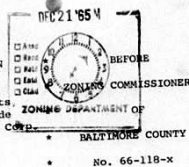


RE: PETITION FOR SPECIAL EXCEPTION
For Elevator Office Building,
including accessory business
uses for convenience of tenants,
S/E Cor. York Road and Hillside
Ave., 9th District - Yorkdale Corp.
Petitioner



NOTICE OF APPEAL

Please enter an Appeal to the County Board of Appeals
from that portion of the Zoning Commissioner's Order of December
1, 1965, which provided as follows:

"It is further ORDERED that no part of any structure shall
be erected within fifty (50) feet of any property line
of the subject tract of land."

YORKDALE CORPORATION
Petitioner

BY: *William F. Mosner*
WILLIAM F. MOSNER
34 West Chesapeake Avenue
Towson, Maryland 21204
Valley 3-1250

RE: PETITION FOR SPECIAL EXCEPTION
For Elevator Office Building,
including accessory business
uses for convenience of tenants,
S/E Cor. York Road and Hillside
Ave., 9th District - Yorkdale Corp.
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-118-X

The petitioner requested a special exception for Elevator
Office Building, including accessory business uses for the convenience
of the tenants, on property at the southeast corner of York Road and
Hillside Avenue, in the Ninth District of Baltimore County.

The petitioners have satisfied all the requirements of
Section 502.1 of the Baltimore County Zoning Regulations.

The protestants were very positive in their statements
that the traffic on York Road is such that an office building should
not be constructed on the subject site. The subject property is located
across the street from rather large office buildings, therefore, it
would seem logical that an office building should be erected by the
petitioners.

There was no expert opinion on traffic given by either
the petitioner or the protestants. However, on various hearings which
have been held on properties on York Road there has not been sufficient
information produced to indicate that building should be prohibited
because of the general flow of traffic on York Road.

For the above reasons the special exception should be
granted.

It is this 6th day of December, 1965 by the Zoning
Commissioner of Baltimore County, ORDERED that the herein petition for
a special exception for an Elevator Office Building, including accessory
business uses for the convenience of tenants, should be and the same is
granted, from and after the date of this Order, subject, however, to
approval of the site plan for the development of said property by the
State Roads Commission, Bureau of Public Services and the Office of Planning
and Zoning.

It is further ORDERED that no part of any structure shall
be erected within fifty (50) feet of any property line of the subject
tract of land.

William F. Mosner
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, YORKDALE CORPORATION, legal 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 re-classified, pursuant
(2) the Zoning Law of Baltimore County, from an _____ zone, for the following reasons:

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 elevator office building, including
accessory business uses for the convenience of tenants.

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

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.

YORKDALE CORPORATION

Contract purchaser: *William F. Mosner*
BY: *William F. Mosner*
President
Address: *34 West Chesapeake Avenue*
Towson, Maryland 21204

William F. Mosner
34 West Chesapeake Avenue
Towson, Maryland 21204
Petitioner's Attorney

Address: _____
Protestant's Attorney: _____
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 1965, 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 101, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1965, at 1:00 o'clock

William F. Mosner
Zoning Commissioner of Baltimore County

(over)

WILLIAM F. MOSNER, Esq.
34 West Chesapeake Avenue
Towson, Maryland

September 30, 1965
Special Exception for Elevator Office
Building and Accessory Business Uses
For the Convenience of Tenants, for the
Yorkdale Corporation, located southeast
corner of York Road and Hillside Avenue
District 9. (Item 14-14, 1965)

RE: This
The Zoning Advisory Committee has reviewed the subject petition and notes the
following comments:

OFFICE OF PLANNING AND ZONING: This office will review the subject petition and
submit its report to the Zoning Commission.

OFFICE OF PLANNING AND ZONING: This office will review the subject petition and
submit its report to the Zoning Commission.

THE ZONING COMMISSION: See attached comments.

