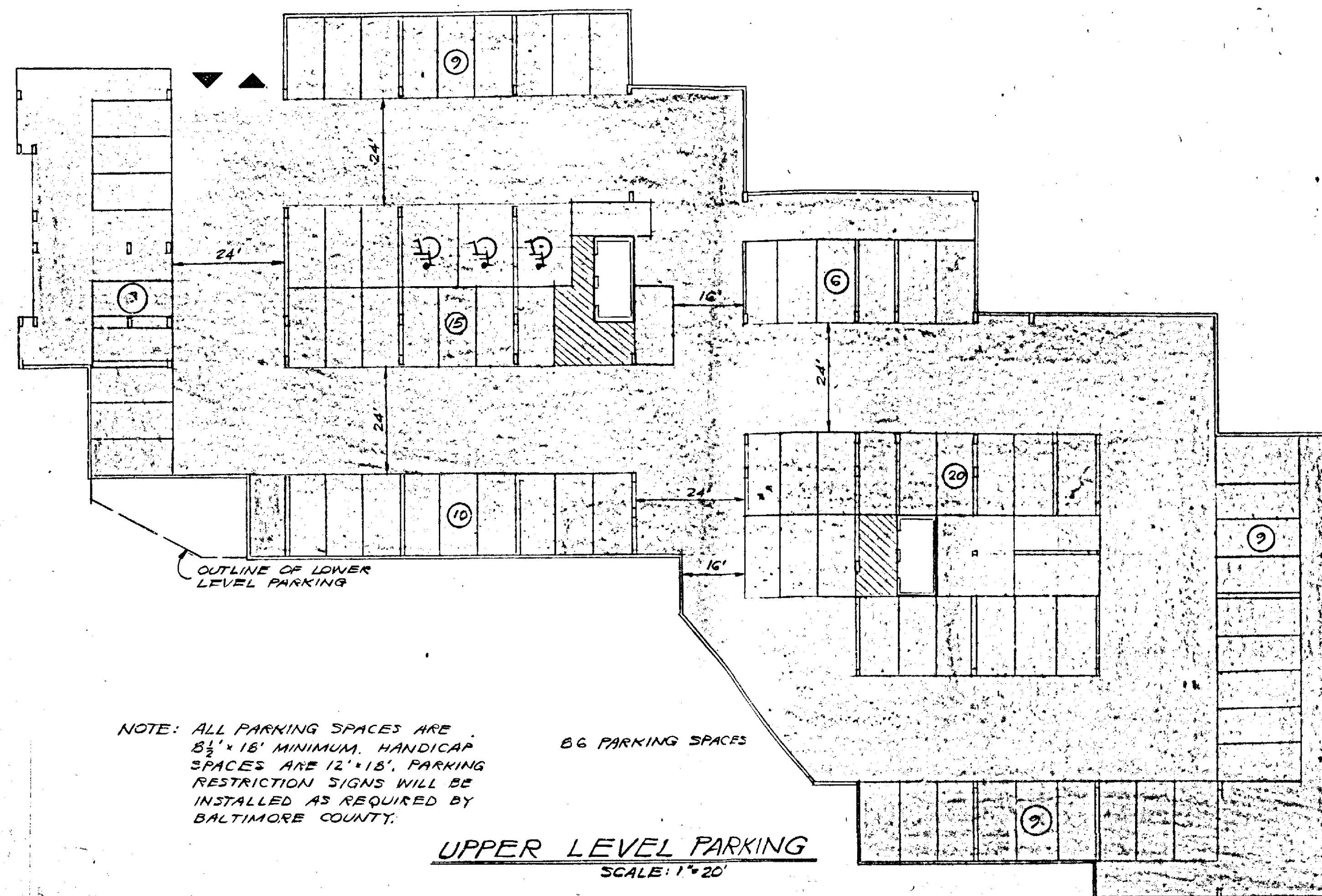
1/24/84 Opinion and Order of County Board of Appeals GRANTING the Amendments to the Site Plan with stipulations.

2/1/84 Amended Opinion and Order of County Board of Appeals AMENDING Stipulation No. 1 in its 1/24/84 Order and adding Stipulation No. 4.

8/14/86 County Review Group Meeting - continued subject to resolution of comments from Bureau of Sanitation, Bureau of Engineering, Traffic Engineering, and Planning.

	ORIGINAL DOCUMENTED PLAN	JUNE 1986 PLAN	CURRENT PLAN
GROUND FLOOR AREA	27,409 S.F.	27,409 S.F.	27,400 S.F.
BUILDING HEIGHT	150 FT. (MAX)	150 FT. (MAX)	122.5' ON SETBACK LINE
RETAIL FLOOR SPACE	9000 S.F.	9,000 S.F.	9,000 S.F. (SEE NOTE A1B BULK REG. CRR. DOC. PLAN)
DENSITY UNITS	168 D.U.	168 D.U.	156.5 D.U.
AMENITY OPEN SPACE	47,000 S.F.	47,000 S.F.	47,381 S.F.

PLAN CHECKLIST	S.B.A. PLAN NOTES
1. (4.) ELECTION DISTRICT	9
2. (5.) COUNCILMAN DISTRICT	4
3. (6.) CENSUS TRACT	6997.02
4. (7.) WATERBORN	23
	85
5. (9a.) NET SITE ACRES	1.42 AC. 2
6. (9a.) GROSS SITE ACRES	2.15 AC. 2
	(1.42 x 30' = 42.60')
7. (9a.) DENSITY CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	80 DENSITY
MAXIMUM DENSITY UNITS ALLOWED	
GROSS SITE AREA x 80	172 DENSITY
PROPOSED DENSITY UNITS	
7 - 2 S.B. x DEN x 1.0 = 7	
7 - 2 S.B. x DEN x 1.0 = 7	
116 - 2 S.B. x DEN x 0.75 = 82.5	
72 - 2 S.B. x DEN x 0.75 = 54.0	
2 - 2 S.B. x DEN x 1.0 = 2	
160 DWELLING UNITS = 156.5 DENSITY UNITS	
DWELLING UNITS ARE SPENT UNITS FOR WELL ELDERLY	
ALL DENS ARE LESS THAN 100 SQ. FOOT EACH	
7. (9b.) PROPOSED FLOOR AREA	
	RESIDENTIAL OFFICES RETAIL
FLOOR 1:	16,373 S.F. 2,356 S.F. 9,000
FLOOR 2:	13,708 S.F. 7,310 S.F. -
FLOOR 3:	13,708 S.F. 4,182 S.F. -
FLOOR 4:	13,708 S.F. -
FLOOR 3-8:	17,072 S.F. (RACH) -
FLOOR 9-14:	11,607 S.F. (RACH) -
FLOOR 13:	5,727 S.F. -
FLOOR 14 & 17:	35,223 S.F. (RACH) -
TOTAL	212,202 S.F. 13,750 S.F. 9,750
TOTAL FLOOR AREA: 218,000 S.F.	(SEE NOTE 15)
RESIDENTIAL FLOOR AREA OF FLOOR #1 IS FOR SUPPORT SERVICES OF DWELLING UNITS	
8. (9c.) PARKING ANALYSIS:	
302 ELDERLY DWELLING UNITS	
8 x 3 SPACES PER 2 1/2 DWELLING UNITS	= 61
OFFICES:	
2ND FLOOR x 1 SPACES PER 1500 S.F.	= 15
3RD FLOOR x 1 SPACES PER 1500 S.F.	= 15
RETAIL x 1 SPACES / 325 S.F.	= 3
L.V.'S CREDIT FOR 1/3 RESIDENTIAL	
SPACES AVAILABLE FOR COMM. USE	= 40
SUBTOTAL OF NON-RES. PARKING REQ.	= 12
TOTAL PARKING REQUIRED	106
TOTAL PARKING PROVIDED (INCL. 8 S.C.)	194
9. (9d.) LANDSCAPE REQUIREMENTS	
1 TREE PER 20 S.F. OF ADJACENT & INTERIOR ROADS	
1108 S.F. / 20 = 55 TREES REQUIRED	
30 MAJOR DECIDUOUS TREES	
(12) MINOR DEC. TREES & EVERGREENS = 26 TREES	
36 TREES PROVIDED	
PARKING LOCATED WITHIN BUILDING - ADDITIONAL PLAN	



