

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.
 Adcor Realty Corporation successor by merger to
 Adcor Realty Corporation owner of the property situated 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 232.3 (b) To permit multi-level
 parking structure within 2'4" from rear property line instead of
 the required 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)
 The present parking lot of the shopping center extends to the rear lot line, as permitted by Section 409 of the Zoning Regulations. Decking the parking lot will include a wall 2'4" from the rear line, with the result that the appearance from the adjacent residential area will be improved--now the automobiles are fully exposed. It would be impractical and unsightly to continue the ground-level parking as at present and at the same time to set back the decking structure by 26 feet. This would not only reduce parking capacity below requirements for expansion of stores but also injure appearance from property in rear.

See attached description

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

Contract purchaser: George S. Smith V.P.
 Adcor Realty Corporation successor by merger to Adcor Realty Corporation
 Legal Owner
 Address: 417 E. FIFTH AVENUE
 New York, New York 10016
 Petitioner's Attorney: Franklin P. Allen
 Address: 900 First National Bank Bldg.
 Baltimore, Maryland 21201

ORDERED BY THE Zoning Commissioner of Baltimore County, this 15th day of March, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 11th day of April, 1966, at 10:00 o'clock.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts, Practical difficulty

the above Variance should be had: and it further appearing that by reason of

a Variance to permit a multi-level parking structure within 2 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11 day of April, 1966, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a multi-level parking structure within 2 feet 4 inches from rear property line instead of the required 20 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of March, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Beginning for the same on the east side of York Road and the Baltimore City Line. Thence running the four following directions and distances Northerly 696.30'; Easterly 188.13'; Southerly 620.59'; and Westerly 475' to place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 1, 1966

FROM: Mr. George E. Gavrelis, Director of Planning

SUBJECT: "Petition #66-222-A. East side of York Road 698.30' North of Baltimore City Line. Petition for variance to permit a multi-level parking structure within 2 feet 4 inches from rear property line instead of the required 20 feet. Adcor Realty Corporation successor by merger to Adcor Realty Corporation - Petitioners."

9th District

HEARING: Monday, April 11, 1966. (10:00 A.M.)

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

If it should be decided to grant the subject petition, we recommend that the grant be conditioned upon the provision of solid building walls along the northerly and easterly property lines, both walls to be finished with attractive surfaces so that the proposed parking garage will have no adverse affect upon adjacent residential properties.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: 3/21/66
 Posted for: Henry M. Evans, 111 W. Chesapeake Ave., Towson, Md.
 Petitioner: Adcor Realty Corp.
 Location of property: East side of York Road, Baltimore City Line, 698.30' North of Baltimore City Line.
 Location of Signs: On York Road, 698.30' North of Baltimore City Line, on both sides of road, 2'4" from rear property line.
 Remarks: As per zoning regulations, 2'4" from rear property line.
 Posted by: John G. Rose Signature: [Signature] Date of return: 3/21/66

PETITION FOR A VARIANCE FROM SECTION 232.3 (b) - REAR YARD. ZONING: Petition for a Variance from the Zoning Regulations of Baltimore County to permit a multi-level parking structure within 2 feet 4 inches from rear property line instead of the required 20 feet. LOCATION: East side of York Road, Baltimore City Line, 698.30' North of Baltimore City Line. 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 on the above petition on the 11th day of April, 1966, at 10:00 A.M. in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. Being the property of Adcor Realty Corporation, successor by merger to Adcor Realty Corporation, as shown on plat plan filed with the Zoning Department. Hearing Date: Monday, April 11, 1966 at 10:00 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. By order of JOHN G. ROSE, Zoning Commissioner of Baltimore County. Mar 14

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1966
 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 successive weeks before the 11th day of April, 1966, its first publication appearing on the 24th day of March, 1966.

THE JEFFERSONIAN
[Signature]
 Manager

Cost of Advertisement, \$.....

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 No. 40629
 DATE: 3/9/66

To: Franklin Allen, Esq.
 900 First National Bank Building
 Baltimore, Md. 21201
 Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-322	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
		Advertising and posting of property for Adcor Realty Corp. #66-222-A	44.50	

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.

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 No. 37613
 DATE: 3/14/66

To: Richard C. Moore
 310 Suffolk Road
 Baltimore, Md. 21210
 Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-322	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
		Petition for Variance for Adcor Realty Corp., successor by merger to Adcor Realty Corp.	25.00	

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.

OFFICE OF THE COMMUNITY NEWS
 THE BALTIMORE COUNTIAN
 Baltimore, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.
 March 29, 1966

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 successive week before the 28th day of March, 1966, that is to say the same was inserted in the issues of March 24, 1966.

By: Paul J. Morgan
 Editor and Manager, R. M.

PETITION FOR A VARIANCE FROM SECTION 232.3 (b) - REAR YARD. ZONING: Petition for a Variance from the Zoning Regulations of Baltimore County to permit a multi-level parking structure within 2 feet 4 inches from rear property line instead of the required 20 feet. LOCATION: East side of York Road, Baltimore City Line, 698.30' North of Baltimore City Line. 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 on the above petition on the 11th day of April, 1966, at 10:00 A.M. in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. Being the property of Adcor Realty Corporation, successor by merger to Adcor Realty Corporation, as shown on plat plan filed with the Zoning Department. Hearing Date: Monday, April 11, 1966 at 10:00 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. By order of JOHN G. ROSE, Zoning Commissioner of Baltimore County. Mar 14

ORDER RECEIVED FOR FILING

DATE

ADCOR REALTY CORPORATION SUCCESSOR BY MERGER TO ADCOR REALTY CORPORATION
 YORK RD. 698.30' N. BALTO. CITY LINE 9'

66-222-A

PHONE 3000

3-1506 222-A • 37613 NP - 2500

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

Franklin G. Allen, Esquire
 900 First National Bank Building
 Baltimore, Maryland 21201
 SUBJECT: Rear Yard Variance for Adcor Realty Corporation, located 1/8 York Rd & Balto. City Line 9th District (Plan 1, March 29, 1966)

Dear Sir:
 The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

REAR YARD IMPROVEMENTS: Improvements along York Road are presently under consideration. The developer may be required to provide additional rights-of-way.