REMARKS OF PETITIONER:

REMARKS OF PETITIONER:
1. - Regarding 1st floor in York Road.
2. - Regarding 2nd floor in Hillside Road.
3. - Regarding 3rd floor in York Road.
4. - Regarding 4th floor in Hillside Road.
5. - Regarding 5th floor in York Road.
6. - Regarding 6th floor in Hillside Road.
7. - Regarding 7th floor in York Road.
8. - Regarding 8th floor in Hillside Road.
9. - Regarding 9th floor in York Road.
10. - Regarding 10th floor in Hillside Road.
11. - Regarding 11th floor in York Road.
12. - Regarding 12th floor in Hillside Road.
13. - Regarding 13th floor in York Road.
14. - Regarding 14th floor in Hillside Road.
15. - Regarding 15th floor in York Road.
16. - Regarding 16th floor in Hillside Road.
17. - Regarding 17th floor in York Road.
18. - Regarding 18th floor in Hillside Road.
19. - Regarding 19th floor in York Road.
20. - Regarding 20th floor in Hillside Road.

REMARKS OF COMMISSIONER: The entrance as shown on the petitioner's drawing will be subject
to the Zoning Commission's approval.

OFFICE OF PLANNING AND ZONING: This office is submitting
the comments of the hearing date until such time as the Planning and Zoning Commission
offices have completed its work and these comments have been compiled with.

The above comments are not intended to indicate the appropriateness of the zoning
action requested, but to ensure that all parties are made aware of plans or problems that
may have a bearing on this case. The Director and/or Deputy Director of the Office of
Planning and Zoning will submit recommendations on the appropriateness of the requested
zoning to the Zoning Commission's hearing.

The following members had to consent to this:

Board of Education
Health Department
Industrial Development Commission
Public Works Department

For truly yours,

William F. Mosner
Zoning Commissioner of Baltimore County

cc: Mr. W. Mosner, Dir. of Traf. Eng.
Mr. A. Bailey, Plan. and Zoning
Mr. C. Brown, Dir. of Eng.
Mr. J. Myers, State Roads Comm.
Mr. J. Myers, Dir. of Pl. & Zoning Admin. Div.

RE: PETITION FOR SPECIAL EXCEPTION
for Elevator Office Building,
including accessory business uses
for the convenience of tenants,
SE corner York Road and
Hillside Avenue,
9th District
Yorkdale Corporation,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 66-118-X

ORDER OF DISMISSAL

Petition of Yorkdale Corporation for a special exception for an Elevator
Office Building, including accessory business uses for the convenience of tenants, on
property located on the southeast corner of York Road and Hillside Avenue in the Ninth
District of Baltimore County.

Whereas, the Board of Appeals is in receipt of a Letter of Dismissal of
Appeal filed October 31, 1966 from the attorney representing the petitioner-appellant
in the above entitled matter.

Whereas, the said attorney for the said petitioner-appellant requests that
the appeal filed on behalf of said petitioner be dismissed and withdrawn as of October 31,
1966.

It is hereby ORDERED this 3rd day of November, 1966 that
said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
William S. Baldwin, Chairman

W. Giles Parker
W. Giles Parker

R. Bruce Alderman
R. Bruce Alderman

LAW OFFICE
POWER AND MOSNER
34 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
October 27, 1966

County Board of Appeals
Room 101
County Office Building
Towson, Maryland 21204

Re: Case # 66-118-X
Petition of Yorkdale Corporation

Gentlemen:

My clients have advised me that they do not wish to pursue
the appeal entered in the above case. Accordingly, will you
please dismiss this appeal from your records.