APPLICANT & OWNER
MANSION FAMILY ENTERPRISES
1205 YORK ROAD
PENTHOUSE SUITE
LOTHERVILLE, MD. 21093
865-8400

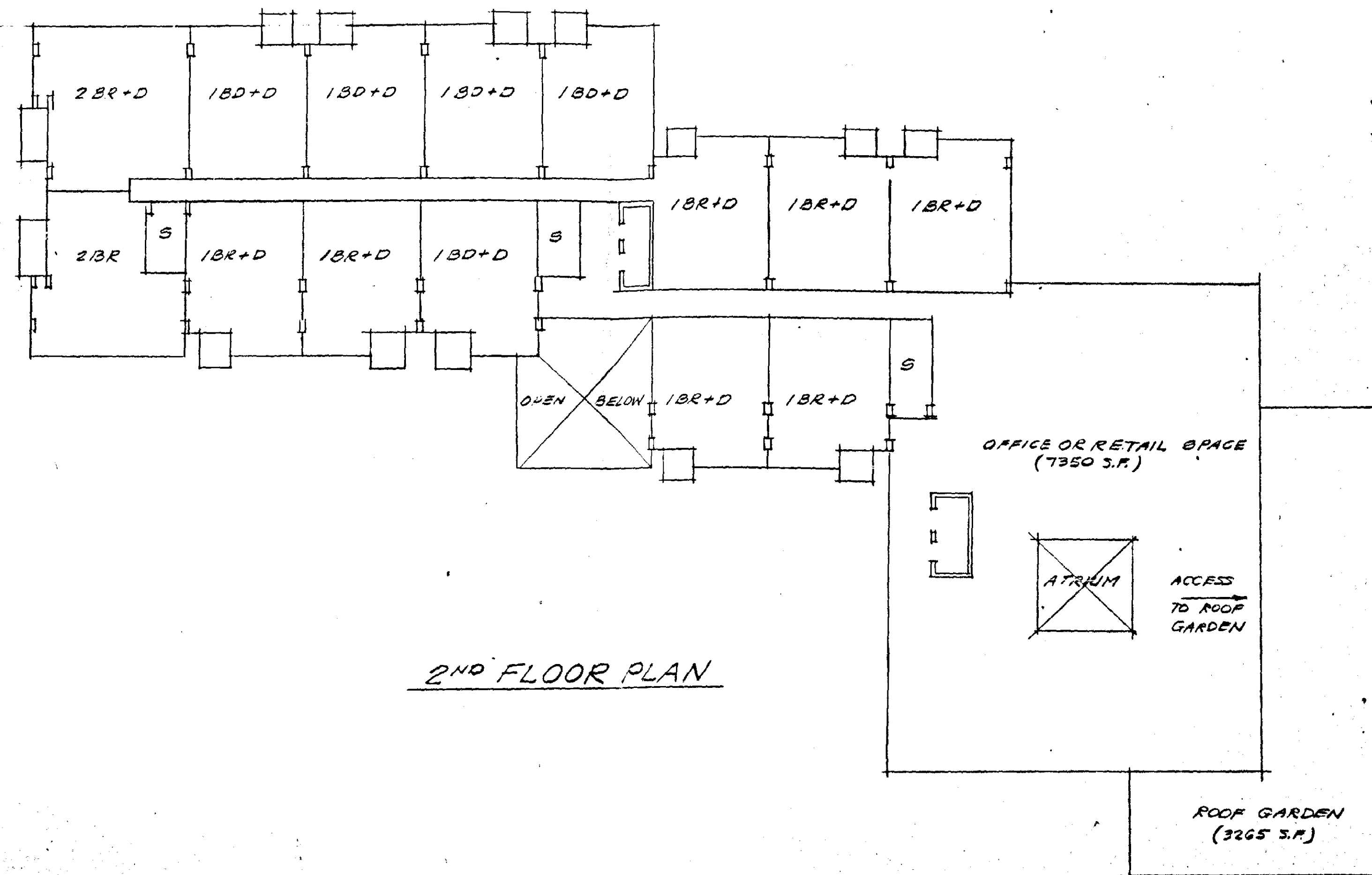
FINAL REVISION 10-16-86

REVISION: 10-6-86 - UPPER PARK

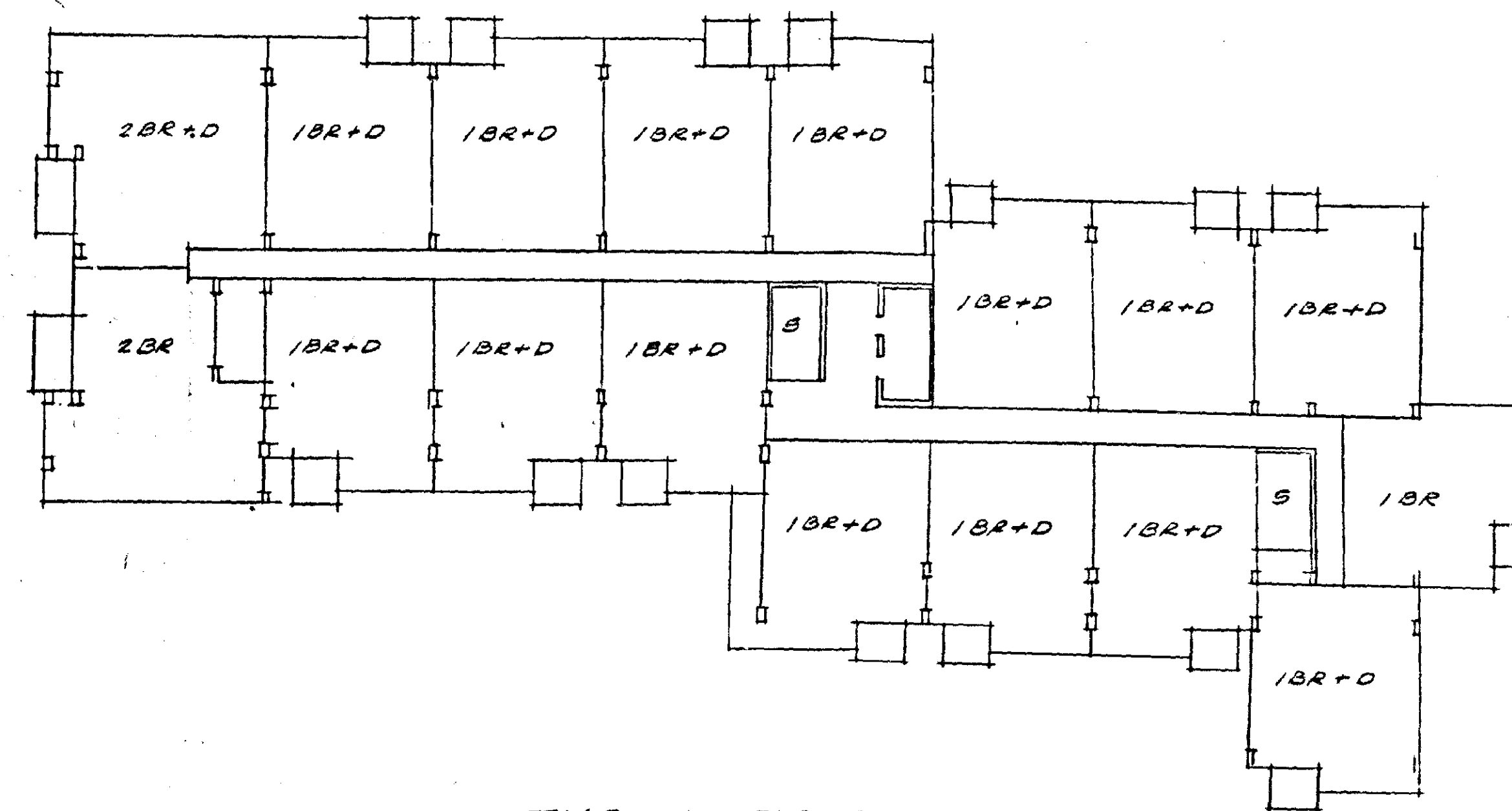
Robert J. [Signature]

SHEET 3 OF 6
apc associates, inc.
surveyors-engineers
1811 HANFORD ROAD
BALTIMORE, MD. 21284
PHONE 44-4312

