

SCHEME "B"
 ~YORKRIDGE OFFICE BLDG.
 PARKING PLAN
 SCALE 1"=20'

NOTE: ALL PARKING SPACES ARE 8'-6" X 15' MIN.
 AS SHOWN

OFF-STREET PARKING DATA

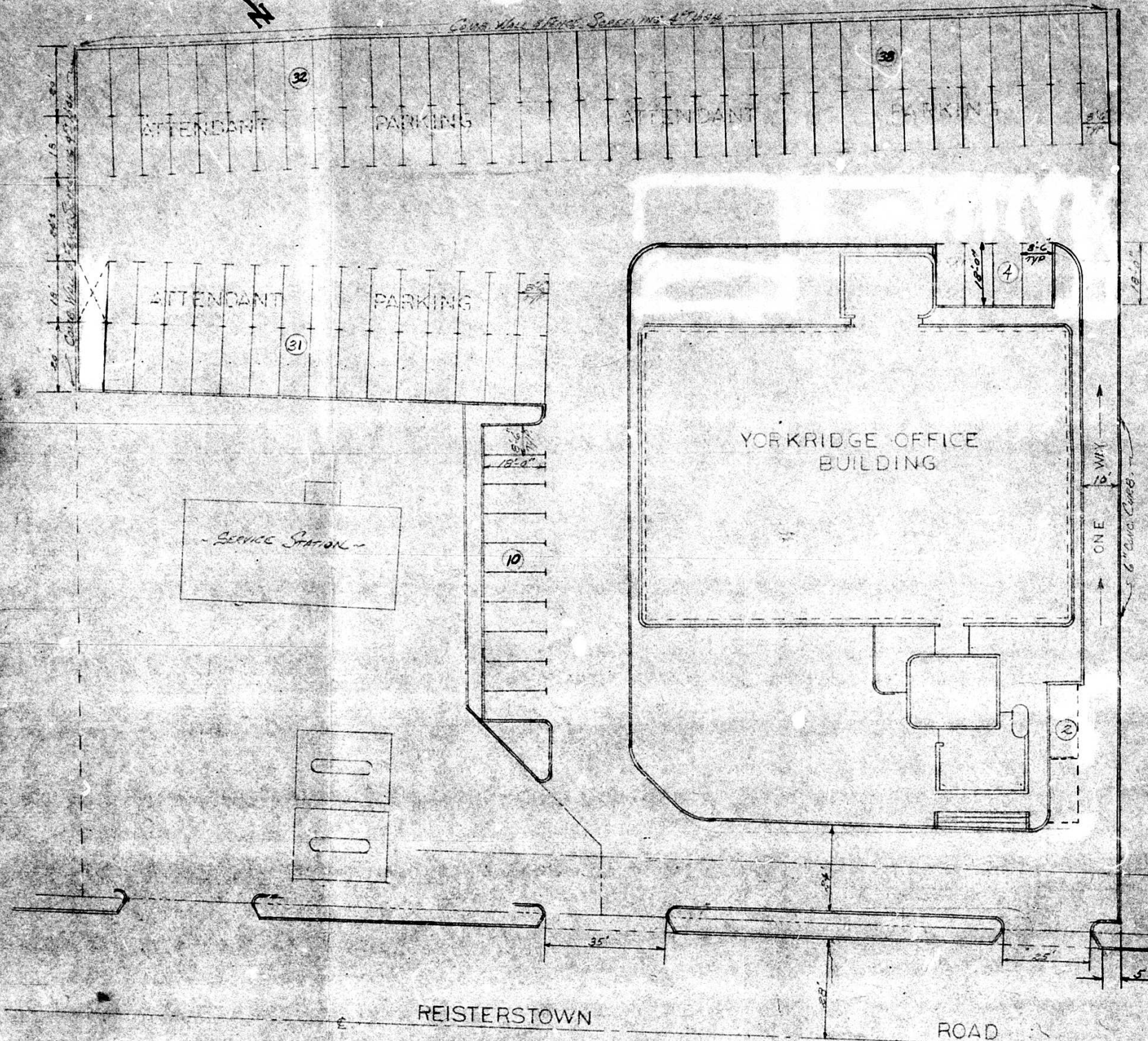
1. FLOOR	Req. Parking
BLDG AREA: 11,600 SQ. FT.	33 1/2 SPA
2-4 FLOOR	
BLDG AREA: 3,111/50 SQ. FT.	20 1/2 SPA
BASEMENT	
NET AREA: 4,000 SQ. FT.	8 SPA
TOTAL SPACES REQUIRED	117 SPACES

