

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 Gianipetro & Associates 920 Providence Road, Suite 407 Towson, Maryland 21286

Dear Mr. Giampetro

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

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



Census 2000



For You, For Baltimore County Census 2000







IN THE MATTER OF THE APPLICATION OF MARY ANN MCCOCH, ET AL FOR ZONING RECLASSIFICATION TO R.O. ON PROPERTY LOCATED ON THE WEST SIDE OF BELLONA LANE. 233 NORTH OF CENTERLINE OF PELLONAL AVENUE/ALSO FRONTS NORTH SIDE OF 8th ElECTION DISTRICT and COUNCIAMANIC DISTRICT

BEFORE COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

CASE NO. CR-37-455-XA

ORDER OF DISMISSAL

Petition of Mary Ann McCosh, et al for zoning reclassification from D.R. J. D.R. 1.5, D.R. 16 and B.O. to B. . on property located on the west side of Bellons Lame. 211 feet morth of the centerline of Berlona Avenue; also fronts north side of Bellons Lame, 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 71, 1988 In copy of which letter is attached nereto and made a part hereof! from the attorney representing the Petitioners in the above-entitled matter; and

WHEREAS, the sould attorney for the sold Petitioners requests that the petition filed on tetalf of said Fetitioners to withdrawn as of March 21.

to it mesery usualist that and day of March, thus that said

petition be and the name is withdrawn and dismissed.

CHONTY HOUSEN OF APPEAUS OF BELLEVILLE CLYMIN

Harry & Buckleinter);

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 Ω , R, Q_1 , Q_2 , Q_3 , Q_4 said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property

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

<u>_NW11</u>	A RES
196 10 74	7 FOAR
DATE GILL	D 3
1000 X	PEAL:
D*	- ASS

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 soning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

ATTACA CANADA CALLA CALL	
Contract Purchaser:	Legal Owner(s)
Bellona Lang Limited Partnership	(Type or Print Name)
Signature To A To	Signature
110 West-Road-Suite-203	(Type or Print Name)
Towson, Maryland 21204 City and State	Signature
Attorney for Petitioner:	
John B. Contract	Address Phone No.
Cignature 155	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Md. 21221. City and State	Name
Attorney's Telephone No : 686-8274	Address Phone No.

Romadka, Gentrum & Kennegari INVESTOR PRIMERAL BUILDING DOG EASTERN DOUBLEVARD

ERRES, MARYSAMD \$1951

TELEPHONE (SOL) BOL ASTA

DOGGET J. DOGGDEA JOHN B. GOWTHLIM JOHN O. BUNKSHAN DOSALD IL MILITYT JEAN & TULLDUR TIMOTRY M. BOTROCO

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

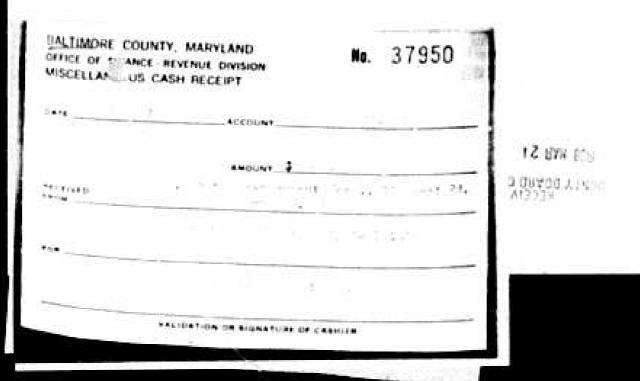
Dear Mr. Hackett:

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. Gentrum

cc: Phyllis Cole Friedman, People's Counsel



GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. INCINEERS 10% ALLEGHENY AVENUE TOWNOR MARYLAND 21204

Description to Accompany a Petition for a Zoning Reclassification.

MALE MASSING Election Dist. ## 4 Council Diat. # 3. BE: "Wadleron"

Pebruary 25, 1987

Point of beginning being located borth ti" Jo' West 233" t from the point of intersection of the centerlines of Be long Avenue and Bellong Lane thence in a clockwise directions

- 1) North 70" 16" 07" West 149, in feets
- 21 South AT" 51" 53" West no. 87 feets
- 31 South 78" 38" 30" West 35,00 feet:
- 4) South 20" 41" 25" East 227, 44 feets
- 5) South 75" 51" 07" West 206.09 feet:
- 6) southwesterly by a curve to the right having a rat. w of 342.52 feets and
- a length of 93.9t feet?
- 7) North 00" 53" 53" Went 508.00 feats
- #1 North #7" 73" 78" East 442.82 feets
- 9). South 04" 51" 51" East 241.06 feeth out
- 10) anutheenterly by a curve to the right having a radius of 210, in fact t and a length of 48.07 feets to the place of Segmenty.

Containing 4.1 acres of land more or less.

STREET DESCRIPTION IS NOW LONDING PURPOSES OWEN



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

March 23, 1988

John B. Contrum. Esquire 809 Eastern Boulevard Baltimore, ND 21221

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

Dear Mr. Gontrum:

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

Sincerely,

Kathleen C. Weidenhammer Administrative Secretary

Encl.

cc: Mary Ann McCosh, et al Bellona Lane Ltd. Fartnership James Earl Kraft Phyllic Cole Friedman, Esquire Louise M. Schulz F. David Fields wamen G. Hoowell J. Bobert Haines Ann M. Nastarowicz James E. Dyer Docket Clerk Arnold Jablon, County Attorney

PETITION FOR RELIASSIFICATION

3rd Commerciannic 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

Tuenday, 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 O-1 Zone

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

Foint of beginning being located North 13" 30" West 233't from the point of intersection of the centerlines of Bellona Avenue and Bellona Lane thence in a clockwise directions

- 1) North 70" 16" 07" West 149. Je feet!
- 2) South #1" 51" 53" West 66.#7 feet!
- 3) South 78" 38" 00" West 35:00 feet:
- 4) South 201 411 257 East 227,44 feets
- 5) South 75° 53' 07" West 206.09 feets
- e) southwesterly by a curve to the right having a radius of 347.52 feets and a length of 91.91 feets
- 7) North 001 53: 53" West 508,00 feets
- 8) North 27" 23" 28" East 442,82 feet
- 9) South 04" 55" 51" East 24% On feets and

to) southweaterly by a curve to the right having a radius of 215.38 feets

and a length of 48.67 feets to the place of beginning Containing 4.3 acres of land more or les -

as shown on the plat plan filed with the Zoning Department.

BY GREET OF WILLIAM T. HACKETT, CHATEMAN COUNTY FOARD OF APPEALS DALTIMORE COUNTY

MARY ANN MCCOSH, ET AL

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.G. to R.O. or 0-1 (Open Plan)

ER-87-455-XA 1 Documented Item #5. Cycle V. 1987 8th Election District

3rd Councilmanic Dist. A.3 acres

March 2, 1987 Petition Filed

John B. Gontrum, Enquire 809 Eastern Boulevard

Counsel for Petitioner

Baltimore, MD 21221

Petitioner

8404 Bellons Lane Sutherville, Ho 21093 Towson, Mb 2 120+

Belloca Lane Ltd Partnership Contract Furchaser Mr. James F. Knott

Towson, MD 21264 Mr. James Earl Kraft Baltimore Co Board of Education

Phyllis Cole Friedman, Esquire

110 West Road, Suite 203

Mary Ann McCosh, et al

940 York Road 21204 People's Counsel

Norman E. Gerber James G. Hoswell Armoid Jablon Jean M. H. Junit James E. Dyer Margaret E. du Bois

686-8274

REQUEST NOTIFICATION.

LOCATION West Sade Bellone Late. 215 feet North of the Con-testine of Bellona Assessed Se-buets North Sale of Bellina Ass

PUBLIC HEARING Tuesday, Oc-nober 6, 1987, at 1000 a.m. The County Board of Appeals for Bultonier County, by audicetty of the Bultonier County Chartes, will

hold a public hearing.

It reclaimly the property from a D.R. 2.33. In and R.O. Zinne to an

All that percel of level in the \$66.

Point of beginning by ing Austra North 13" No West 237 R. from the

point in intersection of the system loss of Bulking Average and Bellem

Lane therein in a chick wive direction. 15 Yearth 70" 16" 47" West 149 36

2) South 87' 57' 55' West 86.87

St South 29" Mr OF West 38-06

60 5 South 20" 41' 20" Keet 227 44

to bearing the SE SE West Sends

a) Southwesterly by a curve to the right having a reditor of S4" At feet 8 and a length of 93. 9] feet 8 7; North, OC 53" 53" West S08.00

51 North 87" 29" Said 442.62

#1 North 5: 27 28 Said 40.5; feet 8

#) North (4" 10" 10" Eart 242 06 feet 8 and 10 Northwestelly by a curve to the right having a radius of 225.46 feet 8 and a length of 48.6? feet 8 as to the place of lengthing.