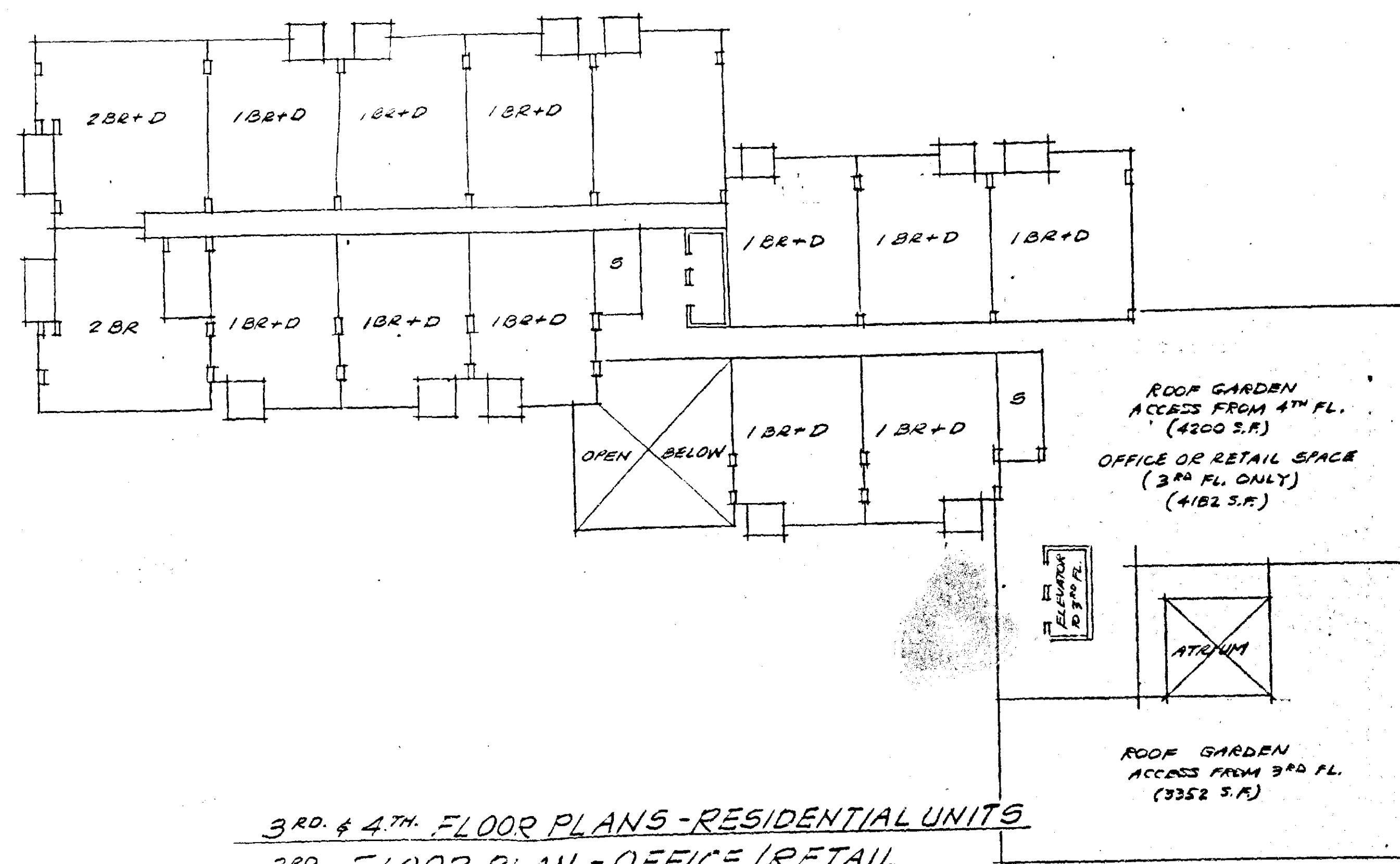
COUNTY REVIEW GROUP PLAN
SOUTH TOWSON PLACE
WEST BURKE AVENUE
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' SEPT 10, 1986



2ND FLOOR PLAN



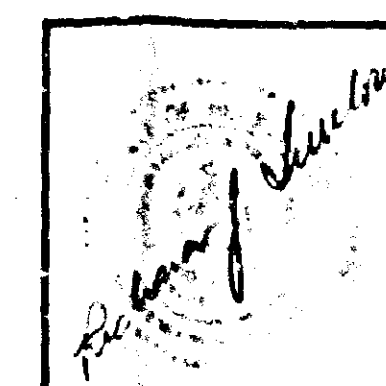
TYPICAL FLOOR PLAN 5-8



3RD & 4TH FLOOR PLANS - RESIDENTIAL UNITS
3RD FLOOR PLAN - OFFICE/RETAIL

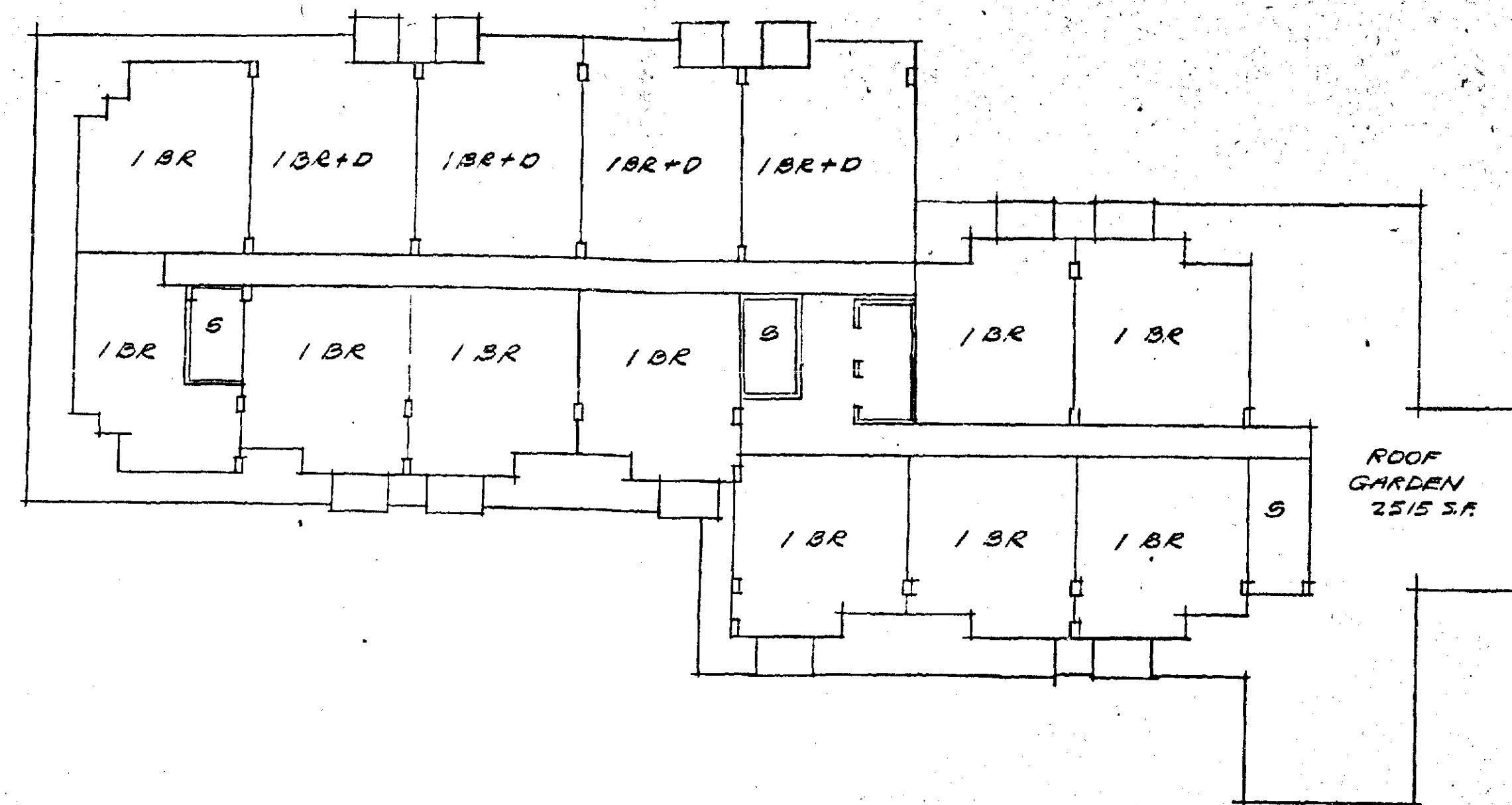
APPLICANT & OWNER
MANRIONE FAMILY ENTERPRISES
1205 YORK ROAD
PENTHOUSE SUITE
LUTHERVILLE, MD. 21093
825-8400

