



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 31, 1996

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
Towson, MD 21204-4515

RE: Texaco Station
York Road Plaza
Zoning Case #66-105-RXA
9th Election District

Dear Mr. Barhight:

This letter confirms acceptance of your request for termination of the special exception for a fuel service station under case #66-105-RXA. A zoning public hearing will not be necessary for this termination in light of this response.

The request for zoning verification of the current zoning on this site was not accompanied by a site plan. However, comparing the zoning case site plan (dated June 1965) with the current zoning map (NE-7A) indicates that the site is predominately zoned B.L.-C.C.C., which permits a restaurant use as of right. Please be aware that part of this site appears to be located in Baltimore City. The city portion of this site cannot be commented upon as it is not within the jurisdiction of this office.

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) 897-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:scj

Printed with Soybean Ink
on Recycled Paper

Mr. Arnold Jablon
May 20, 1996
Page 2

Mid-Atlantic Realty Trust also respectfully requests that the Department of Permits and Development Management confirm that the zoning on the site is BL-CCC and that a restaurant is permitted by right in a BL-CCC zone. Enclosed please find a check in the amount of \$40.00 for the opinion letter fee.

Should you have any questions or comments, please contact me.

Sincerely,

G. Scott Barhight
G. Scott Barhight

GSB:jmk

Enclosure

cc: Michael C. Trenery, Mid-Atlantic Realty Trust
Tom Simmons, Mid-Atlantic Realty Trust
Lewis Joyner, Bruegger's Bagel Bakery
James F. Knost, Robert T. Hofmann & Assoc., Inc.
Edmund F. Haile, Daft, McCune Walker, Inc.
Joe Fortino, Daft, McCune Walker, Inc.
David K. Gildoe, Esquire, Whiteford, Taylor & Preston

77459

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 852-2000
FAX 410 852-2015

NEW VANTAGE PARK STREET
Baltimore, Maryland 21204-4515
TELEPHONE 410 852-2000
FAX 410 852-2015

1517 NORTON STREET, 2ND
FLOOR, BALTIMORE, MD 21204-2000
TELEPHONE 410 852-2000
FAX 410 852-2015

G. SCOTT BARHIGHT
PLANNER II
ZONING REVIEW

May 20, 1996

Mr. Arnold Jablon
Director
Dept. of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Termination of Special Exception of Texaco Station at York Road
Plaza (Case No. 66-105-RXA)
Confirmation of Zoning and Permitted As of Right Use of
Restaurant

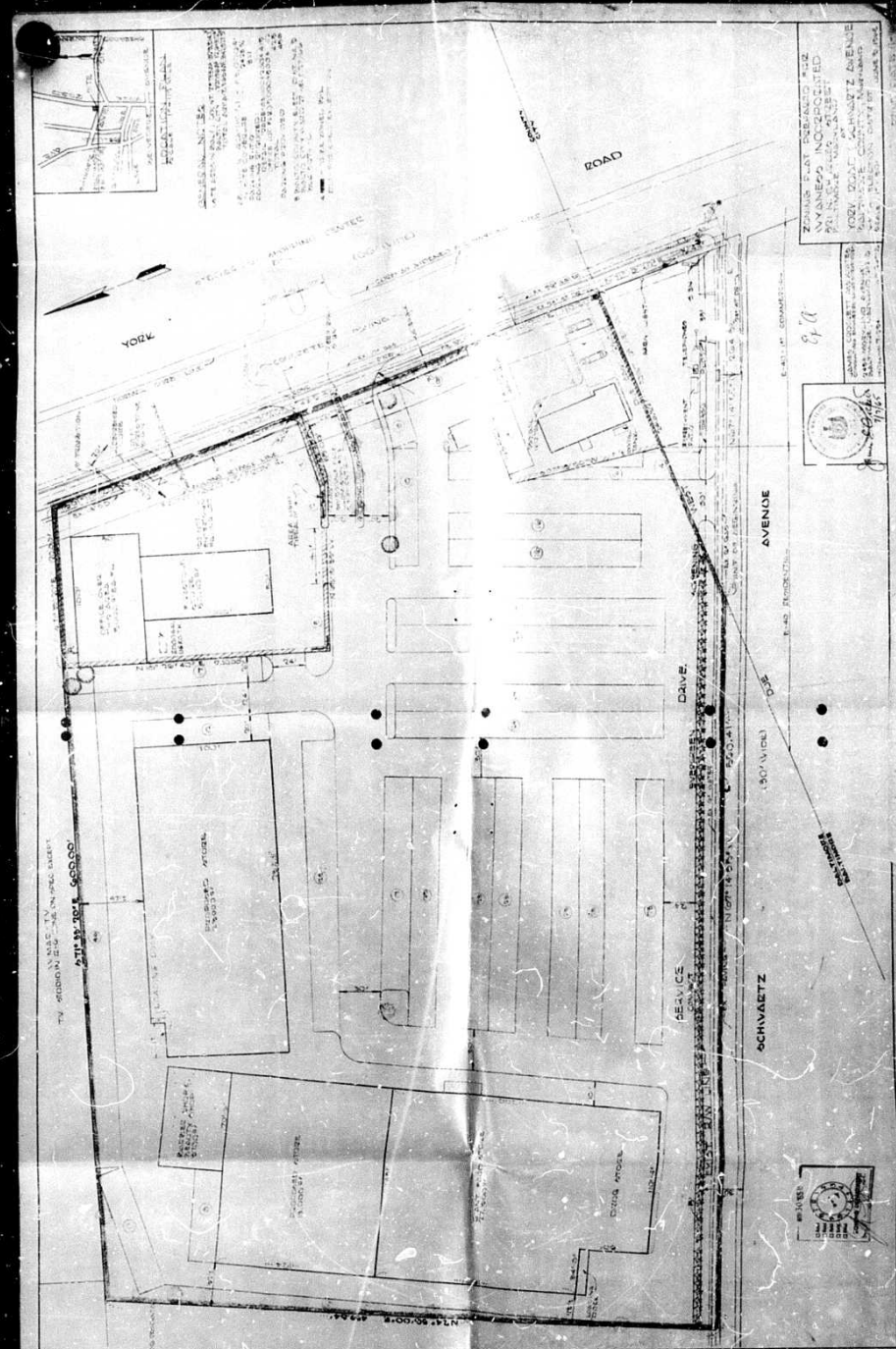
Dear Mr. Jablon:

Mid-Atlantic Realty Trust, by and through its attorneys, Whiteford, Taylor & Preston L.L.P., hereby seek termination of a special exception for the operation of a fuel service station at the abandoned Texaco station site located at the York Road S, Baltimore, Maryland 21212 pursuant to §405.7C of the Baltimore County Zoning Regulation.

The bay facilities at the site have been razed and the owner has hereby abandoned the special exception use of a fuel service station at the site. The owner now wishes to convert the site to another use.

Mid-Atlantic Realty Trust respectfully requests that the Department of Permits and Development Management reply to its request in lieu of a hearing pursuant to § 50.07 of the Baltimore County Zoning Regulations.

BALTIMORE COUNTY, MARYLAND		013565
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE	5/20/96	ACCOUNT
AMOUNT	\$ 40.00	(JLL)
PAID TO	Whiteford, Taylor & Preston	
FOR	#710 - VERIFICATION Texaco Station York Road Plaza	
BY	024918022367CHRC BA 590236APR05-21-96	\$40.00
VALIDATION OR SIGNATURE OF CASHIER		



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Lawrence Cardinal Shehan, Roman Catholic Archbishop
of Baltimore, a Corporation, owner 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-5 zone to an R-6 zone, for the following reasons:

1. Error in Adoption of Map
2. Change in Character of Neighborhood

See attached description

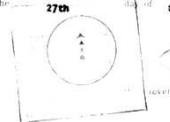
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Automobile Service Garage and Service Filling Station; Business for sale & installation of tires, home & automobile supplies and furnishings.

