

IN RE: PETITION FOR ZONING VARIANCE
E/S Washington Avenue, 155' S
of Chesapeake Avenue
(305 Washington Avenue)
9th Election District
4th Councilmanic District
305 Development Assoc. Ltd. Part.
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-554-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit amenity open space of 3,451 sq.ft. in lieu of the required 4,737 sq.ft., or an amenity open space ratio of 0.07285, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Frank F. Favazza, Jr., General Partner, and Frank F. Favazza, III, Stockholder, appeared and testified. Also appearing on behalf of the Petition was Donald D. Smith, Architect, and Les Graef, Executive Director of the Towson Development Corporation. There were no Protestants.

Testimony indicated that the subject property, known as 305 Washington Avenue, consists of 0.301 acres more or less zoned B.M.-C.T. Petitioners are desirous of developing the property with a six-story office building containing approximately 47,367 sq.ft. Said property was originally planned for development in strict compliance with the zoning regulations, receiving CRG approval on October 13, 1989. However, testimony indicated that as a result of modifications to the plan to incorporate suggestions of both the Office of Planning and the Towson Development Corporation to provide landscaping to the front of the proposed building, amendments to the originally approved plan were necessary. After filing applications for building permits, Petitioners were advised by the Plans Review Division that some of the amenity open space they used in their

calculations to meet zoning requirements would be lost inasmuch as the building code required the southeast wall from the first to the fifth floors not have any openings due to its proximity to the property line. Petitioners have filed the instant variance Petition in order to comply with the Plans Review comments. Testimony presented indicated that the granting of the variance would not result in any detriment to the health, safety or general welfare of the community and its denial would create practical difficulty and unreasonable hardship for the Petitioners.

Les Graef appeared testified on behalf of the Towson Development Corporation that they support the relief requested by Petitioners.

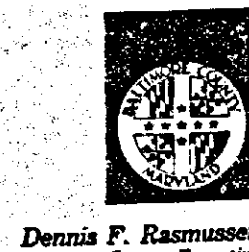
Further, the Deputy Director of Planning submitted comments dated August 6, 1990 indicating their support of Petitioners' request, subject to Petitioners finalizing a landscaping plan with the Office of Planning. Petitioners testified that they have been working with the Community Planner, Diana Iker, and are confident that a mutually agreed upon landscaping plan can be reached.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-5353
J. Robert Haines
Zoning Commissioner

August 24, 1990



Mr. Frank F. Favazza, Jr.
305 Development Associates Ltd. Partnership
201 W. Padonia Road
Timonium, Maryland 21093

RE: PETITION FOR ZONING VARIANCE
E/S Washington Avenue, 155' S of Chesapeake Avenue
(305 Washington Avenue)
9th Election District - 4th Councilmanic District
305 Development Associates Ltd. Part. - Petitioners
Case No. 90-554-A

Dear Mr. Favazza:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. M. NASTAROWICZ
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Donald D. Smith
1010 St. Paul Street, Baltimore, Md. 21202

Mr. Les Graef
Executive Director, Towson Development Corporation
23 W. Chesapeake Avenue, Towson, Md. 21204

People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-554-A**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 235B-A to reduce the required amenity open space by 1,286 square feet (from 4,737 square feet to 3,451 square feet), or a 27% reduction to provide an amenity open space ratio of 0.07285.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Proper Amenity Open Space was provided in the approved CRG (and construction documents) by the creation of open space at ground floor, as preferred by the Planning Department. However, building code constraints have been applied which force the space to be enclosed in solid masonry, creating an unpleasant, undesirable, and unsafe space. Creation of substitute space at this time is both an undue hardship and a practical difficulty.

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

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

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	305 Development Associates Limited Partnership (Type or Print Name)
Signature	Signature By Frank F. Favazza, Jr., General Partner (Type or Print Name) Signature
Address	201 W. Padonia Road Address Timonium, Md. 21093 City and State
City and State	Timonium, Md. 21093 City and State
Attorney for Petitioner:	Name, address and phone number of legal owner, contact purchaser or representative to be contacted
Richard Rubin (Type or Print Name)	Donald D. Smith, Architect 1010 Saint Paul Street Baltimore, Md. 21202 Address 685-1900 Phone No.
Signature	Signature
Piper & Marbury 36 South Charles Street Address 1100 Charles Center South Baltimore, Md. 21201 City and State	Address 1010 Saint Paul Street Baltimore, Md. 21202 Address 685-1900 Phone No.
Attorney's Telephone No.: 576-1790	Attorney's Telephone No.: 685-1900

ORDERED: By the Zoning Commissioner of Baltimore County, this 13th day of June, 1990.

ESTIMATED LENGTH OF HEARING - 1/2 HR. - 15 MINS.
AVAILABLE FOR HEARING - 10 A.M. - 1 P.M.
COUNTY on the 22nd day of August, 1990, at 9:30 o'clock

REVIEWED BY: *J. Robert Haines*
DATE: 5/22/90
(over)

#413
90-554-A

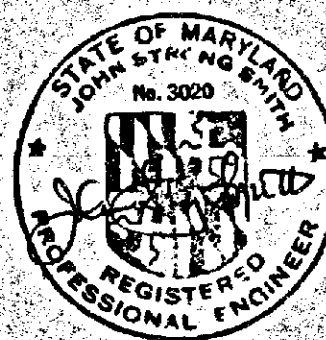
ZONING DESCRIPTION

Beginning at a point on the East side of Washington Avenue which is 60 feet wide at the distance of 155 feet south of the intersection of the east side of Washington Avenue with the south side of Chesapeake Avenue, which is an irregular width. Thence the following courses and distances:

- (1) S 83°20'00" E 172.00 feet.
- (2) S 06°52'00" W 74.98 feet.
- (3) N 83°20'00" W 172.00 feet.
- (4) N 06°52'00" E 74.98 feet.

To the place of Beginning as recorded in Deeds Liber 8420, Folio 360 and Liber 8244, Folio 323; including a 10 foot wide access easement granted to the State of Maryland in Deed Liber 913, Folio 175.

Containing 0.296 Acres of land more or less, and known as 305 Washington Avenue and located in the Ninth Election District.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: July 23, 1990
Posted for: Variance
Petitioner: 305 Development Associates Limited Partnership
Location of property: E/S Washington Avenue, 155' S of Chesapeake Avenue
Location of Sign: East side of Washington Avenue in front of subject property
Remarks: L. J. Anata Date of return: August 3, 1990
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150

Number

No. 2561

Date: 7/23/90
FEE: 175.00
LAST NAME OF OWNER: 305 DEV ASSOC LTD.
TOTAL: \$175.00

8 DBE*****1756018 522EF

Please make checks payable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23, 1990
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 19, 1990

THE JEFFERSONIAN,

S. Zeke Orlov
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23, 1990
THIS IS TO CERTIFY that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 18, 1990

TOWSON TIMES,

S. Zeke Orlov
Publisher

PO 106181

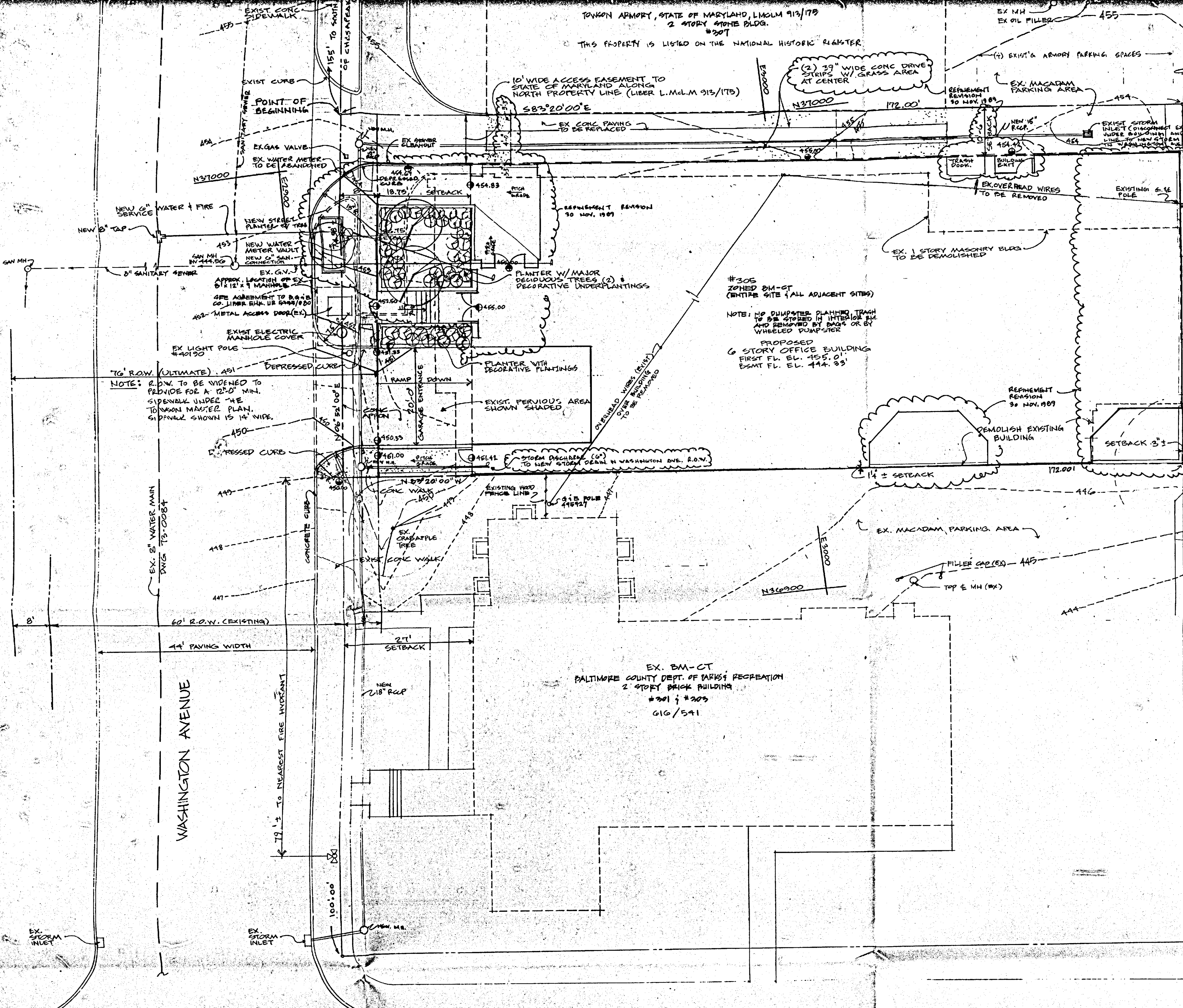
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
No. 3244