Containing 4.3 acres of lend more or length.

Being the property of Mary Ann McCosh, et al. as above on the plant plan filled with the Zoning Depart.

By Order ON WILLIAM T. HACKETT.

County Board of Appends Baltoniore County

W175 Sept. 17.

Ma. Louise M. Schulz, Exec. Dir. Buxton-Riderwood-Lake Foland Area Improvement Assn., Inc.

CERTIFICATE OF POSTING

Posted for President factions and Cook of Al Location of property M. S. of Belliona Fant 2.25 Not the Cill of Billows are Also fronton N week of Bollen Bre.

Lacation of Same Mark such of Billow Lone appropriate 500 North

Of the Chill of Billions. are

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSON!AN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN.

COUNTY BOARD OF APPEALS 1981 OCT 14 P 4: 05

No. 37950

R-01-615-000

ACOUNT \$ 498.89

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VALIDATION OR SIGNATURE OF CASHIER

Suite 203, Towson, Md. 21204

ADVERTISING & POSTING COSTS RE CASE NO. R-87-455

James F. Knott Development Corp., 110 West Rd.

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

August 31, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION W/S Bellona La., 233' N of the c/1 of Bellora Ave./also fronts N/S Bellona Ave. 8th Election District - 3rd Councilmanic District Mary Ann McCosh, et al - Petitioners Case No. R-87-455

TIME:	-	10:00 a.m.
DATE:		Tuesday, October 6, 1987
PLACE:_	Room 218,	Courthouse, Towson, Maryland

William T. Hackett, Chairman County Board of Appeals

WIH: med

ccs: Ms. Mary Ann McCosh, et al 8404 Bellona Lane Lutherville, Maryland 21093

Bellona Lane Limited Partnership 110 West Road, Suite 203 Towson, Maryland 21204

People's Counsel for

11767

Ms. Louise M. Schulz, Executive Director. The Ruxton-Riderwood-Lake Roland Area Improvement Baltimore County Association, Inc. Box 204 Riderwood, Maryland 21139

THIS IS TO ADVISE YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING & POSTING COSTS RE THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN & POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE

: BEFORE THE COUNTY BOARD OF APPEALS FOR RECLASSIFICATION FROM D.R. 2; D.R. 3.5; D.R. 16 AND OF BALTIMORE COUNTY R.O. TO R.O. OR 0-1 ZONE W/S Bellona Lane, 233' N of C/L of Bellona Ave./Also Fronts N/S Bellona Ave., 8th Election District; 3rd Councilmanic District MARY ANN McCOSH, et al., : Zoning Case No. R-87-455 Petitioners 111111 ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or Manal Order. BOARD OF A Thyllie Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Room 223. Court House Towson, Maryland 21204 494-2188 I HEREBY CERTIFY that on this 16th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Contrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioners; and Bellona Lane Limited Partnership, 110 West Rd., Suite 203, Towson, MD 21204, Contract Purchaser, leter Max Zamenia

IN THE MATTER OF THE PETITION

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

COUNTY BOARD OF APPEALS 1931 SEP 29 P 12: 26

J. Robert Haines Zoning Coronissioner

September 29, 1987

Dennis F. Rasmussen

John B. Gontrum, Espaire 809 Eastern Boulevard Baltim re, Maryland 21221

> RE: PETITION FOR ZONING RECLASSIFICATION W/S Bellona La., 233' N of the c/l of Bellona Ave./also fronts NS Bellona Ave. 8th Election District - 3rd Councilmanic District Mary Ann McCosh, et al - Petitioners Case No. R-87-455 (Cycle 5, Item No. 5)

Dear Mr. Gontrum:

This is to advise you that 5498.89 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

JRH:med

C.C. Mr. William T. Hackett, Chairman, Board of Appeals

LOCATION: West Side Bellema Lane, 233 lest feath of the Care in-line of Bellong Avenue side force feath Side of Bellong Avenue PUBLIC INTEACHING, Tuesday, Oc-tiber 6, 1987 at 10 ft⁻² a.m. The County Board of Appears is fluid sore County, by Authority of the Ballimore County Charter, and read public hearing. Sentencely the property from a D.A. 2. 3.5. 16 and R.O. Zone to art R.O. or 0-1 Zone All that percei of land in the Bin Elec-tion Channel of Ballmore County Port of baginning being located toom 13: 30° West 233° s. hom to provide the control of the control before a factor of the control before to the control before the contro 3) Sauth 76" 30" 00" West 35.00 teat .

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8) South 67° 23° 28° East
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9) South 64° 53° 53° East
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8) South 64° 53° 53° East
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9) so the condition of 215.36 feet . Burg the property of Mary Arm McCoak, et al, as oferein on the pro-plan Serul with the Zoreng Depart-ment COUNTY BOARD OF AFFEALS BALTIMORE COUNTY PISCHARDS TOP Supremour 16

BALTIMORE COUNTY, MARYLAND

MISCILLANEOUS CASH RECEIPT

BALTIMORE COUNTY, MARYLAND OFFICE OF F VCE - REVENUE DIVISION

MISCELLANE JS CASH RECEIPT

OFFICE OF FINANCE - REVENUE DIVISION

No. 41675

No. 30588

1 7 2

01-615-000

AMOUNT \$ 150.00

CR 87-455 YA

VALIDATION OR SIGNATURE OF CASHIER

FOR EILING FEE MOR RECLASSIFICATION

B BOSS----toponia Start

BELLONG LANE LT & PARTHERSHIP VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

DATE 110/14/87

RETURNED

SIGN & POST TO HE

OFFICE OF FINANCE - REVENUE DIVISION

TOWSON, MD., Sept 16, 1987 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each successive weeks, the first publication appearing on _____Sept. 16. 19.87

TOWSON TIMES,

Gusan Sudus Obrect

HEARING ROOM #218

County Mourd of Appeals of Bultimore County

Room 200 Court House. Comsan Margland 21201 (301) 191-3180

January to, the

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUPPLIED. BEARING. REQUESTS FOR FULL NEMEROS SUST DE IN WHITE AND IN STREET COMPLIANCE WITH BOTTO BOTTO THE TOTAL AND FORTH THE STREET WILL BE GRANTED WITHIN FIFTEEN (16) DAYS OF SCHEDULET HEARTY. DATE UNLESS IN FULL COMPLIANCE WITH BURY PINT. THAT GRAPH

CA-1 MO. CR-87-455-XA

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ASSISSING FOR

not John B. Gothman, Esquire former for bord. her

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Mr. Dourse M. Zerally Huston-Platerway d-Lake- Avilord

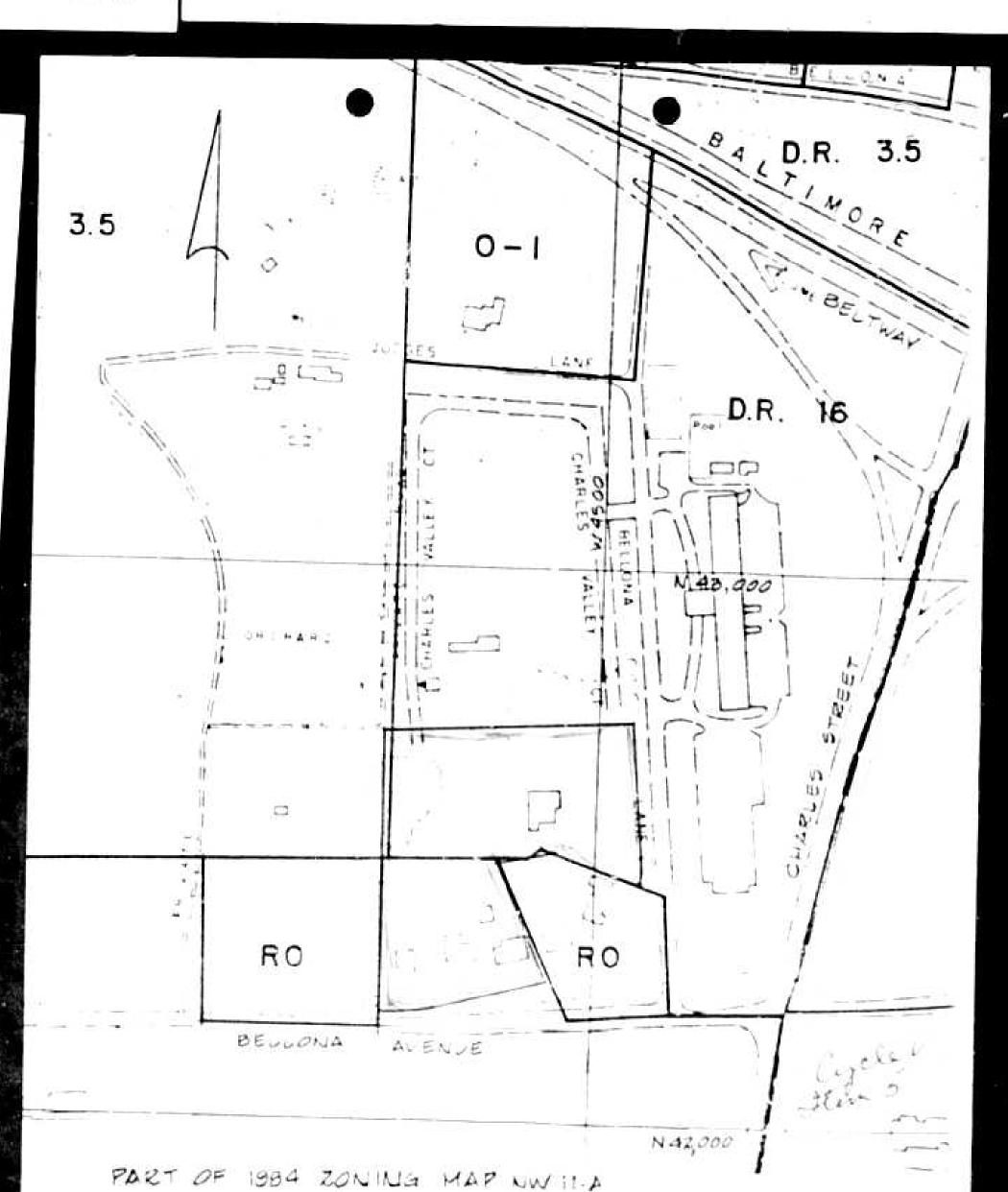
Area Improvement Asimi. Inc. Phyllis Cole Friedman

