

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 5, 2000

Nicholas J. Giampetro, Esquire
c/o Giampetro & Associates
920 Providence Road, Suite 407
Towson, Maryland 21286

Dear Mr. Giampetro

RE Zoning Verification, 8322 Bellona Avenue, 8th Election District

In response to your letter dated April 18, 2000, to Arnold Jablon, Director of Permits and Development Management, the following has been determined.

The above property is currently designated OR-1 (Office Building-Residential) as shown on Baltimore County zoning map NW-11A (see copy). Also, enclosed are copies from the Baltimore County Zoning Regulations (B.C.Z.R.) listing the permitted uses in the OR-1 zone.

This office would require an A.L.T.A. survey or similar engineered as-built survey in order to confirm adherence to all zoning regulations. Please be advised that, if constructed per all required Baltimore County permits, the property and improvements comply with the B.C.Z.R. including, but not limited to, parking, building setbacks and building height.

Finally, the property was the subject of at least two zoning variance hearings: case #CR-87-455-XA (dismissed) and case #90-113-SPHA (granted, docket book description enclosed).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

R. David Duvall
Drafting Technician, II
Zoning Review

RDD kew



IN THE MATTER OF
THE APPLICATION OF
MARY ANN MCCOSH, ET AL
FOR ZONING RECLASSIFICATION
TO R.O. ON PROPERTY LOCATED
ON THE WEST SIDE OF BELLONA LANE,
233' NORTH OF CENTERLINE OF BELLONA
AVENUE/ALSO FRONTS NORTH SIDE OF
BELLONA LANE
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

ORDER OF DISMISSAL

Petition of Mary Ann McCosh, et al for zoning reclassification from
D.R. 2, D.R. 3.5, D.R. 16 and R.O. to R.O. on property located on the west side
of Bellona Lane, 233 feet north of the centerline of Bellona Avenue, also fronts
north side of Bellona Lane, in the 8th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of
withdrawal of petition filed March 21, 1988 in copy of which letter is attached
hereto and made a part hereof from the attorney representing the Petitioners
in the above-entitled matter; and

WHEREAS, the said attorney for the said Petitioners requests that
the petition filed on behalf of said Petitioners be withdrawn as of March 21,
1988,

IT IS HEREBY ORDERED this 21st day of March, 1988 that said
petition be and the same is withdrawn and dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
Harry E. Friedman, Jr.
Patricia M. Friedman
Patricia M. Friedman

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY 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 and plat attached hereto and made a part hereof, hereby petition (1)
that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law
of Baltimore County, from an D.R. 2, D.R. 3.5, D.R. 16 and R.O. to an R.O. or D-1
zone, for the reasons given in the attached statement, and (2) for a Special Exception, under the
said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property
for

and (3) for the reasons given in the attached statement, a variance from the following sections of
the Zoning Law and Zoning Regulations of Baltimore County:

MAP 10/1/87
E.D. 74
DATE 10/1/87
ZONING 1000
DP

Property is to be posted and advertised as prescribed by The Baltimore County Code

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance,
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.

Contract Purchaser: Legal Owner(s):
Bellona Lane Limited Partnership (Type or Print Name)
Signature: Signature:
110 West Road Suite 203 Address:
Towson, Maryland 21204 City and State:
Attorney for Petitioner:
John B. Gontum (Type or Print Name)
Signature: Signature:
809 Eastern Blvd. Address:
Baltimore, Md. 21221 City and State:
Attorney's Telephone No. 686-8274 Address: Phone No.

LAW FIRM
Romack, Tatum & Hovnanian
1500 FEDERAL BUILDING
800 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21201
TELEPHONE (410) 686-8274

ROBERT A. ROMACK
JOHN B. GONTUM
JOHN D. HENNINGSEN
DONALD E. HENRY
JOHN E. TULLER
TIMOTHY M. HOVNANIAN

March 17, 1988

Mr. William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Zoning Reclassification Petition CR-87-455-XA
Mary Ann McCosh, et al

Dear Mr. Hackett:

Please dismiss the above referenced case and indicate it as
dismissed by our request on your records. Thank you for your
cooperation and courtesy.

Very truly yours,

John B. Gontum

JBG:kb
cc: Phyllis Cole Friedman, People's Counsel

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37950
DATE ACCOUNT
AMOUNT
PAID TO
PAID BY
VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
301 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany a
Petition for a Zoning Reclassification.

February 25, 1987
S.D. 100
Election Dist. #8
Council Dist. #3
RE: "Wadleigh"

Point of beginning being located North 13° 30' West 233' from the point of
intersection of the centerlines of Bellona Avenue and Bellona Lane thence in a
clockwise direction:

- 1) North 70° 16' 07" West 149.16 feet
- 2) South 81° 51' 53" West 66.87 feet
- 3) South 78° 38' 00" West 35.00 feet
- 4) South 20° 41' 25" East 227.44 feet
- 5) South 75° 53' 07" West 206.09 feet
- 6) southwesterly by a curve to the right having a radius of 147.52 feet and
a length of 93.91 feet
- 7) North 00° 53' 53" West 508.00 feet
- 8) North 87° 23' 28" East 442.82 feet
- 9) South 04° 51' 53" East 241.06 feet and
- 10) southwesterly by a curve to the right having a radius of 215.38 feet
and a length of 48.61 feet to the place of beginning
Containing 4.3 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



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

March 23, 1988

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, MD 21221

RE: Case No. CR-87-455-XA
Mary Ann McCosh, et al

Dear Mr. Gontum:

Enclosed is a copy of the Order of Dismissal which
was issued this date by the County Board of Appeals in the subject
case.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Mary Ann McCosh, et al
Bellona Lane Ltd. Partnership
James Earl Kraft
Phyllis Cole Friedman, Esquire
Louise M. Schulz
P. David Fields
James G. Howell
J. Robert Haines
Ann M. Haskarowicz
James E. Dyer
Pocket Clerk
Arnold Jablon, County Attorney

PETITION FOR RECLASSIFICATION

3rd Councilmanic District-Case No. R-87-455

LOCATION: West Side Bellona Lane, 233 feet North of the Centerline of
Bellona Avenue/also fronts North Side of Bellona Avenue

PUBLIC HEARING: Tuesday, October 6, 1987, at 10:00 a.m.

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

To reclassify the property from a D.R. 2, 3.5, 16 and R.O. Zone to an
R.O. or D-1 Zone

All that parcel of land in the 8th Election District of Baltimore County

Point of beginning being located North 13° 30' West 233' from the point of
intersection of the centerlines of Bellona Avenue and Bellona Lane thence in a
clockwise direction:

- 1) North 70° 16' 07" West 149.16 feet
- 2) South 81° 51' 53" West 66.87 feet
- 3) South 78° 38' 00" West 35.00 feet
- 4) South 20° 41' 25" East 227.44 feet
- 5) South 75° 53' 07" West 206.09 feet
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a length of 93.91 feet
- 7) North 00° 53' 53" West 508.00 feet
- 8) North 87° 23' 28" East 442.82 feet
- 9) South 04° 51' 53" East 241.06 feet and
- 10) southwesterly by a curve to the right having a radius of 215.38 feet
and a length of 48.61 feet to the place of beginning
Containing 4.3 acres of land more or less.

Being the property of
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

MARY ANN MCCOSH, ET AL

CR-87-455-XA
(2nd amended)
Item #5, Cycle V, 1987

W/S Bellona Lane, 233' N of c/l
of Bellona Ave./also fronts N/S
Bellona Avenue
D.R. 2, D.R. 3.5, D.R. 16, and R.O.
to R.O. or D-1
(Open Plan)

4.3 acres

March 2, 1987 Petition Filed

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, MD 21221
686-8274

Counsel for Petitioner

Mary Ann McCosh, et al
8404 Bellona Lane
Towson, MD 21204

Petitioner

Bellona Lane Ltd Partnership
Mr. James F. Kraft
110 West Road, Suite 203
Towson, MD 21204

Contract Purchaser

Mr. James Earl Kraft
Baltimore Co Board of Education
940 York Road 21204

People's Counsel

Phyllis Cole Friedman, Esquire

Norman E. Gerber

James G. Howell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

Margaret E. du Bois

REQUEST NOTIFICATION

Ms. Louise M. Schulz, Exec. Dir.
Buxton-Ridewood-Lake Roland Area
Improvement Assn., Inc.
Box 204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

R-87-455

District 8th
Posted for Reclassification
Petitioner Mary Ann McCosh, et al
Location of property W/S of Bellona Lane, 233' N of the
c/l of Bellona Ave. Also fronts N side of Bellona Ave.
Location of Sign West Side of Bellona Lane, 233' N of the
c/l of Bellona Ave.
Remarks:
Posted by J. B. Gontum
Number of Signs 1
Date of return 2-24-87

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept. 17, 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
Sept. 17, 1987

THE JEFFERSONIAN.

Brian Steiner, Publisher

PETITION FOR
RECLASSIFICATION
3rd Councilmanic District
Case No. R-87-455
LOCATION: West Side Bellona
Lane, 233 feet North of the Cen-
terline of Bellona Avenue/also
fronts North Side of Bellona Ave-
nue
PUBLIC HEARING: Tuesday, Oc-
tober 6, 1987, at 10:00 a.m.
The County Board of Appeals for
Baltimore County, by authority of
the Baltimore County Charter, will
hold a public hearing:
To reclassify the property from a
D.R. 2, 3.5, 16 and R.O. Zone to an
R.O. or D-1 Zone
All that parcel of land in the 8th
Election District of Baltimore
County
Point of beginning being located
North 13° 30' West 233' from the
point of intersection of the cen-
terlines of Bellona Avenue and Bel-
lona Lane thence in a clockwise di-
rection:
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2) South 81° 51' 53" West 66.87
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4) South 20° 41' 25" East 227.44
feet
5) South 75° 53' 07" West 206.09
feet
6) southwesterly by a curve to the
right having a radius of 147.52
feet and a length of 93.91 feet to
the place of beginning
Containing 4.3 acres of land more or
less
Being the property of Mary Ann
McCosh, et al, as shown on the plat
plan filed with the Zoning Depart-
ment.
By Order Of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
Baltimore County
17th Sept. 87

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Norman E. Gerber, Director
Office of Planning & Zoning
Date: October 7, 1987

FROM: William T. Hackett, Chairman
County Board of Appeals

SUBJECT: Case No. CR-87-455-XA --
Mary Ann McCosh, et al

Pursuant to the appropriate sections of the Baltimore County Code, we are transmitting to you a copy of the amended plans submitted to the County Board of Appeals at a public hearing on October 6, 1987. The attached documents are being forwarded to you for processing with the Baltimore County Planning Board.

William T. Hackett
William T. Hackett, Chairman

Attachments

cc: W. Carl Richards, Jr. w/9 sets of amended plans

RECEIVED

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board
Date: October 27, 1987

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Reclassification Petition CR-87-455-XA
(Mary Ann McCosh, et al) Amended Plans W/S of

SUBJECT: Bellona Lane; N/S of Bellona Avenue

On October 6, 1987, the petitioner submitted amended plans to the County Board of Appeals proposing to construct a 3-story office building containing 60,792 square feet of floor area on the site. This amendment delineates a combination of 3 single-family dwellings and lots located near the intersection of Charles Street and the Baltimore Beltway. To the east and west are offices on R.O. zoned properties; to the north, apartments on D.R. 16 zoned land; to the south, on the opposite side of Bellona Avenue, the Ridge School property. A single-family dwelling on a lot zoned D.R. 2 is encompassed by the proposed parking lot. The petitioner is requesting a change from D.R. 2, D.R. 3.5, D.R. 16 and R.O. to either the R.O. or the O-1 zoning classification. A setback variance is included in the O-1 zoning request; a sign variance and a special exception for a Class B office building are included in the R.O. zoning request. In both requests, the same building, total floor area and parking layout are proposed.

Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned D.R. 2, D.R. 3.5, D.R. 16 and R.O. During the preparation and processing of the map, the zoning of the portion of the property with frontage on Bellona Lane was identified as an issue before the County Council (Item No. 3-251). The Planning Board recommended the retention of D.R. 16 zoning here; the County Council adopted the Board's recommendation.

It should be noted that the filing of requests for the 1988 Comprehensive Zoning Map process has begun. All of the items in Cycle V, including this one, have been identified as specific issues in this process, and, ultimately, the zoning of this property will be decided by the Council in October of 1988. Consequently, this office believes that the petitioner's request should not be granted in a piecemeal fashion but should be decided by the County Council through the 1988 Comprehensive Zoning Map process.

It is this office's opinion that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. This assemblage of 3 properties includes 3 attractive, well-maintained single-family dwellings. The Office does believe, however, that the small slivers of the property zoned R.O. and D.R. 3.5 are minor drafting errors and, as such should be corrected, i.e., by zoning these slivers D.R. 16.

It is therefore recommended that the 2 small slivers zoned R.O. and D.R. 3.5 be reclassified D.R. 16 and that the existing zoning for the remainder of the property, D.R. 2 and D.R. 16, be retained.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: John B. Contrum, Esq., Attorney for the Petitioner
Phyllis Cole Friedman, People's Counsel
Carl Richards
J. G. Hoswell

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman
County Board of Appeals
Date: November 20, 1987

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Reclassification Petition CR-87-455-XA
Cycle V, Item 5 -- Amended Plans W/S of Bellona Lane; N/S of Bellona Avenue

At its regular meeting on November 19, 1987, the Baltimore County Planning Board reviewed the amended plans for the subject petition. The attached comment and recommendation in support of the request for R.O. zoning and a special exception for a Class B office building was adopted by the Board.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: John B. Contrum, Esquire
Attorney for the Petitioner

Phyllis Cole Friedman
People's Counsel

Carl Richards

J. G. Hoswell

RECEIVED
NOV 24 1987

ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman
County Board of Appeals
Date: November 20, 1987

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Reclassification Petition CR-87-455-XA
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Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: John B. Contrum, Esquire
Attorney for the Petitioner

Phyllis Cole Friedman
People's Counsel

Carl Richards

J. G. Hoswell

NOV 24 1987

RECEIVED
COUNTY BOARD OF APPEALS

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board
Date: February 8, 1988

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Zoning Reclassification Petition CR-87-455-XA (Mary Ann McCosh, et al)
Amended Plans W/S of Bellona Lane; N/S of Bellona Avenue

Minority Report of the Baltimore County Planning Board

The subject amended petition was reviewed on November 19, 1987, by both the Ad Hoc Committee on Development Plans and Issues and by the Planning Board. The vote in Committee was 5 members for and 5 members against the requested zoning change; therefore, the issue was brought to the Board with no Committee recommendation. The vote of the Planning Board was 5 members for and 4 members against granting of the subject request, with 1 abstention. Thus, the motion passed and the Planning Board adopted a favorable comment in support of the requested change. At the request of 4 of the Planning Board members, this minority report was prepared.