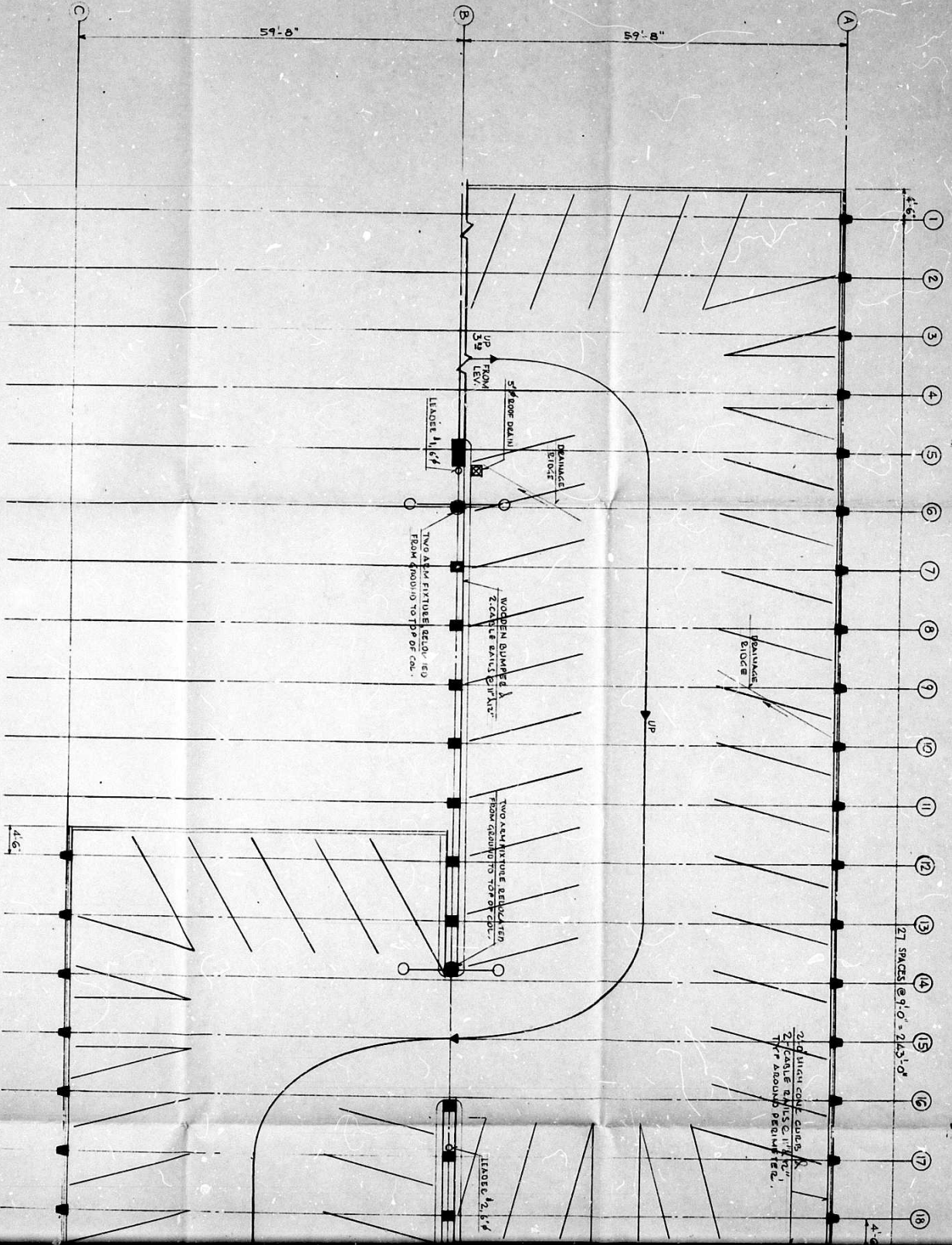
The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

- Bureau of Engineering
- Office of Planning and Zoning
- State Health Commission
- Health Department
- The Bureau-Plans Review
- Industrial Development Commission
- Board of Education
- Housing Department

Very truly yours,
[Signature]
 JAMES H. BYRNE, Principal Zoning Technician

cc: Mr. G. Richard Moore-Bureau of Traffic Engineering



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STEWART

REVISIONS
 DRAWN BY: J. J. COLE
 ADD. ELECTRICAL WORK

421 X 114A

ISSUES

NOTES
 1) CAR CAPACITY _____ 62 CARS

Zoning File # 66-222
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 5/15/66
 Plan of 7 of 7



