# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We do solemnly declare and affirm,

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 235.1 to permit a front yard setback of zero feet in lieu of

the required 15 feet and a setback to the centerline of the street of 35 feet in lieu of the required 40 feet; and Section 235 B.4 to permit an amenity open

space ratio of 0.058 (834 sq.ft.) in lieu of the required 0.1 (1,429 sq.ft.).
of the Zoning Regulations of Baltimore County, to the Zoning Lew of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The size, configuration and location of the property create a practical difficulty or unreasonable hardship with strict compliance of the Baltimore County Zoning Regulations. Granting the requested relief is in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and granting the requested relief will not substantially injure the public health, safety or general welfare.

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

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

	under the penalties of pe are the legal owner(s) which is the subject of the	erjusy, that 1/we of the property is Petition.
Contract Purchaser:	Legal Owner(s):	MAPIDA NE
(Type or Print Name)  (Type or Print Name)	(Type of Print Name)	E. D. 9
Signature	Signatura	DATE 7/29/67
401 Washington Avenus, Suite 502	(Type or Print Name)	1000
Towson, Maryland 21204 City and State	Signature	DF
Attorney for Petitioner:	care and chosen account parts a see	N 37,08
Jonathan A. Azrael (Type of Print Name)	Suite 312, 8501 LaSalle	Road 337-7000 Phone No.
Managere grant	Townon, Maryland 21204 City and State	
401 Washington Avenue, Suite 502	Name, address and phone number -tract purchaser or representative	
Towners, Maryland 21204.	Name	
Attorney's Telephone No.:821=6809	Address	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_17th \_\_\_\_\_ day 

Do not school with mid - May . CEE

DEPARTMENT OF BALTIMORE COUNTY 87-H33-A

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90 La 98

Paul Les Engineering Sea 100 W Playstants Sta Turn Maydent 1900

DESCRIPTION

101 CHESAFEAKE AVENUE EAST

NINTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located at the intersection of the north side of Chesapeake Avenue and the east side of Delaware Avenue and 27 feet from the center of Delaware Avenue; thence binding on the east side of Delaware Avenue (1) North 14 01' East 75.00 feet; thence leaving said east side of Delaware Avenue (2) South 80°03' East 143.50 feet to the center of a 16 foot alley; thence binding on the center of the 16 foot alley (3) South 14001' West 75.00 feet to the north side of Chesapsake Avenue; thence binding on the north side of Chesapeake Avenue (4) North 80°03' West 143.50 feet to the point of beginning.

Containing 0.25 acres of land, more or less.



CPFICE COPY

PETITION FOR ZONING VARIANCE

9th Election District - 4th Councilmanic District

Case No. 87-433-A

LOCATION:

Northeast Corner Chesapeake Avenue and Delavare Avenue (101 East Chesapeake Ave.)

DATE AND TIME: Monday, May 4, 1987, at 2:30 p.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Zoning Variances to permit a front yard setback of O feet in lieu of the required 15 feet, a setback to the centerline of the street of 35 feet in lieu of the required 40 feet, and an amenity open space ratio of 0.058 (834 square feet) in lieu of the required 0.1 (1,429

Being the property of Frank C. Tuttle plan filed with the Zoning Office. as shown on plat

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

> BY OFFER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES NE/Corner Chesapeake & Delaware Aves. (101 E. Chesapeake Ave.) 9th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 87-433-A

FRANK C. TUTTLE, Petitioner

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned 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 People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Jonathan A. Azrael, Esquire, 401 Washington Ave., Suite 502, Towson, MD 21204, Attorney for Petitioner.



ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 30, 1987

Jonathan A. Azrael, Esquire 401 Washington Avenue, Suite 502 Towson, Maryland 21204

> RE: PETITION FOR ZONING VARIANCES NE/cor. Chesapeake and Delaware Ave. (101 East Chesapeake Ave.) 9th Election District - 4th Councilmanic District Frank C. Tuttle - Petitioner Case No. 87-433-A

Dear Mr. Azrael:

This is to advise you that \$100.12 is due for advertising and posting of the above property. This fee must be paid before an is due for advertising

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.

BALTIMORE COURTY, MARYLAND	35831	e County, Maryland, and res ding, Towson, Maryland	mit
5/6/87 ACCOUNT R	-01-615-600		
SIGN & POST RETURNED Chesdel Associates L 401 Washington Ave. Town Md. 21204  DVERTISING & POSTING COSTS RE			
B B D32*****100321a	The state of the s		
VIA PATION OR OURSETU			



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a Scookly newspaper printed and published in Towson, Baltimore Crusty, Md., appearing on April 16 19 87

THE JEFFERSONIAN,

Sucan Much a dreet

35.40

CERTIFICATE OF PUBLICATION TOWSON, MD. \_April 15 \_\_\_\_\_, 19\_87

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 15 ..... 19 87

49.72

# BASTIMORE COUNTY, MARYLAND

TO \_\_James A. Markle

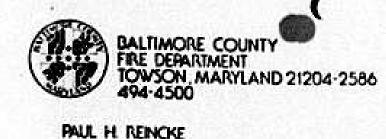
Date October 7, 1986

PROM Charles K. Weiss

Chesapeake/Delaware Bldg. Chesapeake Ave. CRG 10/23/86

Baltimore County does not provide commercial refuse collection. The plan as submitted shows no provision for any type of refuse collection, therefore no comment can be made other than to say that a project of this magnitude on such a limited site will require considerable thought to develop a workable plan for refuse collection.