FINAL REVISION 10-10-86

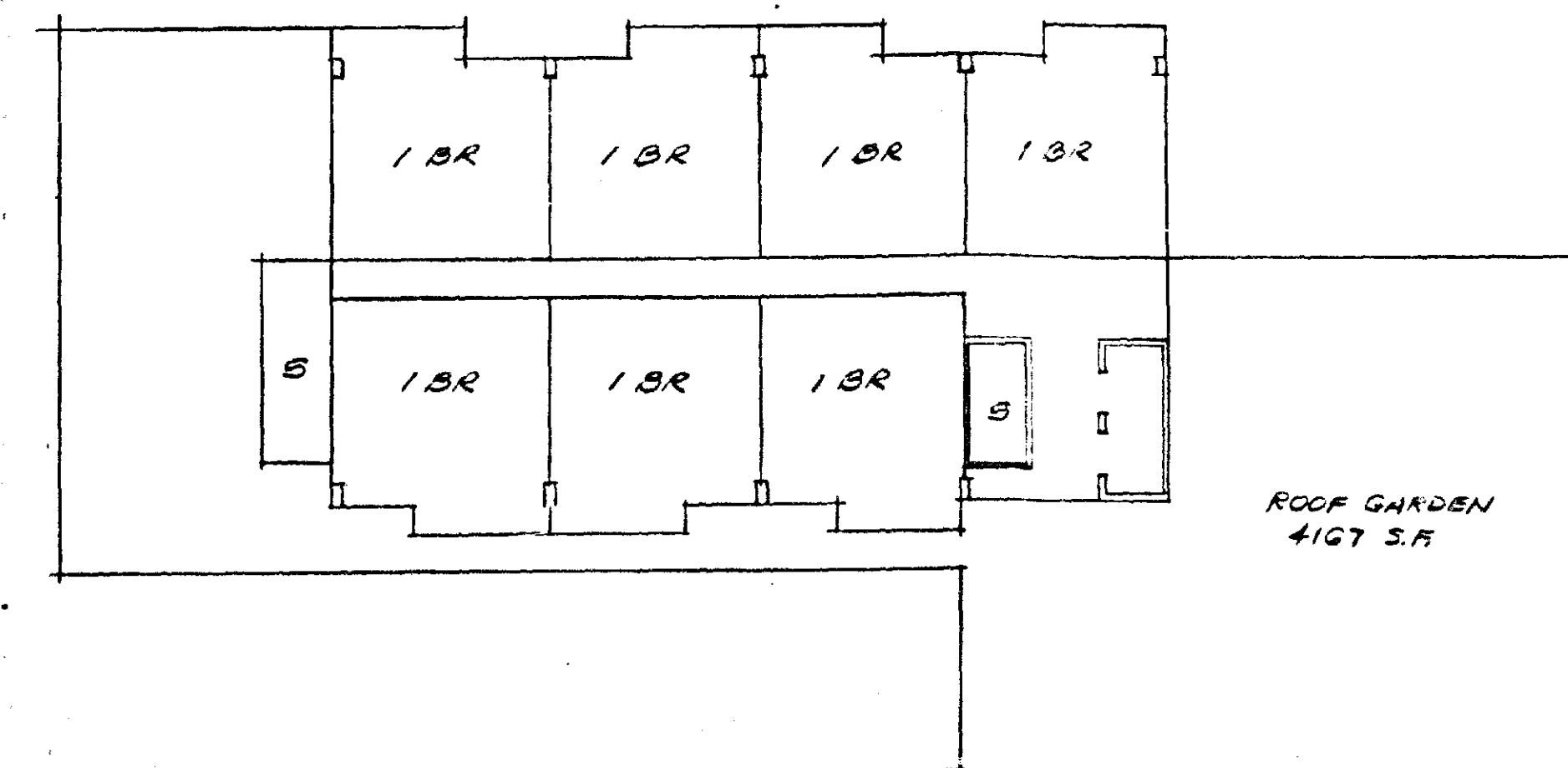


SHEET 4 OF 6
apr associates, inc.
surveyors-engineers
181 HANFORD ROAD
BALTIMORE, MD 21204
PHONE 44-1312

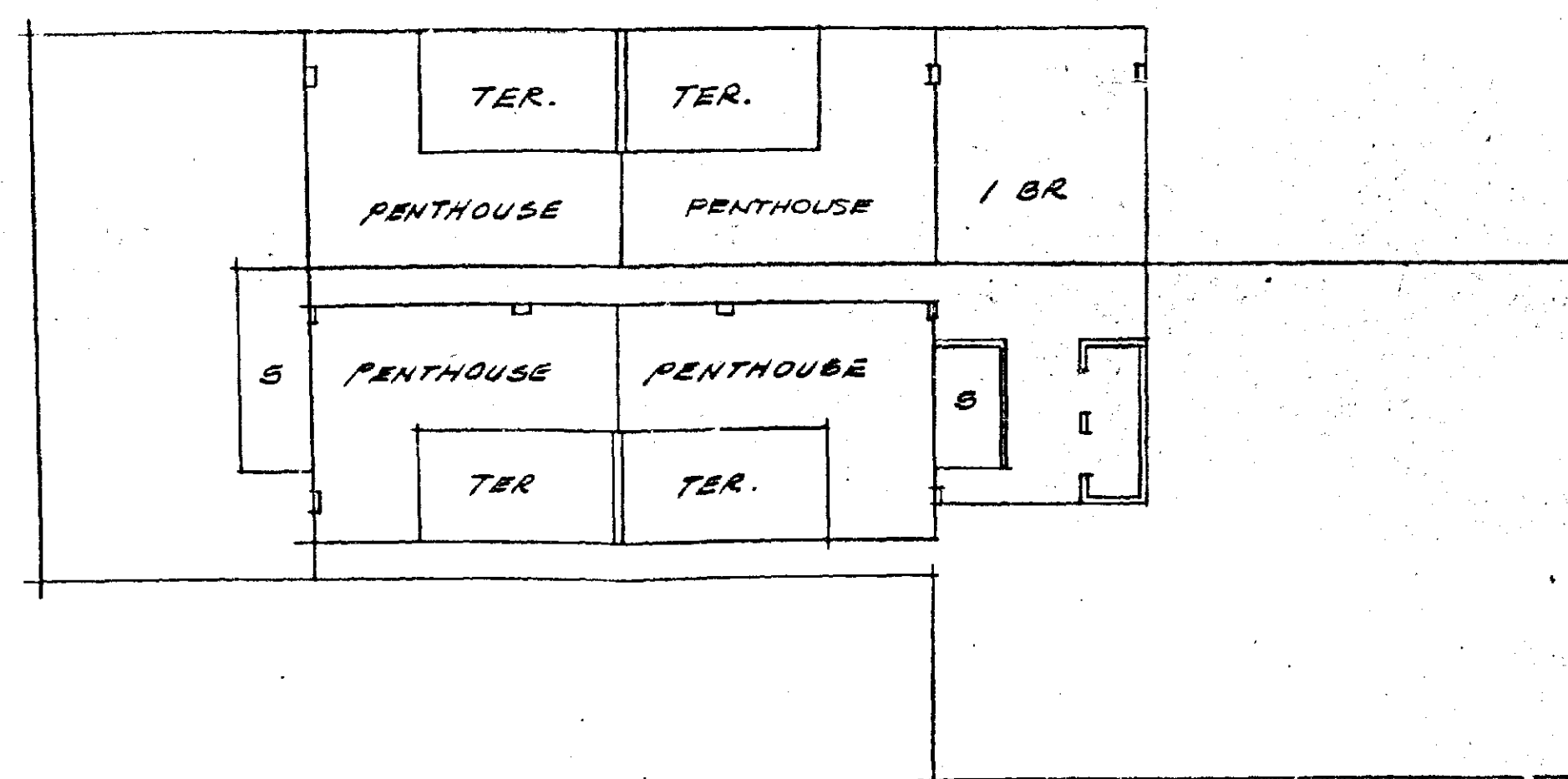
COUNTY REVIEW GROUP PLAN
SOUTH TOWSON PLACE
WEST BURKE AVENUE
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
SEPT. 10, 1986



TYPICAL FLOOR PLAN 9-14



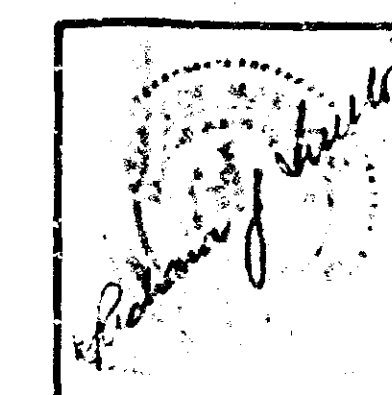
FLOOR PLAN 15



PENTHOUSE FLOOR

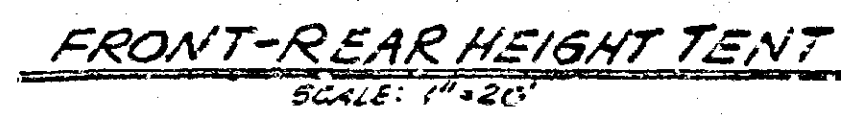
APPLICANT & OWNER
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 1205 YORK ROAD
 PENTHOUSE SUITE
 LUTHERVILLE, MD. 21093
 885-8400

FINAL REVISION 10-16-86



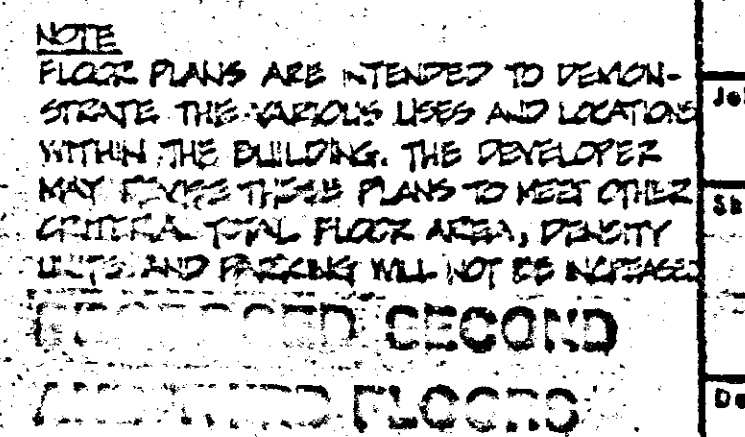
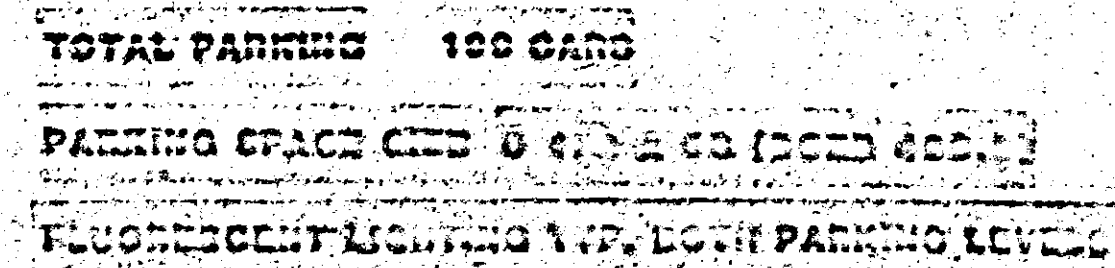
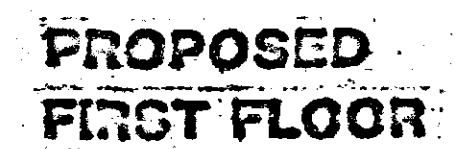
SHEET 5 OF 6
apr associates, inc.
 surveyors-engineers
 1405 HANFORD ROAD
 BALTIMORE, MD. 21234
 PHONE 544-0312