Date: 8/22/90 Account: R-001-4150 Number: M7100143
PUBLIC HEARING FEES QTY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$132.53
TOTAL: \$132.53
LAST NAME OF OWNER: 305 DEV ASSOC LTD.

04A0480041M1CHRC 132.53
BA 0009111A08-22-90

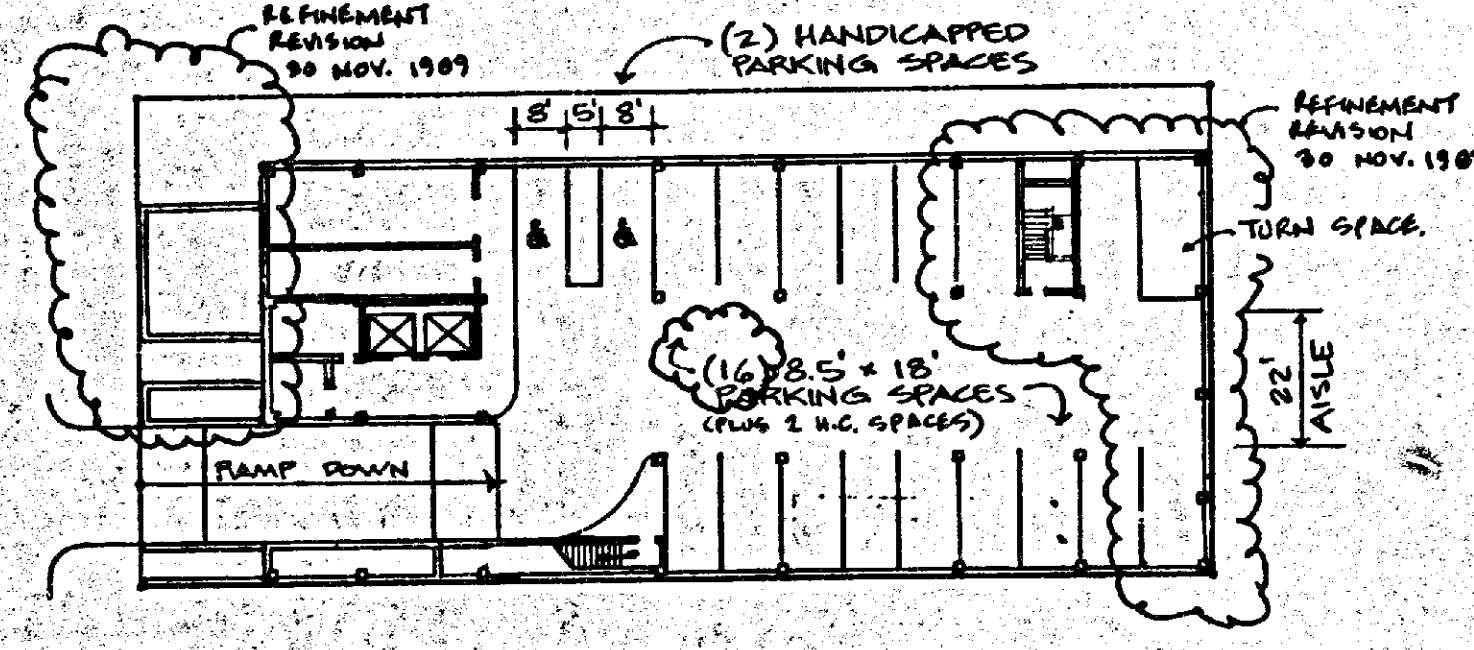
Please make checks payable to: Baltimore County



AVERAGE SETBACK

*301 (TOWSON ARMORY)	26.6'
*301/303	27.1'
TOTAL	53.5'
SETBACK REQUIRED	= 53.5' ± 2 = 26.75'

SITE PLAN
SCALE: 1" = 10'-0"



BASEMENT PARKING PLAN
SCALE: 1" = 30'

NOTE: SMALL CAR SPACES ARE PERMITTED UNDER ZONING REGULATION 409.5 ONLY WHEN MORE THAN 50 SPACES ARE PROVIDED. ACCORDINGLY, ALL SPACES ARE SHOWN FULL SIZE. ALL PARKING SPACES WILL BE PERMANENTLY STRIPED IN ACCORDANCE WITH B.C.E.M. REGULATION 409.5A.6

MANAGEMENT PRACTICES

- 1) ALL AREAS EXCEPT THAT USED FOR BUILDINGS, SIDEWALKS AND DRIVEWAYS WILL BE PLANTED WITH VEGETATIVE COVER AND/OR LANDSCAPED AS SOON AS POSSIBLE AFTER FINAL GRADING AND MAINTAINED IN SUCH CONDITIONS.
- 2) DIRT AND OTHER ACCUMULATIONS ON PRIVATE ROADS AND DRIVEWAYS, AND WALKS WILL BE REMOVED ACCORDING TO THE FOLLOWING SCHEDULE: MINT THRU OTHER - ONCE WITH DIRT REMOVAL; MINT THRU OTHER - ONCE WITH DIRT REMOVAL; MINT THRU OTHER - ONCE WITH DIRT REMOVAL.
- 3) SNOW REMOVAL WILL BE BY MECHANICAL MEANS OR HAND SHOVELED EXCEPT IN SEVERE SNOW AND ICE CONDITIONS, WHEN DE-ICE COMPOUNDS MAY BE USED.
- 4) APPLICATION OF FERTILIZERS, HERBICIDES AND PESTICIDES WILL NOT EXCEED RECOMMENDATIONS OF THE UNIVERSITY OF MARYLAND COOPERATIVE EXTENSION SERVICE.
- 5) FILLING WILL NOT OCCUR IN GRASSES OR OTHER DRAINAGE DITCHES OR SWALES.

SOIL TYPES

G1B - CLENELG (ENTIRE SITE)

BUILDINGS WITH OR WITHOUT EASEMENTS

STREET AND PARKING LOTS (MODERATE - SLOPE)

LANDSCAPE REQUIREMENTS

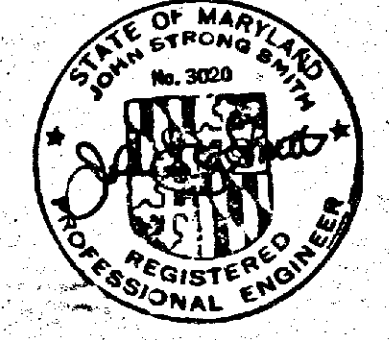
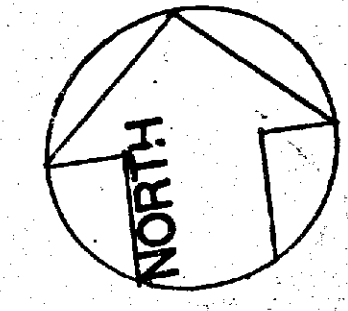
PROPERTY LINE ALONG STREET: 64.75'

MAJOR DECIDUOUS TREES REQUIRED: 2 (1/40' OF STREET FRONTAGE)

A FINAL LANDSCAPE PLAN HAS BEEN SUBMITTED AND APPROVED BY THE OFFICE OF PLANNING AND ZONING

REVISIONS

DATE	REVISION
OCT. 6, 1999	REVISED NOTES 9, 10, 11, 12, 14, 17, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



C.R.G. APPROVED 13 OCT. 1999 PUBLIC SERVICES CRG NO. 89231
REFINEMENT APPROVED IN PLANNING NO. IX-548
LETTER OF 4 DEC. 1999