CKW/KRA/re



PAUL H. REINCKE

BALTIMORE COUNTY, MARYLAND

DATE: OCTOBER 14, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROM: CAPTAIN JOSEPH KELLY PLANS REVIEW DIVISION, FIRE PREVENTION BUREAU BALTIMORE COUNTY PIRE DEPARTMENT

PROJECT NAME: CHESAPEAKE - DELAWARE BUILDING

PROJECT NUMBER: CRG AGENDA 10/23/86, 2:30 PM

LOCATION: CHESAPEAKE AVENUE

COMMENTS:

DISTRICT 0 9

CRG 01 PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIPE SAFETY CODE, 1985 EDITION.

CRG 02 PIRE PLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: CHESAPEAKE AVENUE TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER.

CRG MODILIHO OF CCTOWN 23, 1986 CHOCKPOUR / DELANATE DILLAND 1. A SWM waver was quarted for this eite on 2/2/26. IN RE: PETITION FOR ZONING VARIANCE . NE/cor. Chesapeake Avenue

and Delaware Avenue (101 E. Chesapeake Avenue) 9th Election District 4th Councilmanic District

Frank C. Tuttle Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-433-A

The Petitioner herein requests a variance to permit a front yard setback of 0 feet in lieu of the required 15 feet and a setback to the centerline of the street of 35 feet in lieu of the required 40 feet, and to permit an amenity open

. . . . . . . . . . .

space ratio of 0.058 (834 sq.ft.) in lieu of the required 0.1 (1,429 sq.ft.).

Testimony by and on behalf of the Petitioner and evidence proferred by his Counsel indicated that the Petitioner proposes to construct a 5-story building with retail stores on the first floor and offices on the remaining four floors at the subject location. The property is small and its corners not square. Baltimore County has required the widenin; of Chesapcake Avenue and the alley and a dedication of additional footage on Delaware Avenue. The Petitioner intends to lease the required parking spaces from the Revenue Authority, which will build a 900-car garage on the south side of the site across thesapeake Avenue. The Petitioner is well aware that he must provide those required spaces and will go to private lots, if necessary. The Baltimore County Fire Code requires a specific lobby width and depth as well as an elevator and stairs. A central core will provide ternant accessibility. These necessities cannot be provided without variances. It is the intent of the Petitioner to treat all square footage of ground area from building to curb on Delaware and Chesapeake Avenues, as well as the alley, as if it were amenity open space owned by the

Petitioner and he will provide landscaping in a manner approved by Baltimore

There were no Protestants.

COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY DEPARTMENT OF HEALTH CHESA PEAKE [DELAWARE PROFESSIONAL BUILDING Subdivision Name, Section and/or Plat ches del Les factorisis No. of Lots or Units COMMENTS ARE AS FOLLOWS: Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762. Soil percolation test have been conducted. Revised plans, \_\_\_\_ must be submitted prior to approval of plat, \_\_\_\_ are not required and the plat can be approved as submitted. Contact this office for more complete information, Public sewers \_\_\_\_, public water \_\_\_\_, must be utilized and/or extended to serve the property. A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, \_\_\_ are not required, \_\_\_ is incomplete and must be revised, \_\_\_ has/have been reviewed and approved. A Water Appropriation Permit Application, \_\_\_\_must be submitted, \_\_\_\_has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process. It is recommended the plan, \_\_\_\_ be approved as submitted, \_\_\_\_ be approved as submitted subject to the following conditions noted: \_\_\_\_\_ the approved as dated 10-9-86 It is recommended this plan not be approved at this time. See revisions and/or REVISIONS AND/OR COMMENTS:

COUNTY REVIEW GROUP

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardsnip upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13 day of May, 1987, that a front yard setback of 0 feet and a setback to the centerline of the street of 35 feet, be approved, and further that an amenity open space ratio of 0.058 (834 sq.ft.) be permitted, and as such, the Petitica for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

> To the extent allowed by Baltimore County, the Petitioner shall landscape (including providing walkways) all square footage of ground area from building to curb on Delaware and Chesapeake Avenues, as well as the alley.