Despite the zoning of the small slivers of property described in the last two sentences of this memorandum, we do not believe that the existing zoning is in error; nor do we believe that there has been a significant change in the area since the adoption of the 1984 Comprehensive Zoning Map process. Consequently, we are of the opinion that there is no justification for granting this petition and that the issue should be resolved as part of the 1988 Comprehensive Zoning Map process.

On October 6, 1987, the petitioner submitted amended plans to the County Board of Appeals proposing to construct a 3-story office building containing 60,792 square feet of floor area on the site. This amendment delineates a combination of 3 single-family dwellings and lots located near the intersection of Charles Street and the Baltimore Beltway. To the east and west are offices on R.O. zoned properties; to the north, apartments on D.R. 16 zoned land; to the south, on the opposite side of Bellona Avenue, the Ridge School property. A single-family dwelling on a lot zoned D.R. 2 is encompassed by the proposed parking lot. The petitioner is requesting a change from D.R. 2, D.R. 3.5, D.R. 16 and R.O. to either the R.O. or the O-1 zoning classification. A setback variance is included in the O-1 zoning request; a sign variance and a special exception for a Class B office building are included in the R.O. zoning request. In both requests, the same building, total floor area and parking layout are proposed.

To: Baltimore County Planning Board

Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned D.R. 2, D.R. 3.5, D.R. 16 and R.O. During the preparation and processing of the map, the zoning of the portion of the property with frontage on Bellona Lane was identified as an issue before the County Council (Item No. 3-251). The Planning Board recommended the retention of D.R. 16 zoning here; the County Council adopted the Board's recommendation.

It should be noted that the filing of requests for the 1988 Comprehensive Zoning Map process has begun. All of the items in Cycle V, including this one, have been identified as specific issues in this process, and, ultimately, the zoning of this property will be decided by the Council in October of 1988. Consequently, the petitioner's request should not be granted in a piecemeal fashion, but should be decided by the County Council through the 1988 Comprehensive Zoning Map process.

The existing zoning provides for a reasonable use for the land and the zoning map is correct. This assemblage of 3 properties includes 3 attractive, well-maintained single-family dwellings. We do believe, however, that the small slivers of the property zoned R.O. and D.R. 3.5 are minor drafting errors and, as such should be corrected; i.e., by zoning these slivers D.R. 16.

It is therefore recommended that the 2 small slivers zoned R.O. and D.R. 3.5 be reclassified D.R. 16 and that the existing zoning for the remainder of the property, D.R. 2 and D.R. 16, be retained.

Charles H. Culbertson
Charles H. Culbertson

Chester J. Madigan
Chester J. Madigan

Richard Proctor
Richard Proctor

Joshua R. Wheeler
Joshua R. Wheeler, Chairman

NEG:JH/tat

CPS-008

BALTIMORE COUNTY, MARYLAND

RECEIVED
COUNTY BOARD OF APPEALS
INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board
Date: October 27, 1987

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Reclassification Petition CR-87-455-XA
(Mary Ann McCosh, et al) Amended Plans W/S of

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It is this office's opinion that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. This assemblage of 3 properties includes 3 attractive, well-maintained single-family dwellings. The Office does believe, however, that the small slivers of the property zoned R.O. and D.R. 3.5 are minor drafting errors and, as such should be corrected, i.e., by zoning these slivers D.R. 16.

It is therefore recommended that the 2 small slivers zoned R.O. and D.R. 3.5 be reclassified D.R. 16 and that the existing zoning for the remainder of the property, D.R. 2 and D.R. 16, be retained.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: John B. Contrum, Esq., Attorney for the Petitioner
Phyllis Cole Friedman, People's Counsel
Carl Richards
J. G. Hoswell

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman
County Board of Appeals
Date: November 19, 1987

FROM: Norman E. Gerber, AICP, Secretary
Baltimore County Planning Board
Zoning Reclassification Petition CR-87-455-XA
(Mary Ann McCosh, et al) Amended Plans W/S of

SUBJECT: Bellona Lane; N/S of Bellona Avenue

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Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned D.R. 2, D.R. 3.5, D.R. 16 and R.O. During the preparation and processing of the map, the zoning of the portion of the property with frontage on Bellona Lane was identified as an issue before the County Council (Item No. 3-251). The Planning Board recommended the retention of D.R. 16 zoning here; the County Council adopted the Board's recommendation.

The Planning Board believes that the proposed office building would be appropriate here. The board notes the existing office uses on the properties abutting the east and west sides of the subject site on R.O. zoned land. Further, it is noted that Ruxton Towers contains some office space. Consequently, the Planning Board is of the opinion that office use is appropriate here and that in view of the adjacent zoning, the request for R.O. zoning should be granted, not O-1.

It is therefore recommended that the petitioner's request for R.O. zoning and the special exception for a Class B office building be granted. The Planning Board does not, however, support the granting of the requested sign variance.

Norman E. Gerber
Norman E. Gerber, AICP, Secretary
Baltimore County Planning Board

NEG:JGH:dme

cc: John B. Contrum, Esq., Attorney for the Petitioner
Phyllis Cole Friedman, People's Counsel
Carl Richards
J. G. Hoswell

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
COUNTY BOARD OF APPEALS

1988 FEB 10 A 10:38

TO: William T. Hackett, Chairman
County Board of Appeals

Date: February 9, 1988

FROM: P. David Fields, Director
Office of Planning and ZoningSUBJECT: Zoning Reclassification Petition CR-87-455-XA
Cycle 1, Item 5, Mary Ann McCosh, et al

Attached please find the Minority Report of the Baltimore County Planning Board, signed by the members that oppose the granting of the subject request.

P. David Fields, Director

PDF/sf

Attachment

cc: Members of the Baltimore County Planning Board
John B. Gontrum, Esquire, Attorney for the Petitioner
Phyllis Cole Friedman, People's Counsel
Carl Richards
J. G. Hoswell

CNS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 7, 1987

FROM: William T. Hackett, Chairman
County Board of AppealsSUBJECT: Case No. CR-87-455-XA --
Mary Ann McCosh, et al

Pursuant to the appropriate sections of the Baltimore County Code, we are transmitting to you a copy of the amended plans submitted to the County Board of Appeals at a public hearing on October 6, 1987. The attached documents are being forwarded to you for processing with the Baltimore County Planning Board.

William T. Hackett
William T. Hackett, Chairman

Attachments

cc: W. Carl Richards, Jr. w/9 sets of amended plans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman
Appeals Board

Date: May 5, 1987

FROM: Charles E. Burnham, Plans Review Chief - Department of Permits & Licenses C.2.9

SUBJECT: April - October 1987 - Zoning Classification - Cycle V

Item # 5 Property Owner: Mary Ann McCosh
Contract Purchaser: Bellona Lane Limited Partnership
Location: W/S Bellona Lane, 233' N of the Centerline of Bellona Ave.
also fronts N/S Bellona Ave.
Existing Zoning: D.R. 2, D.R. 3.5, D.R. 16, and R.O.
Proposed Zoning: R.O. or O-1
Acre: 4.3
District: 8th

- Any proposed construction or change of use of existing structures shall comply to the requirements of the Baltimore County Building Code as adopted by Council Bill #17-85 or the Code in effect at the time of permit filings.

cc: Zoning Advisory Committee

CEB:bac

MEMORANDUM IN SUPPORT OF RECLASSIFICATION TO O-1

The subject property is located on Bellona Lane and on Bellona Avenue in the Eighth Election District, Third Councilmanic District, in Baltimore County. It is a 4.3 acre tract comprised of four (4) separate properties improved with public water and sewer. The property contains various zones including D.R. 2, 3.5, and 16 and R.O. Several lots adjacent to the subject property were rezoned in the 1984 comprehensive zoning maps from residential zoning to R.O. Since that time, large office buildings have been placed on the adjacent tract the west owned by Windsor Court Limited Partnership.

This adjacent office development along with the proliferation of offices at Ruxton Towers Apartments across Bellona Lane have significantly changed the character of the neighborhood and justify a reclassification of the subject property to O-1. The size and location of the subject property clearly indicates that O-1 zoning is appropriate and that the existing combinations of residential zones and office zoning is not appropriate. All of the criteria of Section 204.2 of the B.C.Z.R. have been met.

We feel that the change which has occurred in the area since the last comprehensive maps more than justifies this particular zone which harmonizes the R.O. zoning now existing on Lots 4 and 5 to the southeast of the property as well as the Windsor Court and Ruxton Towers projects. From the zoning regulations it is apparent that although reclassification of the subject property to an R.O. zone would not be error the property would be better zoned O-1, for it can better accommodate a medium-sized building than the adjacent lots while still remaining compatible with surrounding uses.

Indeed, with the office building construction and conversion occurring all around the subject property we believe that it was error in the last mapping process not to have considered these properties for O-1 zoning when office zoning was placed on adjacent tracts. These properties were not an issue in the last zoning maps. As a group the properties constitute a sizable block which if reclassified would bring the remaining portion of the corner of Bellona Lane and of Bellona Avenue into conformance with the new zoning and office development.

Although the immediately adjacent property to the north of the subject tract is developed into apartments, the property to the north of that along Bellona Lane has been developed recently as O-1 zoned office building use. Our property obviously has better access being closer to the intersection of Bellona Lane and Bellona Avenue. It is our understanding that Bellona Avenue is served by a bus line and, of course, has excellent access to I-695 and I-83.

We believe that the property should be zoned in its entirety as O-1 rather than the predominant D.R. 16 or D.R. 2 or any of the other residential zones currently affecting portions of the

property. Its size alone lends itself far better to an office development than to any of the residential uses envisioned in the D.R. 16 zone. In conclusion, therefore, we would respectfully ask a reclassification of the subject site to O-1.

Respectfully submitted,

John B. Gontrum
John B. Gontrum
Romadka, Gontrum, Hennegan & Foos

MEMORANDUM IN SUPPORT OF RECLASSIFICATION TO R.O.
AND A SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING
AND FOR A VARIANCE FROM THE SIGN PROVISIONS

The subject property is located on Bellona Lane and on Bellona Avenue in the Eighth Election District, Third Councilmanic District, in Baltimore County. It is a 4.1 acre tract (3.8 acres net) comprised of three (3) separate properties improved with public water and sewer. The property contains various zones including D.R. 2, 3.5, and 16 and R.O. Several lots adjacent to the subject property were rezoned in the 1984 comprehensive zoning maps from residential zoning to R.O. Since that time large office buildings have been placed on the adjacent tract to the west owned by Windsor Court Limited Partnership.

This adjacent office development along with the proliferation of offices at Ruxton Towers Apartments across Bellona Lane have significantly changed the character of the neighborhood and justify a reclassification of the subject property to R.O. The location of the subject property clearly indicates that R.O. zoning is appropriate and that the existing combination of predominant residential zones and minimal office zoning is not appropriate.

We feel that the change which has occurred in the area since the last comprehensive maps more than justifies this particular zone which harmonizes the R.O. zoning now existing on Lots 4 and 5 to the southeast of the property as well as the Windsor Court and Ruxton Towers projects.

Indeed, with the office building construction and conversion occurring all around the subject property we believe that it was error in the last mapping process not to have considered these properties for R.O. zoning when office zoning was placed on adjacent tracts. These properties were not an issue in the last zoning maps. As a group the properties constitute a sizable block which if reclassified would bring the remaining portion of the corner of Bellona Lane and of Bellona Avenue into conformance with the new zoning and office development.

Although the immediately adjacent property to the north of the subject tract is developed into apartments, the property to the north of that along Bellona Lane has been developed recently as O-1 zoned office building use. Our property obviously has better access being closer to the intersection of Bellona Lane and Bellona Avenue. It is our understanding that Bellona Avenue is served by a bus line and, of course, has excellent access to I-695 and I-83.

A documented site plan has been filed which seeks a special exception for a Class B office building and parking area. In

LAW FIRM

ROMADKA,

GONTRUM,

HENNEGAN

& FOOS

SSEX, MARYLAND

addition a sign variance has been sought to allow a free standing building sign at the proposed entrance. The site plan has been prepared in conjunction with comments received from various county agencies. These comments have indicated a concern over retaining the best of the residences along Bellona Avenue. The best of the three residences originally part of the request has now been eliminated from the R.O. request and will be maintained residential in character. There will be ample screening along Bellona Avenue to preserve what residential character now remains. In addition, two entrances onto Bellona Avenue have been eliminated. One possible future entrance onto Bellona Avenue has been indicated at the suggestion of traffic engineering. It was indicated that in the future it might be wise to have an entrance onto Bellona Avenue in addition to the one proposed on Bellona Lane.

Certainly, the special exception proposed will meet all of the requirements of Section 502.1. All standards such as amenity open space, parking, landscaping are not only met but also exceeded in the proposal. Plans have been attached to the proposal indicating that there will be a fire hydrant onsite and that the building will be sprinkled. Traffic engineering has indicated that the overall impact of the site on the traffic at the controlling intersection of Bellona Avenue and Charles Street will be minimal, especially given the predominant existing D.R. 16 zoning on the site. Ample public water and sewer service exist to the site and storm water will be managed totally in conjunction with county storm drain facilities as indicated on the site plan.

The development of the neighboring properties such as Ruxton Towers into office and residential uses and the Windsor Court properties for office use again attest to the compatibility of the proposed project in the area. The proposed three story building will be thirty-five feet high and due to the drop off in grades will be no higher than the existing homes along Bellona Avenue. The building will be comprised of reflective blue glass and polished steel or granite. It will mirror the sky and surrounding landscaping in a harmonious and inobtrusive manner.