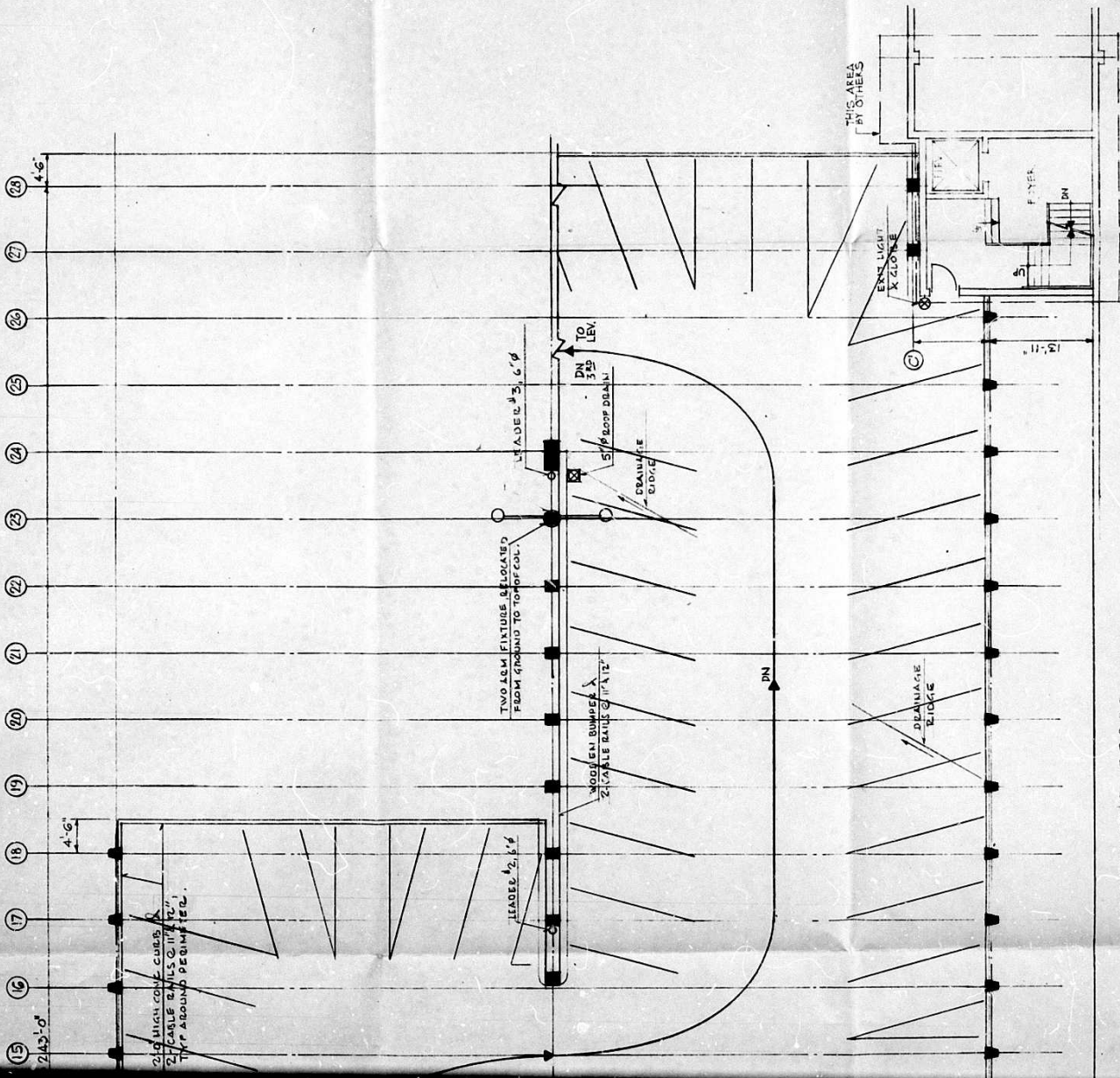
421	421	8'-11-0"
114A	114A	
O. MARTINSON 305 E 63rd STREET NEW YORK, N.Y. PARKING FACILITY FOR STEWART'S YORK ROAD STORE BALTIMORE, MD. FUNCTIONAL ROOF LEVEL PLAN		