1. Towns Forlish James G. Hospanis

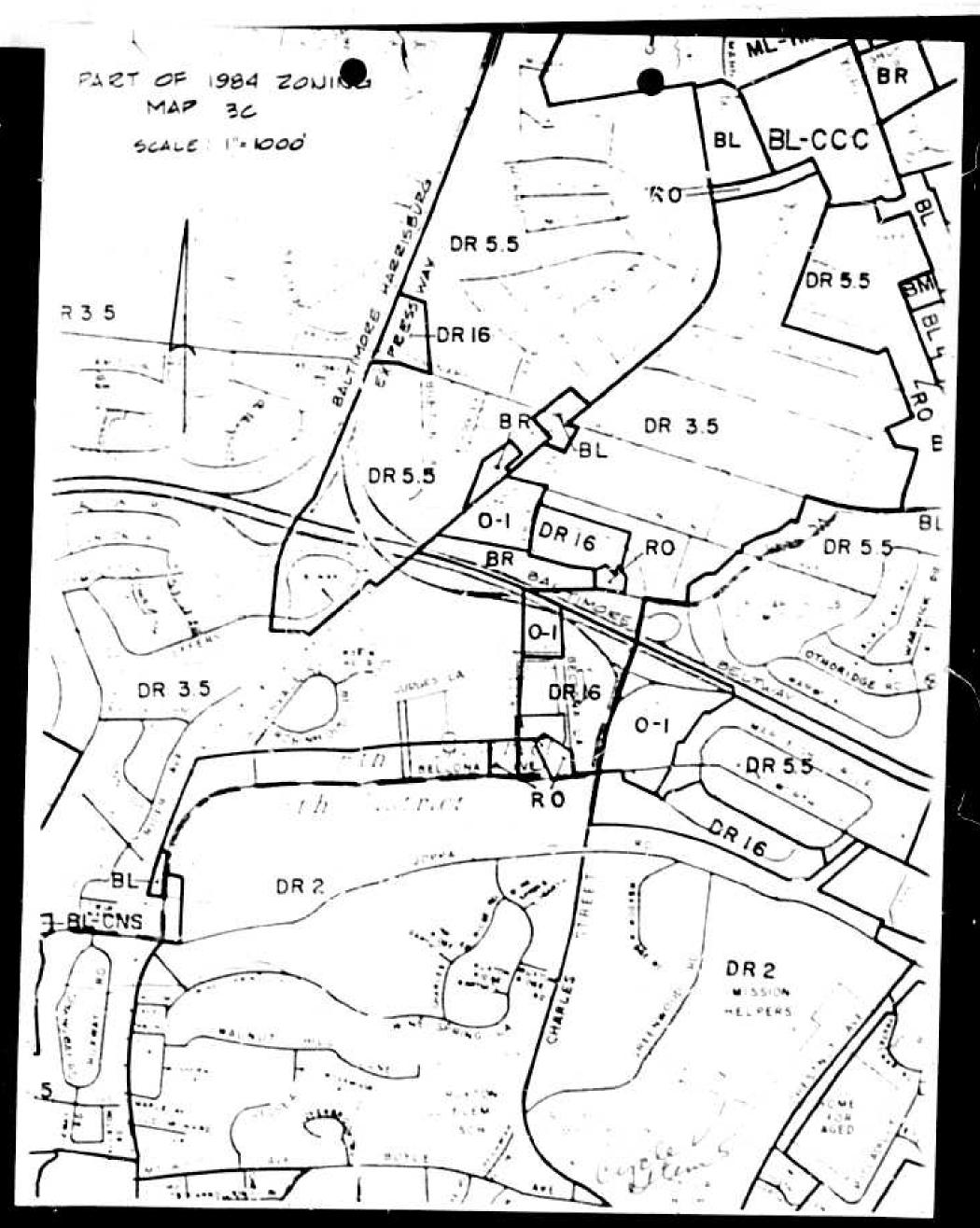
J. Robert Hacres Ant M. Mastarner James E. Dyes Robyn Clark Attested that John County Attorney Decree 1-4.

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Author, F. Weitermarch Administrative Disperses



SCALE: 1" : 200'



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Norman E. Gerber, Director
TO ... Office of Planning & Zoning

Date October 7, 1987

FROM County Board of Appeals

Case No. CR-87-455-XA --

SUBJECT Mary Ann McCosh, et al

the Baltimore County Planning Board.

Pursuant to the appropriate sections of the Baltimore County Cods, 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

William T. Hackett, Chairman

Attachments

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

We cenal

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDED

TO Baltimore County Planning Board



Norman E. Gerber, AICP

FROM Director of Planning and Zoning

Zoning Reclassification Petition CR-87-455-XA

ZONING OFFICE

(Mary Ann McCosh, et al) Amended Plans W/S of

SUBJECT Bellons Lane; M/S of Bellons 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. goned properties; to the north, apartments on D.R. 16 goned land; to the south, on the opposite side of Sellona 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 0-1 goning classification. A setback variance is included in the 0-1 goning request; a sign variance and a special exception for a Class B office building are included in the R.O. goning 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.

was ton to

J. G. Hoswell

NEG:JGH:dme
cc: John B. Gontrum, Esq., Attorney for the Petitioner
Phyllis Cole Friedman, People's Counsel
Carl Richards

CPS-008

BOTIMORE COUNTY, MARCAND

INTER-OFFICE CORRESPONDENCE

TO Baltimore County Plausing Board

Date February 8, 1988

P. David Fields, Director
Office of Planning and Zoning

Zoning Rec'assification Petition CR-87-455-XA (Mary Ann McCosh, et al.)

SUBJECT 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.

Baltimore County Planning Board

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It is therefore recommended that the 2 small slivers zoned 8.0. 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

Richard Proctor

NEG/JH/jat

SALTIMORE COUNTY, MARYLAND

WITER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman TO County Board of Appeals

Date_ November 20, 1987

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

MEG:JGH:dme

CPS-nna

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

> Phyllis Cole Friedman People's Counsel

Carl Richards

J. G. Hoswell

RECEIVE

ZONING OFFIC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman

TO County Board of Appeals Date November 20, 1987

Norman E. Gerber, AICP

FROM Director of Planning and Zoning

Zoning Reclassification relition CR-87-455-XA

Cycle V, Item 5 -- Amended Plans W/S of Bellona

SUBJECT 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.

Frence C. Serber, AICP

NEG: JGH: dme

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

> Phyllis Cole Friedman People's Counsel

Carl Richards

J. C. Hoswell

COUNTY BOARD OF APPEALS

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CP5-008

BALTIMORE COUNTY M INVLAND

RECEIVED
COUNTY BOARD OF APPEAUS INTER-OFFICE CORRESPONDENCE

1981 NOV 12 P 12: 55

TO Baltimore County Planning Bourd

Date October 27, 1987

PROM 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 piccesseal 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, AICP

Director

NEG:JGH:dme cc: John B. Gontrum, Esq., Attorney for the Petitioner Phyllis Cole Friedman, People's Counsel Carl Richards

CPS-008

J. G. Hoswell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date November 19, 1987

PROM 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

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-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 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 request. In both requests, the same building, total floor area and parking layout are proposed.