A freestanding sign of a maximum size of 5' x 5' has been requested in order to identify the building. Due to the lack of visibility of the building from Bellona Avenue and the ample landscaping provided a business sign has been requested. This sign would be allowed as a matter of right in the O-1 zone also requested. Failure to grant the variance would necessitate a sign on the building which would not be compatible with the proposed architecture and would hinder those seeking to find the building's offices. The sign will blend in with the proposed landscaping and will not in any way detract from the appearance of the project.

LAW FIRM

ROMADKA,

GONTRUM,

HENNEGAN

& FOOS

SSEX, MARYLAND

LAW FIRM

ROMADKA,

GONTRUM,

HENNEGAN

& FOOS

SSEX, MARYLAND

The property should be zoned in its entirety as R.O. rather than the predominant D.R. 16 or D.R. 2 or any of the other residential zones currently affecting portions of the property. Its size alone lends itself far better to an office development than to any of the residential uses envisioned in the D.R. 2 or 16 zones. In conclusion, therefore, we would respectfully ask a reclassification of the subject site to R.O. with a special exception for a Class B office building and for a variance to permit a free-standing, internally illuminated, double-sided sign not larger than 25 square feet per side.

Respectfully submitted,

John B. Gontrum
John B. Gontrum
Romadka, Gontrum, and Hennegan

March 2, 1987

TO WHOM IT MAY CONCERN:

Bellona Lane Limited Partnership is in the act of completing the purchase of the 2.65 acre parcel of land on Bellona Lane in the 8th election district of Baltimore County known as the McCosh tract. We have full authority to proceed with a reclassification of the site. In addition, we have discussed reclassification of Lots 1, 2, and 3 of the Wadleigh subdivision (recorded Plat Book 19, page 26) with the owners of the tracts, and they are in agreement to have us proceed with the reclassification of their properties. These properties are located adjacent to the McCosh tract. It is anticipated that we will be settling on the purchase of the properties either prior to the reclassification hearings on them or contingent on obtaining the reclassification. Consequently, as agents of the owners we are signing the petition for reclassification to R.O. or C-1 as contract purchaser.

Bellona Lane Limited Partnership
By *[Signature]*
General Partner

RECEIVED
COUNTY BOARD OF APPEALS
FEB MAR 2 P 3 22

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

MEMORANDUM IN SUPPORT OF RECLASSIFICATION TO O-1
FOR A CLASS B OFFICE BUILDING
AND FOR A VARIANCE FROM SIDEYARD SETBACKS

The subject property is located on Bellona Lane and on Bellona Avenue in the Eighth Election District, Third Councilmanic District, in Baltimore County. It is a 4.1 acre tract (3.8 acres net) comprised of three (3) separate properties improved with public water and sewer. The property contains various zones including D.R. 2, 3.5, and 16 and R.O. Several lots adjacent to the subject property were rezoned in the 1984 comprehensive zoning maps from residential zoning to R.O. Since that time large office buildings have been placed on the adjacent tract to the west owned by Windsor Court Limited Partnership.

This adjacent office development along with the proliferation of offices at Ruxton Towers Apartments across Bellona Lane have significantly changed the character of the neighborhood and justify a reclassification of the subject property to O-1. The location of the subject property clearly indicates that O-1 zoning is appropriate and that the existing combination of predominant residential zones and minimal office zoning is not appropriate.

We feel that the change which has occurred in the area since the last comprehensive maps more than justifies this particular zone which harmonizes the R.O. zoning now existing on Lots 4 and 5 to the southeast of the property as well as the Windsor Court and Ruxton Towers projects.

Indeed, with the office building construction and conversion occurring all around the subject property we believe that it was error in the last mapping process not to have considered these properties for O-1 zoning when office zoning was placed on adjacent tracts. These properties were not an issue in the last zoning maps. As a group the properties constitute a sizable block which if reclassified would bring the remaining portion of the corner of Bellona Lane and of Bellona Avenue into conformance with the new zoning and office development.

Although the immediately adjacent property to the north of the subject tract is developed into apartments, the property to the north of that along Bellona Lane has been developed recently as O-1 zoned office building use. Our property obviously has better access being closer to the intersection of Bellona Lane and Bellona Avenue. It is our understanding that Bellona Avenue is served by a bus line and, of course, has excellent access to I-695 and I-83.

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

A documented site plan has been filed which seeks a Class B office building and parking area. In addition a setback variance has been sought at the suggestion of the zoning office to allow a setback of thirty-five feet in lieu of the possibly required forty-five feet. Although the proposed building will only be thirty-five feet high from point of highest grade and therefore is a Class B building, due to the fall-off in grade on the northern side of the property the finished building may be up to forty-five feet high. There is an interpretive question, therefore, as to whether a variance is even necessary, but the opportunity to consider the question and to grant relief due to the problems with existing grades has been presented.

The site plan has been prepared in conjunction with comments received from various county agencies. These comments have indicated a concern over retaining the best of the residences along Bellona Avenue. The best of the three residences originally part of the request has now been eliminated from the O-1 request and will be maintained residential in character. There will be ample screening along Bellona Avenue to preserve what residential character now remains. In addition, two entrances onto Bellona Avenue have been eliminated. One possible future entrance onto Bellona Avenue has been indicated at the suggestion of traffic engineering. It was indicated that in the future it might be wise to have an entrance onto Bellona Avenue in addition to the one proposed on Bellona Lane.

Plans have been attached to the proposal indicating that there will be a fire hydrant onsite and that the building will be sprinkled. Traffic engineering has indicated that the overall impact of the site on the traffic at the controlling intersection of Bellona Avenue and Charles Street will be minimal, especially given the predominant existing D.R. 16 zoning on the site. Ample public water and sewer service exist to the site and storm water will be managed totally in conjunction with county storm drain facilities as indicated on the site plan.

The development of the neighboring properties such as Ruxton Towers into office and residential uses and the Windsor Court properties for office use again attest to the compatibility of the proposed project in the area. The proposed three story building will be thirty-five feet high and due to the drop off in grades will be no higher than the existing homes along Bellona Avenue. The building will be comprised of reflective blue glass and polished steel or granite. It will mirror the sky and surrounding landscaping in a harmonious and inobtrusive manner.

The property should be zoned in its entirety as O-1 rather than the predominant D.R. 16 or D.R. 2 or any of the other residential zones currently affecting portions of the property. Its size alone lends itself far better to an office

March 2, 1987

TO WHOM IT MAY CONCERN:

Bellona Lane Limited Partnership is in the act of completing the purchase of the 2.65 acre parcel of land on Bellona Lane in the 8th election district of Baltimore County known as the McCosh tract. We have full authority to proceed with a reclassification of the site. In addition, we have discussed reclassification of Lots 1, 2, and 3 of the Wadleigh subdivision (recorded Plat Book 19, page 26) with the owners of the tracts, and they are in agreement to have us proceed with the reclassification of their properties. These properties are located adjacent to the McCosh tract. It is anticipated that we will be settling on the purchase of the properties either prior to the reclassification hearings on them or contingent on obtaining the reclassification. Consequently, as agents of the owners we are signing the petition for reclassification to R.O. or O-1 as contract purchaser.

Bellona Lane Limited Partnership
By *[Signature]*
General Partner

RECEIVED
COUNTY BOARD OF APPEALS
FEB MAR 2 P 3 22

1. Net area of site -- 3.8 Ac.±
2. Existing coverage
 - a. Buildings -- 1.13 Ac.±
 - b. Drives and parking areas -- .74 Ac.±
 - c. Vegetative cover -- 3.33 Ac.±
3. Proposed coverage
 - a. Buildings -- .47 Ac.±
 - b. Drives and parking areas -- 2.1 Ac.±
 - c. Vegetative cover -- 1.25 Ac.±

4. The proposed development should have minimal impact on the environment or ecological system due to its proximity to highly developed areas including heavily traveled thoroughfares such as Charles Street and the Baltimore Beltway (I-695) where the noise levels and pollutant loadings are the most prominent contributors to the area. Onsite habitats of such animals as squirrels and birds can be maintained through saving major trees around the perimeter of the site and where possible within the site. When existing trees are eliminated, a landscape plan should be prepared incorporating trees and shrubs conducive of those which would provide similar habitats as those now existing.

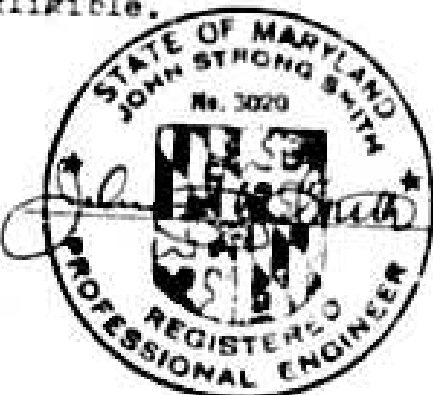
This site does not drain to any reservoir. It also does not drain directly to any stream or wetland but rather into a closed system of drains. A storm water management facility will be provided for filtration or settlement of generated pollutants. The incorporation of Best Management Practices such as planting of vegetation as soon as possible after final grading, cleaning dirt and debris accumulating on private roads and parking lots as follows (May through October, concurrent with grass mowing; November through April, monthly), snow removal by mechanical means except in severe snow or ice conditions, when deicing compounds can be used, application of fertilizers, herbicides and pesticides as recommended by the University of Maryland Cooperative Extension Service and the use of grass lined swales will provide protection for the receiving waters ecosystem.

No adverse effects can be seen as having any low range significance if the recommendations contained herein are followed. The application of the Best Management Practices should be most effective in that they can be incurred during normal site maintenance operations.

Short term effects are more significant in that noise levels from construction equipment such as bulldozers (76 to 96 dB @ 50 feet), trenchers (77 to 91 dB @ 50 feet) etc. are used during normal construction activities. Permissible workplace noise exposures per OSHA ranges at (8 hour duration @ 90 dB) to progressively shorter periods such as (6 hours @ 92 dB), (4 hours @ 95), (3 hours @ 97) and (2 hours @ 100) to the impact level of 140 dB. To reduce impact, all equipment should be maintained to the manufacturers specifications including mufflers or other noise reducing devices. Also site grading creates sediment problems that

can be reduced by implementing a sediment control plan which is reviewed and inspected by Baltimore County and Soil Conservation Service. Dust can be controlled by such methods as wetting and the Division of Air Pollution Control should be contacted for guidance. Asbestos may be encountered in older buildings such as those to be removed and prior thereto the Baltimore County Health Department Environmental Service Department should be contacted to inspect the building and provide guidelines for its disposal.

Thus following the above recommendation and others within this statement the environmental impact will be negligible.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1987

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

MEMO

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Protect Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Gontrum, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Item No. 5 - Cycle No. V
Case No. R-87-455
Petitioner: Mary Ann McCosh, et al
Reclassification Petition

Dear Mr. Gontrum:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or its and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 5, 1987. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

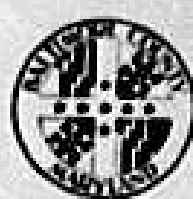
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kub (MS018)

Enclosures

cc: G. W. Stephens & Associates
303 Allegheny Avenue
Towson, Maryland 21234



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

C. Richard Moore
C. Richard Moore
Acting Director

May 8, 1987

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Property Owner:
Contract Purchaser:
Location:

Mary Ann McCosh, et al
Bellona Lane Limited Partnership
W/S Bellona La., 233' N of the Centerline
of Bellona Ave./also fronts N/S Bellona
Ave.
D.R. 2, D.R. 3.5, D.R. 16, and R.O.
8th
3rd
4.3
R.O. or 0-1

Existing Zoning:
Election District:
Councilmanic District:
Acres:
Proposed Zoning:

Dear Mr. Hackett:

The existing zoning for this site can be expected to generate approximately 285 trips per day, and the proposed zoning can be expected to generate approximately 1030 trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

April 13, 1987

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

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Mary Ann McCosh, et al

Location: Bellona La. W/S, 233' N. of the centerline of Bellona Avenue

Item No.: 5

Zoning Agenda: Cycle V 4/87 - 10/87

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 or _____ 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.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Chairman
Appeals Board

Date: May 5, 1987

FROM: Charles E. Burnham Plans Review Chief - Department of Permits & Licenses C. E. B.

SUBJECT: April - October 1987 - Zoning Classification - Cycle V

Item # 5 Property Owner: Mary Ann McCosh
Contract Purchaser: Bellona Lane Limited Partnership
Location: W/S Bellona Lane, 233' N of the Centerline of Bellona Ave.
also fronts N/S Bellona Ave.
Existing Zoning: D.R. 2, D.R. 3.5, D.R. 16, and R.O.
Proposed Zoning: R.O. or 0-1
Acres: 4.3
District: 8th

1. Any proposed construction or change of use of existing structures shall comply to the requirements of the Baltimore County Building Code as adopted by Council Bill #17-85 or the Code in effect at the time of permit filing.

cc: Zoning Advisory Committee

CEB:bac

MARY ANN MCCOSH, et al

- * COUNTY BOARD OF APPEALS
- * FOR BALTIMORE COUNTY
- * CASE NO. CR-87-455-XA

SUBPOENA

Please issue a Subpoena for the following:

Wes Guckert
Traffic Group, Inc.
2360 W. Joppa Road
Towson, Maryland 21204

Returnable Thursday, March 24, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

John B. Gontrum
John B. Gontrum, Esquire
Romadka, Gontrum & Hennegan
809 Eastern Boulevard
Essex, Maryland 21221
686-8274

Mr. Sheriff:

Please issue the above summons.

June Holmen
June Holmen, Board of Appeals

WST 3000

SUMMONED 3-1-88

NOT SERVED 3-1-88

REASON NOT SERVED: Not known at this address

Info for receiptment

RE BALTIMORE COUNTY

1 ENCLAVE

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

MARY ANN MCCOSH, et al

- * COUNTY BOARD OF APPEALS
- * FOR BALTIMORE COUNTY
- * CASE NO. CR-87-455-XA

SUBPOENA

Please issue a Subpoena for the following:

Wes Guckert
Traffic Group, Inc.
2360 W. Joppa Road
Towson, Maryland 21204

Returnable Thursday, March 24, 1988 at 10:00 a.m.

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John B. Gontrum
John B. Gontrum, Esquire
Romadka, Gontrum & Hennegan
809 Eastern Boulevard
Essex, Maryland 21221
686-8274

Mr. Sheriff:

Please issue the above summons.