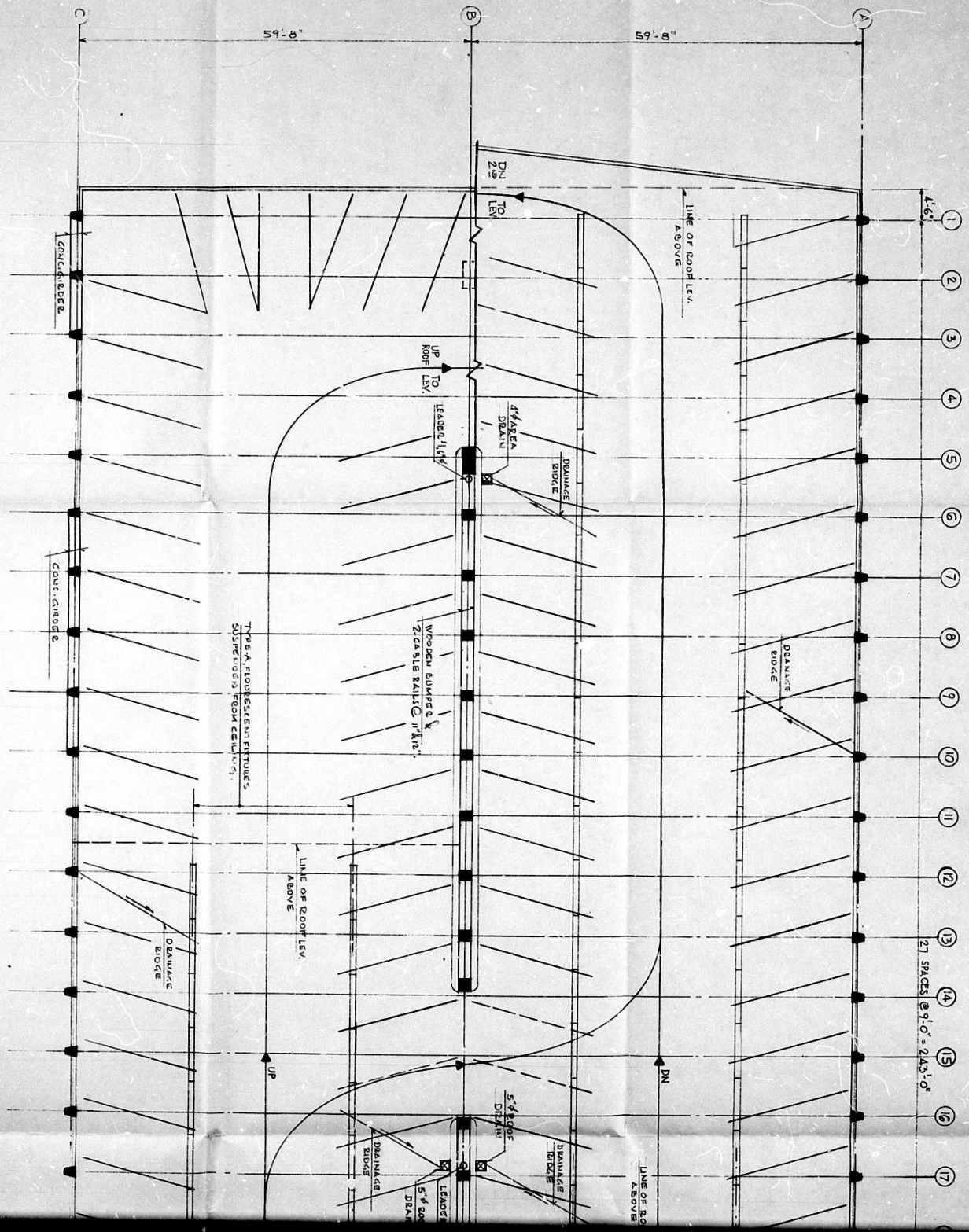


BERNARD SCHWARTZ AND ASSOCIATES,
 STRUCTURAL ENGINEERS

STEWART'S STORE

5/11/66





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 Gage & Mettison, Inc.

REVISIONS
REV. A 2/1/66
RO. ELECT. PLUMB. & H.P.

421 X 113A

NOTES
1) GAK CAPACITY 103 GALS
(CENTER X-ONE-C NOT INCLUDED)

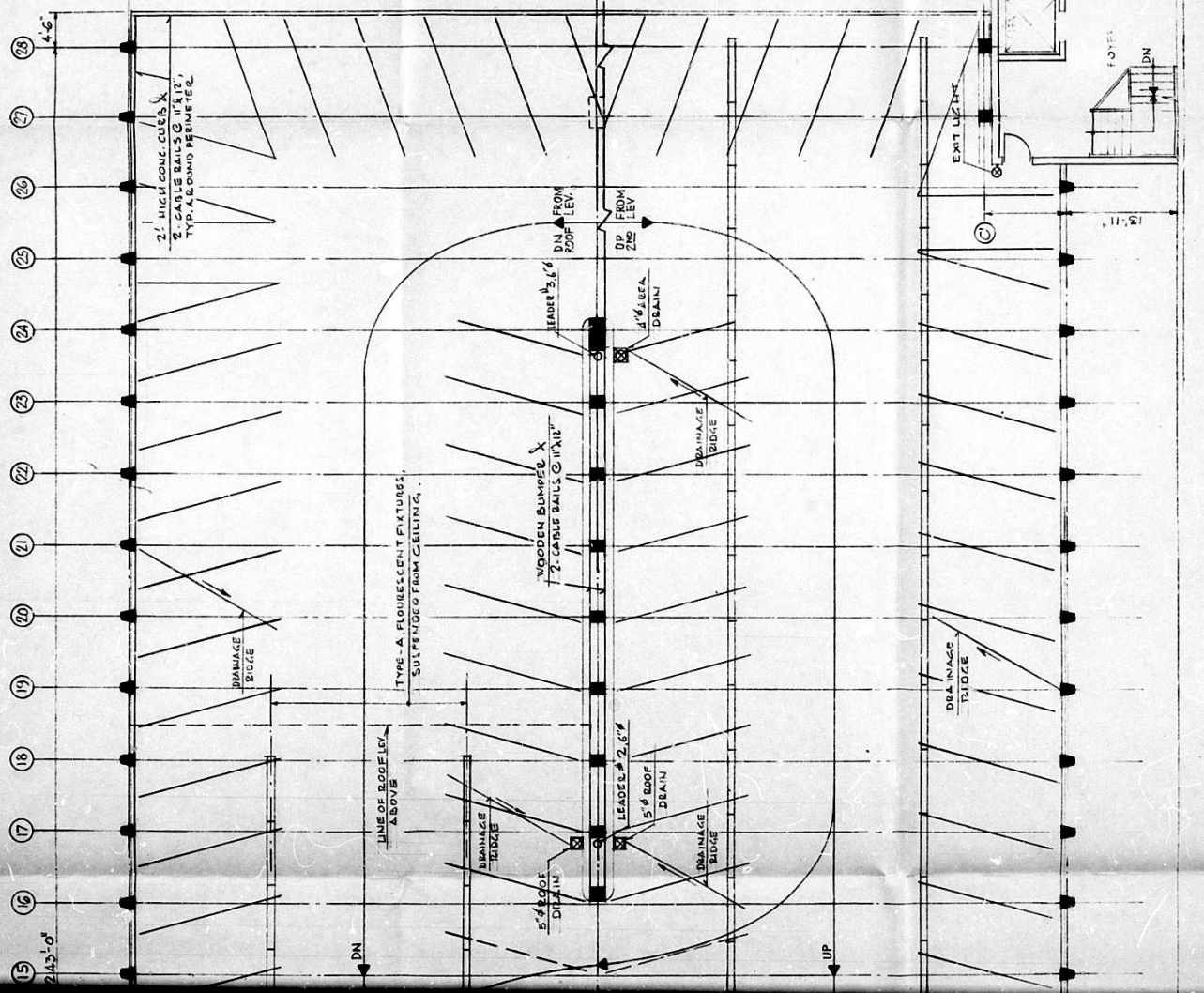
Zoning File # 66-232
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *5/14/66*
Plan 6077