Prior to the adopt on of the 1984 Comprehensive Zoning Man, the property was zoned D.R. 2, D.R. 3.5, J.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 tecommendation.

The Planning Board believes that the proposed office building would be appropriate here. The soard 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 0-1.

It is therefore recommended that the petitioner's request for K.O. soning 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, AICP, Secretary Baltimore County Planning Board

NEG: [G]:dme

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

CPS-OOB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE COUNTY BOARD OF APPEALS

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

1988 FEB 10 A 10: 38 Date February 9, 1988

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

Zoning Reclassification Petition CR-87-455-XA SUBJECT Cycle V, 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

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 0-1.

> Respectfully submitted, John B. Gontrum Romadka, Gontrum, Hennegan & Foos

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Norman E. Gerber, Director TO...Office of Planning & Zoning

William T. Hackett, Chairman

FROM County Board of Appeals

Case No. CR-87-455-XA --SUBJECT 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.

Date October 7, 1987

Attachments

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

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 0-1 zoned office building use. Cur property obviously has better access using 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

LAW FIRM ROMADKA:

GONTRUM,

HENNEGAN

A FOOS

SSEX, MARYLAND

BATIMORE COUNTY, MARYAND

INTER-OFFICE CORRESPONDENCE

TO_ William P. Hackett - Chairmon Date_May 5. 1987.... Appeals Board

FROMCharles E. Burnham Plans Review Chief - Department of Permits & Licenses C. 2.8

SUBJECT April - October 1987 - Zoning Classification - Cycle V

Property Owners Mary Ann McCosh Contract Purchasers 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 Zonings R.O. or 0-1 Acrest Districts

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 filings.

cc: Zoning Advisory Committee

CEB: bac

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 sin will blend in with the proposed landscaping and will not in eng way delete from the appearance of the project.

MEMORANDUM IN SUPPORT OF RECLASSIFICATION TO 0-1

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 93 acre 83 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 tel 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 0-1. 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 0-1, 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 0-1 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 0-1 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 0-1 rather than the predominant D.R. 16 or D.R. 2 or any of the other residential zones currently affecting portions of the

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

Romadka, Gontrum, and Hennegan

LAW FIRM ROMADKA GONTRUM HENNEGAN A FOOS SSEX MARYLAND March 2, 1987

TO WHOM IT MAY CONCERN:

1. Net area of site -- 3.8 Ac.+

a. Buildings - .13 Ac.+

a. Buildir s -- 47Act

c. Vegetative cover __ 3.33 Ac=

c. Vegetative cover -- 1.23Act

b. Drives and parting areas --. 34 Ac.+

b. Drives and parking areas -- 21Act

2. Existing goverage

3. Proposed coverage

those now existing.

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.

> Belloma Lane Limited Partnership General Partner

MEMORANDUM IN SUPPORT OF RECLASSIFICATION TO 0-1 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 0-1. The location of the subject property clearly indicates that 0-1 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 0-1 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.

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LAW FIRM ROMADKA. GONTRUM HENNEGAN & FOOS ESSEX, MARYLAND

> and inspected by Baltimore County andSoil 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.

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 cosider 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 0-1 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 0-1 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

TO WHOM IT MAY CONCERN:

ROMADKA

GONTRUM

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ESSEX, MARYLAND

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

General Partner

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

John B. Gontrum, Esquire

809 Eastern Blvd.

PROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

P.O. BOX 6628, TOWSON, MARYLAND 21204

ENVIRONMENTAL IMPACT STATEMENT

October 1. 1987

111 W. Chesapeake Ave. Towson, Maryland 21204

COUNTY OFFICE BLDG.

REMARKS

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Industrial:

Devielopment

Engineering

Departmention

Fire Fierentium

Health Department

Project Planning

Building Department

poard of filecation

Junion Admin stration

Traffic Engineering

State Points Commissio

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. Contrum:

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 u and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the coning 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 sommit the necessary amendments to this office on or tefore October 5. 1987. In the event that any requested amendments are not received prior to this date. the petition will be advertised as originally sutmitted.

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.

can be reduced by implementing a sediment control plan which is reviewed

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



March 2, 1987

grading, cleaning dirt and debr's accumulating on private reads and parking lots as follows (May through October, concurrent with grass moving: November through April, monthly), snow removal by mechanical means excent in severe srow or ice conditions, when deicing compounds can be used, application of (fertilizers, herbicides and resticides) as recommended by the University of Mary'and Cooperat've Extension Service and the use of grass lined swales will provide protection for the receiving waters ecosystem.

4. The proposed development should have minimal impact on the environment

heavily traveled thoroughfares such as Charles Street and the Baltimore

prominent contributors to the area. Onsite habitats of such animals as

perimeter of the site and where possible within the site. When existing

trees are eliminated, a landscape plan should be prepared incorporating

A storm water monagement facility will be provided for filtration or

mett'ement of generated pollutants. The incorporation of Best Management

Practices such as planting of vegetation as soon as rossible after final

Beltway (I-695) where the noise levels and pollutant loadings are the most

squirrels and birds can be maintained through saving major trees around the

trees and shrubs conducive of those which would provide similar habitats as

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.

or ecological system due to its proximity to highly developed areas including

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

Short term effects are more significant in that noise levels from construction equirment such as bulldozers (76 to 96 dB @ 50 feet). trenchers (72 to 93 dB & 50 feet) etc. are used during normal construction activities. Permissible workplace noise excesures re- CSHA ranges at (A hour duration @ 20 dR) 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 'spact, all equipment should be maint-ined to the manufacturers specifications including mufflers or other noise reducing devices. Also site grading creates sediment problems that

Page Two Item No. 5, Cycle V October 1, 1987

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 Chairman Zoning Plans Advisory Committee

JED:kl:b (MSO18)

Enclosures

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

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

AND THE REAL PROPERTY. C. Richard Moore Acting Director

May 8, 1987

Mary Ann McCosh, et al

Bellona Lane Limited Partnership

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

> Property Owner: Contract Purchaser: Location:

Existing Zoning:

Election District:

W/S Bellona La., 233' N of the Centerline of Bellona Ave./also fronts N/S Bellona D.R. 2, D.R. 3.5, D.R. 16, and R.O. Councilmanic District: 3rd 4.3

?roposed Zoning: R.O. or 0-1

Dear Mr. Hackett:

Acres:

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

Traffic Engineer Associate II

MSF:1t

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

PAUL H REINCKE

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.

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

Planning Group Special Inspection Division

Fire Prevention Bureau

MOFERNO MISSOS

THE DESIGNATION

* COUNTY BOARD OF APPEALS

MARY ANN MCCOSH, et al

SUBPOENA

Wes Guckert Traffic Group, Inc. 2360 W. Joppa Road

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 Bculevard Essex, Maryland 21221 686-8274

Mr. Sheriff:

LAW FIRM

ROMADKA.

GONTRUM,

HENNEGAN

& F005

ESSEX, MARYLAND

Please tamme the above summons.

June Holmen, Board of Appeals

ME WAS THE OUT OF DUTATE

ENWARD WALDER

* FOR BALTIMORE COUNTY

CASE NO. CR-87-455-XA

Please issue a Subpoena for the following:

Towson, Maryland 21204

COUNTY BOARD OF APPENLS

 FOR BALTIMORE COUNTY MARY ANN MCCOSH, ot al

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

Mr. Speriff.

LAW FIRM

ROMADKA

GONTRUM.

HENNEGAN

& FOOS

ESSEX, MARYLAND

Please issue the above numbers.

June Holmen, Board of Appenie

LAW EIHM

ROMADKA

SONTRUM

HENNEGAN

& FOOS

45SEX MARYLAND

COUNTY BOARD OF APPEALS

MARY ANN MCCOSH, et al FOP 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, Esquire Romadka, Gontrum & Hennegar, 809 Eastern Boulevard Essex, Maryland 21221 686-8274

tie: Shemiffe

Please issue the above our ma-June Holmers, Beard of Appeals &

CERNALLY MALLINE

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 filings.

BATIMORE COUNTY, MARTAND

INTER-OFFICE CORRESPONDENCE

FROMCharles E. Burnham Plans Review Chief - Department of Permits & Licenses C. Z. 8

Contract Purchaser: Bellona Lane Limited Partnership

Existing Zoning: D.R. 2, D.R. 3.5, D.R. 16, and R.O.

also fronts N/S Bellona Ave.