I, or we, agree to pay expenses of above reclassification 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.

MYANESS, ASSOCIATES
521 N. Charles Street
Baltimore, Md. 21201
A. Owen Hennegan
406 Jefferson Building - 21204
Valley 5-7500

Lawrence Cardinal Shehan, Roman Catholic
Archbishop of Baltimore, a Corporation
sole
+ Lawrence Cardinal Shehan
Lawrence Cardinal Shehan, Owner
320 Cathedral Street
Baltimore, Md. 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September 1966, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October 1966, at 1:00 o'clock.



Zoning Commissioner of Baltimore County.

Mr. Henry Staab
Page 3

We do, however, feel that in adding a Firestone sign in the location indicated on the attached plat, the developer is contravening the spirit in which the zoning was granted, since note was taken of the undesirability of a gasoline sign on the County property. To us, a Firestone sign, which would partially block the visibility of our building, as will the Firestone building, is no less objectionable than a gasoline station sign.

I call these matters to your attention in the hope that some care may be exercised by County Authorities whenever future approval of the plans and building are considered.

Cordially yours,

D. P. Campbell
Vice President &
General Manager

DPC/cm
encl.

Page Two

PETITION FOR ZONING RE-CLASSIFICATION, SPECIAL EXCEPTION and VARIANCE for sign

Petitioner: Lawrence Cardinal Shehan, Archbishop of Baltimore
Location: NW corner, York Road and Schwartz Avenue, 9th District
... AND FOR A VARIANCE from Section 413.2 f, of the Zoning Regulations of Baltimore County, to permit a sign of 127.07 square feet in area, instead of the 100 square feet in area allowed thereunder, for the following reasons:
Practical Difficulty
Hardship
Said sign to be located approximately 2 feet from the western right-of-way line of York Road, and approximately 405 feet from the intersection of Schwartz Avenue and York Road, and to conform to the regulations regarding height.

A. OWEN HENNEGAN
Attorney for Petitioner

WMAR-TV
TELEVISION PARK

July 1, 1966

Mr. Henry Staab,
INDUSTRIAL DEVELOPMENT COMMISSION
County Office Bldg.,
Towson, Md., 21204

Dear Mr. Staab:

In his order of December 3, 1965, the Zoning Commissioner granted a petition to reclassify the northwest corner of York Road and Schwartz Avenue from R-4 to R-6. This was for the purpose of allowing a gasoline filling station to be erected in the corner of the proposed York Road Plaza Shopping Center, now under development.

In granting the special exception, the Commissioner stated "No advertising displays shall be permitted on the outside of the filling station building without prior approval of the Zoning Commissioner."

A small segment of the property in question, the corner of York Road and Schwartz Avenue, falls within the city's boundary. I believe it is the intention of the developer to place a gasoline sign on that property, thus avoiding conflict with the order of the County Zoning Commissioner.

Since the time the original York Road Plaza was called to our attention, further revisions indicate that the sign at the monumental entrance to the shopping center will not only include the identification of "York Road Plaza" but also a Giant Food Store sign. To the north of it, adjoining a building to be erected for a combined Firestone store and office structure, another sign has been added, identifiable as the "standard roadside sign" commonly used by Firestone.

December 3, 1965

A. Owen Hennegan, Jr., Esq.,
Jefferson Building
Towson, Maryland 21204

Dear Mr. Hennegan:

I have today passed my order in the above matter in accordance with the attached copy.

Very truly yours

Zoning Commissioner

cc: Francis X. Gallagher, Esq.,
Suite 515, 1 Charles Center
Baltimore, Maryland 21202

Paul J. Feeley, Esq.,
203 Courtland Avenue,
Towson, Maryland 21204

Mr. E. G. Kingston,
513 Annapolis Road,
Baltimore, Maryland 21212

Mr. Cooper Walker,
6305 York Road,
Baltimore, Maryland 21212

Mr. C. M. Cornbrook,
6404 Pinehurst Road,
Baltimore, Maryland 21212

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 N. Charles Street
Baltimore, Md. 21201
December 3, 1965
A. Owen Hennegan, Jr., Esq.,
Jefferson Building
Towson, Maryland 21204

Dear Mr. Hennegan:

I have today passed my order in the above matter in accordance with the attached copy.

Very truly yours

Zoning Commissioner

cc: Francis X. Gallagher, Esq.,
Suite 515, 1 Charles Center
Baltimore, Maryland 21202

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203 Courtland Avenue,
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513 Annapolis Road,
Baltimore, Maryland 21212

Mr. Cooper Walker,
6305 York Road,
Baltimore, Maryland 21212

Mr. C. M. Cornbrook,
6404 Pinehurst Road,
Baltimore, Maryland 21212

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE 12, MARYLAND

A further examination of the plans for development indicates a refreshment center at the gasoline station, also to be located on the small segment of the land within the city boundaries. It is noted that in the zoning order, the Commissioner states "No vending machines shall be permitted on the property except such as are approved by the Office of Planning and Zoning on the final construction and building site plans for this gasoline station at the time a building permit is issued."

You will recall at the time several years ago when we purchased the Television Park property we now occupy to the north of the development in question, we took great pains to locate our building toward the rear of the property, in line with St. Pius Church and to landscape the property in keeping with the nature of the community. In fact, we were honored to receive a citation from the County for beautification in connection with our landscaping.

So it is only natural that we have taken a lively interest in the type of development planned adjacent to us. We were disappointed at the location of the Firestone tire station, abutting the street and the southeast corner of our property, and expressed ourselves to the developer on this point. However, recognizing economic realities, and with a desire to cooperate fully with both the Seller and the Buyer of this desirable site, we posed no formal objection at the zoning hearing. Nor is it our desire, at this point, to interfere with efficient development of the property to the south of us. We did call to the attention of the developer the fact that the original plans as proposed indicated adequate screening or the western boundary of the property, several hundred feet from the Pinehurst community, but not indicating screening or landscaping of the north boundary line between our property and that of the Shopping Center. We have since received informal assurances that the developer will allow a suitable margin for appropriate screening and landscaping between the properties.

66-105-RXA



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PLEASANT STREET
BALTIMORE, MD. 21201

September 8, 1965

Re: Route 111 - York Road -
Baltimore County Shopping
Center (Opposite Stewart's)

Mr. John G. Rose,
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Rose:

In accordance with the wishes of Mr. Isadore Abrams, we have re-
vised the above captioned site from the point of access on to a State
road as: as sending you the following comments:

The scheme of entrances, revised in red, on the attached plat is
acceptable to this Commission.

If, and when, traffic demands a traffic signal it will be the
responsibility of the developer to erect and maintain said signal under
a State Roads Commission permit.

The entrance at the northern end shall be used as a one-way "IN ONLY"
entrance, and shall be so signed.

Thank you.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

Clark

cc: Mr. Hocco Price -
James Crockett & Assoc.,
365 Maryland Ave., Balto. Md. 21201
Mr. Isadore Abrams
521 N. Charles St., Balto. Md.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 2, 1967

A. Owen Hennegan, Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Exception,
Reclassification and Variance
NW corner York Road and
Schwartz Avenue

Dear Mr. Hennegan:

On December 3, 1965, an Order was passed by the
Zoning Commissioner for Case No. 66-105-RXA.

You have not complied with this Order until you have
presented, received and complied with a plan approved by the
Office of Planning and Zoning.

You are hereby directed to set up an appointment
with Mr. James Dyer of this Office so that an inspector can meet
you or your representative on the property to check for compliance
with the ZONING COMMISSIONER'S ORDER.