421	421	8'-1"0"
421	113A	
O MARTINSON 305 E 63 RD STREET NEW YORK, N.Y.		
PARKING FACILITY FOR STEWART'S YORK ROAD STORE BALTIMORE, MD		
FUNCTIONAL 3 RD LEVEL PLAN		



BERNARD SCHWARTZ AND ASSOCIATES,
STRUCTURAL ENGINEERS





PROPERTY LINE
30'-0"

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17

27 SPACED @ 9'-0" = 243'-0"

EXIST. LANDSCAPING - TO REMAIN

CONC. REMAINING WALL X
2" CABLE BRACE @ 11" X 12"

CONC. WALL 2' ABOVE CONC. SLAB
X 2" CABLE BRACE @ 11" X 12"

2' HIGH CONC. CLERS
X 2" CABLE BRACE @ 11" X 12"

CONC. SLAB ON GRADES

CONC. BEAM X SLAB CONTR.
CONT. TO ROOF

WALL BELOW

UP

(49)

9'-0"

DN
3 1/2'
FROM
LEV.

1/4" DIA
DRAIN

DRAINAGE
DITCH

LEADER 1.5' x 1'

WOODEN BUNDLES X
2" CABLE BRACE @ 11" X 12"

DN

CONC. BEAM X SLAB CONTR.
CONT. TO ROOF

CONC. WALL WITH 2" CABLE
BRACE ON TOP @ 11" X 12"

CONC. CURB 2' HIGH MIN X
2" CABLE BRACE @ 11" X 12"

UP FROM
1ST LEVEL

2" ELEV. CHANGE X
LEV. EL. 4470.2

RAMP UP

59'-8"

59'-8"

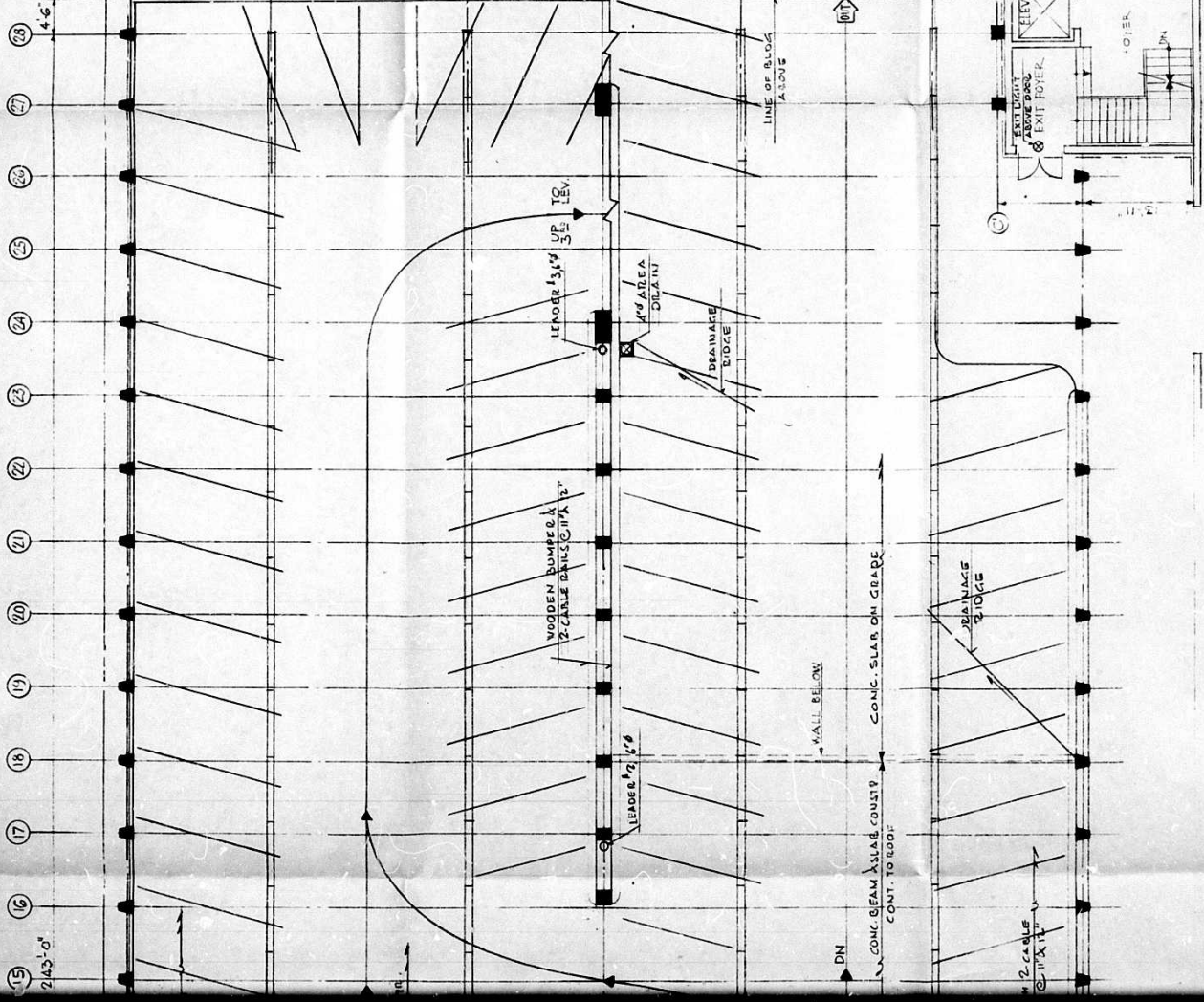
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Cage & Martinson, Inc.