PROVIDED	
ATTENDANT PARKING	103 SPA
UN-ATTENDANT PARKING	14 SPA
TOTAL SPACES PROVIDED	117 SPACES

PREPARED BY J.R. F.E.R. - SEP 6TH 1968

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: W. J. Smith
 DATE: 9/19/68

File No. 5317



N ✓
#5317
MAP ✓
Baltimore #3
rt hereof, SEC. 2-C
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The

Joan L. Hirsch and
William D. Hirsch legal owners 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 R-10 zone to an R-1 zone;
R-1 - business, local zone; for the following reasons: The subject property is
situated on a major arterial highway (Route 140) and in close proximity to the
construction of the Baltimore County Beltway which is now
under construction. Because of the recent change in the character of the
neighborhood, the property is not suitable for residential development. The
best possible use for the property would be for the uses permitted in a B.L.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for.....

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

THE JOBAR CORPORATION
by Joseph L. Selig, President
Contact purchaser
Address 2530 Linden Avenue
William L. Skinkind
William L. Skinkind
Petitioner's Attorney
Address 933 Matheson Bldg.
ORDERED By The Zoning Commissioner of Baltimore County, Md. 26th day

of May, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 12th day of July, 1961 at 2:30 o'clock.

MAY 26 '61
 A. M.

 Zoning Commissioner of Baltimore County.

(over)

9:30 A.M.
7/12/61
BOLLY

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~there is~~ that sufficient changes in the character of the neighborhood have taken place to warrant the granting of the petitioners' request,...

the above Reclassification should be had; ~~and it further appearing that it is not~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of July, 1961, that the herein described property or area should be and the same is hereby reclassified; from a n. "B-10" zone to a "B-1" zone, ~~under a Special Exception~~ without a Special Exception granted, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above re-classification be and the same is hereby _____ DENIED and that the above described property or area be and the same is hereby continued as an _____ to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
200 YORK ROAD TOWSON & MD.

TO SHEET 1 OF 1

DATE 6/3/62 Zoning Description
Reisterstown Road Opposite Village Road

#5317

MAP #3
SEC 2
NW
E-1
BL
3/2/6

Beginning for the same at a point on the southwest side of Reisterstown Road at the end of the second line of the parcel of land which by deed dated September 29, 1933 and recorded among the Land Records of Baltimore County in Liber W.R.M. No. 217, folio 151, was conveyed by Thomas Marshall Duer to John J. Schaefer, his husband, to Albert D. Hutzler and Mildred D. Hutzler, his wife, a parcel of point of beginning being also at the end of the first line of the parcel of land which by deed dated May 8, 1928 and recorded among the aforesaid land records in Liber W.R.M. No. 657, folio 151 was conveyed by Robert Reister to John W. Schaefer, her husband, to Albert D. Hutzler and Mildred H. Hutzler, his wife, and running thence thence on the southwest side of Reisterstown Road, North 35° 07' West 300.00 feet to the southeast side of a private road, thence thence on said private road and with the fourth line said conveyance from Duer to Hutzler, reversely along the fourth line of the conveyance from Schaefer to Hutzler, South 51° 34' West 269.63 feet, thence with the fifth, first and second lines of said conveyance from Duer to Hutzler and reversely along the third and second lines of said conveyance from Hutzler to Reister, South 60° 09' East 302.15 feet, South 51° 02' East 244.67 feet to the place of begining W.

Containing 1.77 acres of land more or less.

Being the same parcel of land which by deed dated September 29, 1933 and recorded among the Land Records of Baltimore County in Liber L&McL&M, No. 917, folio 135 was conveyed by Thomas Marshall Duer and Charlotte Amy Duer, his wife to Jose L. Hirsch and Mildred B. Hirsch, his wife.

Place of beginning being distant 697.67 feet along the South side of Reisterstown Road to the North side of Naylor's Lane.

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND		No. 7413 DATE 7/16/61
To: Messrs. Proctor, Royston & Mueller Campbell Bldg. Inc. Towson 4, Maryland		BILL TO City Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO.		01622		TOTAL AMOUNT PAID
QUANTITY	ONE EACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE			COST
	advertising and posting of property for Jose Hirsh			\$3.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.				