A copy of the ORDER is enclosed.

Failure to comply will mean that you do not have
the right to use your property in accordance with this Order.
Action will then be taken by the ZONING COMMISSIONER.

Very truly yours,

JOHN G. ROSE
Zoning Commissioner

JGR/br

Enclosure

RE: PETITION FOR RECLASSIFICATION
From R-4 Zone to B-1 Zone -
N/W Cor. York Road and Schwartz
Ave., 9th District - Lawrence
Cardinal Shehan, Petitioner
Special Exception for Service
Garage - Special Exception for
Filling Station

BEFORE
ZONING COMMISSIONER

OF
BALTIMORE COUNTY

No. 66-105-RXA

The petitioner has requested a reclassification of the subject
property from R-4 Zone to B-1 Zone together with a special exception
or an automobile Service Garage and a separate special exception for a
Filling Station.

The petitioner in describing York Road to the north and
south on both sides of the street established both an error in the map
and sufficient changes to warrant the granting of the requested zoning.

Requirements for the two special exceptions, as set forth
in Section 502.1 of the Baltimore County Zoning Regulations will be met
in accordance with a plat prepared by James Crockett, Professional Engineer,
on June 3, 1965 and as amended on November 16, 1965. This plat was received
by the Zoning Commissioner on November 30, 1965.

In order to comply with the requirements of Section 502.1
of said Regulations, it is necessary that the Service Garage have one
access into the area from York Road and that an "IN ONLY" sign be erected
as required by the State Roads Commission. The Filling Station shall
have only one 35' combined entrance and exit on York Road.

To further safeguard the two special exceptions, the
entrance to the shopping center will be a monumental entrance across
from Stewart's Shopping Center Monumental Entrance. The legal owner
and contract purchaser shall guarantee the placement of a traffic signal
at the monumental entrances and obtain a State Roads Commission permit
before any portion of the property is used for commercial purposes.

There shall be no access to Schwartz Avenue from the
shopping center on the Baltimore County portion of Schwartz Avenue. The
Shopping Center shown on Exhibit "A" shall be screened from Schwartz Avenue.

For the above reasons the reclassification and the special
exceptions should be granted.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 15, 1965

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
J.G. ROSE

GEORGE E. GAVRELLI
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

A. Owen Hennegan, Esq.
406 Jefferson Building
Towson, Md. 21204

Dear Sir:

The enclosed memorandum is sent to you in compliance with
Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject
matter must be directed to the Director of Planning and Zoning
(or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify,
it will be necessary for you to summons him through the Sheriff's
Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encs:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
To: Zoning Commissioner
Mr. George E. Gavrelli
From: Office of Planning and Zoning

Date: October 15, 1965

SUBJECT: Petition-105-RXA, R-4 to B-1 Zone, Special Exception for Filling Station
and Service Garage, Variance to permit a sign of 127.07 square feet in area
instead of the required 100 square feet. The balance of the subject property
is located on the north side of York Road and the east side of Schwartz Avenue.
Being the property of Lawrence Cardinal Shehan, Roman
Catholic Archbishop of Baltimore, a Corporation sole.

9th District
HEARING: Wednesday, October 27, 1965. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition for reclassification, Special Exception and Variance. It
has the following advisory comments to make with respect to pertinent
planning factors:

1. The subject tract is located on the westerly side of York Road
just north of the city line. It is part of a 1.7-acre tract formerly
used for institutional purposes. The balance of the tract - not
covered by this petition - lies to the rear of the subject property
and has access only by means of Schwartz Avenue. The planning
staff believes that adequate provision has not been made by the
institutional property owner with respect to a coordinated plan
of use and access for the entirety of the property and that the
lack of such a plan has an effect on the validity of the subject
petition as presented.
2. Current studies by the planning staff aimed at updating existing
zoning maps do not indicate the appropriateness of yet additional
commercial zoning here. Rather, the studies propose the creation
of higher density residential land usage here in affirmation of
the superior location of the subject property for rental housing.
It is to be noted that the subject property is situated on a
major radial route, has good relationships with nearby shopping,
and enjoys public transit services. Creation of additional
commercial land usage in part would dilute the potentials of
existing shopping areas in the County or City.
3. The planning staff notes also, that subdivision is proposed to
occur within the tract being proposed for commercial zoning as
well as the overall tract. Plans have not been approved for the
three parcels embraced by the commercial zoning request.
Questions with respect to the need for improving and, possibly
channelizing York Road, in order to accommodate the traffic
generated by the proposed commercial zoning also have arisen. Until
such time as decisions shall have been made with respect to the
treatment of traffic so as to assure safe and non-congested movement

DATE 6/2/67

LETTER SENT TO OWNER OF RECORD 6/2/67

LETTER ACKNOWLEDGED 6/2/67

MEETING SET 6/2/67 9:30 AM

UPDATED OR REVISED PLANS RECEIVED FOR APPROVAL

PLANS APPROVED

INSPECTION DATE ASSIGNED TO INSPECTOR

INSPECTOR'S REPORT

LETTER SENT APPROVING SITE PLAN COMPLIANCE

CASE CLOSED

CASE REFERRED TO HOUSING COURT

inspector indicated that site is in compliance with the approved plan with the exception of concerning a hole is to be installed in near future as per amended plans

PETITION FOR RECLASSIFICATION SPECIAL EXCEPTION AND VARIANCE

9th DISTRICT

ZONING: From R-6 to B.L.
Zone. Petition for Special
Exception for Filling Station
and Service Garage. Petition
for Variance to allow
LOCATION: Northwest corner
of York Road and Schwartz
Avenue.
DATE & TIME: WEDNESDAY,
OCTOBER 27, 1965 at 1:00
P.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing.
Present Zoning: R-6.
Proposed Zoning: B.L.
Petition for Special Exception
for Filling Station and
Service Garage.
Petition for Variance to the
Zoning Regulations of Bal-
timore County to permit
a sign of 127.67 square feet
in area instead of the re-
quired 100 square feet.
The Zoning Regulation to be
excepted as follows:
Section 41A.2 (D) - 100
Square feet; in a Business
Zone.
All that parcel of land in the
Ninth District of Baltimore
County

SIGN DESCRIPTION

Said sign to be located ap-
proximately 2 feet from the
western right-of-way line of
York Road, and approximately
180 feet from the intersection
of Schwartz Avenue and York
Road, and to conform to the
regulations regarding height.
PROPOSED ZONING B.L.
Beginning for the same at a
point in the centerline of
Schwartz Avenue, said point
being situate North 67 degrees
14 minutes 55 seconds West
254.33 feet from the corner
formed by the intersection of
said centerline of Schwartz
Avenue with the west side of
York Road, said point of be-
ginning also being situate in
the northern boundary of Bal-
timore County; thence leaving
said point of beginning and
running with and binding along
said centerline of Schwartz
Avenue North 67 degrees 14
minutes 55 seconds West
150.11 feet to a point; thence
leaving said centerline of
Schwartz Avenue and running
North 21 degrees 34 minutes
00 seconds East 159.84 feet
to a point and thence South
71 degrees 33 minutes 20 sec-
onds East 680.00 feet to in-
tersect the west side of York
Road; thence running with
and binding along said west side
of York Road South 01 degree
10 minutes 20 seconds West
139.33 feet to intersect the
beforementioned northern
boundary of Baltimore County;
thence leaving said west side
of York Road and binding
along said northern boundary
due west 246.22 feet to the
point of beginning, containing
7.55 acres more or less.