32'-0"

ST

REVISIONS
 REV. A 1/27/56
 REV. B 5/21/56
 ADD. STAIR PLATFORM & W.C.

LEVEL	CAPACITY	REMARKS
FIRST	64	
SECOND	94	
THIRD	103	
ROOF	62	
TOTAL	323	
FUTURE I	103	
FUTURE II	105	
TOTAL FUTURE	529	



TYPE-A FLUORESCENT FIXTURES
 SUSPENDED FROM CEILING

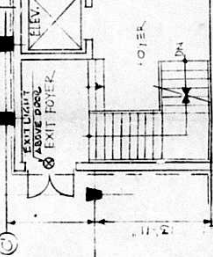
FOR ENTRANCE
 SEE 1ST LEV. PLAN

2ND LEV. CONC. SLAB ON GRADE
 TO MATCH 2ND LEV. OF EXISTING PAVEMENT

TYPE-A FLUORESCENT FIXTURES
 SUSPENDED FROM CEILING

THIS AREA
 FOR STAIRS

NEW SIDEWALK



NOTES

- 1) CAR CAPACITY 94 CARS
- 2) TYPE PARKING STALLS 8' 6" WIDE X 10' 0" L.G. 421 X 112 B
- 3) PARKING ANGLE 75° UNLESS NOTED OTHERWISE.



Zoning File # 26-222
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *Allen S. Shulsky*
 DATE: 1/27/56
 Plan 5 of 7

STEWART'S STORE (EXIST)

421	421
112B	112B
8' 11" 0"	8' 11" 0"

1) MARTINSON
 105 W. 63RD STREET
 NEW YORK, N.Y.
 PARKING FACILITY FOR
 ST. WART'S YORK ROAD STORE
 BALTIMORE, MD.
**FUNCTIONAL
 2ND LEVEL PLAN**

BERNARD SCHWARTZ AND ASSOCIATES,
 STRUCTURAL ENGINEERS



PROPERTY LINE
301'-0"

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18

27 SPACERS @ 9'-0" = 243'-0"

59'-8"

B

A

UP TO 2ND LEV.

9'-0"

LINE OF 2ND LEV. ABOVE

5' SLABS
DRAIN

CONC. WALL

CONC. SLAB ON GRADE

LEADER #1, 5' @

CONC. WALL

TYPE A FLOURESCENT FIXTURES,
SUPPLIED FROM CEILING

CONC. WALL & SLAB
EXIST. ON TOP @ 11'-0"

EXIST. RETAINING WALL
WITH BRACING

LEADER #2, 6'