June Holmen
June Holmen, Board of Appeals

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

MARY ANN MCCOSH, et al

- * COUNTY BOARD OF APPEALS
- * FOR BALTIMORE COUNTY
- * CASE NO. CR-87-455-XA

SUBPOENA

Please issue a Subpoena for the following:

John Smith
G. W. Stephens Engineering
303 Allegheny Avenue
Towson, Maryland 21204

Returnable Thursday, March 24, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

John B. Gontrum
John B. Gontrum, Esquire
Romadka, Gontrum & Hennegan
809 Eastern Boulevard
Essex, Maryland 21221
686-8274

Mr. Sheriff:

Please issue the above summons.

June Holmen
June Holmen, Board of Appeals

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

MARY ANN MCCOSH, et al

- * COUNTY BOARD OF APPEALS
- * FOR BALTIMORE COUNTY
- * CASE NO. CR-87-455-XA

SUBPOENA

Please issue a Subpoena for the following:

C. Richard Moore
Baltimore County Traffic Engineer
Bureau of Traffic Engineers
Courts Building, Suite 405
Towson, Maryland 21204

Returnable Thursday, March 24, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

John B. Gontrum
John B. Gontrum, Esquire
Romadka, Gontrum & Hennegan
809 Eastern Boulevard
Essex, Maryland 21221
686-8274

Mr. Sheriff:

Please issue the above summons.

June Holmen
June Holmen, Board of Appeals

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

MARY ANN MCCOSH, et al

COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY
CASE NO. CR-87-455-XA

SUBPOENA

Please issue a Subpoena for the following:

Burrell Saunders
CHSS Architect
Suite 101
4356-2 Bonney Road
Virginia Beach, Virginia 23452

Returnable Thursday, March 24, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

John B. Gontrum, Esquire
Romadka, Gontrum & Hennegan
809 Eastern Boulevard
Essex, Maryland 21221
686-8274

RECEIVED
COUNTY BOARD OF APPEALS
FEB 26 P 2:00

MARY ANN MCCOSH, et al

CASE NO. CR-87-455-XA

REQUEST FOR SUBPOENA DUCES TECUM

Mr. Clerk:

You are requested to issue a Subpoena Duces Tecum to:

Robert Haines, Zoning Commissioner
Zoning Administration
111 W. Chesapeake Avenue
Towson, Maryland 21204

to produce all plans and documents related to Special
Exception Case No. 85-326XSPH to present for a hearing

beginning at 10:00 a.m. on Thursday, March 24, 1988, Room
200, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland 21204.

John B. Gontrum
Romadka, Gontrum, Hennegan
809 Eastern Boulevard
Essex, Maryland 21221
686-8274

Mr. Sheriff:
Please issue the above summons.

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

MARY ANN MCCOSH, et al

CASE NO. CR-87-455-XA

REQUEST FOR SUBPOENA DUCES TECUM

Mr. Clerk:

You are requested to issue a Subpoena Duces Tecum to:

Gary Kearns, Chief
Current Planning
111 W. Chesapeake Avenue, Room 107
Towson, Maryland 21204

to produce all plans and documents related to C.R.G. C-3 VIII
410 to present for a hearing beginning at 10:00 a.m. on
Thursday, March 24, 1988, Room 200, County Office Building,
111 W. Chesapeake Avenue, Towson, Maryland 21204.

John B. Gontrum
Romadka, Gontrum, Hennegan
809 Eastern Boulevard
Essex, Maryland 21221
686-8274

Mr. Sheriff:
Please issue the above summons.

County Board of Appeals

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

April 13, 1987

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

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Mary Ann McCosh, et al

Location: Bellona Ln. W/S, 233' N. of the centerline of Bellona Avenue

Item No.: 5 Zoning Agenda: Cycle V 4/87 - 10/87

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.

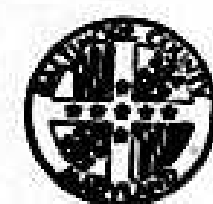
() 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

August 7, 1987

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: Mary Ann McCosh, et al., Petitioners
Zoning Case No. R-87-455

Dear Chairman Hackett:

In reviewing our schedule for the Fall, I note that the McCosh
reclassification case (R-87-455) has been set for Tuesday, October 6,
1987. At the same time, the Circuit Court has set in the hearing in
Conservation Associates, No. 87CG2107.

Since both Pete and I will need to be in Circuit Court for the
Conservation Associates argument, I would appreciate it if an alternate
date for McCosh could be arranged.

Thank you for your cooperation.

Sincerely yours,

Phyllis Cole Friedman

Phyllis Cole Friedman
People's Counsel for Baltimore County

cc: John B. Gontrum, Esquire

PCF:sh

RECEIVED
COUNTY BOARD OF APPEALS
AUG 11 1987



County Board of Appeals of Baltimore County

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

August 25, 1987

Phyllis Cole Friedman
People's Counsel for Baltimore County
Room 223, Courthouse
Towson, MD 21204

RE: Case No. R-87-455
Mary Ann McCosh, et al

Dear Ms. Friedman:

The Board is in receipt of your letter of August 7, 1987
requesting an alternate date for Zoning Case No. R-87-455, Mary Ann
McCosh, et al.

The Board has confirmation from the attorney for the
petitioner in this case that he will use the date solely to submit
a documented site plan. In view of this development, the Board can
see no necessity for your presence at this hearing, and will there-
fore deny your request for an alternate scheduling date.

Sincerely,

William T. Hackett

William T. Hackett, Chairman
County Board of Appeals

WTH:kcw

cc: John B. Gontrum, Esquire



County Board of Appeals of Baltimore County

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

January 18, 1988

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). NO POSTPONEMENTS
WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING
DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL
BILL NO. 59-75.

CASE NO. CR-87-455-XA

MARY ANN MCCOSH, ET AL

W/S Bellona Lane, 233' N. of c/l of Bellona
Avenue /also fronts N/S of Bellona Avenue

8th Election District
3rd Councilmanic District

ZONING RECLASSIFICATION - to R.O. zoning
SPECIAL EXCEPTION - Class B office building
(Amended plans)

ASSIGNED FOR: THURSDAY, MARCH 24, 1988 at 10:00 a.m.

cc: John B. Gontrum, Esquire Counsel for Petitioner
Mary Ann McCosh, et al Petitioner

Bellona Lane Ltd Partnership Contract Purchaser

Mr. James Earl Kraft

Ms. Louise M. Schulz
Ruxton-Riderwood-Lake Roland
Area Improvement Assn., Inc.

Phyllis Cole Friedman

People's Counsel for Baltimore County

P. David Fields
James G. Haywell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney
Judy Sussman

Kathleen C. Weidenhamer
Administrative Secretary



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

C. Richard Moore
Acting Director

May 8, 1987

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Property Owner: Mary Ann McCosh, et al
Contract Purchaser: Bellona Lane Limited Partnership
Location: W/S Bellona Ln., 233' N of the Centerline
of Bellona Ave./also fronts N/S Bellona
Ave.
Existing Zoning: D.R. 2, D.R. 3.5, D.R. 16, and R.O.
Election District: 8th
Councilmanic District: 3rd
Acres: 4.3
Proposed Zoning: R.O. or O-1

Dear Mr. Hackett:

The existing zoning for this site can be expected to generate approximately
285 trips per day, and the proposed zoning can be expected to generate approxi-
mately 1030 trips per day.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

April 8, 1987

Mr. William T. Hackett, Chairman
Board of Appeals
Baltimore County
Courthouse
Towson, Maryland 21204

RE: Petition for Zoning Reclassification
Cycle 5, Case # R-87-455

Dear Mr. Hackett:

Please notify me of the scheduled date for the above
mentioned case.

Thank you.

Sincerely,

Louise Schulz
Louise M. Schulz
Executive Director

APR 13 AM 11:12

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

October 1, 1987

Board of Governors
Frances P. Seybold
President
Robert E. Scott, Jr.
1st Vice President
Christopher R. West
2nd Vice President
John C. Ruxton
Treasurer
Louise H. Hildreth
Secretary

Thomas M. Bruggman
Nancy Cammack
Robert V. Towles
Mary Michael Klimt
Judith Kremen
Jane S. B. Lawrence
Sarah Lord
James H. Magee, III
Herbert R. Mittenhal
Annette Nagler
Paula Noell
Carl R. O'Donovan
John Riggs Chrick
Carol Rose Palmer
Ray C. Parsons
Gordon B. Shelton
Marge Sutton
E. Richard Watts, Jr.
Robert W. Locke
Ex Officio

William Hackett, Chairman
Board of Appeals
Baltimore County
Old Courthouse Building, Room 200
Towson, Maryland 21204

RE: Mary Ann McCoah, et al., Petitioners
Case #R-87-455

Dear Mr. Hackett:

At the August 24, 1987 meeting of the Board of
Governors of the Ruxton-Riderwood-Lake Roland Area
Improvement Association, a motion was made "to support
the Planning Board recommendation". "It is therefore
recommended that the existing zoning, D.R. 2 and D.R.
16 be retained, and that the owners of D.R. 3.5 and
R.D. be reclassified D.R. 16". The motion was passed
unanimously.

Furthermore, the petitioners do not currently own
4.3 acres, one property included in this petition for a
reclassification (8324 Bellona Avenue) is not owned,
nor is it under contract for purchase by the
petitioner, therefore cannot be considered as part of
this reclassification as required by the Baltimore
County Code, Sec. 22-24, Item (c).

Sincerely,

Louise Schulz
Louise M. Schulz
Executive Director

cc: C. A. Dutch Ruppersberger

RECEIVED
COUNTY BOARD OF APPEALS
OCT 2 A 11:29

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

April 8, 1987

Mr. William T. Hackett, Chairman
Board of Appeals
Baltimore County
Courthouse
Towson, Maryland 21204

RE: Petition for Zoning Reclassification
Cycle 5, Case # R-87-455

Dear Mr. Hackett:

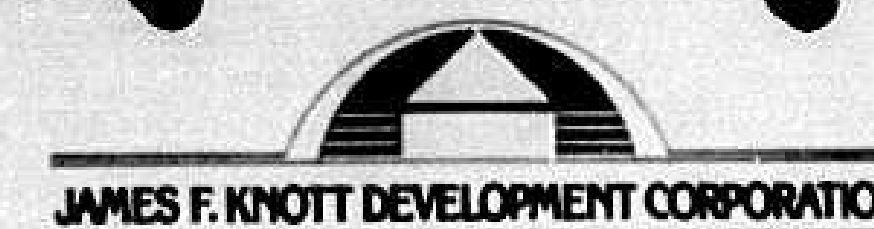
Please notify me of the scheduled date for the above
mentioned case.

Thank you.

Sincerely,

Louise Schulz
Louise M. Schulz
Executive Director

APR 13 AM 11:12



March 2, 1987

Mr. John Gontrum
Romadka, Gontrum, Hennegan & Foss
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Parcels 1, 2 & 3
Bellona Lane

Dear John:

Regarding the petition for rezoning classification to R0-01
on the subject properties, I am acting on the behalf and with
the authority of the respective owners:

1. LOT 1 - Katherine B. Seim
2. LOT 2 - John and Janice Torpey
3. LOT 3 - Barry S. Gold

Thank you for your time.

Yours truly,

James F. Knott
James F. Knott
President

JFK/kmd

RECEIVED
COUNTY BOARD OF APPEALS
OCT 13 P 3 22

COMMERCIAL INDUSTRIAL RESIDENTIAL
110 WEST ROAD, SUITE 201, TOWSON, MARYLAND 21204 (301) 521-6436

October 2, 1987

Mr. William T. Hackett
Chairman, County Board of Appeals
Room 200
Courthouse Building
Towson, Maryland 21204

Reference: Case #R-87-455

Dear Mr. Hackett:

I am writing to you regarding the zoning hearing for the properties
8212-8230 Bellona Avenue and 8404 Bellona Lane scheduled for
October 6th.

I am a property owner at Ruxton Crossing and I am concerned about
the detrimental effect that rezoning of the subject property will
have on my community. It will

- increase traffic on our main thoroughfare--Judges Lane--
thus present a safety hazard to children and pets in the
community,
- change the residential character of what is now a very
attractive and unusual community
- ultimately decrease the value of our property.

I am certainly not opposed to development, but feel that office
buildings should be contained in office parks. Please, do allow
the destruction of the beauty of our community by granting the
rezoning of this property.

Sincerely,

Betty Bernstein
Betty Bernstein

RECEIVED
COUNTY BOARD OF APPEALS
OCT 13 AM 11:12

2243 Greenspring Drive Timonium, MD 21093 Baltimore 561 2042 Washington 463 3058



September 25, 1987

Board of Appeals
William T. Hackett, Chairman
County Room 200
Courthouse Building
Towson, Maryland 21204

re case 3 R-87-455

Dear Mr. Hackett,

This letter is in objection to rezone the property at
8222-8230 Bellona Avenue from residential to commercial.

I want this area free of more traffic. I want a quite residential
neighborhood that I planned for when I purchased my home in
Ruxton Crossing.

Let Knott Development build in the Downtown Towson area, where
3 story office buildings belong.

Sincerely,

Ellen A. Wolff
Mrs. Ellen A. Wolff
8217 Ruxton Crossing Court
Towson, Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
SEP 28 A 11:44



March 18, 1988

William T. Hackett, Chairman
Board of Appeals, Baltimore County
Room 200
Courthouse Building
Towson, Maryland 21204

RE: CASE #CR-87-455-XA

Dear Sir,

I am against the rezoning on Bellona Avenue in Towson.

This will definitely hurt the character of the Riderwood
Area. I moved here for the residential area, and do not want
to live where traffic problem area.

Sincerely,

Ellen A. Wolff
Ellen A. Wolff
8217 Ruxton Crossing Court
Towson, Maryland 21204
296-4902

c.c.