> > of Baltimore County

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

Arnold Jablon Zoning Commissioner

Mr. Brooks Stafford

Page Two

Environmental Effects Report Character & D

C. BEST MANAGEMENT PRACTICES

Extension Service.

Andre Still Astronomy September 1981 1981 1981

Streams, stream buffers and wetland should be noted on all

subsequent development plans

The state of the s

I. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped

as soon as possible after final grading and maintained in such condition.

2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through

October, concurrent with grass mowing; November through April, monthly.

3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

will not exceed recommendations of the University of Maryland Cooperative

4. Application of fertilizers, herbicides and pesticides

5. Filling will not occur in grassed or lined drainage ditches

May 13, 1987

Jonathan A. Azrael, Esquire Azrael, Gana & Franz Equitable Suilding, Suite 502 401 Washington Avenue Towson, Maryland 21204

RE: Petition for Zoning Variance NE/cor. Chesapeake Avenue and Delaware Avenue (101 E. Chesapeake Avenue) 9th Election District 4th Councilmanic District

Case No. 87-433-A

Dear Mr. Azrael:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached

If you have any questions concerning this matter, please do not hesitate to contact this office.

JMHJ:bjs

Enclosures

cc: People's Counsel

Attorney

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

Received by: Charran, Zohing Plans Advisory Committee

Petitioner Frank C. Tuttle



## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date \_\_\_April 10, 1987.... TO Zoning Commissioner

Norman E. Gerber, AICP, Director FROM\_Office\_of\_Planning\_and\_Zoning\_

SUBJECT. Zoning Patition No. 87-443-A.

This proposal was approved subject to obtaining the required zoning by the CRG on 10/23/86.

NEG: JGH: slb

CPS-COB

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86



ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 23, 1987

COUNTY OFFICE BLDG. 111 W. Chesateake Ave. Joseon, Maryland 21204

MEMBERS

Chargman

Bureau of

Enganeering Department of Trailic Engineering State Poads Commission

Hurray of Fire Prevention mealth Department Project Planning Building Department Dougs of Education I wing Administration industrial -- Opment

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

Jonathan A. Azrael, Esquire 401 Wanhington Avenue, Suite 502 Towson, Maryland 21204

> RE: Item No. 322 - Case No. 87-433-A Petitioner: Frank G. Tuttle Petition for Zoning Variance

Dear Mr. Azrael:

The Zoning Plans Advisory Committee and the County Review Croup (CRG) have both reviewed the plans submitted with the abovereferenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 tearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the solitability of the requested zoning.

This petition was accepted for filling on the date of the enclosed. filling certificate and a hearing scheduled accordingly.

Zuning Flans Advisory Cosmittee

JED: kkb

Enclosures.

cc: Paul Lee Engineering. Inc. 304 W. Pennsylvania Avenue Towson, Maryland 24204



March 19, 1987

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

> Item No. 322 Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of February 17, 1987 Frank Tuttle NE/C Chesapeake Avenue and Delaware Avenue

Variance to permit a front yard setback of O feet in lieu of the required 15 feet and a setback to the centerline of the street of 35 feet in lieu of the required 40 feet and to permit an amenity onen space ratio of 0.959 (834 square feet) in lieu of the required 0.1 (1.429 square feet) 0.25 acres

District: 9th Election District

Dear Mr. Jabion:

Aceas

Please see the C.R.G. comments for this site.

Very truly yours.

Traffic Engineer Associate !!

MSF:1:



BALTIMORE COUNTY DEPARTMENT OF HEALTH	Page 2 Zoning Advisory Committee Meeting of 2-17-87
Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Zoning Item #.322, Zoning Advisory Committee Meeting of Feb 17,1987	<ul> <li>( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.</li> <li>( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either should be semoved from the property or properly backfilled. Prior to the property of property backfilled.</li> </ul>
Property Owner: Frank Juttle  Location: NEC Charpeake & Delaunce Gus District 9	Management at 494-3768.  ( ) Soil percolation tests (have been (must be)
Water Supply Sewage Disposal COMMENTS ARE AS FOLLOWS:	The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.  ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Belluting Contact the Division of the Belluting Contact the Belluting Contact the Division of the Belluting Contact the Be	<ul> <li>( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.</li> <li>( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test</li> <li>( ) shall be valid water</li> </ul>
ments for such installation/s before work begins.  () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.	() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.  () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.  () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report Tests.
( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.	geological Study and an Environmental Effects Report must be submitted.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.	
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.	
( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.	

WWQ 2 4/86

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STATES A	94 4500	HP 27204-2066	
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Jawasan I	<ul> <li>Namby Stirce</li> <li>Audiend Stone</li> </ul>	* 151111111q	
rus Pzoj	perty Owner:	Frank Tuttle	
2000	rezon:	NE/C Chesape	ake Ave. & Delaware Avenue
****	No.:	322	
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Millian Chine

/mb

TED ZALESKI, JA. DIRECTOR

February 12, 1987

Rentag Advisory Committee Resting age as follows: Property Owner: Prank Tuttle

NE/C Chesapeake Ave. & Delaware Ave.