5' SLAB
DRAIN

CONC. WALL

NEW RETAINING WALLS

STEWART

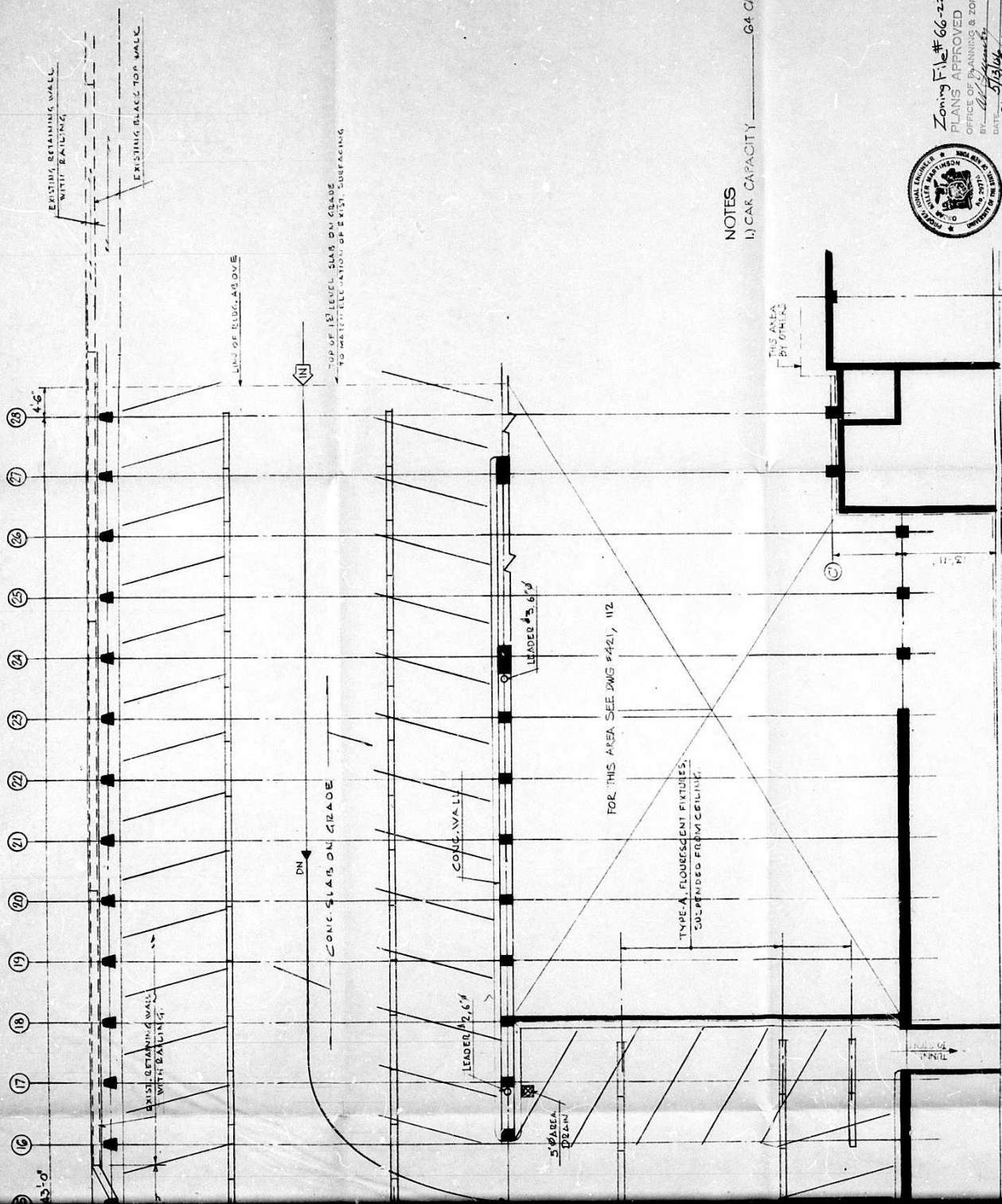


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22'-0"



REVISIONS
REV. A 1/15/66 BY: [Signature] FOR: [Signature]



NOTES
 1) CAR CAPACITY 64 CARS

421 X 111A



Zoning File # 66-222
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 5/13/66
 Plan # 47