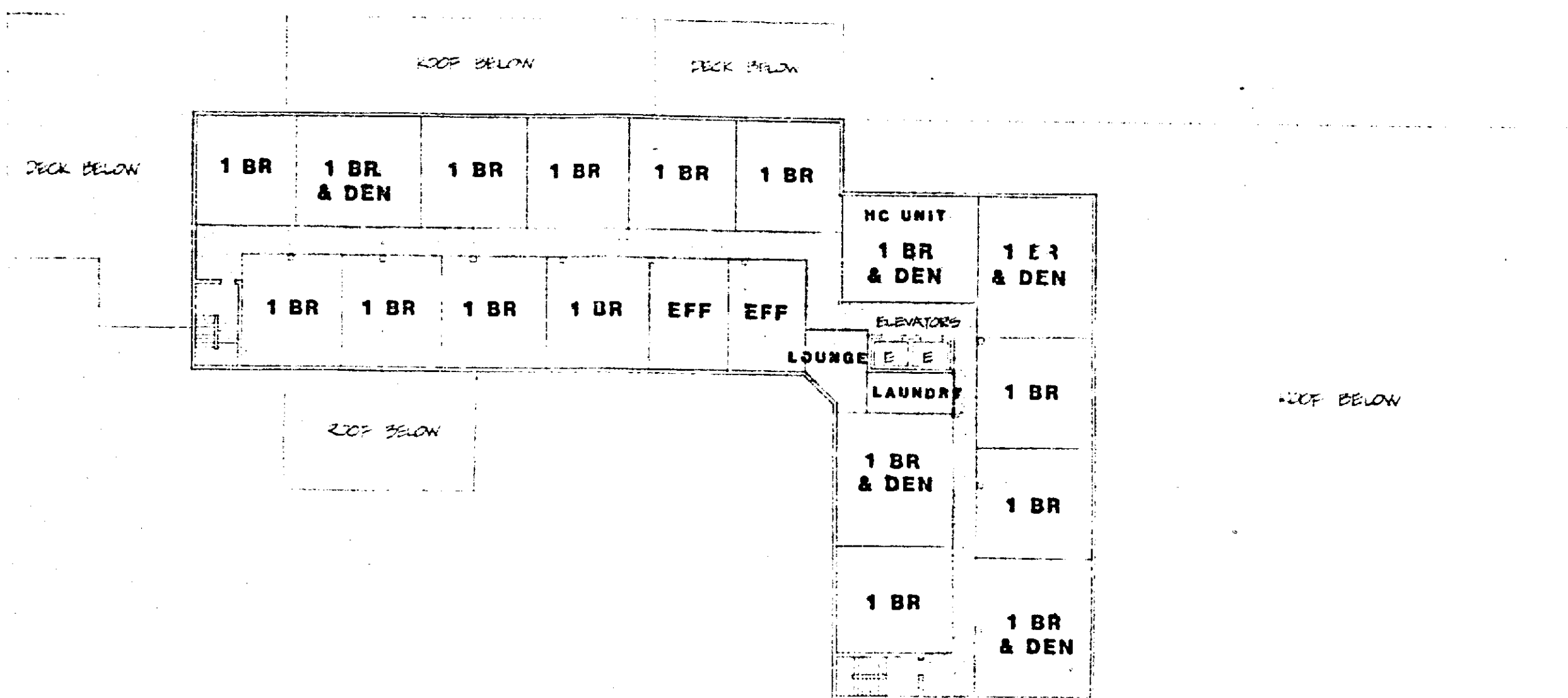
COUNTY REVIEW GROUP PLAN
SOUTH TOWSON PLACE
 WEST BURKE AVENUE
 9TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE 1"=20' SEPT. 10, 1986



BALTIMORE COUNTY, MARYLAND
35° 51' 20" 35° 10' 1986

Reference of sheet





Floor plan of a building with the following units and areas:

- Top left: ROOF BELOW
- Top center: DECK BELOW
- Top right: DECK BELOW
- Middle left: 2 BR & DEN
- Middle center: 2 BR & DEN
- Middle right: 2 BR & DEN
- Bottom left: 1 BR & DEN
- Bottom center: 2 BR & DEN
- Bottom right: ROOF BELOW

Floor plan of the second floor. The layout includes a Kitchen area with a note "(SEE ELEVATION BELOW)", a Living/Dining area, a Walk-in Closet, a Bath, a Closet, and a Bedroom.

A floor plan diagram of the kitchen area. It shows a layout with cabinets, a microwave, a refrigerator, a sink, and a range. The diagram is a simple line drawing with labels for each component.

The floor plan of the 10th floor is divided into several sections. The top section, labeled 'DECK BELOW' on the left and 'ROOF BELOW' in the center, contains five rooms, each labeled '1 BR & DEN'. The middle section, labeled 'DECK BELOW' on the left, contains a row of six rooms: '1 BR', '1 GR', '1 BR', '1 BR', 'EFF', and 'EFF'. Below this row is a large rectangular area labeled 'ROOF BELOW'. To the right of the middle section is a vertical strip of rooms. From top to bottom, they are: 'MC UNIT' (containing '1 BR & DEN'), 'ELEVATORS' (containing '1 BR & DEN'), 'LOUNGE' (containing '1 BR'), 'LAUNDRY' (containing '1 BR & DEN'), and another '1 BR'. To the right of this vertical strip is another vertical strip of rooms. From top to bottom, they are: '1 BR & DEN', 'TYPICAL' (containing '1 BR'), and '1 BR & DEN'. The label 'SEE 1/4" PLAN' is located between the 'TYPICAL' and '1 BR & DEN' rooms. The label 'ROOF BELOW' is also present on the right side of the plan.

NOTE
TYPICAL APARTMENT FLOOR LAYOUTS ARE SHOWN FOR DEMONSTRATION PURPOSES. APARTMENT LAYOUT AND MIX MAY BE CHANGED BY THE DEVELOPER TO SUIT OTHER CRITERIA. NUMBER OF UNITS AND NUMBER OF DENSITY UNITS WILL NOT INCREASE.
ALL APARTMENTS SHALL HAVE KITCHENS.

Date NOV. 8, 1961

USE REGULATIONS

A. PROPOSED USES:

1. APARTMENTS: (WELL ELDERLY) MORE THAN 25 DWELLING UNITS
2. OFFICES: LESS THAN 25% OF GROSS FLOOR AREA
3. RETAIL AND SERVICE USES: LESS THAN 5% OF GROSS FLOOR AREA

TENTATIVE USES:

BANKS
BARBER SHOP
BEAUTY SHOP
BOOK STORE
CHIROPODIST'S OFFICE
CLINICS
DELICATESSEN
DRUG STORES
FLORIST SHOPS
FOOD STORES (SPECIALTY)
GIFT SHOPS
JEWELRY STORE
NEWS STAND
OPTICIAN'S OFFICE
RESTAURANTS
SHOE REPAIR
STATIONERY
TAILOR OR DRESSMAKING
WEAVING APPAREL

4. PUBLIC UTILITY USES: AS REQUIRED FOR DEVELOPMENT

5. ACCESSORY USES:

LAUNDRY
LOUNGES
DINING/FOOD SERVICE
ASSEMBLY
RECREATION/ARTS
COUNSELING/PERSONAL SERVICE

6. SPECIAL EXCEPTIONS: NONE

B. USE REGULATIONS:

1. FLOOR AREA

a. APARTMENTS 232 DWELLINGS @ 829.38SF =	193,000SF
b. OFFICES (MAXIMUM)	33,000SF
c. RETAIL & SERVICE (MAXIMUM)	9,000SF
	235,000SF

20% OF 235,000 =	47,000	PROPOSED
5% OF 235,000 =	11,750	9,000

2. NO RETAIL OR SERVICE USE WILL OCCUPY MORE THAN 1,000 SF EXCEPT

- a. BANKS, BUILDING & LOAN OR SIMILAR USE
- b. CLINICS OR GROUP MEDICAL CENTERS
- c. FOOD STORE (5,000SF MAX.)
- d. RESTAURANTS

3. NO USE SHALL HAVE MORE THAN ONE EXTERIOR ENTRANCE. EACH USE WILL HAVE ONE ENTRANCE WITHIN THE BUILDING. ADDITIONAL EXITS AS REQUIRED BY BUILDING CODES OR FIRE CODES WILL BE PROVIDED.