Location: d/S Bellona Lane, 233' N of the Centerline of Bellona Ave.

SUBJECT April - October 1987 - Zoning Classification - Cycle V

Property Owners Mary Ann McCosh

Proposed Zoning: R.O. or 0-1

Date_May 5. 1987....

cc: Zoning Advisory Committee

MARY ANN MCCOSH, et al

TO William P. Hackett - Chairman

Acrest

Districts

Appeals Board

CEB: bac

. COUNTY BOARD OF APPEALS

 FOR BALTIMORE COUNTY CASE NO. CR-87-435-XA

SUBPCENA

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 A; sals 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

Planted and a tempto at the agreement. June de Lorent, Bound - Capenta

Mily Sheritke

LAW FIRM

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GONTHUM

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COMP. MERCHANDS

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MARY ANN MCCOSH, et al

. COUNTY BOARD OF APPEALS . FOR BALTIMORE COUNTY

CASE NO. CR-27-455-XA

SUBPOENA

Please issue a Subpoena for the following:

Burrell Saunders CMSS 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

> > ₩ P

LAW FIRM ROMADKA. GONTRUM MENNEGAN & FOOS

ESSEX, MARYLAND

MARY ANN MCCOSH, et al

CASE NO. CR-87-455-XA

REQUEST FOR SUBPORNA 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, Hernegan 809 Eastern Boulevard Essex, Maryland 21221 686-8274

d Mr. Sheriff:

Ar. Sherifi:
Please issue the above summons.

Z € d 21 HVW 685/

COUNTY BOARD OF APPEALS County Board of Appeals

MARY ANN NCCOSH, et al

CASE NO. CR-87-455-XA

REQUEST FOR SUBPOENA DUCES TECUN

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.

LAW FIRM ROMADKA. GONTRUM. HENNEGAN

& FOOS

ESSEX, MARYLAND

County Board of Appeals

SS & C FI NAN BBPI

COUNTY BOARD OF APPEALS

HENNEGAN & FOOS ESSEX, MARYLAND



LAW FIRM

ROMADKA.

GONTRUM.

Baltimore County, Maryland

PEOPLE'S COUNSEL RM. 223, COURT HOUSE TOWSON, MAPYLAND 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. 87CG21G7.

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,

Thyllis Cole Fuedman

Phyllis Cole Friedman People's Counsel for Baltimore County

cc: John B. Gontrum, Esquire

PCF:sh

84 :11 A F - 201 F891 COUNTY BOARD OF APPEALS



County Board of Appeals of Baltimore County Room 200 Court House Cowson, 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 therefore deny your request for an alternate scheduling date.

Sincerely.

William T. Hacker 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 Bioner Cotoson, Maryland 21204

HEARING ROOM #218

(301) 494-3180 January 18, 1988 NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT BEASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD R'LE 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. 59-79.

CASE NG. CR+87-455-XA

MARY ANN McCOSH. ET AL W/s Bellona Lane, 233' N of c/l of Bellona Avenue /also fronts N/5 of Bellona Avenue

SPECIAL EXCEPTION -Class B office building

8th Election District 3rd Councilmanic District ZONING RECLASSIFICATION - to R.O. zoning

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

(Amended plans)

Counsel for Petitioner cc. John B. Gontrum, Esquire Fetitioner. Pary Ann McCosh, et al Contract Purchaser-

Bellona Lane Ltd Partnership/ Mr. James Earl Kraft Ms. Louise M. Schulz

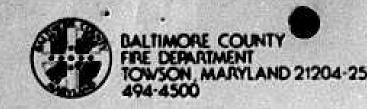
Buxton-Riderwood-Lage Holand Area Improvement Assn. Inc.

Phyllis Cole Frightnan

P. David Fields James G. Hogwell J. Robert Haines Ann M. Nastarowicz James E. Dyer Robyn Clark Arnold Jablon. County Attorney People's Counsel for Baltimore County

Judy Sussman

Kathleen C. Weldenhammer Administrative Secretary



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

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

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.

Noted and REVIEWER: A The State of The Special Inspection Division

Noted and

Planning Group

Special Inspection Division Fire Prevention Bureau

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

11/87

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:

Existing Zoning:

Acres:

of Bellona Ave./also fronts N/S Bellona D.R. 2. D.R. 3.5. D.R. 16. and R.O. Election District: 3rd Councilmanic District: 4 3

Mary Ann McCosh, et al

Bellona Lane Limited Partnership

W/S Bellona La. 233' N of the Centerline

1.3. or 0-1 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.

Michael S. Flanigan

Traffic Engineer Associate II

MSF:1t

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 M. Schulz Executive Director

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

> Box 204 Riderwood, Md. 21139

Board of Covernors Frances P. Saybolt Robert E. Scott, Jr. Let Vier President Christopher R. West 2nd Vice President John C. Ruxton

William Hackett, Chairman Board of Appeals Baltimore County

Old Courthouse Building, Room 200 Thomas M. Bruggman Towson . Maryland 21204 Nancy Cammack Hobart V. Fowlkes Mary Michael Klimt Judith Kremen Jane S. B. Lawrence Sarah Lord

James H. Magee, III Herbert B. Mittenthal Dear Mr. Hackett: Annette Nägler Paula Noell Gall B. O'Donovan John Riggs Orrick Carol Rose Palmer

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

Marge Sinton

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 slivers of D.R. 3.5 and R.O. 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 (1).

Sincerely,

Louise M. Schulz Executive Director

October 1, 1987

cc: C. A. Dutch Ruppersberger

Board of Appeals

County Room 200

Dear Mr. Hackett,

Ruxton Crossing.

Courthouse Building

Towson, Maryland 21204

William T. Hackett, Chairman

3 story office buildings belong.

September 25,1987

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 8222-8230 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

01 :11 A 2- 130 F891 COUNTY BOARD OF APPEALS

I want this area free of more traffic. I want a quite residential neighborhood that I planned for when I purchased my home in Let Knott Development build in the Downtown Towson area, where

This letter is in objection to rezone the property at

8222-8230 Bellona Avenue from residential to commercial.

re case 3 R-87-455

Sincerely, 8217 Ruxton Crosing Court

Towson, Maryland 21204

₹ ₹

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

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 M. Schulz Executive Director

Capy to B. van Brieg.



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.

8217 Ruxton Crossing Court Towson, Maryland 21704 -96-4902

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SI DIA ES RAN EZT SANTY BOARD OF APPEALS

—— 2243 Greenspring Drive Timoniums MD 21093 Baltimore 5st 2042 Washington 4s3 3058 ——



March 2, 1987

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

RE: Parcels 1.2 6 3 Bellona Lane

Dear John:

Regarding the petition for rezoning classification to RO-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. Sur. James F. Kwott President

JFK/kmd

COMMERCIAL INDUSTRIAL RESIDENTIAL 110 WEST ROAD/SUITE 203/TOWSON, MARYLAND 21204/(301) 321 6436

1/18/88 -Notice sent to following -hearing set for Thursday, March 24, 1988 at 10 am: (documented site plan submitted /8/06/87; 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. Hoswell 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 201 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,

OI OF V ZZ HYN ESSI Mrs. William B. Sawers (Donna)

COUNTY SOARD OF APPEALS

THE JOHNS HOPKINS UNIVERSITY SCHOOL OF MEDICINE

Department of Anesthesiology and Critical Care Medicine Robert W. McPherson, M.D., Chief Division of Neuro Anesthesia Cecil O. Borel, M.D.

Stephen A. Derrer, M.D.

Frederick E. Sieber, M.D.

Graeme K. Hart, M.D.

Roy C. Levitt, M.D.

October 5, 1987

Please address reply care of

Baltimore, Maryland 21205

THE JOHNS HOPKINS HOSPITAL

(301)-955

Thomas J. K. Toung, M.D. William T. Hackett, Chairman County Board of Appeals Room 200 Courthouse Building Towson, Maryland 21284

Dear Mr. Hackett:

I am writing to you in reference to zoning case #R-87-455. I vigorously oppose Knott Redevelopment Corporations petition to rezone the 4.3 acres on Bellona Avenue and Bellona Lane. As a nearby resident of Poxton Crossing, any such change would profoundly alter the character and purpose of this lovely residential area. The present residential character of the Ruxton-Riderwood community is the sole reason I relocated to Baltimore County in early 1987.

If this zoning variance is approved, it will be a grave detriment to our neighborhood. For one, it will permanently change the stable, residential nature of the community. Not only will this devalue our property, but it will introduce additional traffic onto an already overcrowded Bellona Avenue. Also, it doesn't make sense to me that another office building is needed in this area when there are plenty of office vacancies currently available just across Charles Street, in Ruxton Towers, and in the MacKenzie Enterprise building on Bellona Avenue.