1. DEED REFERENCES: 8419/860 AND 8244/813
2. TAX ACCOUNT NO: 09-10-250350
3. SITE DATA
ZONED BM-CT
TOTAL NET AREA 12,888 SF. +/- = 0.236 AC. +/-
TOTAL GROSS AREA 13,120 SF. +/- = 0.301 AC. +/-
BUILDING COVERAGE: 9377 SF.
4. BUILDINGS (SF)
A. BASEMENT: 1607
B. BASEMENT PARKING: 7122
C. FIRST FLOOR: 8036
D. SECOND FLOOR: 8036
E. THIRD FLOOR: 8036
F. FOURTH FLOOR: 8036
G. FIFTH FLOOR: 8036
H. SIXTH FLOOR: 8036
TOTAL: 56,676
5. Below grade floor area excluded from adjusted gross floor area
Includes 2158 sq. ft. of common lobby area not leaseable to tenants excluded from gross area for parking calculations.
6. FLOOR AREA RATIO
PERMITTED: 55 X 13,120 = 72160 SF.
ADJUSTED GROSS FLOOR AREA: 47,567 SF. FAR = 3.61
7. AMENITY OPEN SPACE REQUIREMENTS
MINIMUM OPEN SPACE FOR OFFICE BUILDING (PER 235.8A) = 0.1
ADJUSTED GROSS OFFICE FLOOR AREA (10) = 47,567 SF.
AMENITY OPEN SPACE REQUIRED = 47,567 SF. X 0.1 = 4,757 SF.
8. AMENITY OPEN SPACE PROVIDED (SEE CRG FOR TYPICAL) = 8,451 SF.
9. PARKING:
CALCULATED ON 4000 SF FLOOR AREA PER 10' DEPTH IN LOT 26-108. IS ADJUSTED GROSS OFFICE FLOOR AREA LESS FIRST FLOOR LOBBY SPACE NOT LEASEABLE TO TENANTS:
47,567 SF. - 2158 SF. = 45,409 SF.
FIRST LEVEL: 8036 SF. - 2158 SF. = 5,881 SF.
UPPER LEVELS: 10,573 SF. - 2158 SF. = 8,415 SF.
PARKING REQUIRED = 5,881 SF. + 8,415 SF. = 14,296 SPACES
33,332 SF. + 1000 X 2.0 = 78,666 SPACES
TOTAL REQUIRED: 92,962 SPACES
10. PARKING PROVIDED:
(INCLUDES 2 HANDICAPPED SPACES)
+ 87 ADDITIONAL SPACES PER 1000 SF. OF GROSS FLOOR AREA WITHIN THE GARAGE. MINIMUM 1500 SPACES OF THE BUILDING ENTRANCE WITHIN THE GARAGE. MINIMUM 1500 SPACES OF THE BUILDING ENTRANCE WITHIN THE GARAGE. MINIMUM 1500 SPACES OF THE BUILDING ENTRANCE WITHIN THE GARAGE.
11. PRINCIPAL USE: GENERAL OFFICE W/ BASEMENT PARKING.
12. AVERAGE DAILY TRIP: 113 / 1000 SF. X 47,567 SF. = 538
13. NO. OF EMPLOYEES: 200 (ESTIMATED)
14. HOURS OF OPERATION: 700 AM TO 830 PM
15. ENDANGERED SPECIES, HAZARDOUS MATERIALS, WETLANDS OR CRITICAL AREAS EXIST WITHIN THIS SITE TO THE BEST OF OUR KNOWLEDGE.
16. THE EXISTING BUILDING HAS BEEN DEMOLISHED UNDER PERMIT NO. 02-6082.
17. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL (SEE CHART ON THIS DRAWING)
18. HANDICAPPED RAMPS TO BE PROVIDED AS APPLICABLE.
19. PROJECT SITE IS 500 FEET AWAY FROM THE BALTIMORE COUNTY 911 MICROWAVE PATH.
20. STORMWATER MANAGEMENT WAIVER HAS BEEN GRANTED IN LETTER DATED 9 OCTOBER, 1999.
21. THIS SITE IS LISTED ON THE NATIONAL HISTORIC LANDMARK TRUST INVENTORY AS HISTORICALLY SIGNIFICANT SITE #8440. ARCHEOLOGICAL INVESTIGATIONS ARE NOT ANTICIPATED TO PROVIDE ANY FINDINGS, AND THEREFORE, ARE NOT PLANNED.
22. THE TAX MAP SHOWING A CUTOFF IN THE SOUTHEAST CORNER IS INCORRECT.
23. NO WELLS OR SEPTIC SYSTEMS EXIST ON THIS SITE. NO UNDERGROUND STORAGE SYSTEM IS KNOWN TO EXIST ON THIS SITE. NO SHOULD NOT BE ENCOUNTERED. THEY WILL BE REMOVED BY APPROPRIATE AND APPROVED MEANS.
24. (DELETED)
25. STORM WATER RUNOFF FROM THIS SITE IS LESS THAN 2 CFS. ALL BUILDING ROOF DRAINAGE ARE COLLECTED AND DISCHARGED TO WASHINGTON AVENUE SURFACE AND SUBSURFACE RUNOFF. TO ADJACENT PROPERTIES WILL BE EQUAL TO OR LESS THAN CURRENT SITUATIONS.
26. THE NEW BUILDING IS BEING CONSTRUCTED UNDER PERMIT NO. 041281 CONTROL NO. 2399-09.

VICINITY MAP

1" = 200'

PENNSYLVANIA AV.

BANKERS WAY

CHESAPEAKE AV.

WASHINGTON AV.

SUSQUEHANNA AVE.

TOWSON BLVD.

SITE

SCALE 1" = 1000'

CIVIL ENGINEER

GEORGE W. STEPHENS, JR. & ASSOCIATES, INC.
658 KENILWORTH DRIVE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER/APPLICANT

305 DEVELOPMENT ASSOCIATION
201 W. PADONIA ROAD
TIMONUM, MARYLAND 21093
(301) 252-2900

Lapicki-Smit
ASSOCIATES, P.C.
PETITIONER'S EXHIBIT 1
142

1010 ST. PAUL STREET, SUITE 3A
BALTIMORE, MARYLAND 21202
(301) 685-4900

project no. **87.19**

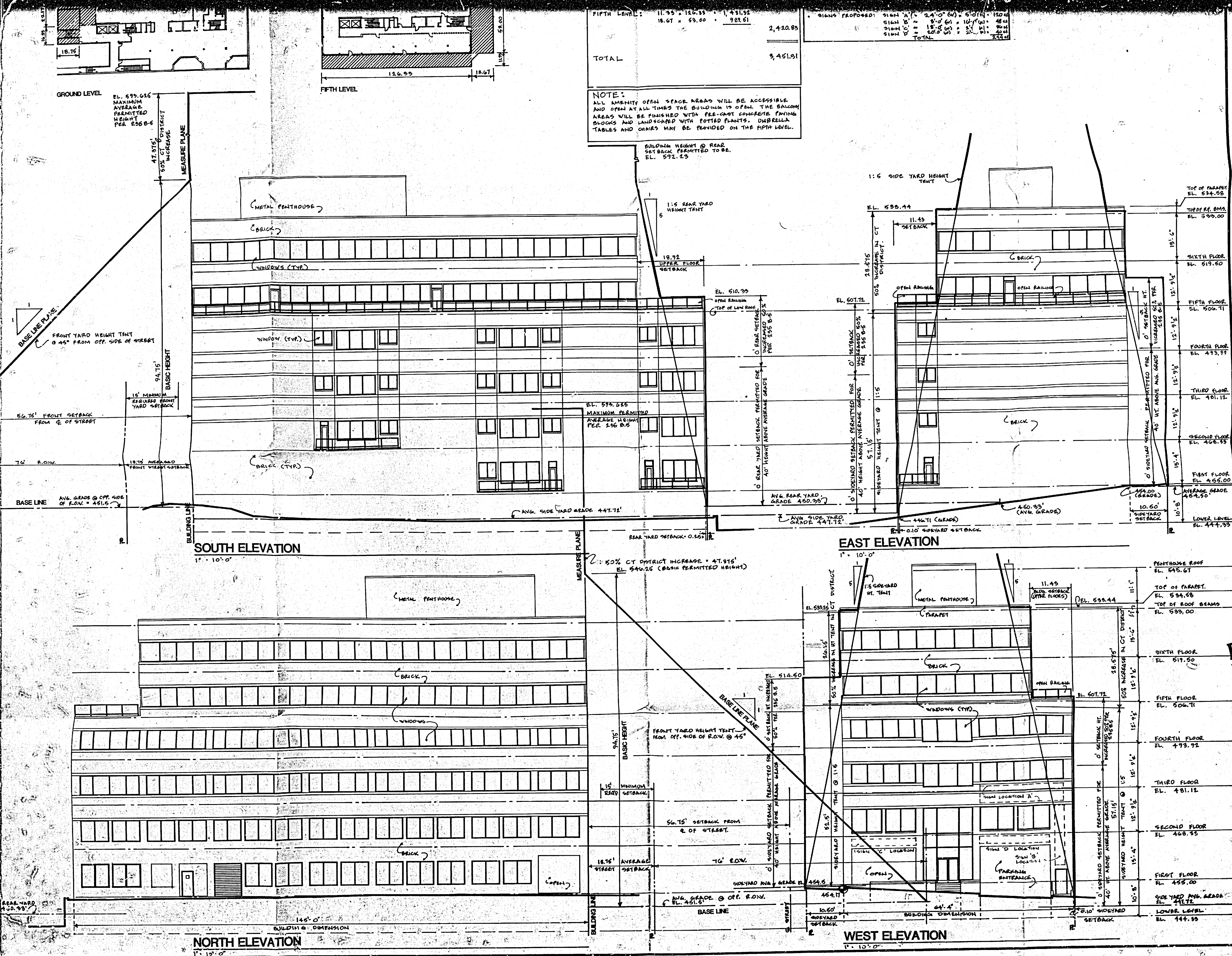
#A13

305 WASHINGTON AVENUE
OFFICE BUILDING
90-554-A
PETITION FOR ZONING VARIANCE TO REQUEST REDUCED AMENITY OPEN SPACE

drawing title
SITE PLAT
TO ACCOMPANY
ZONING PETITION

date
22 MAY, 1999

draw'g no.
Z-1



THIS ENTIRE SHEET HAS BEEN
REDRAWN FOLLOWING CRG
APPROVAL TO ACCURATELY
SHOW REFINEMENTS, AND
REPLACES PRIOR SHEET CRG-2
DATED 9/15/89 AND
REVISED 10/6/89

CIVIL ENGINEER
GEORGE W. STEPHENS, JR.
& ASSOCIATES, INC.