4. SIGNS & DISPLAYS WILL CONFORM TO BCZR 413.1 (CONTENTS & EXACT LOCATIONS OF SIGNS ARE UNDETERMINED AT THIS TIME).

SIGNAGE WILL INCLUDE: 1. PROJECT IDENTIFICATION SIGN OF 15 SF MAX.
2. ACCESSORY USE IDENTIFICATION SIGN 3 SF MAX. (NOT PROJECTING MORE THAN 6 INCHES).
3. DIRECTIONAL SIGNS 3 SF MAX. EA.
4. DIRECTORY SIGN FOR OFFICE, RETAIL & SERVICE USES.

BULK REGULATIONS

- a. MAXIMUM HEIGHT = 1 1/2 TIMES REQUIREMENTS FOR BL ZONE
BL ZONE ALLOWS 100' MAX. HGT. ON 125' R. W. (BURKE AVE.)
1 1/2 TIMES 100' = 150' = MAXIMUM HEIGHT
PROPOSED HEIGHT = 150'

B. AVERAGE WIDTH MUST BE LESS THAN 2 1/2 TIMES AVERAGE HEIGHT

	PROPOSED	AVG. WIDTH	AVG. HGT.	MAX. AVG. WIDTH
NORTH ELEVATION	211.08	102.35	24' OR	265.88
SOUTH ELEVATION	177.49	80.68	OR	201.74
EAST ELEVATION	116	131	OR	327
WEST ELEVATION	120	138	OR	345

C. YARD REQUIREMENTS

1. FRONT YARD 15' (SEE VARIANCE REQUEST TO BUILD UNDERGROUND GARAGE WITH 0' SETBACK)
SIDE YARD 15' SET BACK IF LESS THAN 40' HIGH / 30' SET BACK IF MORE
REAR YARD 15' SET BACK IF LESS THAN 40' HIGH / 15' SET BACK IF MORE
2. NO APARTMENT WINDOW IS CLOSER THAN 25' TO A PROPERTY LINE

D. DENSITY: MAX. = 80 DENSITY UNITS PER ACRE

SITE = 1.816 ACRES
BURKE AVENUE ROADWAY = .33 ACRES (30' WIDTH x 481.99')
1.816 x 80 = 145.28 DENSITY UNITS
.33 x 80 = 26 DENSITY UNITS
TOTAL 171.28 DENSITY UNITS ALLOWED

PROPOSED APARTMENT MIX: (TENTATIVE)	1.0 D.U. =	3 DENSITY UNITS
2 2 BEDROOMS TIMES	1.0 D.U. =	13 DENSITY UNITS
26 EFFICIENCIES TIMES	.75 D.U. =	152 DENSITY UNITS
203 1 BEDROOMS	.75 D.U. =	168 DENSITY UNITS PROPOSED
232 DWELLING		

E. AMENITY OPEN SPACE RATIO = .2

LOT	= 1.816 ACRES OR 77,600SF	27,680SF - LOT
BLDG. FOOT PRINT	= 27,409SF	24,569SF - COVERAGE
DRIVES & ENTRANCE	= 13,160SF	37,111SF - OPEN SPACE
TOTAL COVERAGE	= 40,569SF	41,095SF - ROOF GARDEN
		46,205SF & REC. DECK

46,205SF = OPEN SPACE PROVIDED
235,000 x .2 = 47,000SF = OPEN SPACE REQUIRED

NOTE: STORM WATER MANAGEMENT POND, IF REQUIRED, WILL NOT BE INCLUDED IN OPEN SPACE, UNLESS ALLOWED BY BCZR. OPEN SPACE WILL BE PROVIDED IN OTHER LOCATIONS.

OFFSTREET PARKING

232 ELDERLY DWELLINGS @ .4 SPACES	=	93
OFFICES (1ST FLR.) 6,000 SF @ 1 PER 300	=	20
(2ND FLR.) 15,000 SF @ 1 PER 500	=	30
(3RD FLR.) 12,000 SF @ 1 PER 500	=	24
RETAIL & SERVICE 9,000 SF @ 1 PER 300	=	30
TOTAL PARKING REQUIRED	=	195 CARS

LESS 1/2 OF RESIDENTIAL ALLOWED FOR COMMERCIAL	=	47
PARKING PROVIDED	=	148 CARS
PARKING REQUIRED	=	195 CARS

NOTE: BUILDING ENVELOPE LINE SHOWN AS LIMITS THE AREA WITHIN THE SITE ON WHICH THE BUILDING MAY BE PLACED. BUILDING SHOWN IS FOR DEMONSTRATION PURPOSES AND MAY BE CHANGED BY THE DEVELOPER TO SUIT OTHER CRITERIA. TOTAL FLOOR AREA, NUMBER OF APARTMENTS AND NUMBER OF DENSITY UNITS WILL NOT BE INCREASED, BUT MAY BE DECREASED.

USES SHOWN MAY BE RELOCATED WITHIN THE BUILDING ENVELOPE TO SUIT OTHER CRITERIA.

OUTLINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS AND PLATS FOR ZONING PURPOSES ONLY, AND DOES NOT REPRESENT A FIELD SURVEY.

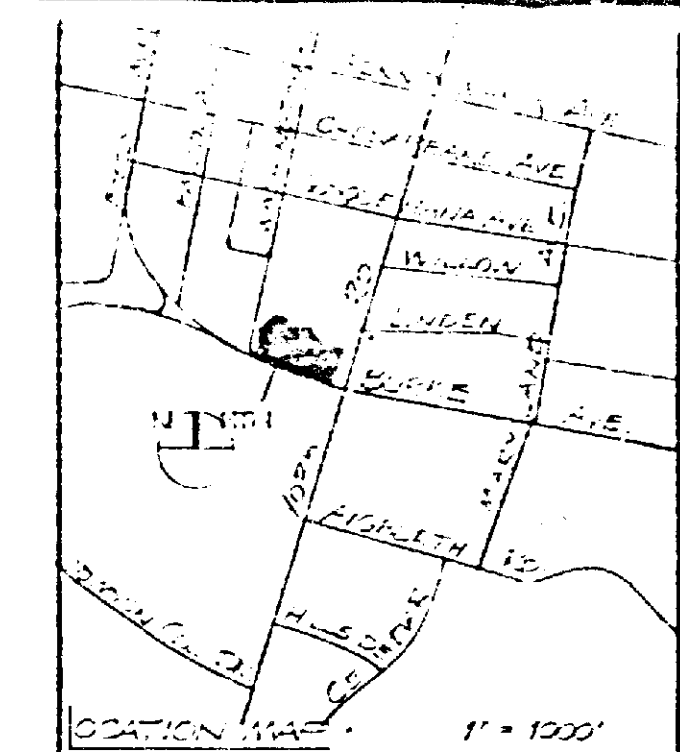
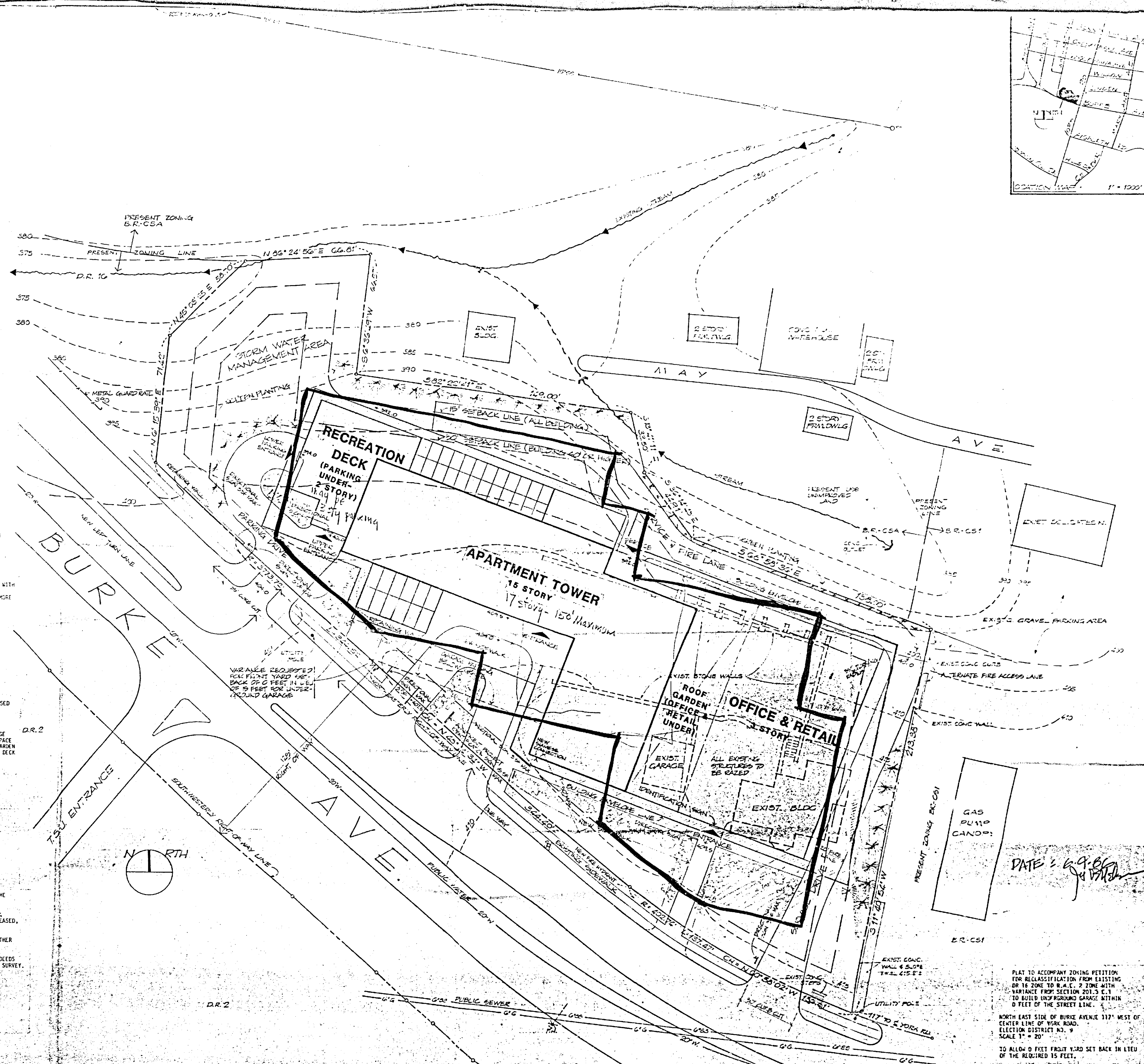
FOR "MAXIMUM LEVEL OF EMANATIONS" SEE ENVIRONMENTAL IMPACT STATEMENT