I recently bought our home in Ruxton Crossing because it was residential, the area was zoned residential and I expect it to stay residential. I know that this is the wish of my family and my neighbors at Ruxton Crossing. Please don't alter our faith in the wisdom of the Baltimore County Zoning Board and allow this change to occur.

Sincerely,

. 1 (1. 1

FRED L. HOFFMAN INC. 2453 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

RECEIVED APR -6 P 02

₽.

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 wellmaintained 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 October 2, 1987

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).

Mr. William T. Hackett, Chairman

Room 200, Courthouse Building

County Board of Appeals

Towson, Maryland 21204

Case No. R-87-455

Dear Mr. Hackett,

IOHN T. HUGHES ATTORNEY AT LAW

13 COLD WATER COURT, TOWSON, MARYLAND 21206

301-290-1887

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 Bellons 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

increase office use beyond the first 2 ficers 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.

absence by NBH) Manay-Beto He

Nancy-Bets Hav

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

Mr. William T. Hacketo

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 Euxton Crossing for five years and witnessed the gradual change from a desirable and convenient residential area into what sometimes seems to be a noisey 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 re permitted.

Sincerely yours.

JTH/cac Enclosures

October 6, 1987

Hr. William Hackett, Chairman County Board of Appeals 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 be emost, 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 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 desecrating 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, warne pluvall

DOWNTOWN: 2464 South St., Bullimore, MD 21217 (2011-243-9300: TOWSON: 5 W. Chesapoulie Ave., 1, 249-05, SAD 21264 (2011-528-7867) CATONSVILLE: 6400 Baltimore National Plac. Businesse, MO 21228 (1811) 758-8181. REISTERSTOWN: 11943 Resource Juny Rt., Reinfordissen, MO 21136 (1811) 526-5242 ROTENDA: 211 W. 4005 St., Baltimore, MIS 21211 (101) 467-85V)

R CHARLES RESIDES.

DALTHIGHE, NO. 21 308

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,

war. 6r March 29, 1988

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

I wrote the attached letter Dear Mr. Hackett: 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 Thank you. Walter Carbone

Walter E. Carbone

on your part.

ASSOCIATION OF MARYLE PILOTS

CAPT. WILLIAM F.X. BAND, MI

(301) 342-6013

3730 DOLLOW STREET BALTIMORE, MARYLAND 21224

24 Malibu Court

Balt., Md. 21204

Room 200 Courthouse Building Towson, Maryland 21204

William T. Hackett, Chairman

Board of Appea's, Baltimore County

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.

Thankyou,

William Band

hh 4 → h- 844 8851

BALTIMORE MARYLAND

March 21, 1988

Mr. William T. Hackett, Chairman Poard 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.

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 banging around downtown Towago 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? Eusiness 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 aiready 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 zome in here and destroy, in the interest of business profit, our right to live undisturbed in our own home is unprincipaled. 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 ethica. 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 persuaded by the basest instincts of man. Surely we appire to something

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

> Ena Intone Stellon. Gina Palcone Skelton

CC: Hon. C.A. Butch Ruppersberger III Hon. Barbara F. Bachur Hon. Francis X. Kelley Mon. Helen Delich Bently Hon. Barbara Mikulski

Sandy Enginer Amuedo 3 Malibu Ct. Towers, 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 stuctural defects of our homes, ownership transfers of unbuilt land leading to architectual 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 +

> WALTER E. CARRONE 8221 RUXTON CROSSING CT. TOWSON, HARYLAND 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-Riderwood-Lake Roland 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 wind, 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,

> 1488 APR -1 A 11: 23 COUNTY BOARD OF APPEALS

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.

I urge you not to approve any zoning changes which would change

Thank you.

Sandy Sheffler Amuedo

Land Delle Smed

the residential nature of our community.

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

Very truly yours,

cc: C.A. Ruppersberger Norman Gertar Louise Schulz

SEVENOTION PRESERVAL BUSILDENG ON EASTERN BOULEVARD DMICK, MARYLAND 1929 TELEPHONE (00) 600-6274

CHARLES IL POOR, III DONALD & BRAND DONALD IL SHEFFY

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

cc: People's Counsel for Baltimore County

1981 AUG 17 P 1: 32 EJA399A TO DRADB YTHUGS

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 16 October

Very truly yours, Laurel P. Evans, Esquire 8223 Ruxton Crossing Court on Ruxton, Maryland 21204 - 5

The nation's new postal system.

September 26, 1987

Million T Hockett Chrom, County Board of Appeals Boom 200 Courthouse Building Towern, Maryland 21204

Dear Mr Meckett:

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

Vecant office space abounds nearby in areas with streets that were designed for business traffic. Why then is it necessary 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 wirgin neighborhoods.

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

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

Thank you.

Sincerely yours,

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

Thomas E. Crow, Jr. 3415 Bellona Lane Ruxton Towers Apts. Ruxton, Maryland 21204 September 22, 1987

William T. Hackett, Chairman County Board of Appeals 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 hazzard 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, particularily 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

- Councilwoman

- Councilman

Sincerely.

Thomas E. Crow, Jr.

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

∞ ≈

Applied Symmetics Inc. Atta: A. Eli Hisonfold P.O. Box 634 Riderwood ND 21139-0634

CI Mal

The nation's new postal system.

Million T Hochett Christ, County Board of Appeals Room 200 Courthouse Building Towson, Maryland 21204

> William T. Hackett, Chairman County Board of Appeals Room 200 Courthouse Building

Towson, Maryland 21204

1981 OCT -2 A II: 29

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

Mr. and Mrs. Dene L. Lusby

11 La Costa Court

September 29, 1987

Towson, Maryland 21204

Villiam T. Hackett, Chairman

Room 200, Courthouse Building

As residents we are vehemently opposed to any additional

8404 Bellona La by the Knott Development Corp.

commercial zoning in the Ruxton/Riderwood area. We urge you

to deny the request for rezoning of 8722-8230 Bellona Ave &

PO :11 A 2- 139 F8P1

COUNTY BOARD OF APPEALS

County Board of Appeals

Towson, Maryland 21204

GOO H TOULDALAN

John H. Ehrhardt III

Ruxton, Maryland 21204

Gail H. Ehrhardt

6 LaCosta Court

Dear Mr. Hackett:

Sincerely.

000304088587270015934000001*

October 2, 1987

Re: Case #R-87455

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

October 57, 1987

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

Re: Case No. R-07-459

Dear Mr. Hackett:

I own my our home not have lived on Trappe Lane at the corner of 8218 Bellons Avenue since 1988. I have been notified of a request for re-zening from residential to office at 8322-8330 Bellona Avenue and 8404 Brllona 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 additional would errode the residential these of the community. Traffic congestion is already a major problem at pollona Lanv during peak perleds.

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,

EUVP/cvpt1

60 :11 V S- 130 1851 COUNTY BOARD OF AFPEALS

LPE/mee

10/06 Thing olice. with plan

Gerald A. Whitmarsh 9 Malibu Court Towson, Maryland 21204

301-321-6634

September 27, 1987

ALAN EVANS

Hadenier (103) 2002 0644

Candidge - Mile Joh Nilhit.

Howe 1909 121 (Shift in Phys.

CONSULTANT

Site Planning: Surveying & Civil Engineering

Maryarid Registered Pt Sc & PT

28 ra Costa Court

William T. Hackett, Chair County Board of Appeals Roo - 200 Courthouse Building Towson, Maryland 21204

Re: R-87-455

Dear Mr. Hackett:

I am writing to express my opposition to the above petition to rezone 8222-8230 Bellona Avenue and 8404 Bellona lane from residential to office use.

The granting of such a rezoning would open the residential area of Riderwood, and eventually Ruxton to further encroachments of business. It also will have a severe negative impact on access, privacy, traffic and safety concerns, and on property values.

We already have enough residential areas of the County which have been despoiled by improper zoning after the fact. It is time that Baltimore County began to take action which will restore the trust of its citizens in the zoning process. We were told several years ago that the approval of one office building at Charles and Kenilworth would not lead to further. We have since learned that the County zoning process remains in the hands of the developers, and that those of us who live in the affected areas are generally ignored, as witness the recent approval of the incursion of an office building next door to Ruxton Crossing.

I would hope this Board of Appeals would be one factor in starting to reverse the selling of Baltimore County to politically connected developers. You can start the process by attending to the residents who also vote with ballots, not just

Merilda who has

19 March 1988

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

RE: Rezoning of McCosh Property

#CR-87-455-XA

Dear Mr. Chairman:

My wife and I, who are residents of Ruxton Crossing, would like to express our concerns and our opposition to the proposed rezoning of the above referenced property.