Very truly yours,

William F. Mosner
William F. Mosner

WFM/alb

cc: Ellsworth H. Steinberg, Esquire

RE: PETITION FOR
SPECIAL EXCEPTION FOR
Elevator Office Building,
including accessory business
uses for convenience of
tenants - S/E Cor. York and
Hillside Ave., 9th District
Yorkdale Corporation
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-118-X

ORDER

Upon petition by the owners, it is this 1st day of
July, 1967, by the Zoning Commissioner of Baltimore County,
ORDERED that the special exception granted in these
proceedings on December 6, 1965 be and the same is hereby
extended until December 5, 1970, provided that the area is be
used for office buildings does not exceed the maximum allowed
by law.

All other conditions of the Order of December 6, 1965
to remain in full force and effect.

William F. Mosner
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 7/2/67
BY *William F. Mosner*

Description of Yorkdale Corp. Property

BEGINNING for the same at the intersection formed by the east side of
York Road and the south side of Hillside Avenue and running thence along
the south side of Hillside Avenue, S. 79° 23' 20" E. 385 feet and by a
curve to the right the distance of 303 feet, more or less, to the west
side of Cedar Avenue, thence binding on the west side of Cedar Avenue
S. 50° 43' 20" W. 203.00 feet, thence leaving the west side of Cedar Avenue
N. 66° 02' 40" W. 224.50 feet, S. 21° 24' 20" W. 181.80 feet, S. 68° 05' 40"
E. 54.00 feet, S. 37° 38' 20" W. 55.30 feet, S. 65° 27' 40" E. 5.30 feet and
S. 41° 28' 20" W. 55.00 feet to the center line of Terrace Drive, thence
binding on the center line of Terrace Drive the five following courses and
distances: N. 64° 41' 40" W. 54.00 feet, N. 68° 38' 00" W. 65.49 feet,
N. 26° 06' 40" W. 52.20 feet, N. 63° 01' 40" W. 34.50 feet and N. 71° 27'
40" W. 165.30 feet to the center line of York Road, thence binding on the
center line of York Road N. 12° 19' 40" E. 273.50 feet, thence S. 66° 02'
40" E. 45.86 feet to the east side of York Road, thence binding on the
east side of York Road N. 12° 19' 40" E. 129.90 feet to the place of be-
ginning.

CONTAINING 4.9 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Dyar, Chairman of Zoning Advisory Committee, September 15, 1965
 FROM: Paul H. Reinold, Captain, Planning Division
 SUBJECT: Variable Corporation
 12701 YORK ROAD AND HILLSIDE AVENUE
 District 9

Additional fire hydrants shall be located in accordance with the requirements listed in the Baltimore County Standard Design Manual 1960 edition. These hydrants shall be supplied by adequate water mains and installed in an approved manner.

Additional information may be received by contacting this writer at Valley 5-7310.

HRE:jg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rose, Planning Commission, September 22, 1965
 FROM: Mr. George E. Corvelli, Director, Office of Planning and Zoning
 SUBJECT: Variable Corp., Special Exception for Office Building,
 12701 YORK ROAD AND HILLSIDE AVENUE

9th District

REMARKS:

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

While we are in accord with the concept of developing the subject property for office use, not enough information has been provided by the petitioner for us to recommend approval of the plan submitted. There is no real indication that topographical problems inherent in the site have been solved; the solution of these problems very probably will affect access to the property, the height of the building relative to the height of the surrounding buildings, and the number of stories above ground. Further, the amount of floor area devoted to necessary business uses appears to be far in excess of the "15% . . . of the total rented space" permitted under the Zoning Regulations.

In view of the factors yet to be resolved (or submitted), we recommend that no order be issued until the petitioner has provided both the planning staff and the Zoning Commission with detailed solutions to the problems noted above.

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson, Maryland, 21204

TO: Mr. James B. Dyer
 FROM: Eugene J. Clifford
 SUBJECT: Item #1 ZAC - September 14, 1965 - Yorkdale Corp.
 Southeast corner York Road and Hillside Avenue

Review of the subject plan dated July 2, 1965 results in the following comments:

Terracdale Lane should be improved to a 30' curb and gutter section on a 50' right-of-way. It should also line up with College Drive on the west side of York Road with all access to the southern side of the building from this road.