(A.) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-05, the Maryland Code for the Bandicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B.) A building and other miscellaneous possite shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. D. Commercial: Three sets of construction drawings scaled and eigent by a registered in Rasyland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

All Use Groupe except R-L Single Family Retected Reallings require a minimum of 1 hour fire rating for exterior walls closer than 5'-O to an interior lot line. R-L Use Groupe require a one hour wall if closer than 3'-O to an interior lot line. Any wall built as an interior let line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-O of an interior let line. The North wall shall be a fire wall

without any openings.

7. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office commet be considered until the necessary data pertaining to beight/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, of the Beltimore County Building Code.

H. When filing for a required Change of Une/Compancy Permit, an alteration possit application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer scale are usually required. The change of Use Groups are from Use to Use \_\_\_\_\_\_, or to Mixed Uses \_\_\_\_\_\_, see Section 312 of the Building Code.

The proposed project appears to be located in a Flood Flaim, Sidal/Riverino. Floore see the attached copy of Section 516.0 of the Building Code on adopted by Bill 617-55. Site plans shall show the correct elevations above see level for the lot and the finish floor levels including because.

(3.) Communication Building shall comply to Article 4 for construction and Article 5 for allowable height/area and setbacks. If Section 502.2 is utilized the setback is to the center line of the street or alley. See Section 313 for interior fire separation between Mercantile & Business.

of Florning and Bening and are not intended to be construed so the full extent of any permit. If detired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeaho Avenue, Towson, Maryland 21704. Markes E. Securbon.
Building Plans Berger

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY PEVIEW GROUP COMMENTS

PROJECT NAME: CHESAPEAKE/DELAWARE BUILDING

Delaware Avenues

9th Election District

NE/corner Chesapeake and

ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

TED ZALESKI, JR DIRECTOR

(J)Continued:

The Building shall be sprinklered see Section 1702.23 as amended by Council Bill #17-85. Provide handicapped parking in leased spaces as per State Code.

: C. Richard Mocre

Date: \_10-21-86

REV: 10/14/86 REV: REVISED PLAN KEY:

DATE: October 23, 1986

PLAN: 08/06/86

COMPLIANCE WITH COMMENT CHECKED NON-COMPLIANCE IS CIRCLED O ADDITIONAL COMMENTS ADDED LAST

With the present building position Chesapeake Avenue should be shown as the front of the building. The 10' setback off of the Delaware Avenue Ex. right-of-way should be revised to show the 10' required side street setback from the proposed right-of-way, if this is to be taken by Baltimore County at building permit time. Show buildings within 100 ft. of property lines, fronting on Chesapeake Avenue.

Indicate uses in note 9.C (F.F. - Retail) (2-6 floor - General Offices)

Add to the Parking lease note: . . . . and zoning policy B.M. 10.A. Show proposed right-of-way width of the Alley and figure gross area on 30 ft. of Delaware Avenue and Chesapeake Avenues.

## AFTER PRE-CRG MEETING

LOCATION:

DISTRICT.

- 5) ZONING APPROVAL WILL BE CONTINGENT UPON VARIANCES BEING GRANTED FOR THE FRONT SETBACK AND AMENITY OPEN SPACE, ALSO PRIOR TO ZONING APPROVAL THE REQUIRED PARKING MUST BE PROVIDED.
- 6) Include in the notes that the maximum height of the building will be 60 ft. If the 60 ft. height is exceeded variances would also be required from the height tent provisions of the B.C.Z.R.

DEPARTMENT OF TRAFFIC ENGINEERING

BALTIMORE COUNTY, MARYLAND

Mr. James Markle

SUBJECT: C.R.G. Comments

PROJECT NAME: Chesapeake/Deleware Bldg. . C.R.G. PLAN: X

LOCATION: Chesapeake Ave.

The plan needs to show the loading and unloading area off of the alley. Loading and unloading will not be permitted on either Chesapeake Avenue or

Department of Traffic Engineering

CRM:GMJ:1t

REVIEW GROUP MEETING MINUTE hursday, October 23, 1986

CHESAPEAKE/DELAWARE BUILDIN

COUNTY REVIEW GROUP - THOSE PRESENTS

Dwight Little, Chairman - Department of Public Works David Fields, Co-Chairman - Office of Current Planning

Agency Representatives Rahim Famili - Traffic Engineering

John Balducci - Developers Engineering Division Dennis Kennedy - Developers Engineering Division

Developer and/or Representatives Jonathan Azbel - Chesdel Associates

Keith S. Franz - Chesdel Associates - Paul Lee Engineering, Inc.

\*Interested Citizen - Les Greif, Towson Development Corporation Mr. Little opened the meeting at 2:30 p.m., introduced the staff, and explained

the purpose of the meeting.