658 KENILWORTH DRIVE
TOWSON, MARYLAND 21204
(301) 825-8120

**OWNER/APPLICANT
305 DEVELOPMENT
ASSOCIATES,
LIMITED PARTNERSHIP
201 W. PADONIA ROAD
TIMONIUM, MARYLAND 21093
(301) 252-2900**

Lapicki-Smith

ASSOCIATES, P.A.

**PETITIONER'S
EXHIBIT** 1
242
—THE PROFESSIONAL CENT.

THE PROFESSIONAL CENTER
211 WEST FAYETTE STREET
BALTIMORE, MARYLAND 21201
(301) 685-4900

project no. 87.1

305
WASHINGTON AVENUE
OFFICE BUILDING
PETITION FOR ZONING VARIANCE
TO REQUEST REDUCED
AMENITY OPEN SPACE
CRG NO. 89231

PLANNING NO. IX-548

drawing title
ELEVATIONS

90-554-A

date
22 MAY, 1990

drawing no
Z-2

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 7/31/90

305 Development Associates Limited Partnership
201 W. Padonia Road
Timonium, Maryland 21093

Petition for Zoning Variance
CASE NUMBER: 90-554-A
E/S Washington Avenue, 155' S of Chesapeake Avenue
305 Washington Avenue
9th Election District - 4th Councilmanic
Petitioner(s): 305 Development Associates Limited Partnership
HEARING: WEDNESDAY, AUGUST 22, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$132.53 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Richard Rubin, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 25, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-554-A
E/S Washington Avenue, 155' S of Chesapeake Avenue
305 Washington Avenue
9th Election District - 4th Councilmanic
Petitioner(s): 305 Development Associates Limited Partnership
HEARING: WEDNESDAY, AUGUST 22, 1990 at 9:30 a.m.

Variance to reduce the required amenity open space by 1,286 square feet (from 4,737 square feet to 3,451 square feet), or a 27% reduction to provide an amenity open space ratio of 0.07285.

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

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: 305 Development Associates Limited Partnership
Richard Rubin, Esq.
Donald D. Smith

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 7, 1990

Richard Rubin, Esquire
Fiber & Macbury
36 South Charles Street
Baltimore, MD 21201

RE: Item No. 413, Case No. 90-554-A
Petitioner: 305 Dev. Associates
Petition for Zoning Variance

Dear Mr. Rubin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

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

JED:jw

Enclosures

cc: Mr. Frank F. Favazza, Jr.
305 Development Associates Limited Partnership
201 W. Padonia Road
Timonium, MD 21093

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 13th day of June, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: 305 Development Associates Limited Partnership, et ux
Petitioner's Attorney: Richard Rubin

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: August 6, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: 305 Development Associates Limited Partnership
Item No. 413

The Petitioner requests a Variance to reduce the required amenity open space by 1,286 sq. ft. (from 4,737 sq. ft. to 3,451 sq. ft.) or a 27% reduction to provide an amenity open space ratio of 0.07285.

In reference to this request, staff offers the following comments:

- The Petitioner's property received CRG approval on October 13, 1989.
- The subject request was necessitated by a change in the construction drawings that eliminated interior amenity open space in order to comply with BOCA requirements. An area that was open on the sides and useable as amenity open space at the rear of the building on the ground floor level is now enclosed and unsuitable for use. A building permit C-2399-89 for the office building was issued on April 12, 1990, based on site plans that met minimum amenity open space requirements. Construction on the building is under way.
- The Towson Community plan, currently under review by the Baltimore County Planning Board recommends a 80% level of streetscape for streets such as Washington Avenue, which are considered office streets. The proposed landscaping treatment involves two brick planters in which three trees are proposed, one Zelkova Serrata and two Gleditsia Triacanthos (Thornless Honey Locust), with Cotoneaster, Juniper and Yew proposed as underplantings.

305 Development Associates Limited Partnership, Item no. 413
Page 2
August 6, 1990

Should the Petitioner's request be granted, staff recommends the following conditions:

- Prior to the issuance of any building permits, a construction detail of the planters shall be submitted to Diana Iiter, Community Planner, for review.
- A landscape plan shall be filed with the Baltimore County landscape planner. Said plan shall include a substitution of Zelkova for the two (2) Gleditsia Triacanthos, since Zelkova are being used elsewhere in the town center.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM 413/ZAC1

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

JUNE 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: 305 DEVELOPMENT ASSOCIATES
LIMITED PARTNERSHIP
Location: #305 WASHINGTON AVENUE
Item No.: 413 Zoning Agenda: JUNE 12, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy. CHAPTER 26

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

JK/KEK

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610
Ted Zaleski, Jr.
Director
"05"

January 24, 1990

Donald D. Smith, Pres.
Lapicki-Smith Assoc. P.A.
1010 St. Paul Street
Baltimore, Md. 21202-2661

RE: PERMIT #B041281/C-2399-89
DISTRICT: 9
PRECINCT: 5
LOCATION: 305 Washington Ave

Mr. Milano "05" Comments - PLANS REVIEW - PHONE 887-3987

THE FOLLOWING COMMENTS REQUIRE REVISED PLANS, OR, WHEN PERMISSIBLE, A LETTER FROM THE DESIGNER OF RECORD INDICATING HOW THE PROBLEMS WILL BE CORRECTED. PLANS OR LETTERS SHALL BE SENT TO THIS OFFICE: "PLANS REVIEW DIVISION/PERMITS AND LICENSES," Room 122, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204. COMMENTS FROM OTHER DEPARTMENTS OR AGENCIES SHALL BE RESOLVED DIRECTLY WITH THOSE DEPARTMENTS OR AGENCIES DURING PEAK PERIODS. PHONE CALLS WILL BE ACCEPTED ONLY BETWEEN 2:00 AND 3:00 P.M. THANK YOU.

1. Elevator lobbies shall comply with County Council Bill 158-88 and shall be enclosed in a one hour rated assembly or shall be pressurized to prevent smoke from entering the elevator shaft.
2. All doors in rated assemblies shall comply with section 916.1. Please submit a door schedule showing door ratings in hours.
3. Trash room shall be enclosed in a 3 hour rated assembly. (see section 2507.1)
4. Generator room shall comply with NFPA 37 and shall be enclosed in a one hour rated assembly. Please show how generator exhaust to be done.
5. Exterior walls shall comply with section 904.2.1.1. Exterior walls shall be 2 1/2 hour rated assemblies with no openings permitted. Exterior walls shall be limited to 45% unprotected openings. Exterior walls shall be rated for exposure from both sides to comply with section 904.2.1.2.
6. Rated walls shall be continuous and shall not be cut to facilitate beams etc. See sections 5/A16, 6/A16 and 3/A12 for examples.
7. Please submit design live loads. Building shall comply with section 1104.3.

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3610

Ted Zaleski, Jr.
Director

"05"

Donald D. Smith, Pres
Lapicki-Smith Assoc. P.A.
1010 St. Paul St.
Baltimore, MD 21202-2661

February 12, 1990

RE: PERMIT #B041281/C-2399-90
DISTRICT: 9
PRECINCT: 5
LOCATION: 305 Washington Ave.

MR. MILANO "05" COMMENTS - PLANS REVIEW - PHONE 887-3987

THE FOLLOWING COMMENTS REQUIRE REVISED PLANS, OR, WHEN PERMISSIBLE, A LETTER FROM THE DESIGNER OF RECORD INDICATING HOW THE PROBLEMS WILL BE CORRECTED. PLANS OR LETTERS SHALL BE SENT TO THIS OFFICE: "PLANS REVIEW DIVISION/PERMITS AND LICENSES." ROOM 122, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204. COMMENTS FROM OTHER DEPARTMENTS OR AGENCIES SHALL BE RESOLVED DIRECTLY WITH THOSE DEPARTMENTS OR AGENCIES. DURING PEAK PERIODS, PHONE CALLS WILL BE ACCEPTED ONLY BETWEEN 2:00 AND 3:00 P.M. THANK YOU.

1. A smoke control system is required by section 607.2 and is not presently shown on the mechanical drawings.

2. Please advise how elevator shafts are to be pressurized to prevent smoke and hot gases from entering the shaft. Please submit calculation to support your statement as no smoke control is presently shown and I am unfamiliar with any smoke control system capable of pressurizing an elevator shaft. Further, please see enclosed BOCA Interpretation 21/618/86 that clearly indicates that a smoke control system complying with section 1019.2.2 is not in itself enough to comply with the requirements of section 602.6.

3. Trash room shall be enclosed in a 2 hour rated assembly to comply with section 2506.1. Please see NFPA 82 section 6-2.

4. ~~1) 1 hour exterior wall is required by section 906.11 at the 1st floor east portion of the building.~~

5. Please show compliance with section 906.5 for North, South and East exposures with a fire separation distance less than 15 feet.

6. Please submit a fire test design number for beams imbedded in a rated wall (type of 3/A12). As shown the assembly was not tested and does not comply with section 910.6 requiring fire separation walls to be continuous.

Lapicki-Smith ASSOCIATES, P.A.