SPECIAL EXCEPTION FOR FILLING STATION

Beginning for the same at a
point on the west side of
York Road, said point being
situate North 91 degree 10
minutes 27 seconds East
102.44 feet from the corner
formed by the intersection of
said west side of York
Road with the centerline of
Schwartz Avenue; said point
of beginning also being sit-
uate in the northern boundary
of Baltimore County; thence leav-
ing said point of beginning
and running with and binding
along said west side of York
Road North 91 degree 10 min-
utes 20 seconds East 110.20
feet to a point; thence leav-
ing said west side of York
Road and running North 88 de-
grees 49 minutes 10 seconds
West 110.00 feet to a point
and thence South 08 degrees 13 min-
utes 50 seconds West 115
feet plus or minus to intersect
the beforementioned northern
boundary line of Baltimore
County; thence binding along
said boundary line due west
125 feet plus or minus to the
point of beginning, contain-
ing 0.22 acres of land more or
less.

SPECIAL EXCEPTION FOR GARAGE, SERVICE

Beginning for the same at a
point on the west side of
York Road, said point being
situate North 01 degree 10
minutes 20 seconds East
312.27 feet from the corner
formed by the intersection of
said west side of York Road
with the centerline of Schwartz
Avenue; thence leaving said
point of beginning and said
west side of York Road and
running for one line of divi-
sion through the land of
which the parcel now being
described is a part, the fol-
lowing three courses and
distances: (1) by a line per-
pendicular to York Road North
88 degrees 49 minutes 40
seconds West 55.00 feet, (2)
North 68 degrees 15 minutes
25 seconds West 127.00 feet,
and (3) North 15 degrees 24
minutes 40 seconds East
200.00 feet to intersect the
northern outline of the whole
tract; thence binding along
said outline South 71 degrees
33 minutes 20 seconds East
120.00 feet to intersect the
beforementioned west side of
York Road; thence running
with and binding along said
outline South 71 degrees 33
minutes 20 seconds West
200.00 feet; containing 0.20
acres plus or minus.
Being the property of Law-
rence Cardinal Shehan, Ro-
man Catholic Archbishop of
Baltimore, a Corporation sole.

Hearing: Wednesday, October
27, 1965 at 1:00 P.M.
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.
By Order Of
John G. Ryan
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. October 7, 1965

THIS IS TO CERTIFY That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, MD. once in each of _____
successive weeks before the _____ 27th
day of October, 1965, the first publication
appearing on the 7th day of October
1965.

THE TIMES.

Manager.

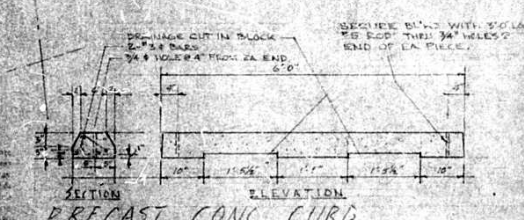
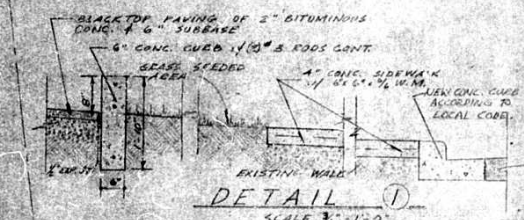
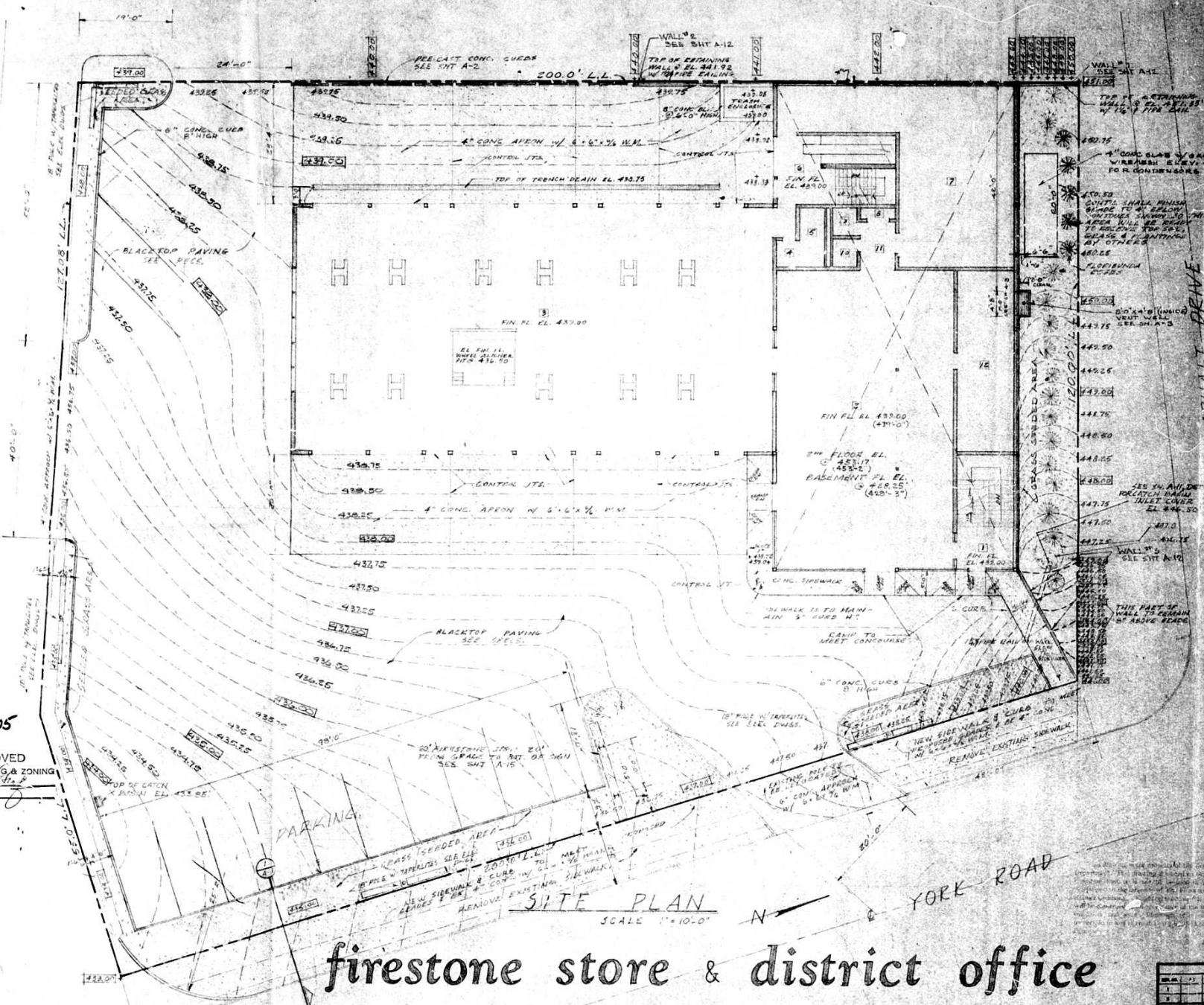
Cost of Advertisement \$ 56.00