Mr. Lee presented the Plan. Mr. Fields summarized the staff comments submitted from Traffic Engineering, Bureau of Engineering, Bureau of Sanitation, Depa tment of Health, Fire Department, Developers Engineering Division, Office of Planning and Zoning. These comments have been made a part of these minutes, and a cory was also given to the developer and developer's engineer.

Mr. Greif stated that he opposed the paving and right-of-way widths for Delaware Avenue and Chesapeake Avenue. He feels that they should be narrower.

The staff comments to be addressed are as follows: Traffic Engineering required that the loading/unloading area be shown along the 20' alley. Sanitation required that the refuse container/location be indicated. Developers Engineering Division required that the "future" curb be shown as "proposed" for Chesapeake Avenue and the 20' alley. Planning required that Note 9(e) be modified and a note be added stating the number of employees and hours of operation. Zoning's Comment No. 6 must be complied with. Also, Comment No. 5 states that zoning approval is contingent upon the Developer successfully obtaining the variances applied for as well as securing adequate offsite parking.

CONCLUSION: The Plan was given Conditional Approval subject to the terms of Zoning Comment No. 5. The meeting was adjourned at 3:10 p.m.

DATE: October 22, 1986

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

MARYLAND ...

DATE: October 20, 1986

PROJECT NAME:	Chesapeake/D	elaware Office Building	PLAN	XXXXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTIO			PLAN EXTENSION	

REVISED PLAN

PLAT

The Office of Planning has reviewed the revised subject plan dated October 16, 1986 and submits the following comments:

The lease for the parking must be signed prior to issuance of building permits. No occupancy permit will be issued prior to completion of the parking garage.

Note #9 (e) must be revised to reflect the correct landscape requirements. One major deciduous tree must be provided for every 40 linear feet of property line adjacent to a street (as per Section IX-C. 1.a of the Landscape Manual). The total frontage is 293.5' which will require 8 major deciduous trees.

Additional information is required with respect to number of employees (estimate) and hours of operation (range).

A final landscape plan must be approved by this office prior to issuance of building permits.

Project #86248 Chesapeake/Delaware Building October 22, 1986

HIGHWAY COMMENTS:

Delaware Avenue shall be a 31-foot paving width on a 60-foot right-of-way measured from the centerline of the existing road.

The existing alley shall be improved at this time as a 20-foot curbed alley on a 24-foot right-of-way measured from the centerline of the existing

A fillet with 10-foot sides is required at the road intersection.

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

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyor the limits of the site or as may be required to establish line and grade.
- b. The submission of full cross-sections is deemed necessary for de lign and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.
- e. The grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

SUBDIVISION REVIEW COMMENTS

PROJECT NUMBER:

storm drains under a public contract.

LOCATION:

DISTRICT:

GENERAL COMMENTS:

have been corrected.

of a record plat.

HIGHWAY COMMENTS:

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

BALTIMORE COUNTY, MARYLAND

Chesapeake/Delaware Building

Chesapeake Avenue

The Plan for the subject site, dated August 6, 1986, has been reviewed

All private contracts for construction of storm drains and roads

All construction drawings and construction for public use shall

conform with Baltimore County Department of Public Works Design Standards

The responsibilities of the Developer involving public improvements

intended for public title and maintenance must be let under a contract

form, proposal and attachments adopted by the Baltimore County Dipart-

ment of Public Works. The Developer has the option of placing the

shall include the Inspection Fees, Burden and Fringe Costs incurred.

Projects and 2.0 times payroll for the Capital Improvement Fund.

Currently these charge, are 3.0 times payroll for Metropolitan District

The Developer shall be responsible for damages to the County's

facilities, such as water meters, manholes, curbs and gutters and inlets

within his site. Occupancy Permits will be withheld until such camages

County for the required public improvements, prior to the recording

A Public Works Agreement must be executed by the owner and Baltimore

East Chesapeake Avenue, an existing road, shall be improved at this

time as a 40-foot paving width measured from the south curb on a 70-foot

and Standard Specifications and Details for Construction.

by the Developers Engineering Division and we comment as follows:

PROJECT NUMBER & DISTRICT: \_\_\_\_\_ DEVELOPMENT PLAN: \_\_\_\_\_

RECORD PLAT:

Deleware Avenue.

Project #86248 Chesapeake/Delaware Building

HIGHWAY COMMENTS: (Cont'd)

October 22, 1986

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

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property Line. (See Detail R-32)

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

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

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

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

#### STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

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

Project #86248 Chesapeake/Delaware Building Page 4 October 22, 1986

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

Sediment control provisions will be required for the building permit application and for any grading involved.

#### WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. Comments have been received from the City and their comments are as follows:

"...service may be obtained from the Towson Fourth Zone.