Hearing: Wednesday, July 12, 1961 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and has the following advisory comment to make with respect to pertinent planning factors:

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3-21 Date of Posting: 6-21-61
 Posted for: Ans. H. W. Ford to Mrs. B. L. Jones
 Peltitioner: Myrtle L. Ford to B. L. Ford
 Location of property: High 65767 ft. along the S. S. of quarter section 36
and 1/2 of Township 35 S. Range 12 E. Sec. 36
 Location of Sign: Highway 1 S. S. of quarter section 36
Range 12 E. Sec. 36
North, 1/4 mile, sign 25618. South of 1/4 mile, North 1/4 Sec. 36
Range 12 E.
 Remarks:
 Posted by: Glenn H. Harwood Date of return: 6-22-61

TELEPHONE BALTIMORE VOLUME 3-3000		BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND		No. 4842 DATE 6/8/61	
To: James S. Spamer 100 York Road Towson 4, Md.		BILLED BY: Zoning Department of Baltimore County			
DEPOSIT TO ACCOUNT NO.		01622		B50.00	
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
— Petition for Reclassification for Jose L. Mirah		PAID — Baltimore County, Md. — Office of Finance		50.00	
		6-661 7 8 8 * * * IRL * 6-661 7 8 8 * * * IRL *		50.00 50.00	
3					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND TO RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR ZONING RECLASSIFICATION
***ONING: From R-10 Zone**
B-1 Zone.
LOCATION: Beginning 697.6 feet along the South side of Reisterstown Road and North side of Naylors Lane.
DATE AND TIME: WEDNESDAY, JULY 12, 1961 AT 1:30 A.M.
PUBLIC HEARING: Room 108 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Concerning all that parcel of land in the Third District of Baltimore

[illegible]

OFFICE OF
THE BALTIMORE COUNTYAN

THE COMMUNITY NEWS
Rosedale, Md.

THE HERALD - ARGUS
Catoctin, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue
OFFICE OF PLANNING & ZONING
By

CATONSVILLE, MD

June 30, 1961.

June 30. 19 61.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One ~~six~~ weeks before the 30th day of June, 1961, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *Paul J. Morgan,*
Editor and Manager

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Zoning Petition No. 5317
R-10 Zone to B-L Zone
South side of Reisterstown Road
(Route 140) North side of
Vauxhall Lane