In order of importance, our opposition is based on the following facts:

- 1. Traffic and its relationship to public safety and property values must be a major concern. It is presently extremely difficult to obtain egress from Ruxton Crossing, Charlesgate Apartments and Ruxton Towers on to Bellona Avenue and thence to Charles Street. Although Charles and Bellona is said to be a Class C intersection this rating does not take into consideration the Bellona Avenue/ Bellona Lane intersection. It also doesn't take into consideration the large number of accidents that occur it the Bellona Avenue/ Charles Street intersection.
- 2. Due to the short distance along Bellona Avenue between Charles Street and Bellona Lane there is room for not more than 6 cars stopped on Bellons Avenue, waiting for the traffic signal at Charles Street, to cut off any access from Bellona Lane on to Bellona Avenue. Another 244 cars generated by the proposed building would make a difficult situation impossible.

With this occurance many of these cars would go North on Bellona Lane, West on Judges Lane, through the residential area of Ruxton Crossing creating a hazard for the numerous children in that development, then South on Ruxton Crossing Road to Bellona Avenue and thence East on Bellona Avenue to Charles Street, a detour of approximately one mile.

The proposed driveway directly on to Bellona Avenue would compound the problem at Bellona Lane and also move the problem westerly to include the egress from that driveway.

The proposed widening of the West side of "ellona Lane and the increased radius of the return into Bellona Avenue is on no great significance since 90% or more of the cars heading South on Bellona Lane turn easterly toward Charles Street.

ROBERT M. BROWN, M.A. LICENSED PSYCHOLOGIST 35 Malibu Court Towson, Maryland 21204 (301) 321-0564

March 15, 1988

D 25

William T. Hackett, Chairman Board of Appeals, Baltimore County Room 200

Courthouse Building Towson, Maryland 21204

RE: CR-87-455-XA

Dear Mr. Hackett:

I am writing to protest the attempted re-zoning of 8322, 8324 and 8326 Bellona Avenue, and of 8404 Bellona Lane (the McCosh property) by the Knott Development Corporation.

This seems a particularly apt example of "development" which runs counter to good judgement, community wishes, and sound economic sense. It is precisely what had concerned us and other nearby residents when the Windsor property behind our house was re-zoned a couple of years ago -- in response to political pressures and against the recommendation of the zoning board itself -- as being a "foot-in-the-door" with regard to subsequent efforts at re-zoning of other residential properties to business use.

There is already a surfeit of office space in the Towson-York Road corridor, with much recent construction, more under way, and still more already on the books. We don't need more, and certainly we don't need more into an area that has until now been carefully maintained as desirably residential in nature. It might even be argued that Knott ought to be protected against his own poor judgement....

None of the properties are any sort of tlight on our neighborhood; it can certainly not be argued that his proposal would at all improve the area. All four properties are solidlybuilt and well-maintained private homes. The McCosh property in particular is a very handsome frame housefrom the turn of the century with many fine architectural details and grounds that are very sleely landscaped, with many large trees -- almost all of which would be destroyedaccording to Knott's current plans. In addition, their architectural rendering calls for a modern, boxy glass-walled building wholly out of keeping with all other buildings in the area.

Knott also would not be in the position of losing a lot of money were their petition to be denied. Clearly, they purchased these properties on a speculative basis and have probably already profitted from the general rice in residential real estate which has continued to take place. But it would be an undoubted and wholly undeserved windfall were the re-zoning allowed, since the properties were purchased at residential rather than commercial

Mr. William T. Hackett 19 March 1988 Page 2

> 2. Storm Drainage: The development plans which have been submitted with this application indicate no method to outfall the runoff from this property. It is also pointed out that any R/W to construct this outfall would have to be acquired from the privately owned and developed properties of Ruxton Crossing and Charlesgate Apartments. Any outfall would of necessity require extension to the stream adjacent to the Beltway since the design of the existing systems to the North would not be of sufficient size to accomodate the runoff which the proposed Building and Parking areas would create.

3. The building and use is required to be "highly compatible with the present and/or prospective uses of the residential area". See Sec. 203 Residential Office Zones - Article 203.2 and Sec. 204 0-1 Office Building Zone - Article 204.2 - B & C. The proposed development certainly does not comply with these stated legislative purposes.

- 4. Office Space: The existing office buildings in the area are not fully rented. Some of these have been open for 4 to 5 years. This would indicate that a real need for office space does not exist in this area. Additionally, a number of new office buildings along the York Road corridor, where they are better suited, have recently been completed or are still under construction. This should further reduce the need for these offices.
- 5. The Retail Accessory use proposed to be open from 7:30 AM to 10PM is neither needed by the offices or wanted by the adjacent residents. The same statement would apply to any commercial use.
- 6. The overall area of the lot is too small to accomodate the proposed building as evidenced by the request for variances from side yard and sat back restrictions.
- 7. The area West of Charles Street was basically a residential area which fitted very nicely into the County's plan for the development of Town Centers, i.e., the Business and Commercial Center surrounded by offices, aparments, Townhouses and individual homes in that order. Had office development been restricted to the area East of Charles Street the area would have agreed, almost exactly, with the County's plan for development.

About two years ago the Board of Appeals saw fit to permit an Office Building for Clark McKenzie on Bellona Avenue. This was a mistake and was not in any way compatible with the existing residential character of the area. This mistake should not be perpetuated by the granting of the current application on the property. If any change in zoning is made on this property it should be to an R.O. or Garden Apartment designation. (D.R.16)

p.2 (re: CR-87-455-XA)

Let them locate their offices in some already-designated Commercial area, at the going commercial rate, or at least work their version of "improvement" on some property which could use it to some benefit --- and leave our lovely community intact!

Sincerely, and with great concern.

Restlikon Brown

Mr. William T. Hackett 19 March 1988 Page ?

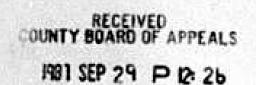
Your Board is charged with the responsibility of determining what can happen on an individual property and to grant to the owner the highest and best compatible use of his property. This decision should be made with due consideration of the conditions in the overall area, and consideration of the economic impact upon the properties in the area and to see that the "highest and best" use established for the existing properties in not infringed upon.

For the aloresaid reasons we are opposed to this rezoning. We trust that the facts stated herein will be thoroughly considered in your determination of this matter and that you will agree that the proposed rezoning should not be granted.

> Very truly yours. - Olan venno Fait & Evans L. Alan Evans 28 La Costa Court Towson, Maryland 21204

cc: Honorable Charles A. Buppersberger Norman Gerber Board Members

1201 Ridervale Rd. Balto., Md. 21204 Sept. 25, 1987



of Colored

William T. Hackett, Chairman County Board of Appeals Room 200 Courthouse Bldg. Towson, Md. 21204

RE: Zoning Case #R-87-455

Dear Mr. Hackett:

I am a resident of Riderwood, residing within & mile of the subject zoning change proposed by the Knott Development Corp. I, along with many of my neighbors, strongly oppose this request for a change in zoning which we feel will destroy the residential

I can see a gradual but steady encroachment by commercial interest carving piece after piece out of residential property

We have a major portion of our life's savings tied up in our property and think it is grossly unfair to let commercial interest move closer and closer causing the value of our property to diminish. Our area was originally zoned residential and should stay

There is plenty of vacant office space available in the Towson area so why let another developer destroy a good residential area?

I hope you will give my views due consideration in making your

Sincerely yours

Walter D. Stockbridge

September 29, 1987.

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

Dear Siri

We wish to express our opposition to the continued attempts to destroy the residential character of Riderwood and Ruxton. Therefore, we are against the rezoning of 4.3 acres, including 8322-8330 Bellona Avenue and 8404 Bellona Lane (east of Ruxton Crossing) from residential to office zoning. It seems to us there are enough office buildings in the area and another will only add to the already congested traffic are und Charles Street, Bellona and Kenilvorth Avenues.

Very truly yours.