The proposed retail/office building may be served from the existing 8-inch main in Delaware Avenue or from the existing 16-inch main in East Chesapeake Avenue.

The developer should investigate the proper sizing for internal piping and the need for onsite pumping to maintain the required water pressure throughout the project."

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

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

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

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

Additional sewer flows will be generated by this project. Existing sewers should be investigated for available capacity to the interceptor at Towsentowne Boulevard and York Road. Capacity figures are available . from Bruce Keller in the Sanitary Sewer Design and Approval Section.

The water service area for the project is the Towson Fourth Zone capable of serving a maxigum ground elevation of 480.3. Because the height of the proposed building exceeds elevation 480, special design considerations are required to achieve sufficient pressure. A building permit will not . be issued until this item is satisfactorily resolved.

....

Project #86248 Chesapeake/Delaware Building October 22, 1986

The Plan may be approved, subject to compliance with all of the above stated comments.

EDWARD A. MCDONOUGH, P.E., Chief

EAMIJBISS cc: File

PLAT Developers Engineering Division The Office of Planning has reviewed the revised subject plan dated October 16, 1986 and submits the following comments:

SUBJECT: COUNTY REVIEW GROUP COMMENTS

COUNCIL & ELECTION DISTRICT IX-482

PROJECT NAME: Chesapeake/Delaware Office Building PLAN

FROM: OFFICE OF PLANNING AND ZONING

The lease for the parking must be signed prior to issuance of building permits. No occupancy permit will be issued prior to completion of the parking garage. Note #9 (e) must be revised to reflect the correct landscape requirements. One

PLAN EXTENSION

REVISED PLAN

major deciduous tree must be provided for every 40 linear feet of property line adjacent to a street (as per Section IX-C.1.a of the Landscape Manual). The total frontage is 293.5' which will require 8 major deciduous trees.

Additional information is required with respect to number of employees (estimate) and hours of operation (range).

A final landscape plan must be approved by this office prior to issuance of building permits..

MALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: October 23, 1986

CHESAPEAKE/DELAWARE BUILDING

Delaware Avenues

9th Election District

ME/corner Chesapeake and

REV: 10/14/86 REV:

REVISED PLAN KEY: COMPLIANCE WITH COMMENT CHECKED NON-COMPLIANCE IS CIRCLED O ADDITIONAL COMMENTS ADDED LAST -

With the present building position Chesapeake Avenue should be shown as the front of the building. The 10' setback off of the Delaware Avenue Ex. right-of-way should be revised to show the 10' required side street setback from the proposed right-of-way, if this is to be taken by Baltimore County at building permit time. Show buildings within 100 ft. of property lines, fronting on Chesapeake Avenue.

Indicate uses in note 9.C (F.F. - Retail) (2-6 floor - General Offices) Add to the Parking lease note: . . . . and zoning policy B.M. 10.A.

Show proposed right-of-way width of the Alley and figure gross area on 30 ft. of Delaware Avenue and Chesapeake Avenues.

AFTER PRE-CRG MEETING

5) ZONING APPROVAL WILL BE CONTINGENT UPON VARIANCES BEING GRANTED FOR THE FRONT SETBACK AND AMERITY OPEN SPACE, ALSO PRIOR TO ZONING APPROVAL THE REQUIRED

6) Include in the notes that the maximum height of the building will be 60 ft. If the 60 ft. height is exceeded variances would also be required from the height tent provisions of the B.C.Z.R.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

ZONING OFFICE

CHESAPEAKE/DELAWARE BUILDING NE/corner Chesapeake and

Delaware Avenues

REVISED PLAN KEY:

DATE: October 23, 1986

COMPLIANCE WITH COMMENT CHECKED

NON-COMPLIANCE IS CIRCLED

9th Election District

ADDITIONAL COMMENTS ADDED LAST With the present building position Chesapeake Avenue should be shown as the front of the building. The 10' setback off of the Delaware Avenue Ex. right-of-way should be revised to show the 10' required side street setback from the proposed right-of-ay, if this is to be taken by Baltimore County at building permit time. Show buildings within 100

ft. of property lines, fronting on Chesapeake Avenue. Indicate uses in note 9.C (F.F. - Retail) (2-6 floor - General Offices)

Add to the Parking lease note: . . . . and zoning policy B.H.10.A. Show proposed right-of-way width of the Alley and figure gross area on

30 ft. of Delaware Avenue and Chesapeake Avenues. The required A.O.S. and parking will have to be provided prior to zoning approval.

CHESHPEAKE / DELAWARE BUILDING: Pie GRG. Warea: Water course is the Town 1" gove the maximum elevation

That can be served is 480. It top floor elevation is 500,0

Special design considerations are required to serve It writing menter en Delaure Dre is not abour correctly Chici is a cincle connection into Chesay cake SENER - assistional our flows will be generated by this project l'airing server must l'investigated for available capacity to the interceptor et towor towns Contered and york Road. Capacity figure are Loans - Bost Chesapeake are charle be a 40' on 70' R/W. 3/1/d Oslana an - Hold & 31/60 R/w. Alternate paring

eventh to be determined in the feeture.