HOURS OF OPERATION: RESIDENTIAL 24 HOURS/DAY 7 DAYS/WEEK

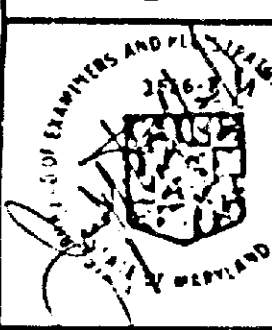
COMMERCIAL 12 HOURS/DAY 6 DAYS/WEEK

EMPLOYEES: 32 TOTAL - 3 SHIFTS

PUBLIC WATER & SEWER IS AVAILABLE IN THE BED OF BURKE AVENUE.



NELSON-SALABES, INC.
ARCHITECTS
1001 Taylor Avenue, Suite 200 • Baltimore, Maryland 21201



DATE: 6.9.88

Revisions
12.9.81
1.5.82
2.12.82
2.15.82
7.6.82

Sheet Title

PLAY

1" = 20'

Job No.

1881

Sheet No.

1

of 4

Date

NOV. 6, 1987

PLAY TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION FROM EXISTING OR 16 ZONE TO R.A.C. 2 ZONE WITH VARIANCE FROM SECTION 201.3 C.1 TO BUILD UNDERGROUND GARAGE WITHIN 0 FEET OF THE STREET LINE.

NORTH EAST SIDE OF BURKE AVENUE 117' WEST OF CENTER LINE OF YORK ROAD, ELECTION DISTRICT NO. 9 SCALE 1" = 20'

TO ALLOW 0 FEET FRONT YARD SET BACK IN LIEU OF THE REQUIRED 15 FEET.

USE REGULATIONS

A. PROPOSED USES:

1. APARTMENTS: (WELL ELDERLY) MORE THAN 25 DWELLING UNITS
2. OFFICES: LESS THAN 25% OF GROSS FLOOR AREA
3. RETAIL AND SERVICE USES: LESS THAN 5% OF GROSS FLOOR AREA

TENTATIVE USES:

- | | |
|----------------------|-------------------------|
| BANKS | FOOD STORES (SPECIALTY) |
| BARBER SHOP | GIFT SHOPS |
| BEAUTY SHOP | JEWELRY STORE |
| BOOK STORE | NEWS STAND |
| CHIROPODIST'S OFFICE | OPTICIAN'S OFFICE |
| CLINICS | RESTAURANTS |
| DELICATESSEN | SHOE REPAIR |
| DRUG STORES | STATIONERY |
| FLORIST SHOPS | TAILOR OR DRESSMAKING |
| | WEARING APPAREL |

4. PUBLIC UTILITY USES: AS REQUIRED FOR DEVELOPMENT

5. ACCESSORY USES:

- | | |
|---------------------|-----------------------------|
| LAUNDRY | ASSEMBLY |
| LOUNGES | RECREATION/CRAFTS |
| DINING/FOOD SERVICE | COUNSELING/PERSONAL SERVICE |

6. SPECIAL EXCEPTIONS: NONE

B. USE REGULATIONS:

1. FLOOR AREA

- | | |
|--|-----------|
| a. APARTMENTS 232 DWELLINGS @ 829.38SF = | 193,000SF |
| b. OFFICES (MAXIMUM) | 33,000SF |
| c. RETAIL & SERVICE (MAXIMUM) | 9,000SF |
| | 235,000SF |

- | | | |
|------------------|--------|--------|
| 20% OF 235,000 = | 47,000 | 33,000 |
| 5% OF 235,000 = | 11,750 | 9,000 |

2. NO RETAIL OR SERVICE USE WILL OCCUPY MORE THAN 1,000 SF EXCEPT:

- a. BANKS, BUILDING & LOAN OR SIMILAR USE
- b. CLINICS OR GROUP MEDICAL CENTERS
- c. FOOD STORE (5,000SF MAX.)
- d. RESTAURANTS

3. NO USE SHALL HAVE MORE THAN ONE EXTERIOR ENTRANCE. EACH USE WILL HAVE ONE ENTRANCE WITHIN THE BUILDING. ADDITIONAL EXITS AS REQUIRED BY BUILDING CODES OR FIRE CODES WILL BE PROVIDED.

4. SIGNS & DISPLAYS WILL CONFORM TO BCZR 413.1 (CONTENTS & EXACT LOCATIONS OF SIGNS ARE UNDETERMINED AT THIS TIME).

- SIGNAGE WILL INCLUDE:
1. PROJECT IDENTIFICATION SIGN OF 15 SF MAX.
 1. ACCESSORY USE IDENTIFICATION SIGN 3 SF MAX.
 1. NOT PROJECTING MORE THAN 6 INCHES.
 - 8 DIRECTIONAL SIGNS 3 SF MAX. EA.
 - 1 DIRECTORY SIGN FOR OFFICE, RETAIL & SERVICE USES.

BULK REGULATIONS

- a. MAXIMUM HEIGHT = 1: TIMES REQUIREMENTS FOR BL ZONE
- b. BL ZONE ALLOWS 100' MAX. HGT. ON 125' R. W. (BURKE AVE.)
- c. TIMES 100' = 150' = MAXIMUM HEIGHT
- d. PROPOSED HEIGHT = 150'

- a. AVERAGE WIDTH MUST BE LESS THAN 2: TIMES AVERAGE HEIGHT

	PROPOSED	AVG. WIDTH	AVG. HGT.	MAX. HGT.	MAX. AVG. WIDTH
NORTH ELEVATION	211.00	105.50	150.00	300.00	255.00
SOUTH ELEVATION	177.49	88.75	133.13	266.25	220.00
EAST ELEVATION	176.00	88.00	132.00	264.00	216.00
WEST ELEVATION	170.00	85.00	127.50	255.00	210.00

C. YARD REQUIREMENTS

1. FRONT YARD 15' (SEE VARIANCE REQUEST TO BUILD UNDERGROUND GARAGE WITH 0' SETBACK)
2. SIDE YARD 15' SET BACK IF LESS THAN 40' HIGH (30' SET BACK IF MORE REAR YARD 15' SET BACK IF LESS THAN 40' HIGH (20' SET BACK IF MORE
3. NO APARTMENT WINDOW IS CLOSER THAN 25' TO A PROPERTY LINE

D. DENSITY: MAX. = 20 DENSITY UNITS PER ACRE

- SITE = 1.816 ACRES
 BURKE AVENUE ROADWAY = .33 ACRES (30' WIDTH x 481.99')
 1.816 x 20 = 36.32 DENSITY UNITS
 .33 x 20 = 6.6 DENSITY UNITS
 TOTAL 42.92 DENSITY UNITS ALLOWED