Advertiser's Order #4761
Registration No. 74331

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Zoning F.1c#66-105

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 10/1/66



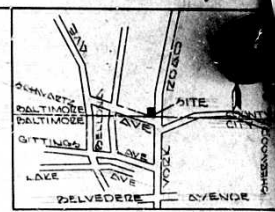
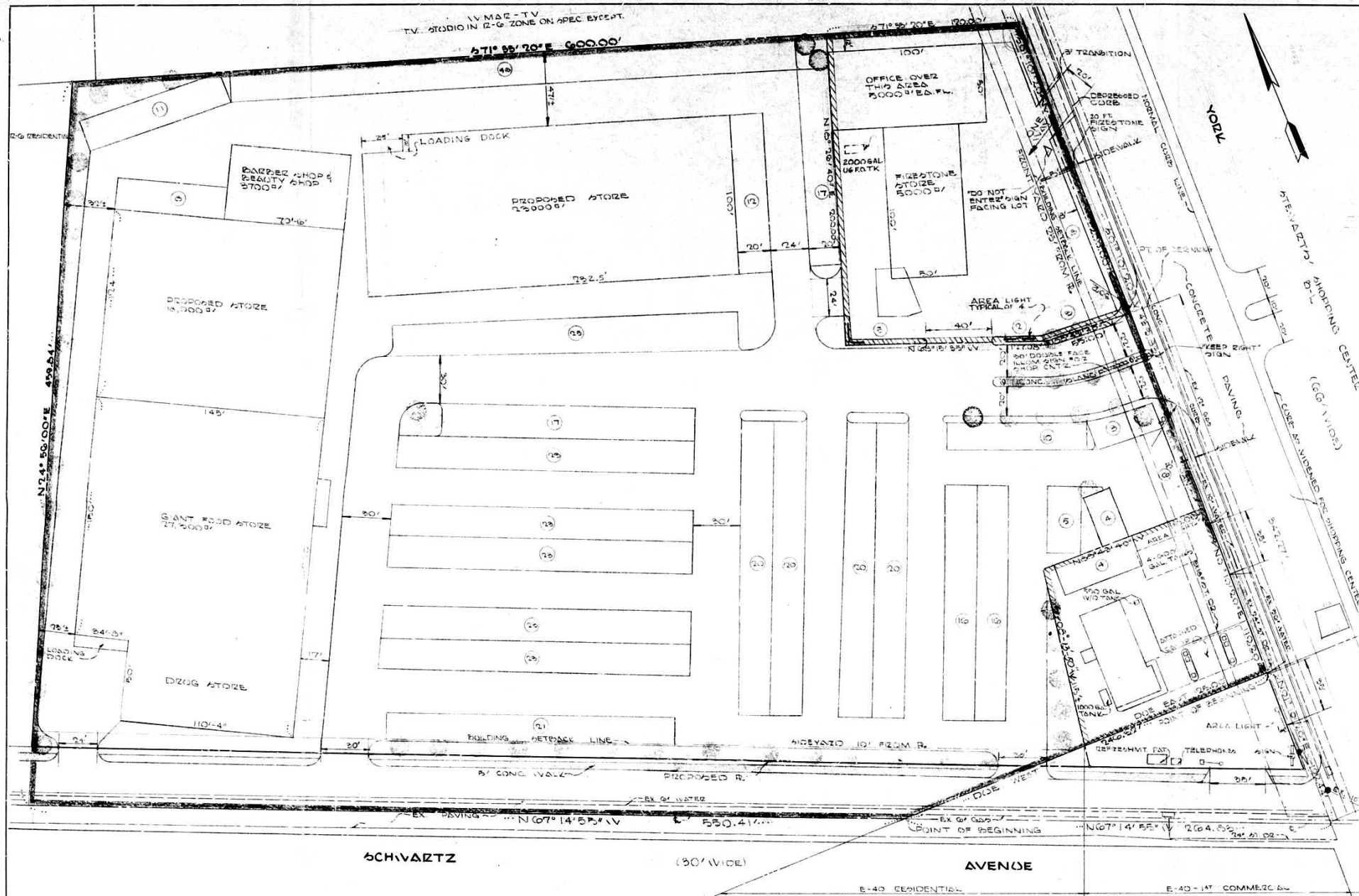
firestone store & district office BALTIMORE, MARYLAND

REVISIONS											
NO.	DATE	BY	DATE	NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
1				2				3			
4				5				6			
7				8				9			
10				11				12			
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LOCATION PLAN
SCALE: 1" = 1/4" MILE

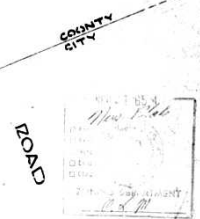
GENERAL NOTES

1. LAITE AREA IN BALTO. COUNT. 787854-325514
BALTO. CITY 709954-12420
TOTAL AREA 7.995444 BALTO. CITY

2. BUILDING AREA (NET FL) = 53,000 SQ. FT.
% SITE COVERAGE = 24.25 %
PARKING RATIO = 2.1
PARKING REQUIRED = 111
TOTAL TRUCKS = 33,000 + 2000 = 415
OFFICE (UP FLZ) 5000 + 500 = 5500
TOTAL = 42.5
PARKING PROVIDED = 42.4

3. BALTO. COUNTY ELECT. DIST. NO. 3
BALTO. CITY WARD 77 MEET 7/7/66
PLC 5078-C

4. - TYPED ZONED 2-1
E211 FOR SPEC. EXCEPTION



✓
#66105 RXA
MAP #4
SER 3-C

SCHWARTZ

(90' WIDE)