RECEIVED
COUNTY BOARD OF APPEALS
MAR 23 A 10 15

2243 Greenspring Drive Timonium, MD 21093 Baltimore 561 2042 Washington 463 3058

1/18/88 -Notice sent to following -hearing set for Thursday, March 24, 1988 at 10 am:
(documented site plan submitted 10/06/87; case continued from that date)

John B. Gontrum, Esq.
Mary Ann McCoah, et al
Bellona Lane Ltd. Ptnshp
James Earl Kraft
Louise M. Schulz
Phyllis C. Friedman, Esq.
P. David Fields
James G. Howell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney
Judy Sussman

24 La Costa Court
Baltimore, Maryland 21204
March 21, 1988

Mr. William T. Hackett, Chairman
Board of Appeals, Baltimore County
Room 200
Courthouse Building
Towson, Maryland 21204

Dear Mr. Hackett:

RE: Case #CR-87-455-XA

I am a resident of Ruxton Crossing and would like to protest the development of the McCosh property into an office building site for two reasons:

1. Development of office space on Judges Lane and more recently at 8320 Bellona Avenue has already blighted a "Residential Area." In addition, existing and new office space across Charles Street on Kenilworth Drive and at the terminus of Charles Street and the Beltway have caused congested and dangerous traffic patterns for the residents of the area.
2. The subject property is located on Bellona Lane. This street empties into Bellona Avenue approximately 100 feet from the intersection of Bellona Avenue and Charles Street. Traffic patterns are already overcrowded and potentially hazardous when attempting to exit onto Bellona Avenue from Bellona Lane. The addition of more office space at that location would obviously aggravate the situation. The only alternative would be for the office workers to exit through the residential community of Ruxton Crossing--increasing the danger to school children, joggers and walkers who use these streets on a regular basis.

I cannot make the meeting on March 24, but I strongly protest the proposed zoning change.

Sincerely,

Donna Bawers

Mrs. William B. Sawers (Donna)

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COUNTY BOARD OF APPEALS
APR 22 1988

FRED L. HOFFMAN INC.

2415 MARYLAND AVENUE • BALTIMORE, MARYLAND 21218 • 301-889-0087

April 5, 1988

Mr. William T. Hackett
Chairman of the Board of Appeals
Baltimore County, Room 200
Court House Building
Towson, Maryland 21204

Dear Sir:

I would like to voice my strong opposition to the attempt by Knott Development Corp. to rezone the McCosh property.

We cannot tolerate continued commercial development in what is primarily a residential community.

Sincerely,

Harvey Galinn

Harvey Galinn

HG/bd

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COUNTY BOARD OF APPEALS
APR 6 1988

JOHN T. HUGHES

ATTORNEY AT LAW
13 COLD WATER COURT, TOWSON, MARYLAND 21204
301-296-1887

October 2, 1987

Mr. William T. Hackett, Chairman
County Board of Appeals
Room 200, Courthouse Building
Towson, Maryland 21204

Re: Case No. R-87-455

Dear Mr. Hackett,

This letter concerns the possible rezoning of a residential lot for the purpose of erecting a large office complex with 250 parking spaces. The lot in question is located on Bellona Lane, a narrow access road which is one of only two possible exits from a high-rise apartment house (Ruxton Towers), a large garden-type apartment complex (Charles Gate), more than 100 townhouses (Ruxton Crossing), and another office building (Charles Woods).

When this road was built some years ago, it was meant to be little more than an entrance for a handful of private residences. Now it handles literally hundreds of cars and trucks throughout the day and night. What makes the congestion even more aggravated is the fact that Bellona Lane is located only seventy-five yards or so from Charles Street. Drivers of cars and trucks trying to exit its rather steep incline have a difficult time trying to turn left towards Charles Street because there is space for only six or seven vehicles on Bellona Avenue stopped by the traffic signal at the intersection. Traffic accidents at this intersection are frequent. Currently, because of the lack of available parking spaces at the two apartment complexes, cars are parked on both sides of Bellona Lane which adds to the congestion. If another complex is built on this narrow road, the traffic congestion would be hard to envision.

Aside from the traffic problems, there is the question of the best use of this land. Within a block or so of the lot in question, there are already five office buildings plus two floors of office space in the highrise apartment building. Two of these office buildings have only recently been completed and from the appearance of their parking lots and the signs of rental space

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COUNTY BOARD OF APPEALS
OCT 13 1987

JOHN T. HUGHES

ATTORNEY AT LAW
13 COLD WATER COURT, TOWSON, MARYLAND 21204
301-296-1887

Page 2
Mr. William T. Hackett

available, it appears that the need for more office space in this area is highly questionable.

I have lived in one of the townhouses in Ruxton Crossing for five years and witnessed the gradual change from a desirable and convenient residential area into what sometimes seems to be a noisy and chaotic traffic snarl. Surely the zoning process in Baltimore County was established to protect the quality of life for the homeowners.

I have taken the liberty of enclosing a number of pictures to give you a better idea of the conditions which I have described. A visit to this area during the morning and afternoon exodus would provide persuasive evidence that the addition of another office complex on Bellona Lane should not be permitted.

Sincerely yours,

John T. Hughes

John T. Hughes

JTH/cdc
Enclosures

THE JOHNS HOPKINS UNIVERSITY
SCHOOL OF MEDICINE

Department of Anesthesiology
and Critical Care Medicine
Robert W. McPherson, MD, Chief
Division of Neuro-Anesthesia

Please address reply care of:
THE JOHNS HOPKINS HOSPITAL
Baltimore, Maryland 21205
(301) 955-

Ced O. Bond, MD
Stephen A. Dyer, MD
Graeme K. Hart, MD
Roy C. Levitt, MD
Frederick E. Sieber, MD
Thomas J. K. Tsang, MD

P.O. Box 24
Riderwood, MD 21139

October 6, 1987

RE: #R-87-455

Mr. William T. Hackett, Chairman
Baltimore County Board of Appeals
Room 200
Courthouse Building
Towson, MD 21204

Dear Mr. Hackett:

We write to vigorously oppose the petition by Knott Development Corporation to rezone several properties in Riderwood from residential to office use. We have lived in our house on Brookside Lane, off the 8300 block Bellona Avenue, for more than 23 years, and we have seen numerous attempts to destroy the residential character of this neighborhood. We have both served terms as President of the Ruxton-Riderwood-Lake Roland Area Improvement Association as well as alternating terms on the Board of Directors of that organization. The success of the neighbors and of the Association in limiting commercial encroachment in Ruxton and Riderwood is well documented; we are again joining forces to oppose this latest attempt to introduce commercial use into a well-established residential area.

The properties in question include 5 individual lots along Bellona Avenue (8222-8230) that are now zoned DR 2 along Bellona Avenue and DR 3.5 behind. There are 5 substantial individual family homes standing on the lots. All are well-maintained and of considerable value as residential properties. The other portion of the land in question is an estate-sized lot with a large home owned by Dr. and Mrs. James McCosh for decades. More than 22 years ago, the land was zoned DR 16 along with the property next door. The land next door was developed soon after into the Charles Valley Apartment complex, an attractive group of garden apartments that is well-maintained and rented to capacity. The McCoshes never attempted to sell or develop their piece of property until now. We maintain that their DR 16 zoning is appropriate and should be retained with no special exceptions to allow any commercial use. Directly across Bellona Lane from the McCosh home stands Ruxton Towers high-rise apartment building, whose attempts to

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OCT 13 1987

increase office use beyond the first 2 floors have been defeated on at least two occasions in the past.

We submit that the existing zoning is correct on all the lots involved in this petition and that the residential quality of Bellona Avenue is the dominant characteristic of the area and should not be destroyed or altered in any way.

Sincerely,

Errol B. Hay III (signed in his
absence by
Nancy-Bets Hay)

Nancy-Bets Hay

October 6, 1987

Mr. William Hackett, Chairman
County Board of Appeals
Room 200
Courthouse Building
Towson, MD 21204

Dear Mr. Hackett:

As residents of Ruxton Crossing, my husband Michael and I are asking you to dismiss plans for an office building to be erected at 8222-8230 Bellona Avenue and 8404 Bellona Lane (Case# R-87-455).

The reasons for our objection are simple. First and foremost, we would like to keep the area residential because of the aesthetic value. When we moved into Ruxton Crossing nine years ago, we enjoyed the surrounding trees and greenery.

Secondly, we are very concerned with traffic patterns forming through our development. We have one-hundred and thirty residences in Ruxton Crossing and many of these homeowners have children, young in age who ride bikes, walk to the pool, and play crossing Judges Lane. We are most anxious for the safety of these children as more cars will use Judges Lane as their route of arrival and departure to their work in an office building.

Thirdly, the traffic pattern on any given afternoon, especially in bad weather at the corner of Charles and Bellona is atrocious. The Beltway is congested, Charles Street congested and cars on Bellona have a pretty dreadful time departing to go anywhere. More office personnel would build on an already negative problem for the county. Accidents also occur more often at that corner in nasty weather. Fourthly, builders are notorious for decorating trees in the way of office buildings as well as digging fertile soil which establishes a buffer for flooding.

As residents of a progressive county we realize that the real estate value of said property is prime for some sort of development. We are therefore inclined to ask zoning for residential construction only in the form of townhomes, apartments or individual homes. We have also considered the situation of the few remaining homeowners in the area and believe their profits would equal that of office development versus housing. Thank you for your consideration in this matter.

Sincerely,

Suzanna Duvall

Suzanna Duvall

DOWNTOWN: 204 South St., Baltimore, MD 21201 (301) 343-9000; TOWSON: 3 W. Chesapeake Ave., Towson, MD 21204 (410) 538-7867
CATONSVILLE: 6400 Baltimore National Pike, Baltimore, MD 21228 (800) 780-0181; REISTERSTOWN: 11443 Reisterstown Rd., Reisterstown, MD 21116 (800) 526-5242
ROUNDA: 711 W. 40th St., Baltimore, MD 21211 (301) 467-8791

THE JOHNS HOPKINS UNIVERSITY
SCHOOL OF MEDICINE

Department of Anesthesiology
and Critical Care Medicine
Robert W. McPherson, MD, Chief
Division of Neuro-Anesthesia

Please address reply care of:
THE JOHNS HOPKINS HOSPITAL
Baltimore, Maryland 21205
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Ced O. Bond, MD
Stephen A. Dyer, MD
Graeme K. Hart, MD
Roy C. Levitt, MD
Frederick E. Sieber, MD
Thomas J. K. Tsang, MD

October 5, 1987

P.O. Box 24
Riderwood, MD 21139

October 6, 1987

RE: #R-87-455

Mr. William T. Hackett, Chairman
Baltimore County Board of Appeals
Room 200
Courthouse Building
Towson, MD 21204

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COUNTY BOARD OF APPEALS
OCT 13 1987

increase office use beyond the first 2 floors have been defeated on at least two occasions in the past.

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Sincerely,

Errol B. Hay III (signed in his
absence by
Nancy-Bets Hay)

Nancy-Bets Hay

October 6, 1987

Mr. William Hackett, Chairman
County Board of Appeals
Room 200
Courthouse Building
Towson, MD 21204

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Sincerely,

Suzanna Duvall

Suzanna Duvall

DOWNTOWN: 204 South St., Baltimore, MD 21201 (301) 343-9000; TOWSON: 3 W. Chesapeake Ave., Towson, MD 21204 (410) 538-7867
CATONSVILLE: 6400 Baltimore National Pike, Baltimore, MD 21228 (800) 780-0181; REISTERSTOWN: 11443 Reisterstown Rd., Reisterstown, MD 21116 (800) 526-5242
ROUNDA: 711 W. 40th St., Baltimore, MD 21211 (301) 467-8791

Sincerely,

Frederick E. Sieber, MD

Frederick E. Sieber, M.D.

9 4 2 d 5-130 184

RECEIVED
COUNTY BOARD OF APPEALS
OCT 13 1987

ROGERS, MOORE and ROGERS
Attorneys at Law

September 11, 1987

Mr. William Hackett
Chairman
County Board of Appeals
County Court House
Towson, MD 21204

RE: Mary Ann McCosh, et al.
Zoning Petition #R-87-455
Cycle V, Item 5

Dear Chairman Hackett:

I am writing to insure that the Board of Appeals knows that the owners of 8324 Bellona Avenue do not want their property rezoned from D.R. to R.O.

The owners of 8324 Bellona Avenue are John and Janice Torpey. They have been advised that their home was included in the above petition. However, Mr. and Mrs. Torpey do not want their property rezoned, and they have not contracted to sell their property to anyone else.

Please call, if I can provide any further information.

Very truly yours,

WCR

March 29, 1988

WCR, III:mbb
cc: Mr. James I
Ronald P. I
Mr. and Mrs

Dear Mr. Hackett: I wrote the attached letter to Mr. Wheeler last November before the zoning hearing, and I feel stronger than ever that changing the zoning of the McCosh property to R/O would be a bad mistake and very detrimental to all our interests at Ruxton Crossing. We urge a ruling of NO on your part.

Walter E. Carbone
Walter E. Carbone

See 22-44
Case

ASSOCIATION OF MARYLAND PILOTS

CAPT. WILLIAM P. BAND, III
PILOT

2730 ELLISON STREET
BALTIMORE, MARYLAND 21204

(301) 342-6813

24 Malibu Court
Balt., Md. 21204
4/1/88

William T. Hackett, Chairman
Board of Appeals, Baltimore County
Room 200
Courthouse Building
Towson, Maryland 21204

Dear Mr. Hackett,

I am writing to express my concern over case #CR-87-455-XA, the rezoning of 4.3 acres of 8322, 8324, 8326 Bellona Ave. and 8404 Bellona Lane. Enough is enough. I have the uneasy feeling that we are slowly being surrounded by office buildings in what I thought, when I bought my home, was a residential area. I have two small children and I worry about the potential hazard of increased traffic. I don't like the thought of looking out my window at office buildings and the traffic congestion on the corner of Bellona Ave. and Charles Street. I would be willing to bet money that there is plenty of vacant office space in Towson and even in the immediate area of the proposed rezoning. Please consider the residents in your deliberations. We would all be very grateful.

Thank you,

William Band

William Band

RECEIVED
COUNTY BOARD OF APPEALS
APR 11 1988

Sandy Sheffler Amuedo
3 Malibu Ct.
Towson, MD 21204

William T. Hackett, Chairman
Board of Appeals, Baltimore County
Room 200
Courthouse Building
Towson, MD 21204

4-9-88

Dear Mr. Hackett,

I am writing in regards to the zoning issue involving property in the Ruxton Crossing development.

My husband and I have lived in Ruxton Crossing since December 1978 when Ruxton Crossing was a new development. Since then the neighborhood has endured many hardships, starting with the financial troubles of the original builders, followed by actual structural defects of our homes, ownership transfers of unbuilt land leading to architectural changes which resulted in three different style homes being built on property that was originally to be uniformed in construction. We have lived with constant construction up to 3 years ago which has significantly stunted the property value and kept the resale prices far lower than those of our surrounding neighbors outside of the community and those of our sister community Stevenson Crossing.