The northernmost entrance should line up with the existing entrance on the west side of York Road.

Since the parking is planned as assigned parking, it appears that access to the sub-basement should be from the north side of the building, while access to the basement should be from the south side. With this arrangement there should not be a need for the internal ramps.

The developer may be responsible for the cost of signalization if it becomes necessary in the future.

Eugene J. Clifford
 County Traffic Engineer

BJC:CRH:m

PETITION FOR SPECIAL EXCEPTION

9th DISTRICT

Towson, Maryland, 21204

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CERTIFICATE OF PUBLICATION

TOWSON, MD., October 21, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 10th day of November, 1965, the first publication appearing on the 1st day of October, 1965.

THE JEFFERSONIAN

L. Frank Smith, Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., October 21, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of successive weeks before the 10th day of November, 1965, the first publication appearing on the 1st day of October, 1965.

THE TIMES

John H. Martin, Manager

Cost of Advertisement, \$

Purchase Order #230
Registration No. P-405

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
 Date of Posting: 10-7-65
 Posted for: Yorkdale Corp.
 Location of property: 12701 York Rd. and Hillside Ave.
 Location of Sign: 12701 York Rd. and Hillside Ave.
 Remarks: Yorkdale Corp.
 Posted by: Robert L. Smith, Jr.
 Date of return: 10-28-65

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 33461

DATE 10/13/65

TO: William F. Rose, Esq.,
 34 W. Chesapeake Ave.,
 Towson, Md. 21204

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Special Exception for Variable Corp.	\$0.00
1	66-118-X	\$0.00
1	10-1465 5285 • 33461 TTP-	\$0.00

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson 4, Maryland

Your petition has been received and accepted for filing this
 5th day of October, 1964.

Owners Name: Yorkdale Corp.

Reviewed by: James S. Dyer

JOHN G. ROSE
Zoning CommissionerBALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 33598

DATE 10/28/65

TO: William F. Rose, Esq.,
 34 W. Chesapeake Ave.,
 Towson, Maryland 21204

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cop. of appeal - Variable Corp.	\$70.00
1	No. 66-118-X	\$0.00
1	10-1465 5285 • 33598 TTP-	\$0.00

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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 33512

DATE 11/4/65

TO: Yorkdale Corp.,
 William F. Rose, Esq.,
 34 W. Chesapeake Ave.,
 Towson, Md. 21204

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property	\$70.00
1	66-118-X	\$0.00
1	11-865 4444 • 33512 TTP-	\$70.00