AVENUE

E-40 RESIDENTIAL

E-40 - 1ST COMMERCIAL

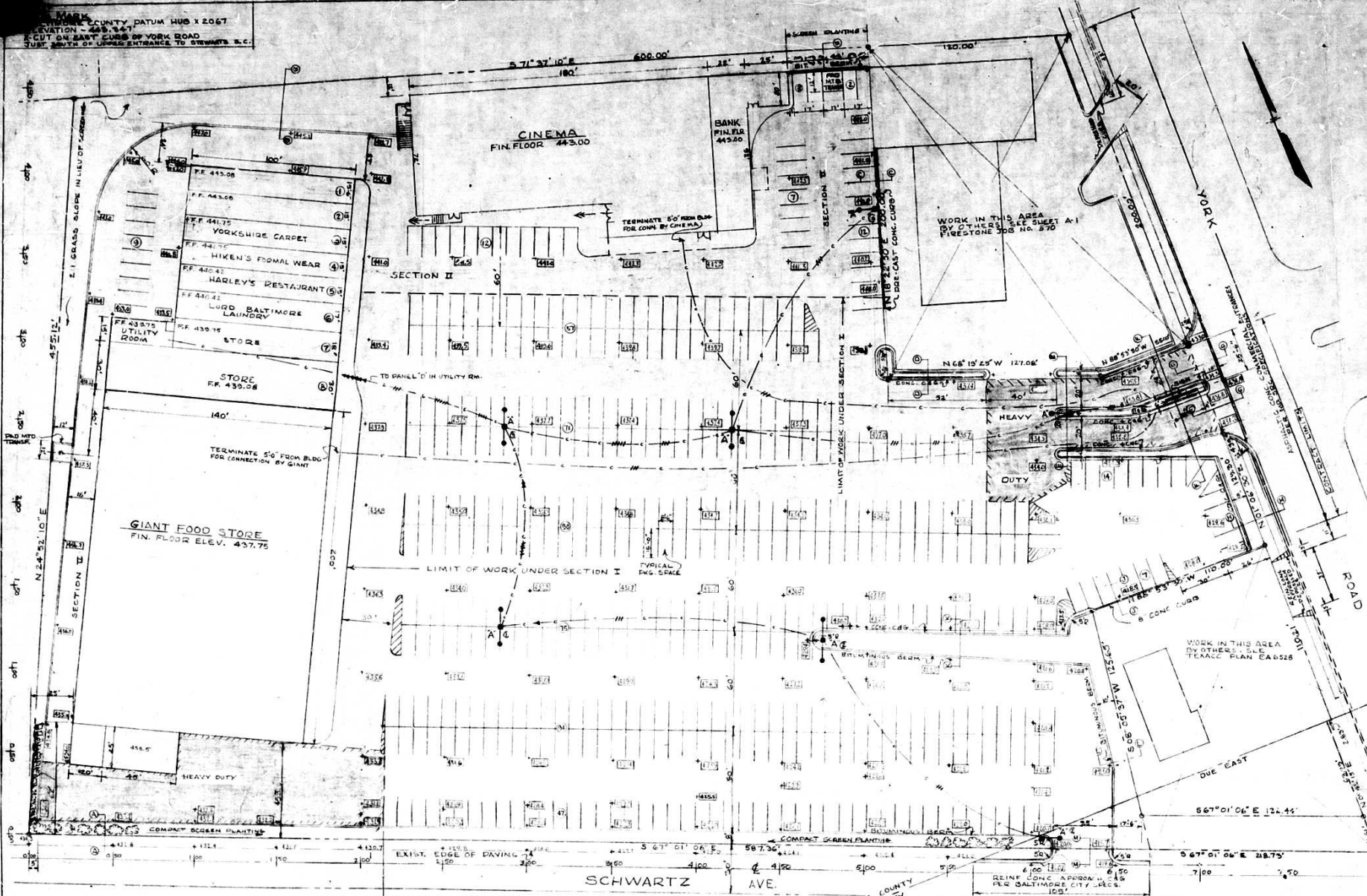


JAMES COOKETT ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
2430 MAZLAND AVENUE
BALTIMORE, MARYLAND 21218
PHONE 7-1251 NO. 52425

ZONING PLAN PREPARED FOR
WYANESS INCORPORATED
521 N. CHARLES STREET
BALTIMORE, MARYLAND
AT
YORK ROAD & SCHWARTZ AVENUE
BALTIMORE COUNTY, MARYLAND
NINTH ELECTION DISTRICT
SCALE: 1" = 20'
JUNE 5, 1965

PRINT DATE 9-21-67

MARK
BALTIMORE COUNTY DATUM HUG X 2067
ELEVATION - 439.547
CUT ON EAST CURB OF YORK ROAD
JUST SOUTH OF LUMBER ENTRANCE TO SCHWARTZ E.C.



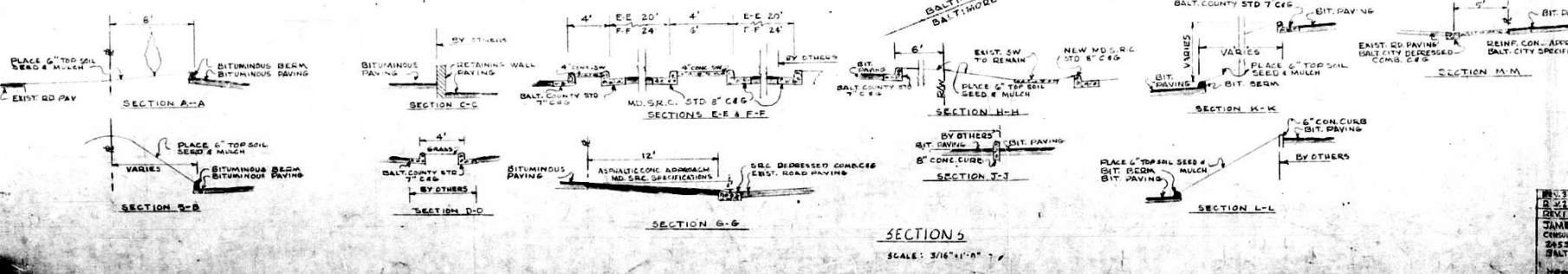
NOTES:
GENERAL
1. ALL PERMIT FEES AND SERVICE CHARGES REQUIRED BY GOVERNMENT AGENCIES HAVING JURISDICTION SHALL BE PAID BY THE CONTRACTOR.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF OTHERS WORKING ON FIRESTONE & TEXACO PARKS TO ELIMINATE ANY DISCREPANCIES IN GRADE OR CONSTRUCTION AT ALL.
4. BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE TRUE MERIDIAN AS ADOPTED FOR THE BALTIMORE CITY SURVEY CONTROL SYSTEM.

ZONING DATA

1. EXISTING ZONING - B-1 W/SPECIAL EXCEPTIONS FOR:
a. SERVICE STATION b. SERVICE GARAGE c. THEATRE
2. TOTAL AREA OF SITE - 7.5383 ACRES
3. PARKING REQUIREMENTS:
a. SERVICE STATION - SEE TEXACO PLAN NO. BA 6528
b. SERVICE GARAGE - SEE FIRESTONE PLAN A-1 JOB NO. 870
RESERVE FOR FIRESTONE THIS PLAN 31 P.S.
c. THEATRE - 1018 SEATS ± 6 170
d. RETAIL TRADE - 45700 ± 200 213
e. RESTAURANT - 1500 ± 50 30
TOTAL REQUIRED 450 P.S.
TOTAL PROVIDED 499 P.S.

ENTRANCES, PAVING, SIDEWALKS AND CURBS
1. THE MONUMENTAL ENTRANCE ON YORK ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH MD. SRC. SPECIFICATIONS. THE EXISTING SIDEWALK AND CURB ARE TO BE ADJUSTED AS REQUIRED TO MEET THE NEW CONSTRUCTION.
2. THE ENTRANCE ON SCHWARTZ AVE. IS TO BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE CITY SPECIFICATIONS.
3. 8" CONC. CURB, CONC. C&G, 4" SIDEWALK AND BITUMINOUS BERM ARE TO CONFORM TO BALTIMORE COUNTY STANDARD DETAILS.
4. FLEXIBLE PAVING IN AREAS MARKED HEAVY DUTY WILL BE 1" M.S.R.C. OF 1 BIT. CONC. SURFACE COURSE ON 5" 6-3 BIT. CONC. BASE.
5. FLEXIBLE PAVING IN PARKING AREAS TO BE 1" M.S.R.C. OF 1 BIT. CONC. SURFACE COURSE ON 5" 6-3 BIT. CONC. BASE.
6. PARKING SPACES NOTED THIS PLAN ARE TO BE PAINTED IN LINES 3" WIDE USING 1 COAT OF YELLOW RUBBER BASE TRAFFIC PAINT 8" WIDE 18" L. PAINTING TO BE DONE ALONG WITH WORK IN SECTION II.

ELECTRICAL
a. 1000 WATT MERCURY VAPOR LUMINAIRES
SEE ALSO: PKG. 107 LIGHTING & SIGN CONTROL DIAGRAM
b. TYPE 'A' FIXTURE DETAIL
c. CIRCUIT # 2



Zoning File #66-105
Approved Plan

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10/17/66

FINAL SITE PLAN
YORK ROAD PLAZA
FOR
WYANESS ASSOCIATES
521 N. CHARLES ST.
BALTIMORE, MARYLAND
YORK ROAD & SCHWARTZ AVE.
BALTIMORE COUNTY, MARYLAND
NINTH ELECTION DISTRICT
SCALE: 1" = 30'

REV. 3: REV. 8/11/66 ALTYER & BROWN
REV. 2: REV. 8/11/66 ALTYER & BROWN
REV. 1: REV. 8/11/66 ALTYER & BROWN
JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS
6553 HAVENLAND AVENUE
BALTIMORE, MARYLAND 21216
PHONE 738-2411



This drawing is the property of
The Flanagan Tire & Rubber Co.
This drawing is issued under consideration that the agreement and conditions of
it is not to be reproduced, copied, or otherwise disposed of, directly or indirectly, and is not to
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This condition of this drawing will be considered as an exception of the foregoing con-
ditions and as submission of the exclusive ownership is and to the drawing of The Flanagan
Tire & Rubber Co.

ANCHOR MARK
BALTIMORE COUNTY DATUM 1-10-2067
ELEVATION 443.00
CUT ON EAST CORNER OF YORK ROAD
JUST SOUTH OF UPPER ENTRANCE TO STREET R.C.