21 November, 1989

BALTIMORE COUNTY
BUREAU OF PUBLIC SERVICES
County Office Building
Room 321
111 W. Chesapeake Avenue
Towson, MD 21204

AND
BALTIMORE COUNTY
DEPARTMENT OF CURRENT PLANNING
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Attn: Dave Thomas

Attn: Frank Fisher

Re: 305 Washington Avenue
LSA No. 87.19

Gentlemen, In accordance with our discussion, we herewith submit two copies of our CRG plan as approved on 13 October, 1989 -- marked up in red to identify certain refinements which we now anticipate as a result of the commitments stipulated during the hearing. Specifically, we agreed to consider the objections raised by Les Graef and to seek a method to have less impact on the streetscape.

As a result, we are prepared to incorporate the following summary refinements, as further described on the attached drawings:

- (1) Eliminate one level of parking in the building (upper level) and substitute first floor office space.
- (2) Provide additional parking in County Revenue Authority garages. Copy of commitment letter is attached.
- (3) Increase the height of the building to accommodate offices on the first floor. Building is still well within the height tent.
- (4) Increase landscaping in front of the building.

~~CRG plan is readily available to the public~~

Please review this project in your next Monday meeting and confirm that we can proceed as a refinement.

Sincerely yours,

Donald D. Smith, President

cc: Frank Favazzo, G.W. Stephens
1010 ST. PAUL STREET • BALTIMORE, MARYLAND 21202 • 301-685-4900

Lapicki-Smith ASSOCIATES, P.A.

22 June, 1990

ZONING COMMISSIONER OF BALTIMORE COUNTY
Room 107
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

ATTN: Mr. J. Robert Haines

RE: 305 Washington Avenue
Petition for Variance to Amenity Open Space
Ninth Election District
Fourth Councilmanic District

LSA No. 87.19

Mr. Haines,

The above referenced petition was submitted on 20 May, 1990. At the suggestion of Mr. James Dyer, we are herein requesting that the ~~petition~~ be ~~reconsidered~~ if at all possible.

The reason for the request is a situation created by the County Office of Plans Review during building permit review. Since the building is currently under construction, it is crucial that the changes required be approved as soon as possible.

Please advise when we may anticipate appearing before you.

Sincerely yours,

Donald D. Smith, AIA
President

cc: Frank F. Favazzo
Richard Rubin

1010 ST. PAUL STREET • BALTIMORE, MARYLAND 21202 • 301-685-4900

PRE-CRG COMMENTS CURRENT PLANNING AND DEVELOPMENT

NAME: 305 Washington Avenue 2:00 P.M. DATE: 10/2/89

1. Current Fleming CRG number 1X-548 must be filled in along with the Public Services CRG number.
2. This site is listed on the Maryland Historical Trust Inventory as being historically significant. Maryland Historical Trust site #BA 1440 must be listed on the revised plan.
3. The subject property adjoins the Towson Armory (C.1933-35) which is listed on the National Register of Historic Places. The scale, character and design of the proposed building must be sensitive to the Towson Armory building.
4. The proposed Towson Master Plan update recommends a consistent high quality streetscape with street trees and a minimum sidewalk width of twelve (12) feet for "office" streets. The revised plan should reflect this concept.
5. This office recognizes that the amenity open space (A.O.S.) proposed for a roof location technically fulfills the minimum requirements as established in the Baltimore County Zoning Regulations. Street level amenities such as covered portions of the building supported on columns or cantilevers, arcades, breezeways, or galleries available for use by the general public or occupants of this building are preferable to rooftop open space in this instance.
6. If feasible, it is desirable to provide more parking spaces in the garage on site by using the 40% compact car provisions in Section 409 of the Baltimore County Zoning Regulations.
7. Lease agreements for off site parking will be necessary before a building permit may be issued.
8. Note any special exceptions or variances that may be necessary for this plan to receive approval. Any special exception, variance, or special hearing necessary for this project may delay plan signature until such hearings are resolved. A copy of the final order should accompany an approved CRG plan filed for signature. Any restrictions included in that order shall be made a part of the approved CRG plan.
9. A final landscape plan, approved by Office of Planning and Zoning, is required prior to the issuance of building permits.

A:pre90.txt

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENT
FROM: OFFICE OF PLANNING AND ZONING DATE: 10/13/89

PROJECT NAME: Washington Avenue - 305 2:30 P.M. XXXXX PLAN

PROJECT NUMBER: 1X-548

This plan proposes construction of a 56,641 square foot office building consisting of six floors situated on 0.301 ± acres of land zoned M-CT. The site is located on the east side of Washington Avenue and north of Susquehanna Avenue.

The Office of Planning has reviewed the revised plan dated October 9, 1989 and submits the following comments:

1. This office recognizes that the amenity open space proposed for a roof location technically fulfills the minimum requirements as established in the Baltimore County Zoning Regulations. Street level amenities such as covered portions of the building supported on columns, or cantilevers, arcades, breezeways, or galleries available for use by the general public or occupants of this building are preferable to rooftop open space in this instance.
2. Lease agreements for off site parking will be necessary before a building permit may be issued.
3. A final landscape plan, approved by the Office of Planning, is required prior to the issuance of building permits.

A:crgl06.txt

305 WASHINGTON AVE.

DEC. 4, 1989

In response to your letter of Nov. 21, 1989, the CRG Staff reviewed the proposed changes to the subject plan and find them to be a "Plan Refinement". The Zoning office retained a copy of the plan to review, expressing concern about the offsite parking. All others had no comments. Please submit eight copies of the ~~unmodified~~ CRG plan for signature, as well as eight copies of the "refined" plan with the parking issue resolved to Zoning's satisfaction.

David L. Thomas
887-3321

cc: Frank Fisher
Carl Richards
File

*Note - Zoning approves for CRG, will resolve parking issue at permit time. (per Carl Richards 12/4/89)

Lapicki-Smith ASSOCIATES, P.A.

30 January 1990

Baltimore County
Department of Permits and Licenses
Plans Review Division
Room 122
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Attn: Mr. Milano

Re: 305 Washington Avenue
Permit #B041281
Control #2399-89

LSA #87.19

Gentlemen: The following are in response to your comments of 24 January 1990 regarding the above referenced permit application:

1. The smoke control system will be designed to prevent smoke and hot gasses from entering the elevator shaft.
2. All doors comply with 916.1. Please refer to the individual door types on the door schedule for the fire ratings.
3. The trash room is not a "vault for receiving combustible refuse from an exhaust system" requiring a 3 hour separation under 2507.1. We will provide a 1 hour enclosure and rated door per the Fire Department's recommendation.
4. The generator room will have a 1 hour enclosure. The oil supply tank will have a separate 3 hour enclosure. Refer to revised drawings submitted herewith for the exhaust design.
5. South and East walls within 5 feet of the property line are required to have a 1 hour rating with automatic fire suppression per 906.2.2. The South and East walls are permitted 15% openings for walls a distance of 3 to 5 feet from the property line, 25% openings for walls a distance of 5 to 10 feet, and 45% for walls a distance of 10 to 15 feet per Table 906.3.1. Angled walls on the South elevation are thus permitted to have 97.87 square feet of opening in the (3) story slot, and 136.24 square feet in the (4) story slot. We actually have 90.78 square feet in the (3) story slot, and 122.79 square feet in the (4) story slot. The slot walls 10'-8" from and parallel to the property line on the South elevation are permitted 261.3 square feet of opening (4-story slot) and actually have 242.71 square feet of opening. The North wall has 37.6% unprotected openings as designed.

1010 ST. PAUL STREET • BALTIMORE, MARYLAND 21202 • 301-685-4900

Lapicki-Smith ASSOCIATES, P.A.

26 February, 1990

Baltimore County
Department of Permits and Licenses
Plans Review Division
Room 122
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