Dear Mr. Rose:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief

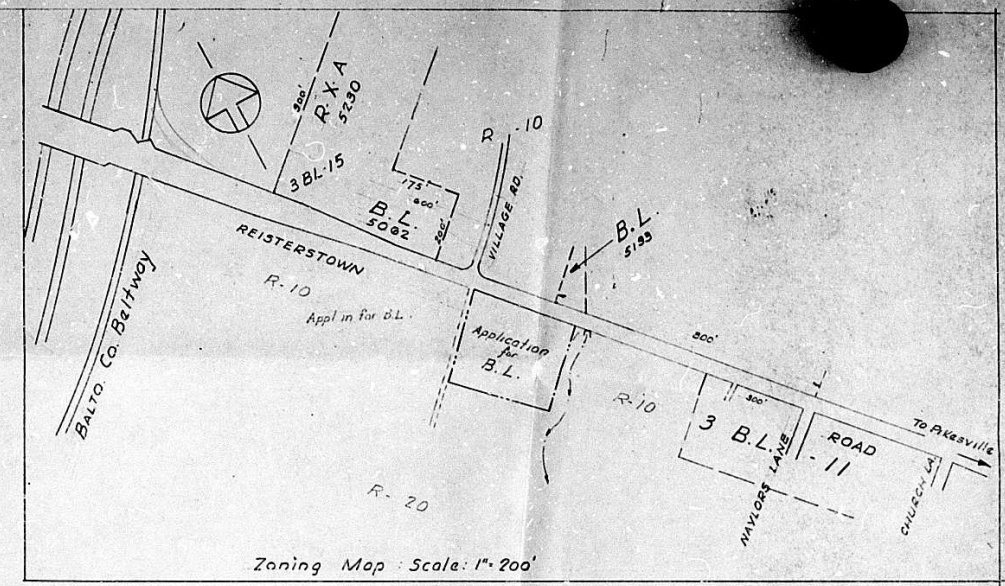
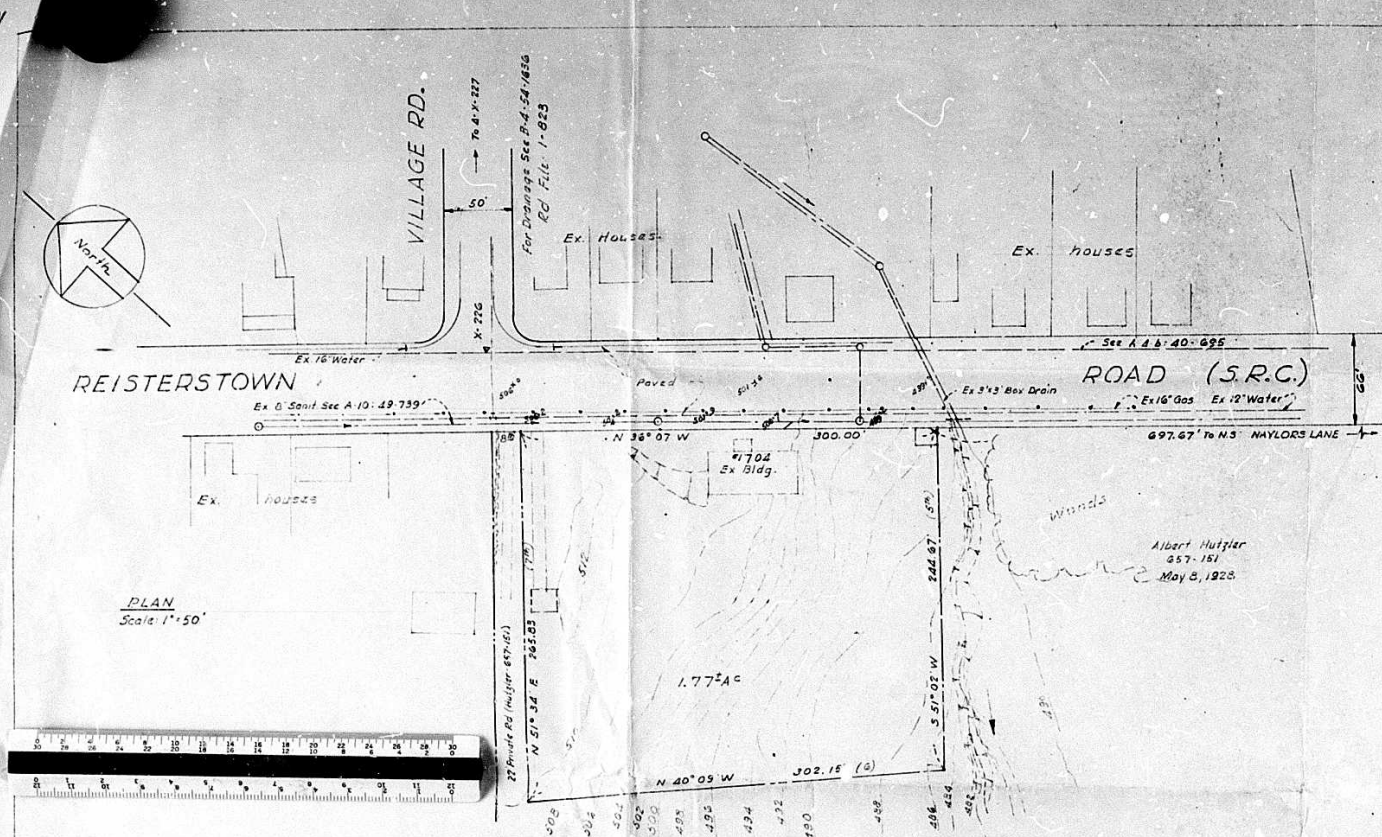
Development Engineering Section

John F. Auer

BY: John L. Duerr

Asst. Development Engineer

JLD/nls



#5317
MAP
#3
SEC. 2-C
BL

Plat Prepared for ZONING Purposes
Lot: House #1704 Reisterstown Road - 1.770²Ac
Mr. & Mrs. Jose J. Hirsch - Owners
Contract Purchaser: The Jotran Corporation - 2530 Linden Ave. - June 17, 1961
Dist #3 Balto. Co. Md.
Scale - As shown June 1, 1961

by James L. Spence & Associates - 400 York Rd. - Towson, Md.
Civil Engineers & Surveyors.