NOTES:- GENERAL:

1. ALL PERMIT FEES AND SERVICE CHARGES REQUIRED BY GOVERNMENT AGENCIES HAVING JURISDICTION SHALL BE PAID BY THE CONTRACTOR.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF OTHERS WORKING ON FIRESTONE & TEXACO PARCELS TO ELIMINATE ANY DISCREPANCIES IN GRADE OR CONSTRUCTION AT 181.
4. BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE 1928 MERIDIAN AS ADOPTED FOR THE BALTIMORE CITY SURVEY CONTROL SYSTEM.

ZONING DATA

1. EXISTING ZONING - B-1 W/SPECIAL EXCEPTIONS FOR:

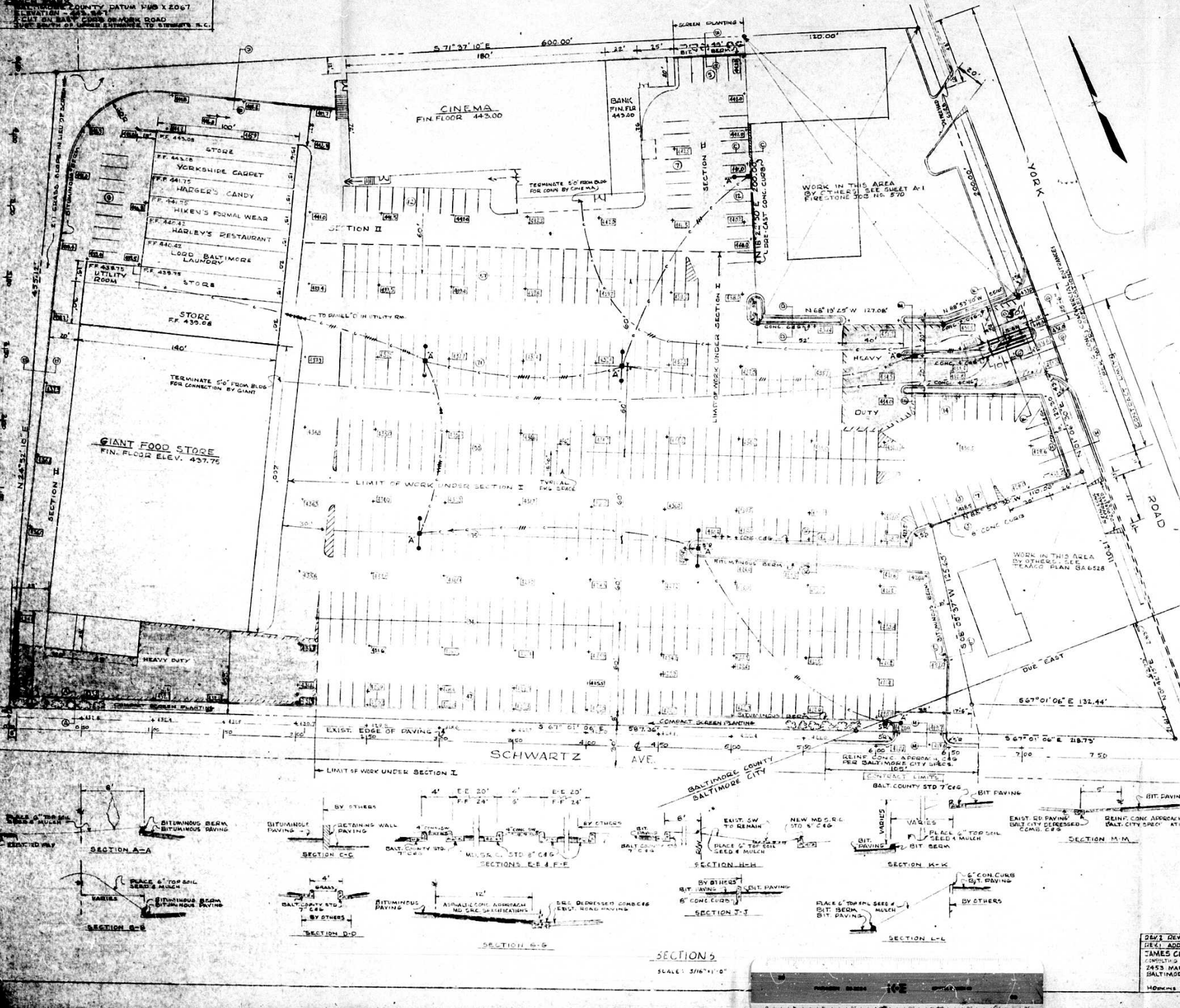
	a. SERVICE STATION	b. SERVICE GARAGE	c. THEATRE
2. TOTAL AREA OF SITE	7.5355 ACRES		
3. PARKING REQUIREMENTS:			
a. SERVICE STATION - SEE TEXACO PLANS B&C			
b. SERVICE GARAGE - SEE FIRESTONE PLAN A1 305 NO. 870			
c. THEATRE - 1016 SEATS + 6			31 RS.
d. RETAIL TRADE - 45700 + 200			170
e. RESTAURANT - 1500 + 50			210
			30
			TOTAL REQUIRED 450 RS.
			TOTAL PROVIDED 500 RS.

ENTRANCES, PAVING, SIDEWALKS AND CURBS

1. THE MONUMENTAL ENTRANCE ON YORK ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH M.D. SPECIFICATIONS. THE EXISTING SIDEWALK AND CURB ARE TO BE ADJUSTED AS REQUIRED TO MEET THE NEW CONSTRUCTION.
2. THE ENTRANCE ON SCHWARTZ AVE. IS TO BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE CITY SPECIFICATIONS.
3. 8" CONC. CURB, CONC. C&G, 4" SIDEWALK AND BITUMINOUS BERM ARE TO CONFORM TO BALTIMORE COUNTY STANDARD DETAILS.
4. FLEXIBLE PAVING IN AREAS MARKED HEAVY DUTY WILL BE 1" M&S&C OF 1 BIT CONC. SURFACE COURSE ON 5" 6-3 BIT CONC. BASE.
5. FLEXIBLE PAVING IN PARKING AREAS TO BE 1" M&S&C OF 1 BIT CONC. SURFACE COURSE ON 5" 6-3 BIT CONC. BASE.
6. PARKING SPACES NOTED IN 5.00 ARE TO BE PAINTED IN LINES 3" WIDE USING 1 COAT OF YELLOW RUBBER BASE TRAFFIC PAINT 8" W x 16" L. PAINTING TO BE DONE ALONG WITH WORK IN SECTION II.

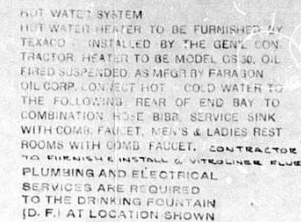
ELECTRICAL

- 1. 1000 WATT MERCURY VAPOR LUMINAIRES
- 2. SEE ALSO: PKG LOT LIGHTING & SIGN CONTROL DIAGRAM
- 3. TYPE 'A' FIXTURE DETAIL



FINAL SITE PLAN
YORK ROAD PLAZA
FOR
WYANESS ASSOCIATES
521 N. CHARLES ST.
BALTIMORE, MARYLAND
AT
YORK ROAD & SCHWARTZ AVE.
BALTIMORE COUNTY, MARYLAND
NINTH ELECTION DISTRICT
SCALE 1" = 20'
AUGUST 8, 1966

DESIGN BY: JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
PHONE: 7-2241 W.D. 1265-H



TRASH ENCLOSURE TO BE
TRIFAB STEEL, PERMCO
OR EQUAL 8' X 8' MOUNTED
ON 6" SLAB UNIT
TO BE FURNISHED AND
INSTALLED BY THE CONTRACTOR

PAVEMENT BETWEEN CURB LINE
AS SHOWN ON THE QA AND
THE EXISTING EDGE OF PAVEMENT
SHALL BE THE CONTRACTORS
RESPONSIBILITY AND SHALL
COMPLY WITH HWY. DEPT. SPECS.