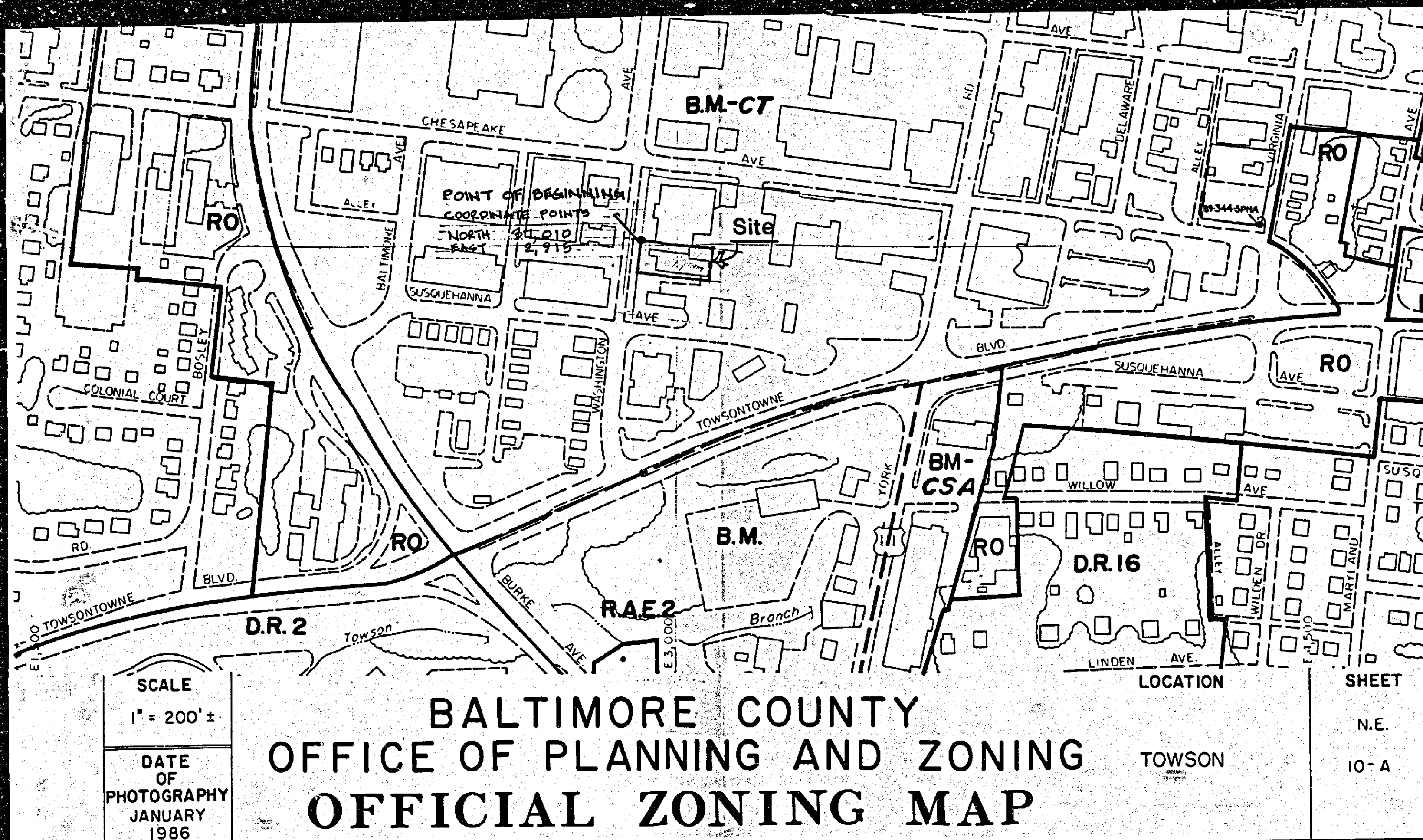
Attn: Mr. Milano

Re: 305 Washington Avenue
Permit #B041281
Control #2399-89
LSA #87.19

Gentlemen: The following are in response to your comments of 12 February, 1990 regarding the above referenced permit application:

1. The smoke control system is included on the Mechanical Drawings. A description of its operation is included in the attached letter from Siegel & Rutherford dated 22 February, 1990.
2. As provided in 1019.2.2, the building is fully sprinklered, a smoke control system is provided, and no lobby rating is required. As indicated in Siegel & Rutherford's letter, the elevator shaft will be pressurized to prevent the migration of smoke and hot gases into the shaft.
3. We will rate the enclosure walls as 2 hours for the Trash Room, and we have already specified a 3 label 1-1/2 hour door.
4. We will infill the openings at the first level of the East wall with masonry. This open space was created at the request of the Office of Current Planning and the Towson Development Corporation during the CRG process in order to create public amenity open space at the ground level. Obviously your insistence on this obtuse requirement will negate any opportunity to meaningfully respond to their request. We will, in fact, recommend to our client that he request a variance to the amenity open space requirement to create leaseable area therein.
5. No windows on the south and east exposure are within 15 feet vertically above any adjacent roof. The roof of the Armory building on the north is within 15 feet of the wall, but is constructed using a concrete reinforced deck on steel beams encased in concrete. Opening protectives on our building are therefore exempted under 906.5.

1010 ST. PAUL STREET • BALTIMORE, MARYLAND 21202 • 301-685-4900



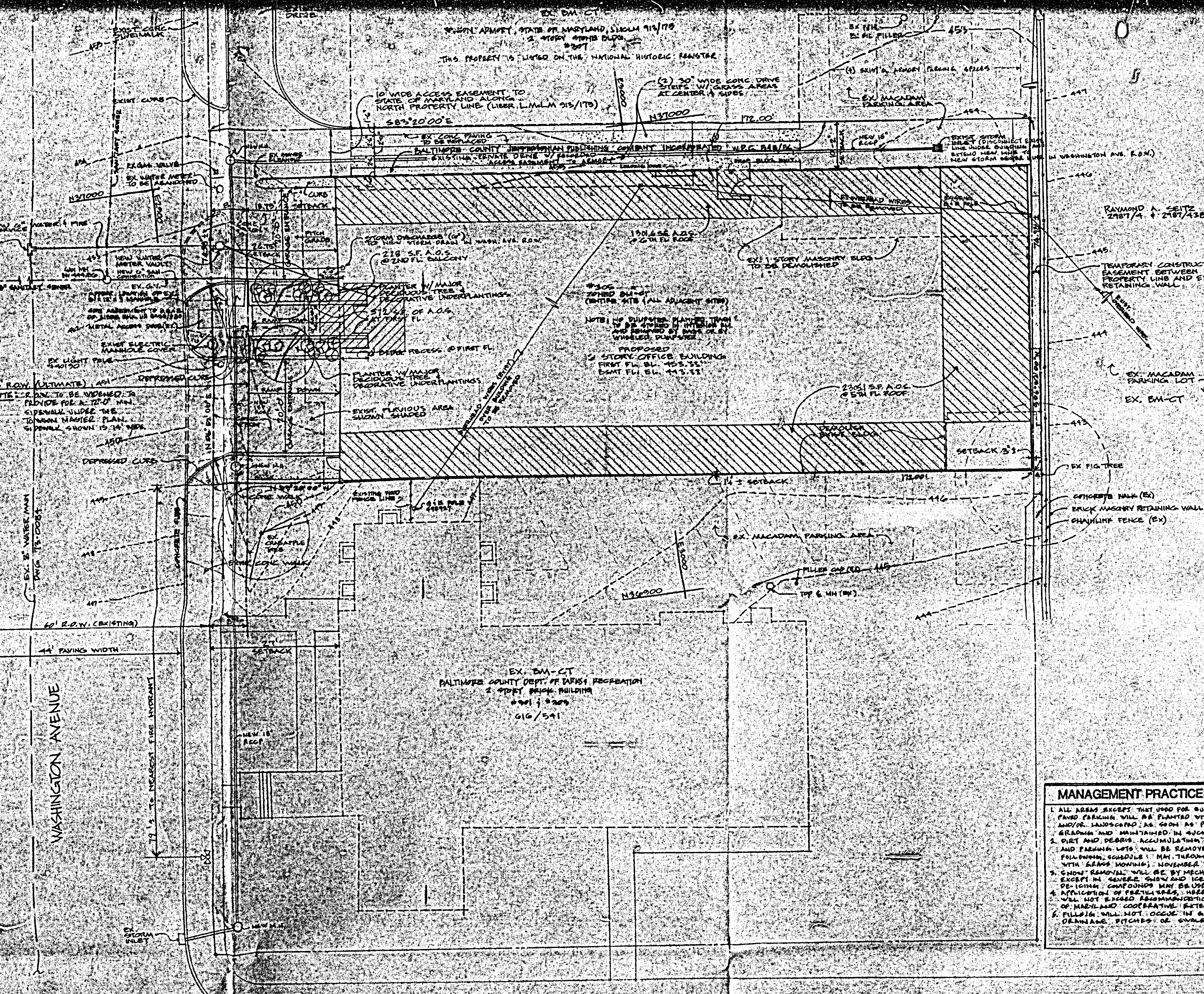
90-554-A

#413

PLEASE PRINT CLEARLY

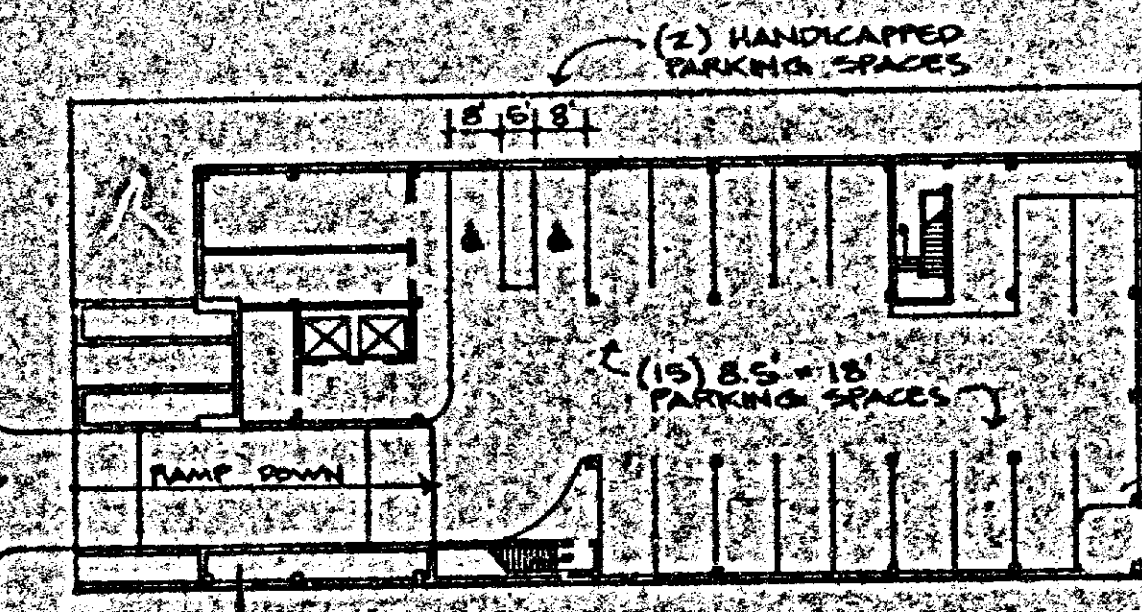
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DONALD O. SMITH	1010 ST. PAUL STREET
FRANK E. FAVAZZA JR.	201 PADOVA R-W Tima, Md.
LES GUEF	23 W Ches (TDC)
FRANK E. FAVAZZA JR. - stockholder	201 Padova Road West - Tim, Md.