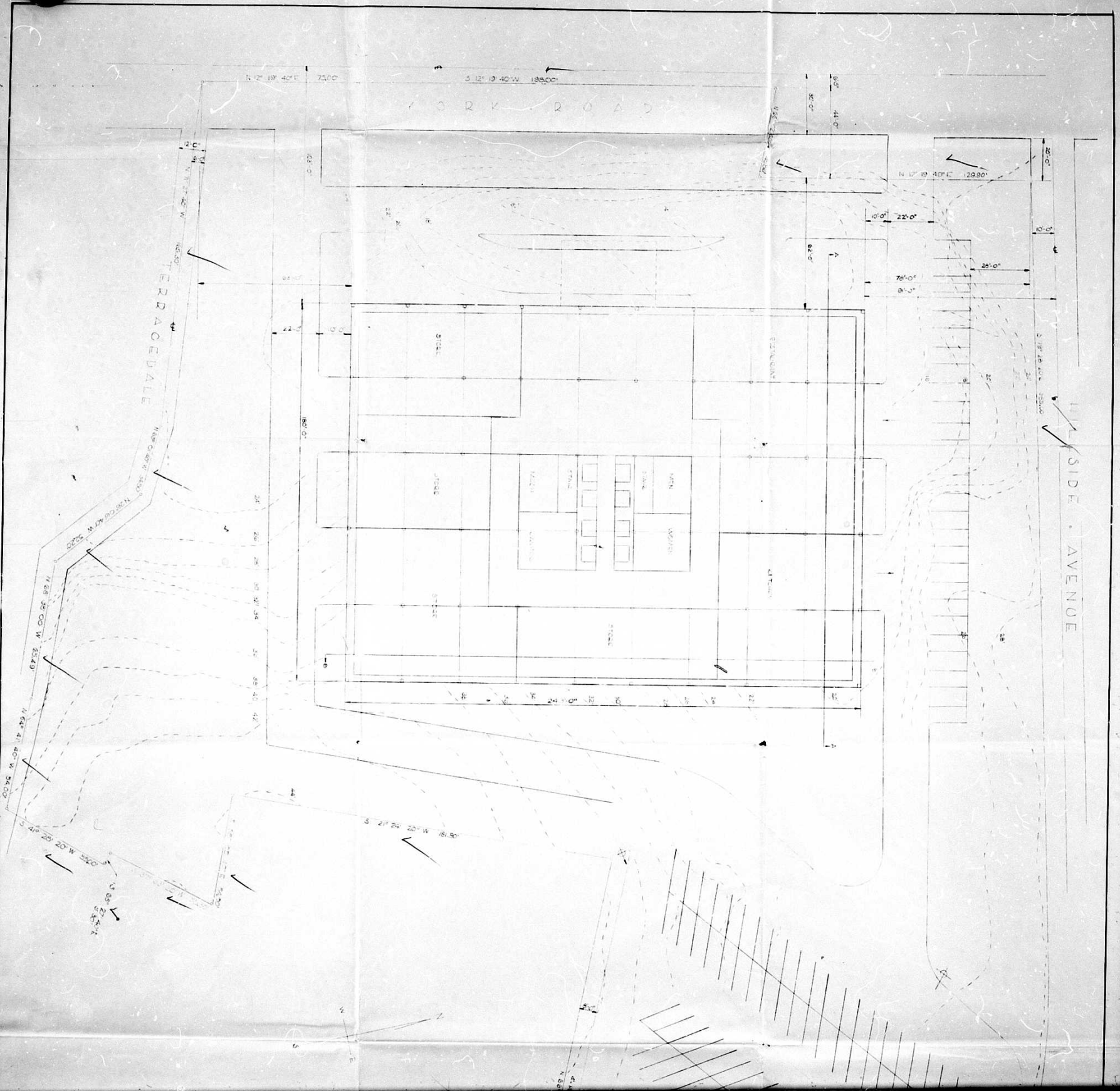
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th
 Date of Posting: 10-21-65
 Posted for: Yorkdale Corp.
 Location of property: 12701 York Rd. and Hillside Ave.
 Location of Sign: 12701 York Rd. and Hillside Ave.
 Remarks: Yorkdale Corp.
 Posted by: Robert L. Smith, Jr.
 Date of return: 10-28-65





SCALE
1" = 85'-0"

1st FLOOR PLAN

PROPOSED OFFICE BUILDING FOR
THE CORPUSCOPUS CORPORATION
THE OWMON, MARYLAND

EDWIN PARK & COMPANY ARCHITECTS & ENGINEERS
114 WEST BAY STREET, BALTIMORE, MD. 21201

#66-118X
MSP
#9
SEC. 3-C
NE-2A

SECTION 3-C
INDICATED BY DASHED LINE

1. TOTAL AREA OF SITE 430
2. AREA OF PARKING LOT 100
3. AREA OF BUILDING 100
4. TOTAL AREA 430
5. TOTAL AREA 430
6. TOTAL AREA 430

1. TOTAL AREA OF SITE 430
2. AREA OF PARKING LOT 100
3. AREA OF BUILDING 100
4. TOTAL AREA 430
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