NEW SERVICE STATION TO BE CONSTRUCTED
IN ACCORDANCE WITH THE DWSS & SPE-
CIFICATIONS LISTED & THE CODES &
REQUIREMENTS OF BALTIMORE CO, MD
& BALTIMORE CITY, MD

ALL FOOTERS ARE TO BE
PLACED ON UNDISTURBED GROUND &
MINIMUM OF 20" BELOW FINISH GRADE.
ALL EXISTING CURBS AND SIDEWALKS
WHICH ARE PRESENTLY IN AN
UNSATISFACTORY CONDITION OR WHICH
ARE DAMAGED DURING CONSTRUCTION
ARE TO BE REPLACED.

IFD 1: FLOOD DRAIN IN RESTROOMS

[illegible]

APPROVAL RECORD		
	DATE	BY
DIVISION OFFICE	5/2/85	SEC OFFICE
DIVISION OFFICE		
REGIONAL OFFICE		
NEW YORK OFFICE		

REVISION RECORD		
DATE	BY	DESCRIPTION
11-21-65	CRF	REVISED DIM TO 2 SCHWARTZ AVE D
11-22-65	CRF	REORDERING & FINALIZED - RECD
11-23-65	CRF	ADDED FURNACE ROOM DETAIL
11-24-65	CRF	ADDED ATTACHED 2 BAY DRAINS
11-25-65	CRF	REVISED TO 2 BAY DRAINS

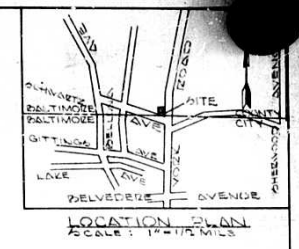
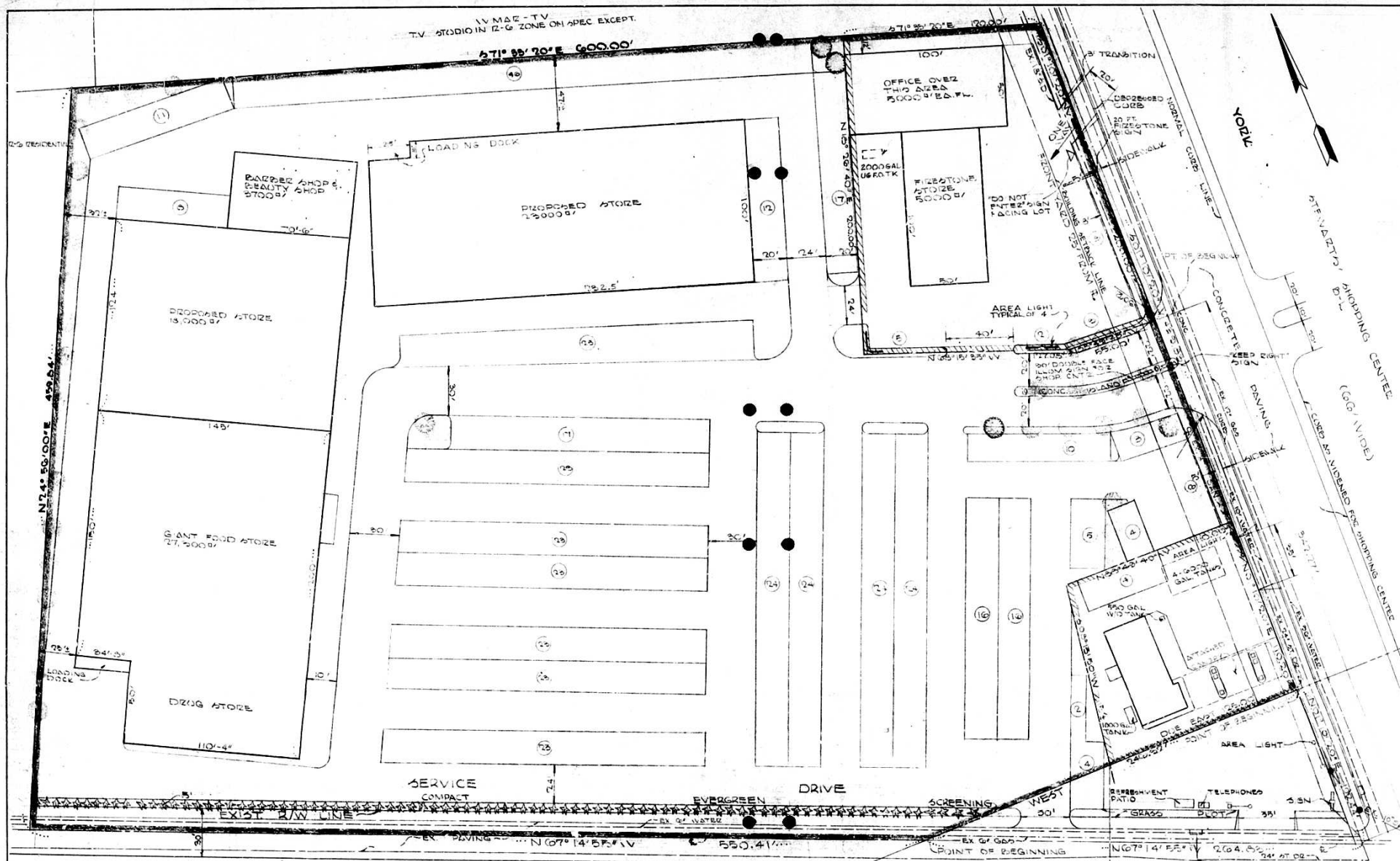
TEXACO INC.
DOMESTIC SALES DEPARTMENT
BALTIMORE.....DIVISION
BALTIMORE CO., MD LBSS
YORK RD & SCHWARTZ AVE
GENERAL ARRANGEMENT PL

SCALE 1"=10' DATE 5-17-65
DRAWN BY CRF TRACED BY
CHECKED BY GCR 5/21/65
APPROVED DWK NO BA 6528

Zoning File # 66-105

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John P. King
DATE: 10/7/66

SCALE 1"=10' DATE 5-17-65
DRAWN BY CRF TRACED BY
CHECKED BY GCR 5/21/65
APPROVED DWK NO BA6528



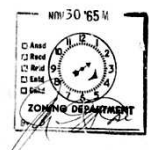
GENERAL NOTES

1. LATE ACRES IN BALTO. COUNTY 7472524 7252417
BALTO. CITY 000000 000000
TOTAL ACRES 0.000000

2. BUILDING AREA (IN FL) - 52,500 sq ft
TOTAL COVERAGE - 7400 sq ft
PARKING RATIO - 2.11
PARKING REQUIRED - 27,500/5000 = 5.5
TOTAL - 5.5
PARKING PROVIDED - 16
PARKING RATIO - 16/5.5 = 2.91

3. BALTO. COUNTY ELEC. DIST. NO. 9
BALTO. CITY WARD 27 SECT 27.1/26
27.1/26

4. TO BE ZONED RHL
RHL - FOR AREA EXEMPTION



ZONING PLAN PREPARED FOR
WYANESS INCORPORATED
521 N. CHARLES STREET
BALTIMORE, MARYLAND
AT
YORK ROAD & SCHWARTZ AVENUE
BALTIMORE COUNTY, MARYLAND
NINTH ELECTION DISTRICT
SCALE: 1" = 20'

JAMES CROCKETT, INCORPORATED
CONSULTING ENGINEERS AND ARCHITECTS
2455 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
PHONE 7-2241

June 2, 1965