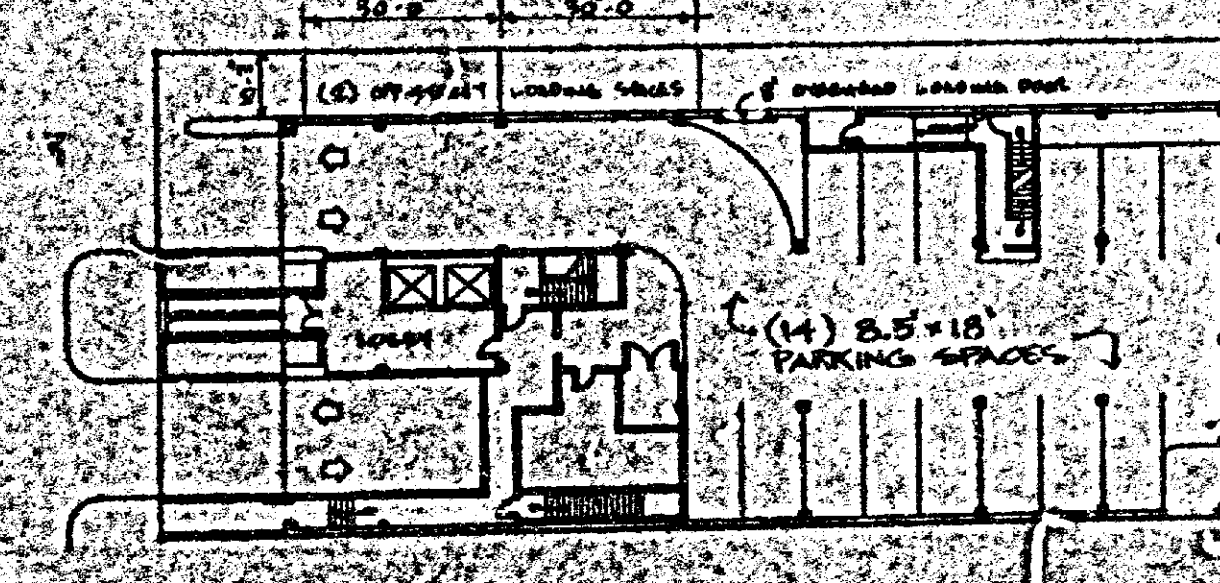


AVERAGE SETBACK
 10' (TOWSON ARMY) 22.5'
 10' (200') 21'
TOTAL 53.5'
SETBACK REQUIRED - 53.5' - 22.5' = 31.0'

SITE PLAN
 SCALE: 1" = 10'-0"



EASEMENT PARKING PLAN



FIRST FLOOR PARKING PLAN

NOTE: 1. ALL PARKING SPACES SHALL BE PERMANENTLY MARKED WITH WHITE PAINT. 2. ALL PARKING SPACES SHALL BE PERMANENTLY MARKED WITH WHITE PAINT. 3. ALL PARKING SPACES SHALL BE PERMANENTLY MARKED WITH WHITE PAINT.

MANAGEMENT PRACTICES

1. ALL AREAS EXCEPT THOSE USED FOR BUILDINGS, DRIVEWAYS AND PAVED PARKING SHALL BE PLANTED WITH VEGETATED COVER AND/OR LANDSCAPED AS SOON AS POSSIBLE AFTER FINAL GRADING AND MAINTAINED IN SUCH CONDITION.
2. DIRT AND DEBRIS ACCUMULATING ON EXISTING AREAS AND PARKING LOTS WILL BE REMOVED ACCORDING TO THE FOLLOWING SCHEDULE: MAY THROUGH OCTOBER, CONSIDER WITH GRASS MOWING; NOVEMBER THROUGH APRIL, MONTHLY.
3. GRASS REMOVAL WILL BE BY MECHANICAL MEANS EXCEPT IN SEVERE DRY AND ICE CONDITIONS, WHEN SCISSOR TRIMMERS MAY BE USED.
4. APPLICATION OF FERTILIZERS, HERBICIDES AND PESTICIDES WILL NOT BE USED EXCEPT AS RECOMMENDED BY THE UNIVERSITY OF MARYLAND COOPERATIVE EXTENSION SERVICE.
5. FILLING WILL NOT OCCUR IN GRASS OR LINED DRAINAGE DITCHES OR SWALES.

SOIL TYPES

G1B - GLENELG (ENTIRE SITE)
 BUILDINGS WITH OR WITHOUT BASEMENTS (SLIGHT)
 STREET AND PARKING LOTS (MODERATE - SLOPE)

LANDSCAPE REQUIREMENTS

PROPERTY LINE ALONG STREET: 44.75'

MAJOR SPECIFIC TREES REQUIRED: 2 (0.1/10' OF STREET FRONTAGE)

A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE OFFICE OF PLANNING AND ZONING

REVISIONS

- REV. 6/1/89 - REVISED NOTES: 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PUBLIC SERVICES CRG NO. 82921
 PLANNING NO. IX-6486

VICINITY

CIVIL ENGINE
GEORGE W. STEPH
& ASSOCIATES
 303 ALLEGHENY
 TOWSON, MARYLAND
 (301) 825-2277

OWNER/APPLICANT
305 DEVELOPMENT
 201 W. PADONIA
 TIMONIUM, MARYLAND
 (301) 252-2900

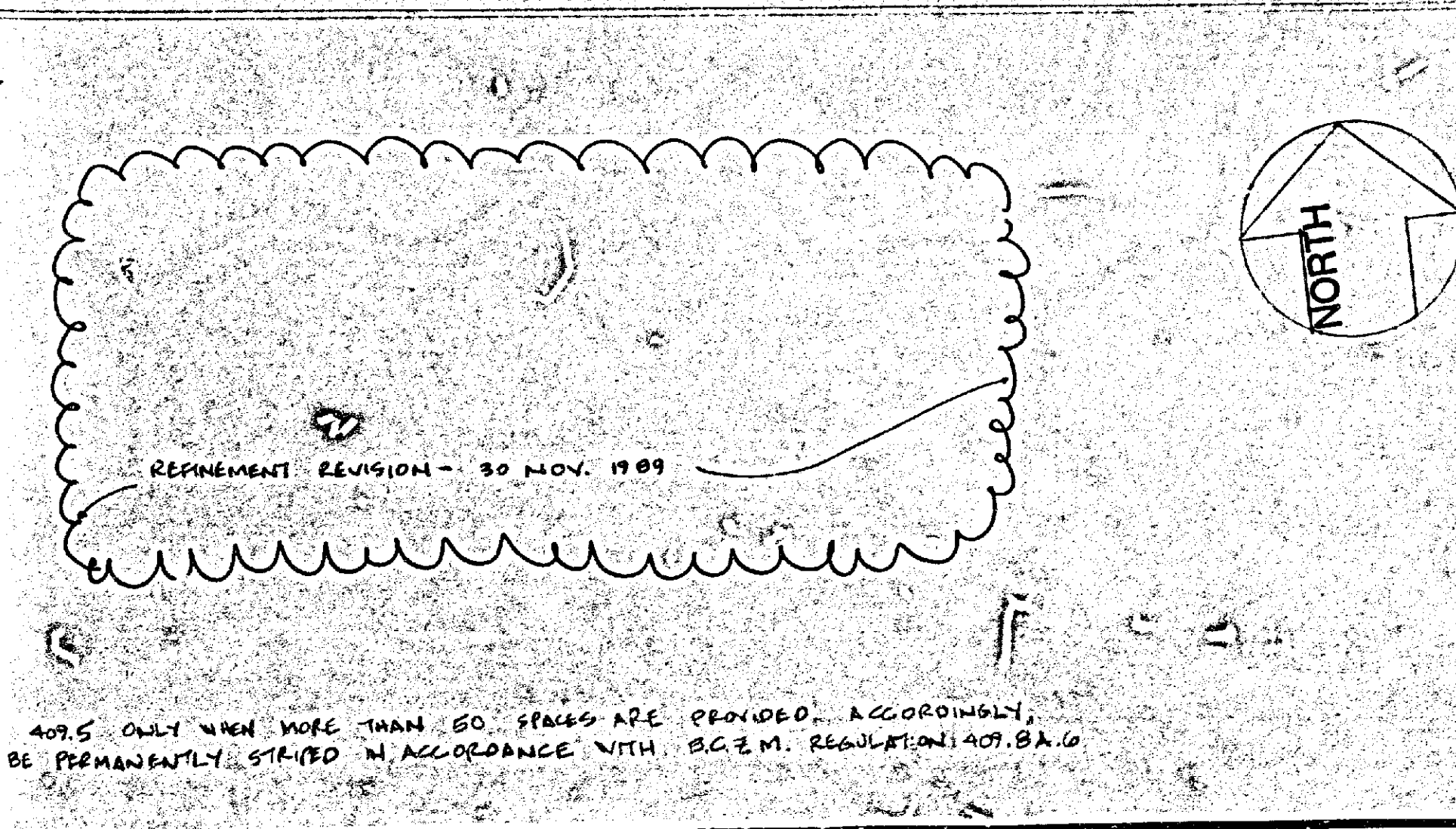
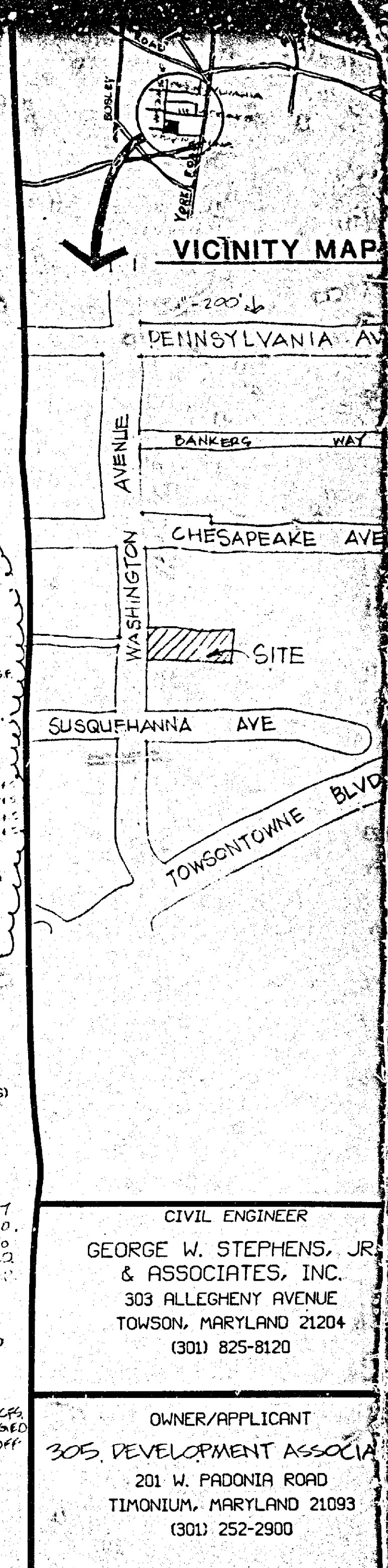
Lapicki-S
 ASSOCIATES
 5305
 1000 E. BALTIMORE
 BALTIMORE, MARYLAND
 (301) 681-4000