We have also evolved from a predominantly adult community to one that is now full of children. Since the construction of the office building at foot of Bellona Lane it has not been safe for these children to ride their bicycles and cross the streets because of the heavy, fast traffic during rush hours.

The issue that concerns me the most is that this property, I've been told, was owned by Jeffery Levitt and if he had not been such a crook this community's well being would not be at stake now. We have suffered enough due to the underhanded dealings of Mr. Levitt and Old Court Bank, and I feel the proposals of possible office buildings on the property of Judges Lane/Ruxton Crossing Rd. and Ruxton Crossing Rd/Bellona Ave. would cause nothing but problems and safety hazards to a family community of 100+ homes.

-2-
I urge you not to approve any zoning changes which would change the residential nature of our community.

Thank you,

Sandy Sheffler Amuedo

Sandy Sheffler Amuedo



March 21, 1988

Mr. William T. Hackett, Chairman
Board of Appeals, Baltimore County
Room 200
Courthouse Building
Towson, Maryland 21204

Dear Mr. Hackett:

I am writing to you about the proposed development by the Knott Corporation of 4.30 acres on Bellona Avenue. The specific case number is CR-87-455-XA.

I live on Bellona Avenue. My driveway is directly opposite Ruxton Crossing, one of the sites that the Knott Corporation is hoping to develop.

One simple point needs to be made here: this is a residential neighborhood. People have bought homes here in good faith, expecting that they would be able to raise their families and have a secure financial investment in their property.

I cannot tell you how upset and how incredulous I am that this is being threatened. It is neither appropriate nor justifiable to ask citizens to live next door to office buildings. This is not York Road! I do not allow my young teenage son to spend his time hanging around downtown Towson yet here I have Mr. Knott proposing to bring it right to my doorstep. It is intolerable! What possible justification can there be for ruining the quality of family life for the residents of Bellona Avenue? Business profits can be made here but they would be made, obviously, at our expense.

We are very concerned about this for several reasons.

First of all, the rezoning of our street will destroy the sense of neighborhood that exists here. My children will no longer be free to come and go as is normal on a residential street. They would have to contend with the traffic and the presence of strangers that are representative of a street in a business area. They would no longer be free to take their

Mr. William T. Hackett, Chairman
March 21, 1988
Page 2

bikes across the street to ride, to walk to a friend's house or even to cross over to the bus stop alone.

The traffic problem will become impossible. It has already been seriously increased by the development of Windsor Court and we do not want it to get any worse. People using Bellona as an access to and from work drive through here as though they were already on the beltway, with no regard to the fact that this is a residential street. Even the litter problem has gotten worse since that building went up and we do not need more problems of this kind.

An extremely important concern is the aesthetic one. We simply do not want to live across the street from a six story office building, or from any office building. I cannot think of anyone who does. Surely you realize as my husband and I do that any prospective buyer for our house would find this as unacceptable as we do.

I hope you will see just how upset about this we are. We moved here expecting a quality neighborhood where the needs and rights of tax paying citizens would be respected and met. To allow anyone to come in here and destroy, in the interest of business profit, our right to live undisturbed in our own home is unprincipled. I hope you will agree with me that encouraging the destruction of solid neighborhoods is not a position that the Board of Appeals should be endorsing or allowing in any form.

Please realize that the Knott Corporation must build their businesses and exercise their right to make a profit in an area that is zoned for business development. Apparently they have no concern for the people already living here or conscience about the adverse ways development will affect our lives if they are allowed to do as they propose. It is up to the Board of Appeals to educate them in these matters of ethics. They need help understanding that this is a matter of more than their own economic gain. People here have done nothing wrong and to punish us so that they might gain is to be persecuted by the basest instincts of man. Surely we aspire to something higher.

All of the residents of Ridewood-Ruxton look to you for support in this matter. We anxiously await your response.

Yours very truly,

Gina Falcone Skelton
Gina Falcone Skelton

cc: Hon. C.A. Ruppertsberger III
Hon. Barbara V. Bachur
Hon. Francis A. Welley
Hon. Helen Welch Bentley
Hon. Barbara Mikulski

WALTER E. CARBONE
8221 RUXTON CROSSING CT.
TOWSON, MARYLAND 21204

November 3, 1987

Mr. Joshua R. Wheeler, Chairman,
Baltimore County Planning Board,
401 Fox Chapel Drive,
Timonium, MD 21093

Dear Mr. Wheeler:

Re: McCosh Amended plan R87-455

You undoubtedly have received the October 22nd letter from The Ruxton-Ridewood-Lake Poland Area Improvement Association, Inc. vigorously opposing the plans by the Knott Development Corp., to rezone several properties in our area for office/commercial use.

As extremely concerned homeowners and taxpayers in Ruxton Crossing we are completely horrified that the Knott rezoning plans are entertained at all.

Ours is a varied townhouse community comprising 124 families practically adjacent to the property considered for development. There are families who have children from infant to teen age who presently enjoy the liberty of our extensive grounds, streets, and recreation facilities.

The office building proposed by Knott with 250 parking spaces, denoting a substantial influx of unwanted traffic, will attract a large number of employees and visitors who will attempt to battle monumental traffic jams, if not gridlock, at Bellona Lane/Bellona Ave./Charles St. at morning startup time and evening quitting time. Would you or any of the members of your Planning Board desire to be entrapped in this chaotic scramble? Keeping this situation in mind, the only escape in the evening will be to turn left on Bellona Lane and establish a traffic circuit along Judges Lane and Ruxton Crossing Rd. to Bellona Ave., a further mess unless they turn right to Joppa Rd. The reverse would be true in the morning. This traffic pattern will create a hazardous and dangerous situation to school buses, homeowners, pedestrians, internal traffic, etc.

This is intolerable and should not be permitted to happen under any circumstances.

Many of our neighbors are as concerned as we are, and we all emphasize the arguments presented in the aforementioned letter of October 22nd.

We urgently request that the Baltimore County Planning Board deny the Knott request for rezoning at the McCosh properties.

Very truly yours,

Walter E. Carbone

cc: C.A. Ruppertsberger
Norman Gertler
Louise Schulz

RECEIVED
COUNTY BOARD OF APPEALS
APR 11 1988

LAW FIRM
Romadka, Gontrum, Koenig & Inc.
BRYANTON FEDERAL BUILDING
300 EASTERN BOULEVARD
BOWEN, MARYLAND 21204
TELEPHONE (410) 882-8274

ROBERT J. ROMADKA
JOHN B. GONTRUM
JOHN C. KOENIG
CHARLES E. POOL III
DONALD E. BRAND
DONALD E. HENRY

August 10, 1987

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Mary Ann McCosh, et al., Petitioners
Zoning Case No. R-87-455

Dear Mr. Hackett:

I am in receipt of People's Counsel letter dated August 7th requesting a postponement of our hearing date of October 6th in the above referenced case. As I have pointed out to the Board at the time of the October 6th hearing, the only presentation I intend to make at that time is of a documented site plan at which time it is my understanding that the hearing will be adjourned pending review of the site plan by the Planning Board. I will presume that People's Counsel would have no objection to this going forward as long as that this is the total of my presentation on the 6th. It is my intention that this is the only presentation I will make.

Very truly yours,
John B. Gontrum
John B. Gontrum

JBG:kb
cc: People's Counsel for Baltimore County

RECEIVED
COUNTY BOARD OF APPEALS
17 AUG 11 1987

NCI Mail

The nation's new postal system.

September 26, 1987

William T. Hackett
Chairman, County Board of Appeals
Room 200
Courthouse Building
Towson, Maryland 21204

Dear Mr. Hackett:

It is ironic in this the 200 Anniversary Year of our Constitution that such a reckless attack should be made on our heritage as the commercialization of our neighborhood.

Vacant office space abounds nearby in areas with streets that were designed for business traffic. Why then is it necessary to destroy the character of an area, especially when in time, we the residents will be forced to pay for new utilities and new roads which benefit but a few. And those few will have made their profit and gone off to other virgin neighborhoods.

Now is the time to put a stop to the unjustified and ruthless encroachment of greed into the residential areas of Towson.

Do not let the flood-gates open. Please vote against the petition to rezone the tract covered in this case.

Thank you.

Sincerely yours,

A Eli Wisenfeld
Esther P. Wisenfeld
7 Coldwater Court
Towson, MD 21204
(301)8215178

RECEIVED
COUNTY BOARD OF APPEALS
18 SEP 30 A 10:59

Thomas E. Crow, Jr.
9415 Bellona Lane
Ruxton Towers Apts.
Ruxton, Maryland 21204
September 22, 1987

William T. Hackett, Chairman
County Board of Appeals
Room 200
Courthouse Building
Towson, Maryland 21204

Dear Mr. Hackett:

I have recently been made aware of the petition to rezone portions of Bellona Lane and Bellona Avenue. (case # R-87-455)

As a native Marylander and over 35 year voter in Baltimore County I oppose the rezoning of this property.

In addition to destroying the residential character of the area, this will create a traffic hazard and a danger to all. The current traffic pattern makes it extremely difficult to exit Bellona Lane onto eastbound Bellona Avenue. The light at the corner is only 40 to 50 feet from Bellona Lane and the traffic backs up - and sometimes stays backed-up for 50 to 75 yards. In addition, traffic coming off Charles Street onto Bellona Avenue, particularly from 4:00 p.m. to 6 p.m., is a location waiting for an accident to happen. One does not need 250 more cars added to the increased number of cars already generated by the other office buildings constructed in the past 24 months.

I cannot name one positive factor to adding another office building on the west side of Charles Street in the Ruxton- Riderwood area.

Sincerely,

Thomas E. Crow, Jr.
Thomas E. Crow, Jr.

cc: Dennis Rasmussen - County Executive
Charles Ruppertsberger - Councilman
Barbara Bachur - Councilwoman
Norman Lauenstein - Councilman

RECEIVED
COUNTY BOARD OF APPEALS
18 SEP 27 A 11:08

Applied Synthesis Inc.
Attn: A. Eli Wisenfeld
P.O. Box 634
Riderwood MD 21139-0634

NCI Mail

The nation's new postal system.

William T. Hackett
Chairman, County Board of Appeals
Room 200
Courthouse Building
Towson, Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
18 OCT -2 A 11:29

Mr. and Mrs. Dene L. Lusby
11 La Costa Court
Towson, Maryland 21204
September 29, 1987

William T. Hackett, Chairman
County Board of Appeals
Room 200
Courthouse Building
Towson, Maryland 21204

Re: R-87-455

Dear Mr. Hackett:

My husband and I received notice that Knott Development Corporation has filed a petition to rezone 4.30 acres of property, including 8322-8330 Bellona Avenue and 8404 Bellona Lane, from residential to office zoning in order to construct a 60,000 sq. ft. office complex.

We reside in the Ruxton Crossing community, two blocks from the proposed office complex site. We oppose any rezoning of this tract from the present residential designation.

We strongly urge the Board to deny Knott Development Corporation's petition for rezoning.

Very truly yours,

Ruth A. Lusby
Ruth A. Lusby

VMG15

00020408587270015934000001

September 29, 1987

William T. Hackett, Chairman
COUNTY BOARD OF APPEALS
Room 200
Courthouse Building
Towson, Maryland 21204

Re: Knott Development Corporation Petition
4.30ac at Bellona Avenue/Charles Street

Dear Mr. Hackett:

I am a resident of Ruxton Crossing, a townhome community located adjacent to the property which is the subject of the referenced petition for rezoning.

As a resident of Ruxton Crossing and of the larger community of Riderwood, I wish to register my strong protest against the application for office development of the subject property. It is my feeling that further commercial development in this area will negatively affect our community by imposing additional traffic burdens on the already taxed intersection of Bellona Avenue with Charles Street, by adding traffic to the dangerous stretch of Bellona Avenue between Joppa Road and Charles Street, by imposing a significant office mass and elevation at a corner which affords topographical and vegetative screening of Ruxton Crossing from the business of the Bellona/Charles intersection and by destroying one of the few preserved buffers to our residential community from neighboring commercial construction.

Please consider this letter a formal protest to the matter to be heard before the Baltimore County Board of Appeals on Tuesday, October 1987.

Very truly yours,

Laurel P. Evans
Laurel P. Evans, Esquire
8223 Ruxton Crossing Court
Ruxton, Maryland 21204

LPE/mee

RECEIVED
COUNTY BOARD OF APPEALS
18 SEP 30 A 10:51

William T. Hackett, Chairman
County Board of Appeals
Room 200, Courthouse Building
Towson, Maryland 21204

October 2, 1987

Re: Case #R-87455

Dear Mr. Hackett:

As residents we are vehemently opposed to any additional commercial zoning in the Ruxton/Riderwood area. We urge you to deny the request for rezoning of 8722-8230 Bellona Ave & 8404 Bellona Ln by the Knott Development Corp.

Sincerely,

John H. Ehrhardt III

John H. Ehrhardt III
Carl H. Ehrhardt
6 LaCosta Court
Ruxton, Maryland 21204

Eligius B. von Paris
8218 Bellona Avenue
Towson, Maryland 21204

October 02, 1987

Mr. William T. Hackett, Chairman
County Board of Appeals
Courthouse Building - Room No. 200
Towson, Maryland 21204

Re: Case No. R-87-455

Dear Mr. Hackett:

I own my own home and have lived on Trappe Lane at the corner of 8218 Bellona Avenue since 1980. I have been notified of a request for re-zoning from residential to office at 8322-8330 Bellona Avenue and 8404 Bellona Lane and wish to voice my vehement protest. There is more than enough office space in the area including the recent addition of Windsor Court and any more addition would crowd the residential space of the community. Traffic congestion is already a major problem at Bellona Lane during peak periods.

In conclusion, I do not honestly feel that this re-zoning would represent a good use of the land.