Corner fillet - should to so class at intersection.

Wiley - Hold & giviling alley widen equally 20'

Consted alle on 24 R.M. additioned comments will be presented prior to the CRG

NT OF TRAFFIC ENGINEERING PALTIMORE COUNTY, MARYLAND

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UBJACT:	C.R.G.	Comments	Ĭ

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PROJECT NAME:	Chesapeake/Deleware Bldg. '	C.R.G. PLAN: X
PROJECT NUMBER	6 DISTRICT:	DEVELOPMENT PLAN:

PROJECT NUM	BER & DISTRICT:
LOCATION:	Chesapeake Ave.

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RECORD PLAT:

The plan needs to show the loading and unloading area off of the alley. Loading and unloading will not be permitted on either Chesapeake Avenue or Deleware Avenue.

> Deputy Director Department of Traffic Engineering

CRM:GMJ:1t

Jonathan A. Azrael, Esquire 401 Washington Avenue, Suite 502 Towson, Maryland 21204

March 20, 1987

# NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES

NE/cor. Chesapeake and Delaware Ave.

(101 East Chesapeake Ave.)

9th Election District - 4th Councilmanic District

Frank C. Tuttle - Petitioner

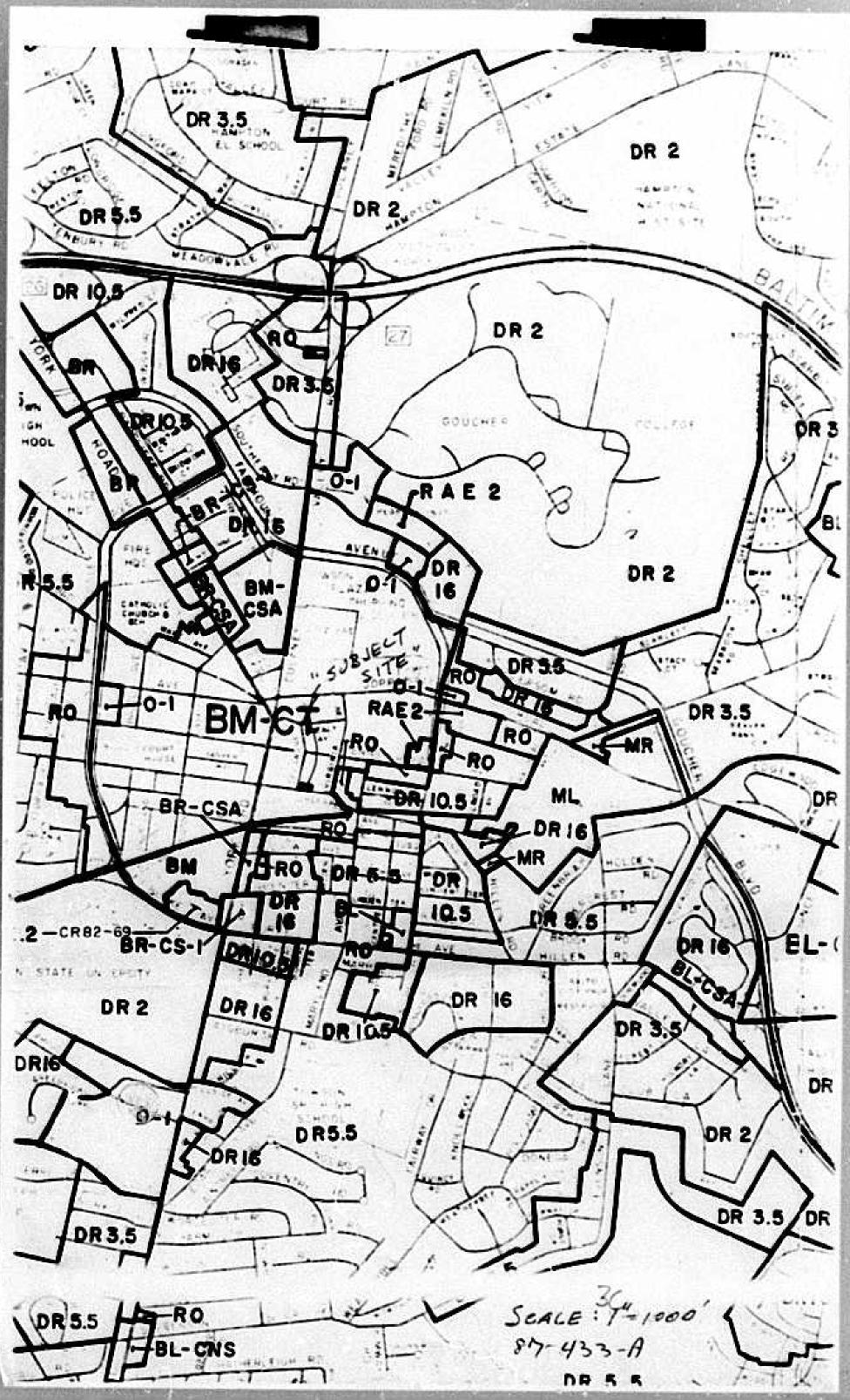
Case No. 87-433-A

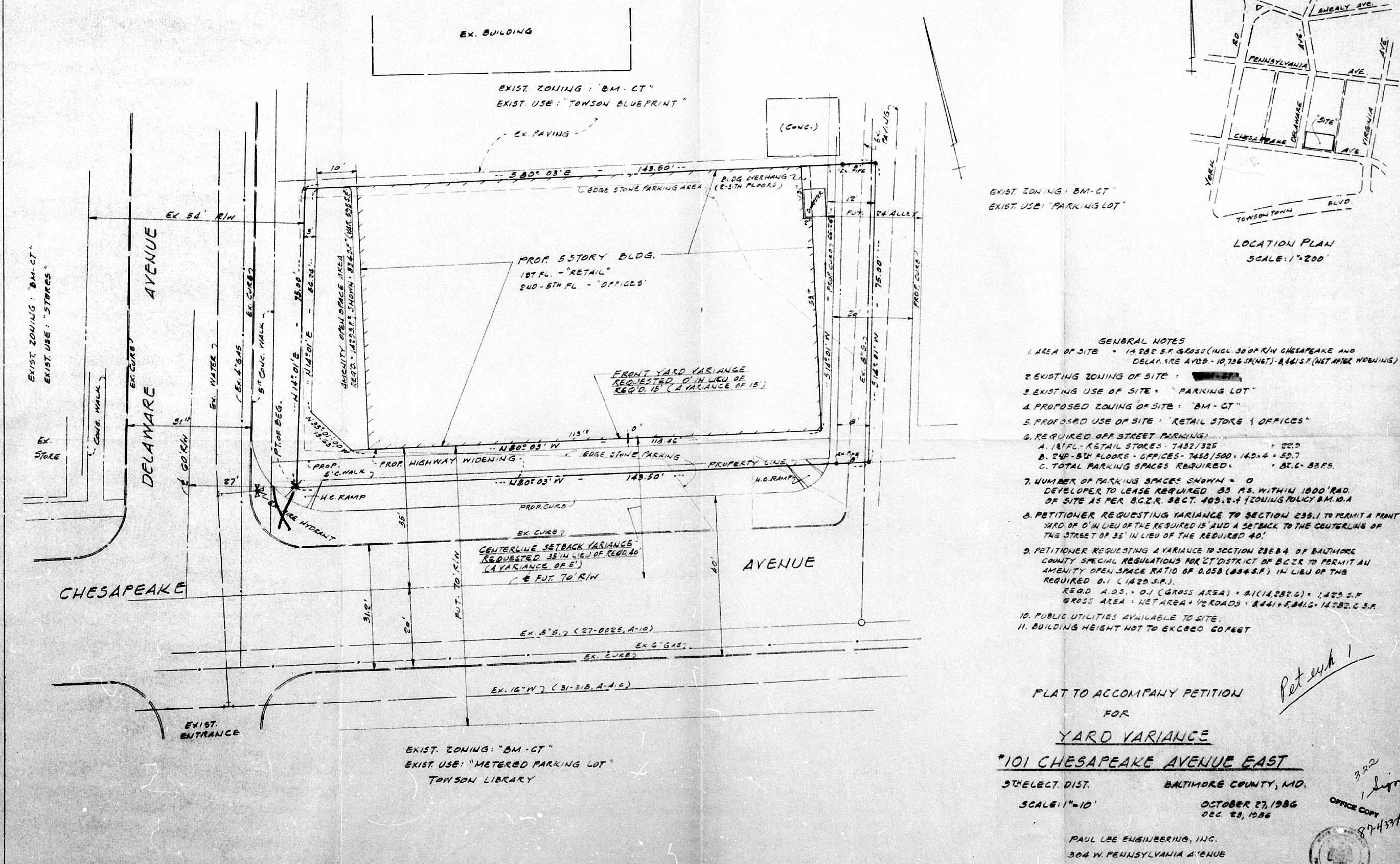
TIME:	2:30 p.m.
DATE:	Monday, May 4, 1987
PLACE: Roo	m 301, County Office Building, 111 West Chesapeake
	nue, Towson, Maryland

oning Compassioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANGOUS CASH RECEIPT	<b>a.</b> 29938
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	100.00
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TUTTUE - PATITIONER OF SIGNA	TURE OF CARMER







TOWSON, MARYLAND 21204