John A. Martin Martha E. Martin 1208 Robin Hood Circle Baltimore, Maryland 21204

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 7309 Brightside Baltimore, Maryland 21212 PO:11 A 2- 130 1891 SJA399A 30 GRAGB YTHUGO RECEIVED 8208 Bellona Ave. Balto.Md, 21204 Sept. 30,1987 Willaim 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 #R-87-455. We first time we have processed and this is the first time we have processed would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we think strongly this rezoning would be determined neighborhood but we have some serious problems as a result of the reconstruction of the reconstruc 1. Bellona Ave. is already too conjested with car and truck traffic. This road is used for a cut thru from the Beltway and the Jones Falls Expressway. 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 exsisting disrepair of the read. 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 ocassions 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 ocassion the oil pan of a car was punctured. 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 victums 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 dangereous 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 Sincerly, Rry & Lally Sornik

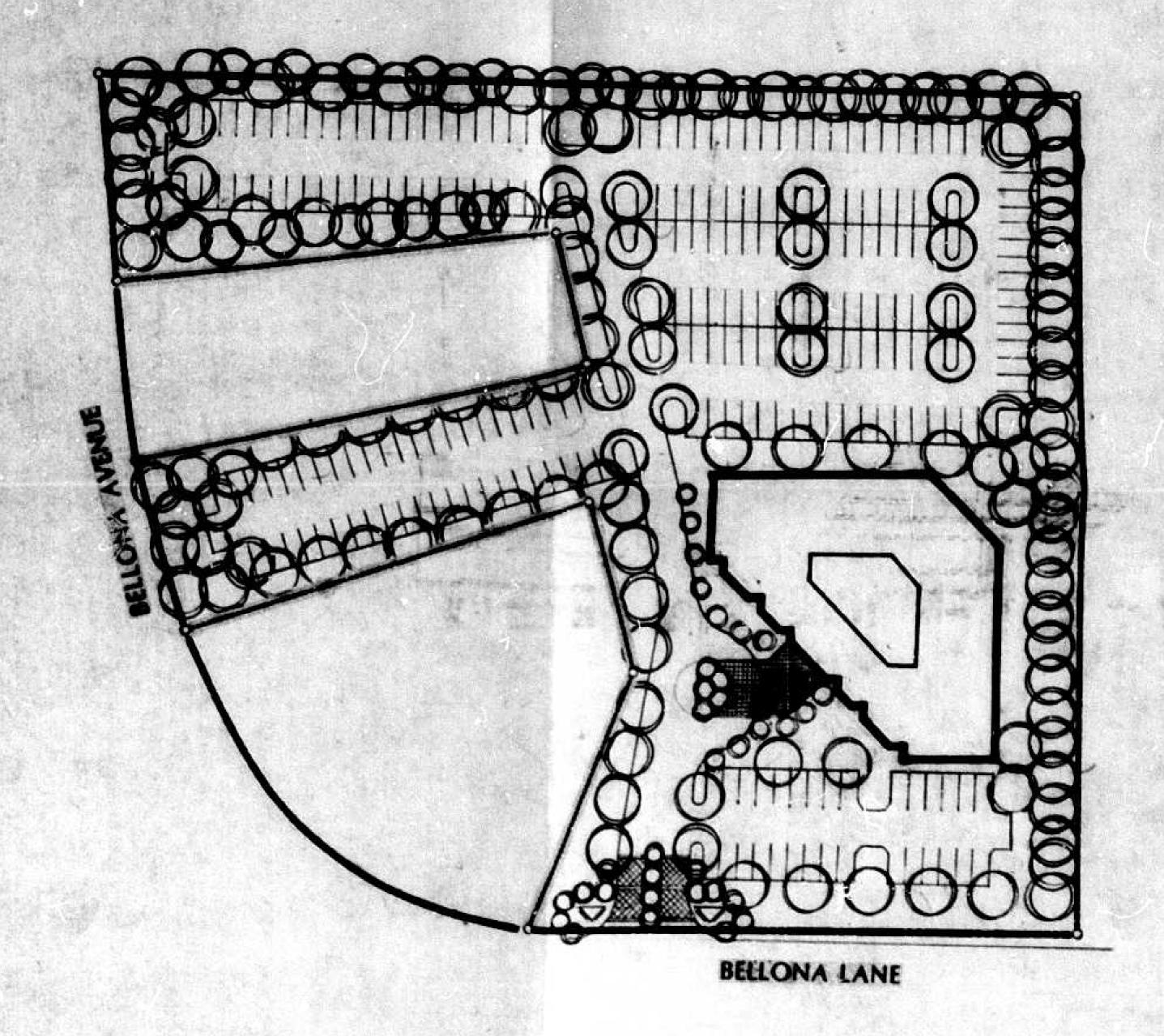
JOHN T. HUGHES

ATTORNEY AT LAW

13 COLD WATER COURT, TOWSON, MARYLAND 21204

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





SITE PLAN

PARRING SPACE 240

DATE 9/1/87

BELLONA LANE OFFICE

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

FRONT ELEVATION

SCALE + 1/16" 1:-6"

RCOM LEGEND

1. - LEASABLE SPACE

3. - LOBBY

5. - WOMEN 6. - JANITOR 7. - ELECTRICAL

8. - TELEPHONE

9. - STAIRS.

FLOOR PLAN

BELLONA LANE OFFICE

SCALE : 1/16" 1/-0"

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

DATE 9/1/87

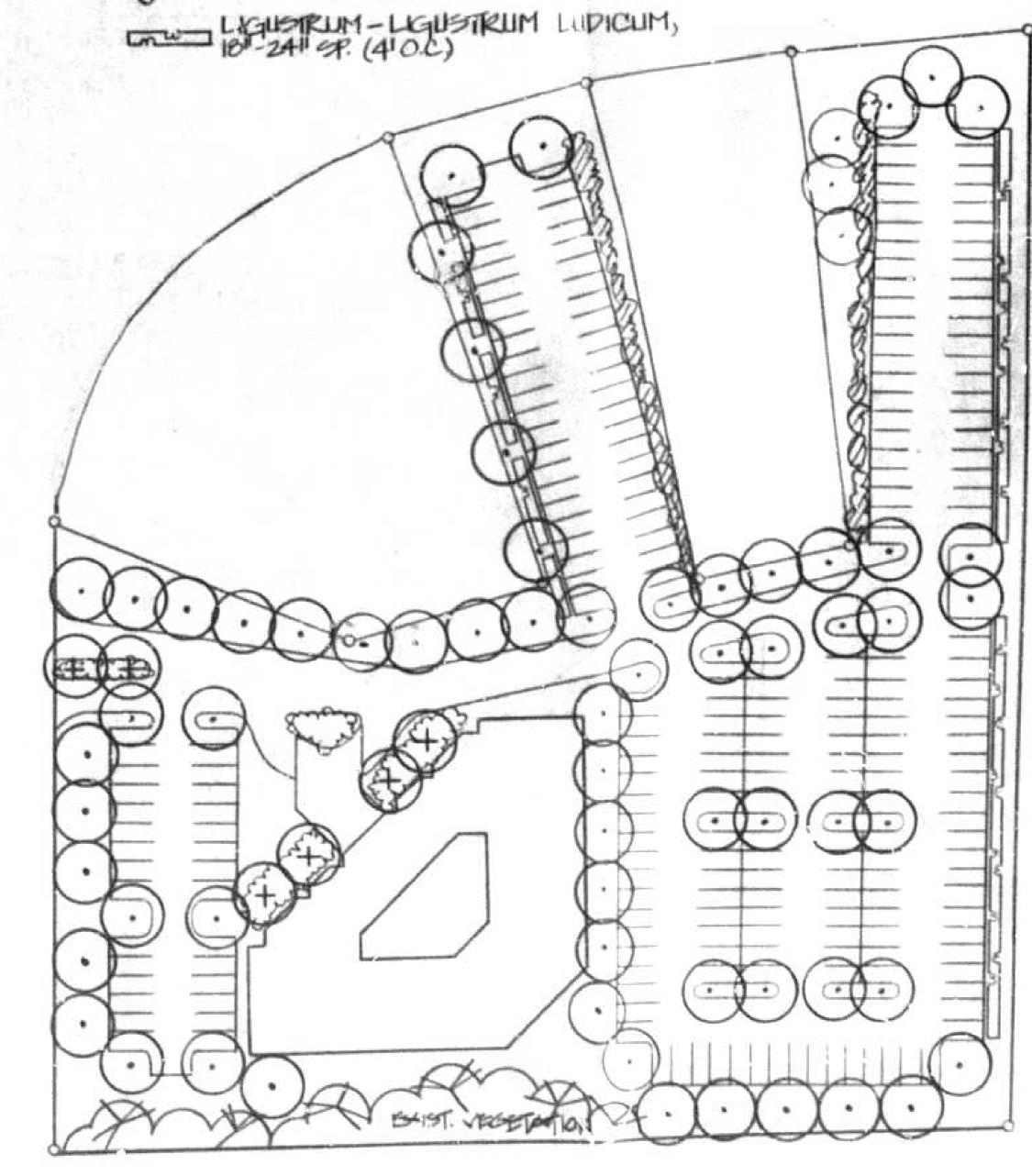
LEGEND:

DOME WHITE PINE -5' INHT - 12'0.C

(+) BRADFORD PEAR-PORUS CALLERYANA BRADFORD',

() WILLOW OAK - QUERCUS PHELLOS, Z'E"-3" CAL. (IZ'-H'

END PARSON JUNIFER - JUNIFER US CHINENSIS PARSONI',



LANDSCAPE PLANTING PLAN

Project No:

SCALE: 1-50-0

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