Thanking you for your consideration, I remain,

Very truly yours,

Eligius B. von Paris
Eligius B. von Paris

EBVP/cvp11

RECEIVED
COUNTY BOARD OF APPEALS
18 OCT -5 A 11:09

RECEIVED
COUNTY BOARD OF APPEALS
18 OCT -5 A 11:09

October 2, 1987

William T. Hackett, Chairman
County Board of Appeals
Room 200 Courthouse Building
Towson, Maryland 21204

Re: Case #R - 87-455

Dear Mr. Hackett:

I am opposed to any additional commercial zoning in the Ruxton/Riderwood area. I urge you to deny the request for rezoning of 8222-8230 Bellona Ave & 8404 Bellona Lane by the Knott Development Corp.

Sincerely,

Hobart V. Fowlkes
Hobart V. Fowlkes
7309 Brightside
Baltimore, Maryland 21212

60-11-5-130189
RECEIVED
COUNTY BOARD OF APPEALS

8208 Bellona Ave.
Balto. Md. 21204
Sept. 30, 1987

William T. Hackett, Chairman
County Board of Appeals
Courthouse Building
Towson, Maryland 21204

Dear Mr. Hackett,

This letter comes to you in regards to the purposed change case #R-87-455. We have lived at our present address for 22 years and this is the first time we have protested a zoning change in our neighborhood but we think strongly this rezoning would be detrimental to our area. We already have some serious problems as a result of rezoning that has preceded this appeal. Listed below are a few.

1. Bellona Ave. is already too congested with car and truck traffic. This road is used for a cut thru from the Beltway and the Jones Falls Expressway.
2. As a result of the above there are many times that it is very difficult to get in and out of our driveway. Additional traffic would make a difficult situation a real problem.
3. An other result of the heavy use Bellona Ave. already receives is the existing disrepair of the road.
4. As a result of the disrepair when it rains or snow melts we often have water drain down our driveway bringing debris and entering our basement area. We have had the County Road people out here on several occasions and the only solution they came up with caused an additional problem.
The solution was to try and build up the top of our driveway to prevent the water and debris from draining down the hill. It is not only ineffective but causes any car other than a van or truck to scrap the underneath of the car on the built up area. On one occasion the oil pan of a car was punctured.
5. Not only is there too much traffic already but the speed at which the traffic travels is much to high. To date I have given first aid to no less than four (4) accident victims who have driven their cars either into our front yard or into trees in our front yard. So far no one has died from their injuries that we know of but one man received several broken ribs, a punctured lung and other broken bones.

We respectively submit that rezoning anymore area for businesses and adding additional traffic would not only further destroy the neighborhood as residential but would be dangerous to the residents living here and the car and truck traffic already using Bellona Ave. As a result we would hope that this rezoning would be denied now and at any future date that it is purposed.

Sincerely,

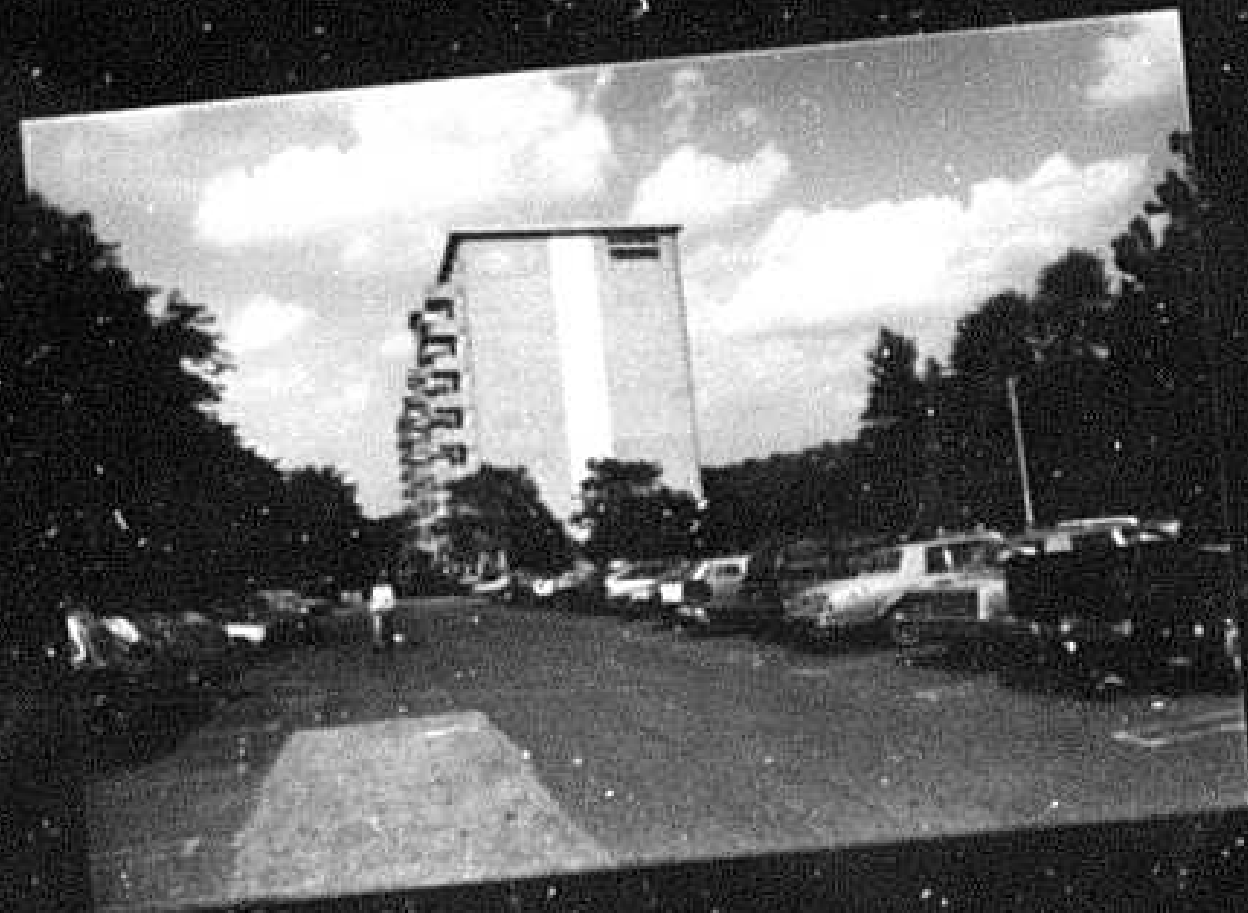
Roy & Sally Gornik

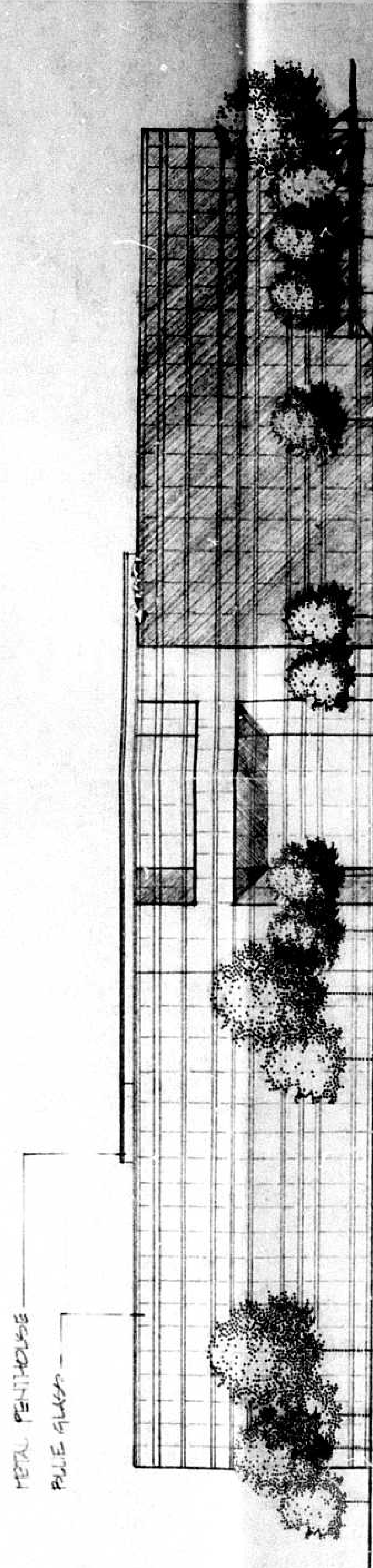
JOHN T. HUGHES

ATTORNEY AT LAW

13 COLD WATER COURT, TOWSON, MARYLAND 21204

Mr. William T. Hackett, Chairman
County Board of Appeals
Room 200, Courthouse Building
Towson, Maryland 21204

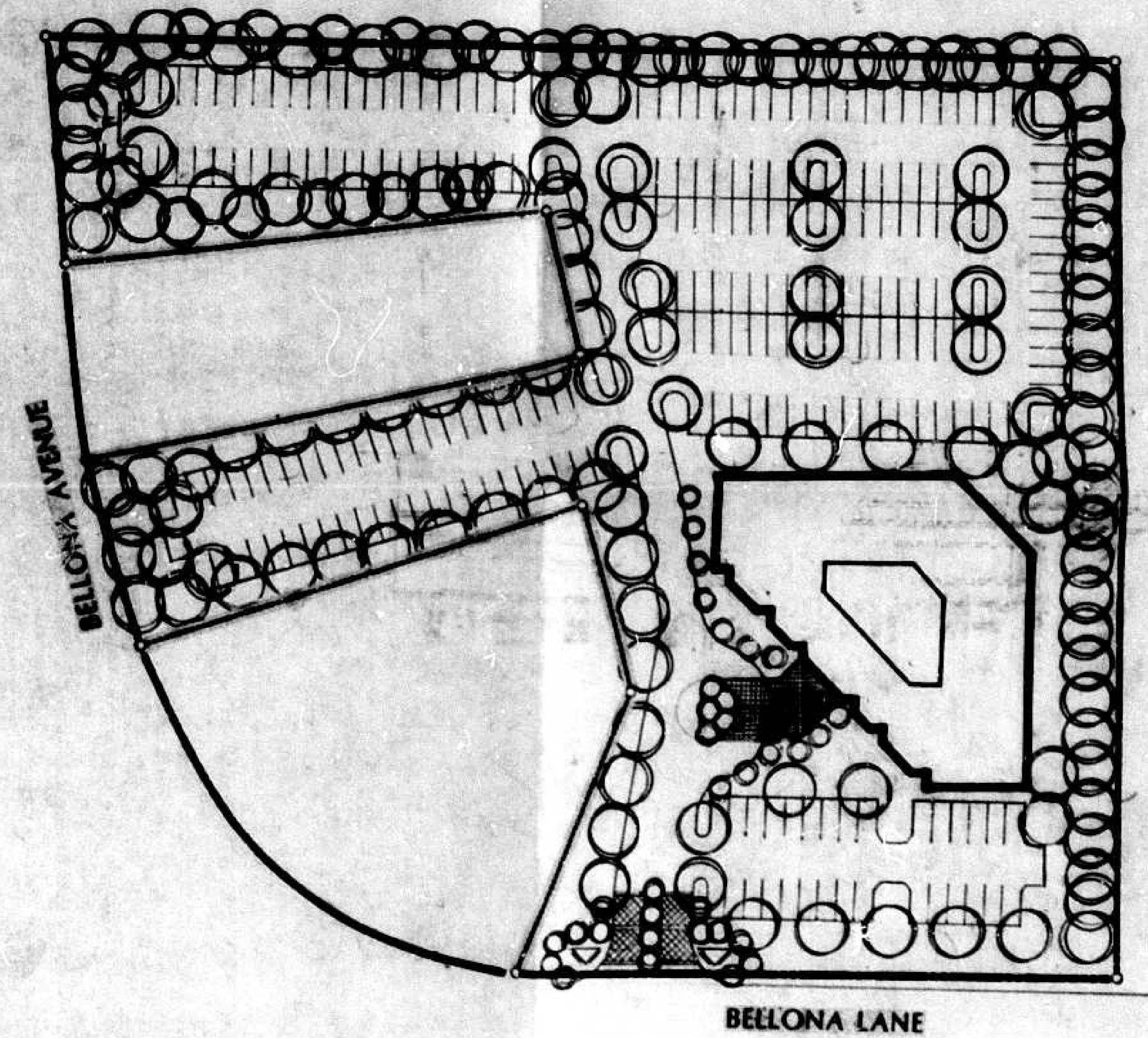




SIDE AND REAR ELEVATION
SCALE 1/16"=1'-0"

BELLONA LANE OFFICE

JAMES F. KNOTT DEVELOPMENT CO.
C.M.S.S. ARCHITECTS
DATE 5/1/87

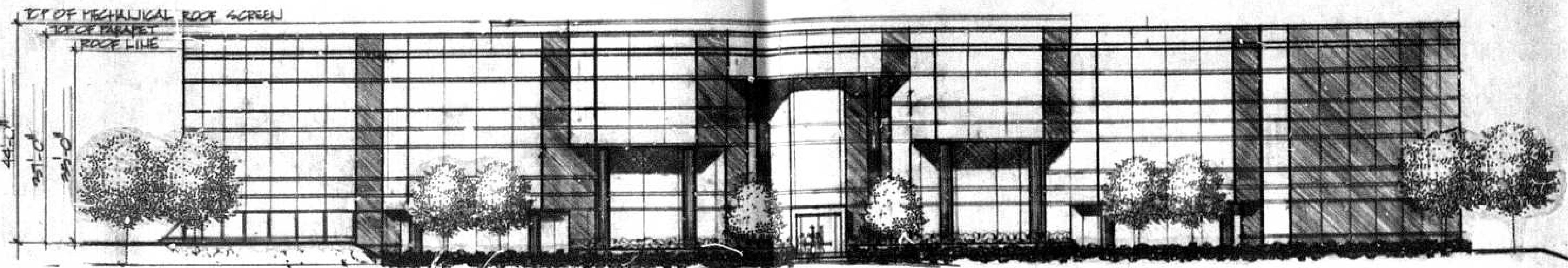


SITE PLAN
SCALE: 1" = 50'-0"