- PROPOSED APARTMENT MIX (TENTATIVE)
- | | | |
|-----------------------|------------|----------------------------|
| 3 2 BEDROOMS TIMES | 1.0 D.U. = | 3 DENSITY UNITS |
| 26 EFFICIENCIES TIMES | .5 D.U. = | 13 DENSITY UNITS |
| 203 1 BEDROOMS | .75 D.U. = | 152 DENSITY UNITS |
| 232 DWELLING | | 168 DENSITY UNITS PROPOSED |

E. AMENITY OPEN SPACE RATIO = .2

- | | | |
|-------------------|---------------------------|------------------------|
| LOT | = 1.816 ACRES OR 77,680SF | 77,680SF - LOT |
| BLDG. FOOT PRINT | = 27,409SF | 27,409SF - COVERAGE |
| DRIVES & ENTRANCE | = 13,160SF | 13,160SF - OPEN SPACE |
| TOTAL COVERAGE | = 40,569SF | 40,569SF - ROOF GARAGE |
| | | 40,569SF & REC. DECK |

$$235,000 \times .2 = 47,000 \text{ SF} = \text{OPEN SPACE PROVIDED}$$

NOTE: STORM WATER MANAGEMENT POND, IF REQUIRED, WILL NOT BE INCLUDED IN "M" SPACE, UNLESS ALLOWED BY BCZR. OPEN SPACE WILL BE PROVIDED IN OTHER LOCATIONS.

OFFSTREET PARKING

- | | |
|--|----------|
| 232 ELDERLY DWELLINGS @ 4 SPACES | = 93 |
| OFFICES (1ST FLOOR) 6,000 SF @ 1 PER 300 | = 20 |
| (2ND FLOOR) 15,000 SF @ 1 PER 500 | = 30 |
| (3RD FLOOR) 12,000 SF @ 1 PER 500 | = 24 |
| RETAIL & SERVICE 9,000 SF @ 1 PER 325 | = 28 |
| TOTAL PARKING REQUIRED | 195 CARS |

- LESS 4% OF RESIDENTIAL ALLOWED FOR COMMERCIAL PARKING REQUIRED
- | |
|----------|
| 148 CARS |
| 199 CARS |

NOTE: BUILDING ENVELOPE LINE SHOWN AS (---) LIMITS THE AREA WITHIN THE SITE ON WHICH THE BUILDING MAY BE LOCATED. BUILDING SHOWN IS FOR DEMONSTRATION PURPOSES AND MAY BE CHANGED BY THE DEVELOPER TO SUIT OTHER CRITERIA. TOTAL FLOOR AREA, NUMBER OF APARTMENTS AND NUMBER OF DENSITY UNITS WILL NOT BE INCREASED, BUT MAY BE DECREASED.

USES SHOWN MAY BE RELOCATED WITHIN THE BUILDING ENVELOPE TO SUIT OTHER CRITERIA.

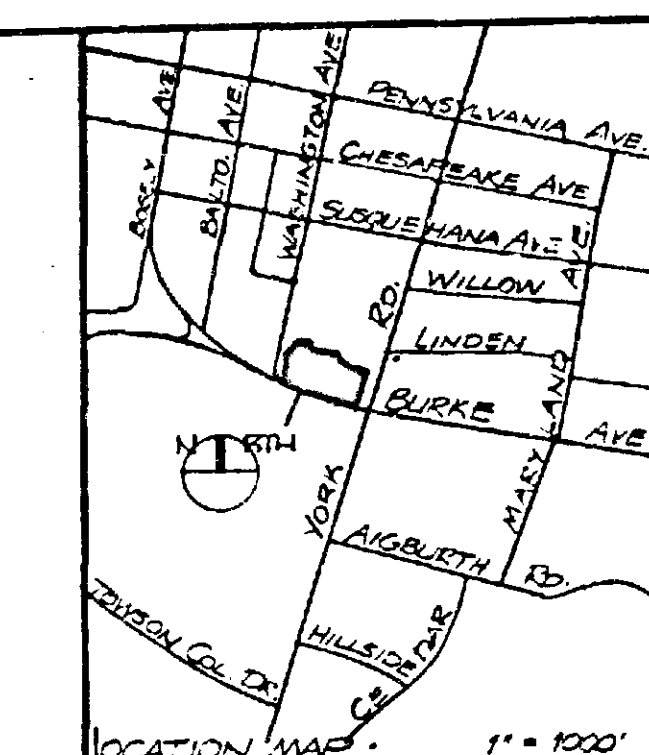
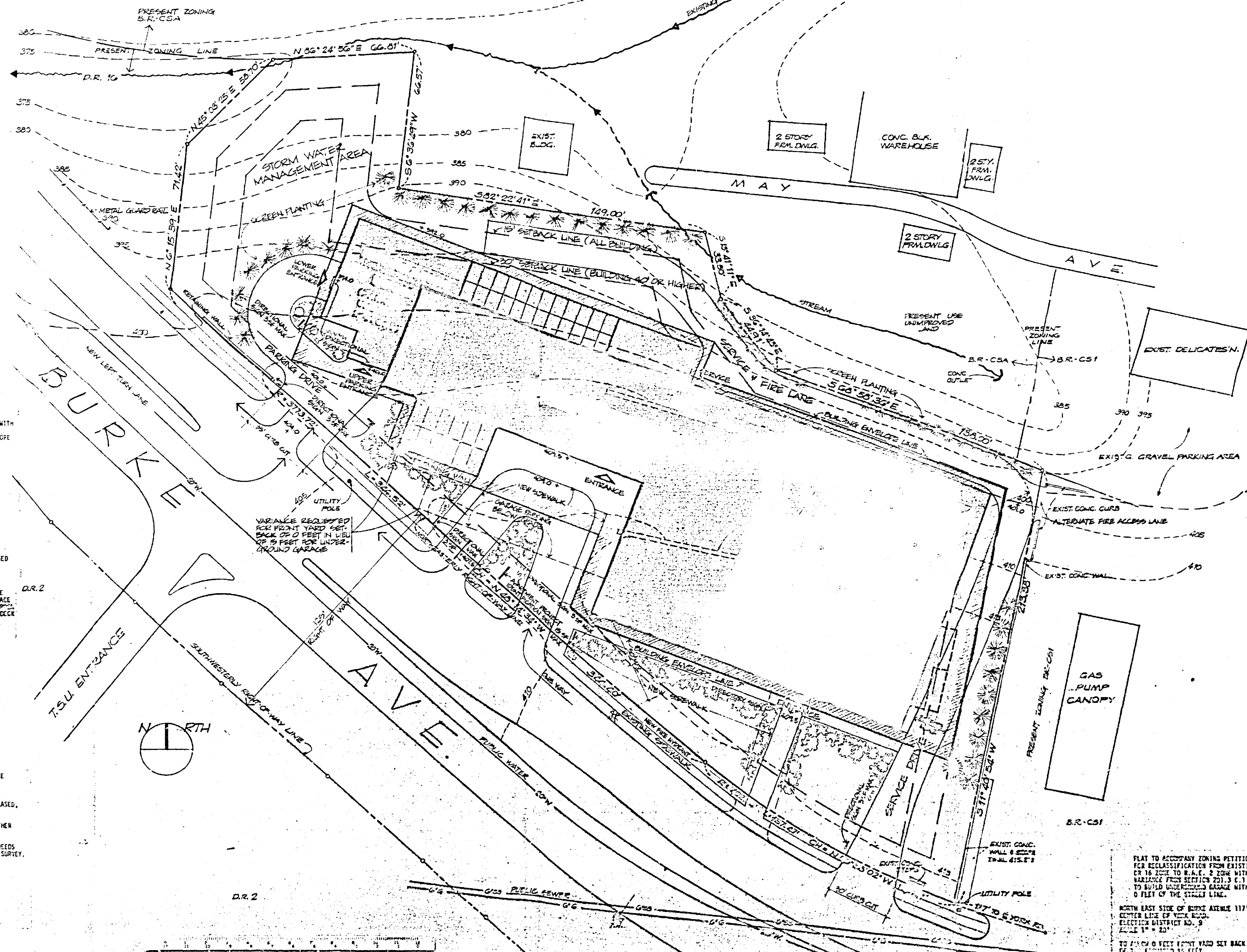
OUTLINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS AND PLATS FOR ZONING PURPOSES ONLY, AND DOES NOT REPRESENT A FIELD SURVEY.

FOR: "MAXIMUM LEVEL OF EMANATIONS" SEE ENVIRONMENTAL IMPACT STATEMENT

HOURS OF OPERATION: RESIDENTIAL 24 HOURS/DAY 7 DAYS/WEEK
 COMMERCIAL 10 HOURS/DAY 5 DAYS/WEEK

EMPLOYEES: 32 TOTAL - 3 SHIFTS

PUBLIC WATER & SEWER IS AVAILABLE IN THE REC OF BURKE AVENUE.



NELSON-GALLES, INC.
 ARCHITECTS
 1001 E. 12th St., Suite 100, Baltimore, Maryland 21202



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