PROJECT NO.

305 WASHINGTON
OFFICE BUILDING

drawing title
CRG PLAN

DATE 7/15/89
TOWN 11/1/89



SOIL TYPES

G1B - GLENEUGA (ENTIRE SITE)

BUILDINGS WITH OR WITHOUT BASEMENTS
(SLIGHT)

STREET AND PARKING LOTS
(MODERATE - SLOPE)

LANDSCAPE REQUIREMENTS

PROPERTY LINE ALONG STREET : 64.9'

MAJOR DECIDUOUS TREES REQUIRED: 2
(6" 1/40' OF STREET FRONTAGE)

A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED
FOR APPROVAL BY THE OFFICE OF PLANNING AND
ZONING

REVISIONS

OCT. 6, 1979

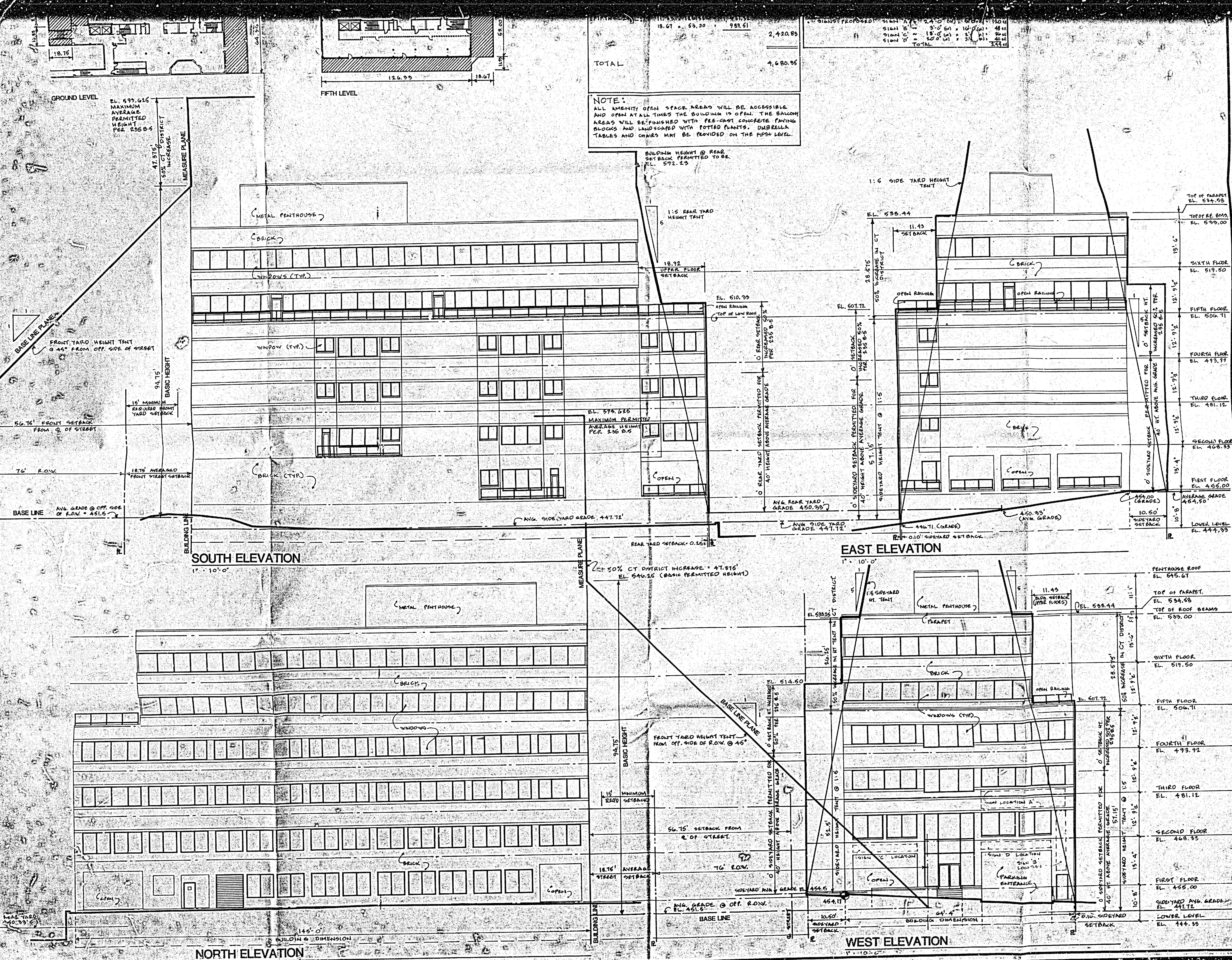
- REVISED NOTES 9, 10, 11, 12, 14, 17, 22
- ADDED NOTES 23, 24, 25, 26, 43
- NOTED HISTORIC ORIGINATIONS OF ADJACENT
- CIRCLED TOWNSON MASTER PLAN
- CORRECTED LOCATION OF FILL HYDRAUNT
- ADDED TOWNSON SIDE NOTE
- ADDED LANDSCAPE PLAN NOTE
- ADDED ADJACENT OPEN SPACE PLANS (ESTABLISHMENT)
- VIOLET ACCESS RAMP TO 20' 0"
- ADDED LOADING AREA / DOOR
- REVISED TALL GROUNDS
- CIRCLED HEART TEST PLANNING
- REMOVED UNLINED CONSTRUCTION PERMIT
- ADDED 20' 0"
- ADDED RAMPWAY 2' 0" WIDE
- NOTED S.E.M. VALVE
- NOTED EMERGENCY CISTS 6' 0" EADW
- ADDED ENVIRONMENTAL HAZARD PRACTICES
- ADDED STORM WELLS 8' 0" IN TWO BASEMENTS
- CIRCLED FIRST FLOOR FROM PARKING TO OFFICES
- REVISED LANDSCAPE PLAN
- REVISED ELEVATIONS AND GRADING

NOV. 15, 1979

NOV. 30, 1979

PUBLIC SERVICES CRG NO. 89231
PLANNING NO. IX-543

Lapicki-Smit ASSOCIATES, P.	
1010 ST. PAUL STREET, SUITE 2A BALTIMORE, MARYLAND 21202 (301) 685-4900	
project no.	87.19
305 WASHINGTON AVENUE OFFICE BUILDING	
drawing title	
SITE PLAN AND CRG PLAN	
date 9/15/89 DESIGNED 10/1/89 REVISED 11/16/89	drawing no. SP



THIS ENTIRE SHEET HAS BEEN
REDRAWN FOLLOWING CRG
APPROVAL TO ACCURATELY
SHOW REFINEMENTS, AND
REPLACES PRIOR SHEET CRG-
DATED 9/15/89 AND
REVISED 10/6/89

CIVIL ENGINEER
GEORGE W. STEPHENS,
& ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER/APPLICANT
305 DEVELOPMENT
ASSOCIATES,
LIMITED PARTNERSHIP
201 W. PADONIA ROAD
TIMONIUM, MARYLAND 21093
(301) 252-2900

Lapicki-Smit

ASSOCIATES, P.

—THE PROFESSIONAL CENTER
211 WEST FAYETTE STREET
BALTIMORE, MARYLAND 21201
(301) 685-4900

project no. 87

305
WASHINGTON AVENUE
OFFICE BUILDING

PUBLIC SERVICES
CRG NO. 89231

PLANNING NC. IX-54

drawing title
CRG ELEVATIONS

data: 30 NOV 1989 drawil: no

drawil, no
CRG-