SQUARE FOOTAGE 50,000
PARKING SPACE 240

BELLONA LANE OFFICE

JAMES F. KNOTT DEVELOPMENT CO.
C.M.S.S. ARCHITECTS
DATE 9/1/87

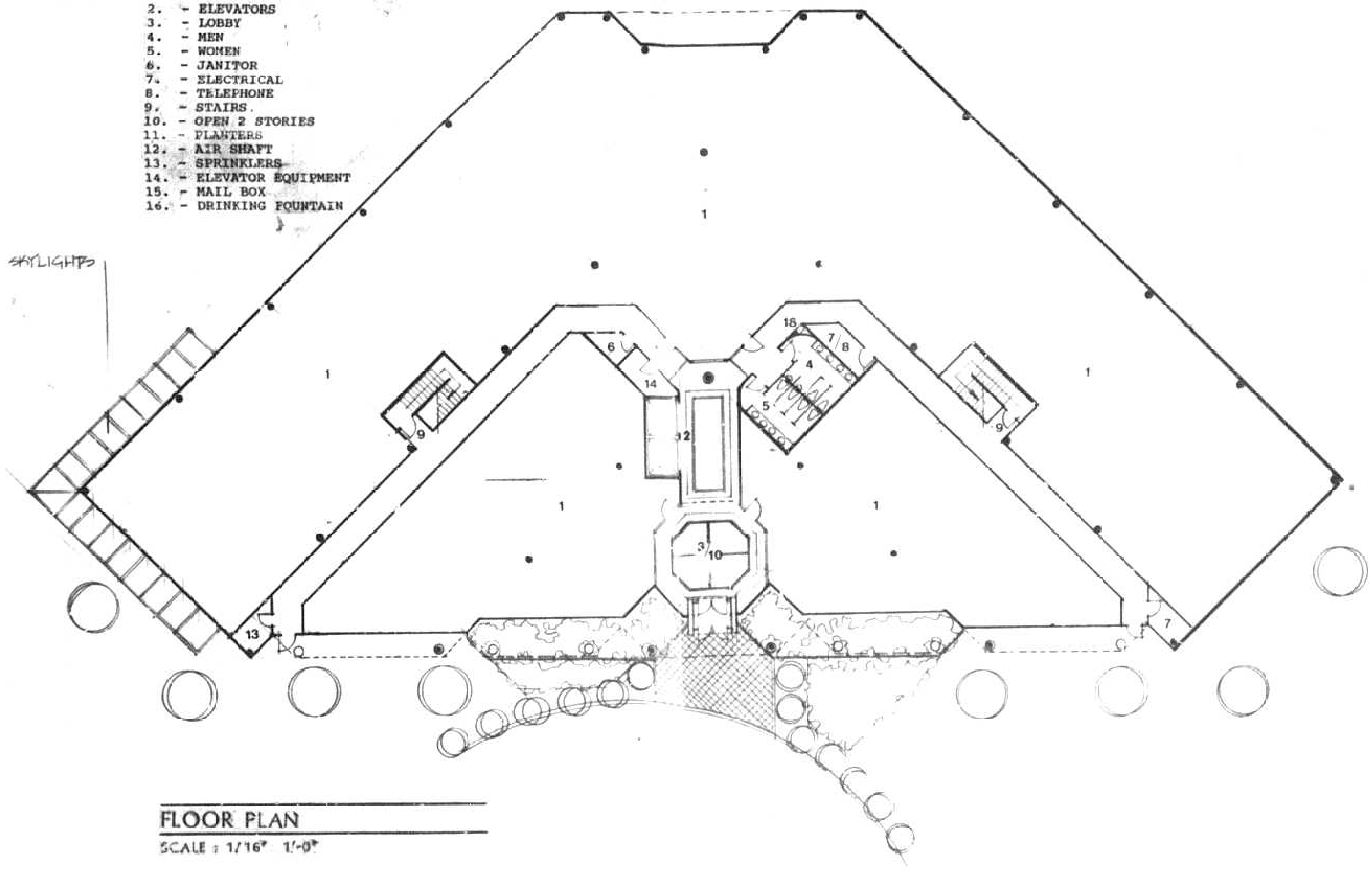


FRONT ELEVATION

SCALE: 1/16" = 1'-0"

ROOM LEGEND

- 1. - LEASABLE SPACE
- 2. - ELEVATORS
- 3. - LOBBY
- 4. - MEN
- 5. - WOMEN
- 6. - JANITOR
- 7. - ELECTRICAL
- 8. - TELEPHONE
- 9. - STAIRS
- 10. - OPEN 2 STORIES
- 11. - PLANTERS
- 12. - AIR SHAFT
- 13. - SPRINKLERS
- 14. - ELEVATOR EQUIPMENT
- 15. - MAIL BOX
- 16. - DRINKING FOUNTAIN



FLOOR PLAN

SCALE: 1/16" = 1'-0"

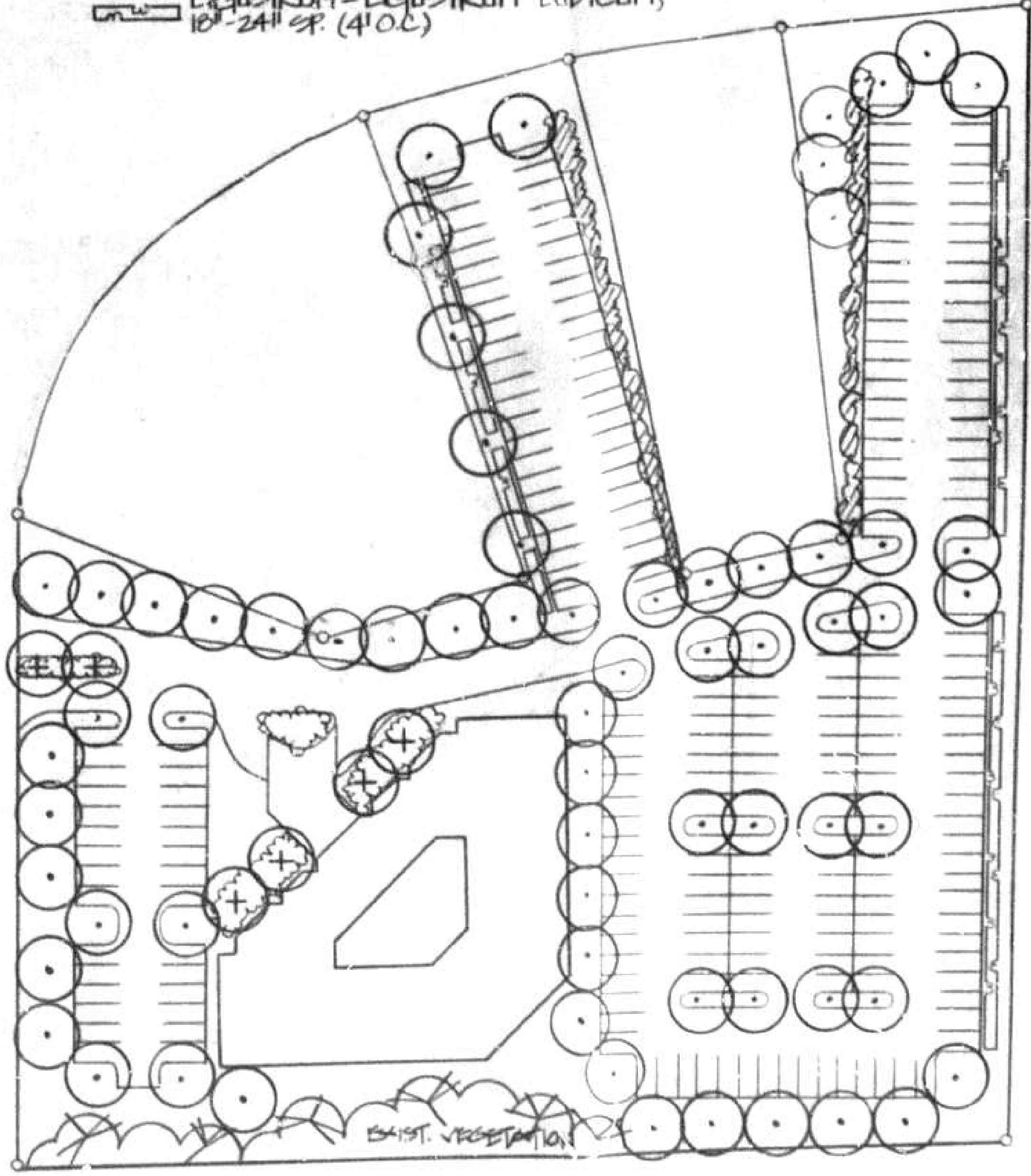
BELLONA LANE OFFICE

JAMES F. KNOTT DEVELOPMENT CO.
C.M.S.S. ARCHITECTS

DATE 9/1/87

LEGEND:

- WHITE PINE - 5' IN HT. - 12'-0" O.C.
- BRADFORD PEAR - PYRUS CALLERYANA 'BRADFORD', 2 1/2" - 3" CAL. (12'-14' HT.)
- WILLOW OAK - QUERCUS PHellos, 2 1/2" - 3" CAL. (12'-14' HT.)
- PARSON JUNIPER - JUNIPERUS CHINENSIS 'PARSONI', 12'-15' SP. (3' O.C.)
- LIGUSTRUM - LIGUSTRUM LUDICUM, 10'-24" SP. (4' O.C.)



LANDSCAPE PLANTING PLAN

SCALE: 1/8" = 1'-0"



LOCATION MAP

SCALE: 1"=200'

AREA OF TRACT 4.3 AC.

ZONING CHANGE PROPOSED

- | | |
|--------------------|-----------|
| 1. EX DR 10 TO D-1 | 2.415 AC. |
| 2. EX DR 2 TO D-1 | 1.79 AC. |
| 3. EX DR 35 TO D-1 | 0.072 AC. |
| 4. EX RO TO D-1 | 0.019 AC. |

COUNCILMANIC DISTRICT #3

OWNERS

MARY ANN MCCOSH
8404 BELLONA LANE
LUTHERVILLE, MARYLAND 21093

GARNER W. SEIM ET UX
8322 BELLONA AVENUE
LUTHERVILLE, MARYLAND 21093

JOHN T. TORPEY ET UX
8324 BELLONA AVENUE
LUTHERVILLE, MARYLAND 21093

BARRY S. GLOD &
ROSA LIE WOLANSKI
8324 BELLONA AVENUE
LUTHERVILLE, MARYLAND 21093

Circled
Item 5

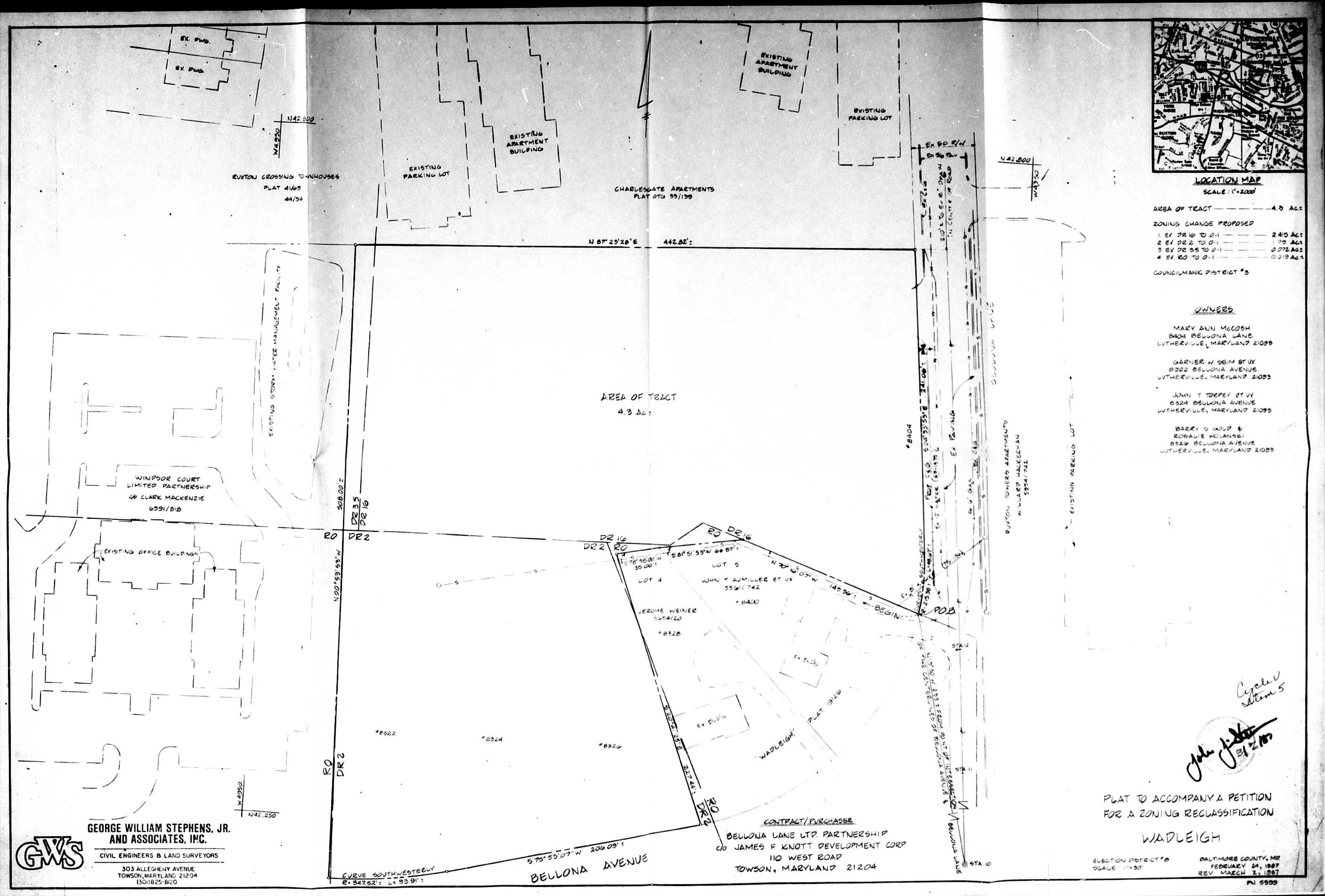
John J. [Signature]
3/1/87

PLAT TO ACCOMPANY A PETITION
FOR A ZONING RECLASSIFICATION

WADLEIGH

SECTION DISTRICT #3
SCALE: 1"=50'

DALTIMORE COUNTY, MD
FEBRUARY 24, 1987
REV. MARCH 2, 1987
PN 5999



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

CONTRACT/PURCHASER

BELLONA LANE LTD. PARTNERSHIP
C/O JAMES F. KNOTT DEVELOPMENT CORP.
110 WEST ROAD
TOWSON, MARYLAND 21204