421	421	8'-10"
42L	111A	
PARKING FACILITY FOR STEWART'S YORK ROAD STORE		
BALTIMORE, MD.		
FUNCTIONAL FIRST LEVEL PLAN		

0 MARTINSON
 0 WART STREET
 NEW YORK, N.Y.

STEWART'S STORE

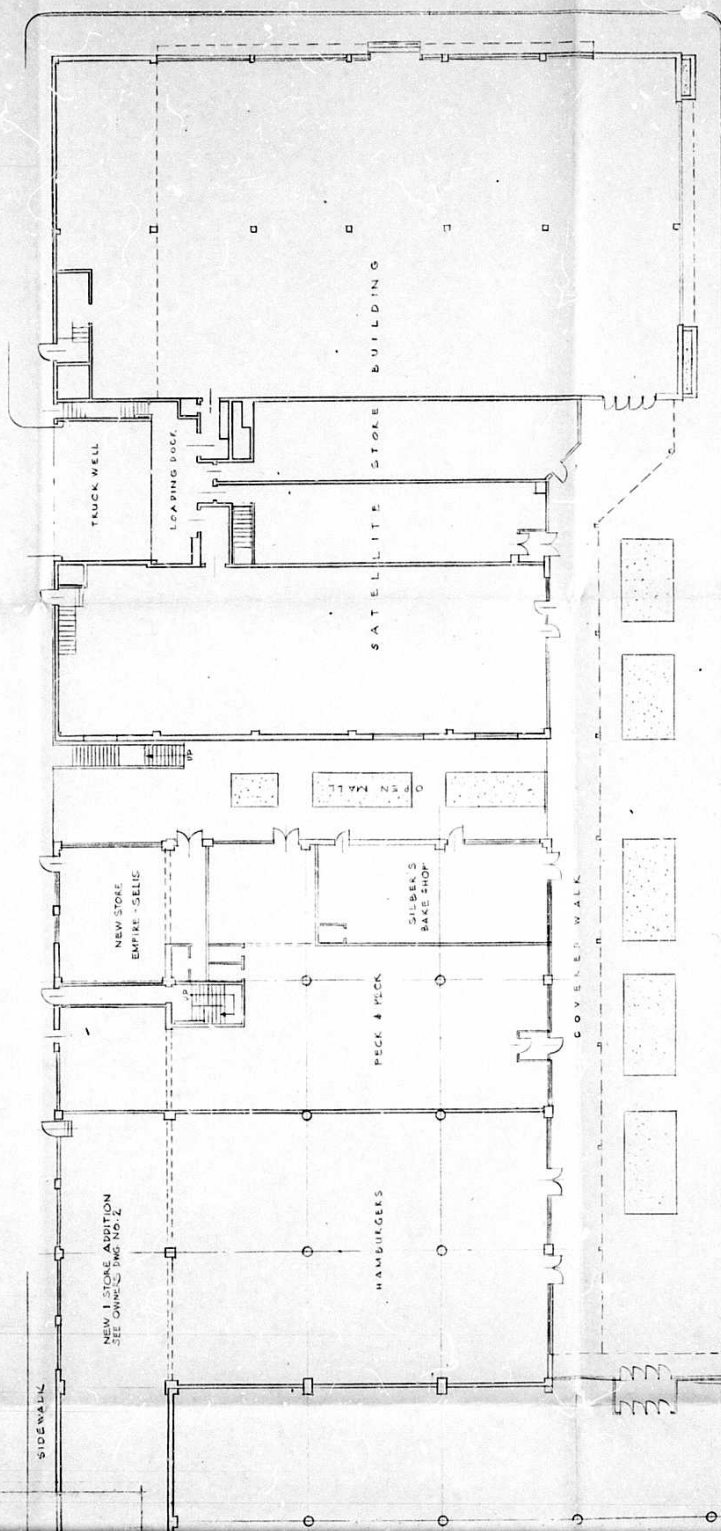
BERNARD SCHWARTZ AND ASSOCIATES,
 STRUCTURAL ENGINEERS



REVISIONS
REVISION NO. DATE

421 X 110A

1 - 5 - 5 - 5 - 5



Zoning File # 66-211
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5/13/66
Plan 3 of 7

NOTES

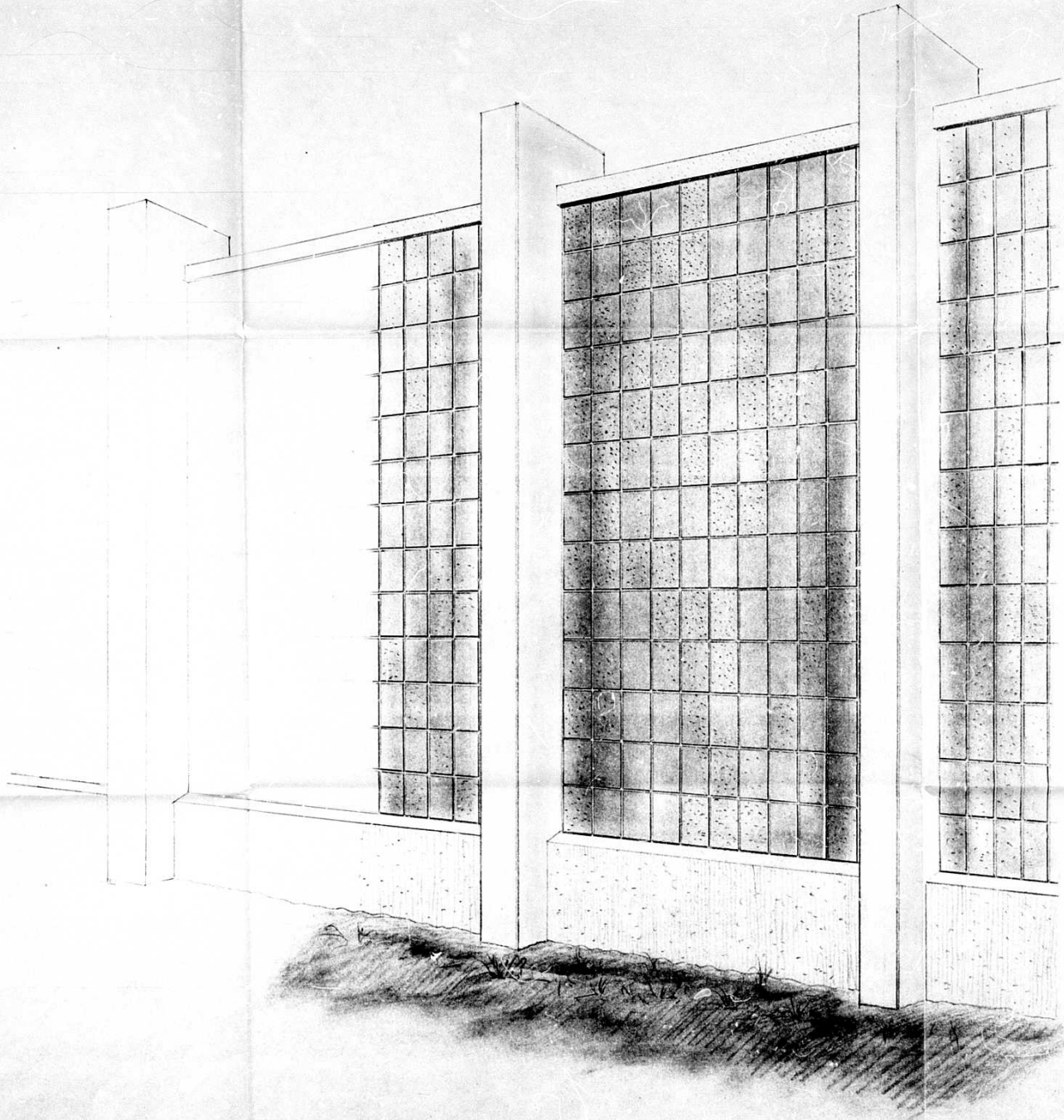
PROJECT NO.	421
PLAT NO.	421
SECTION	110A
SCALE	1/8" = 1'-0"

O. MARTINSON
308 E. 65th STREET
NEW YORK, N.Y.
PARKING FACILITY FOR
STEWART'S YORK ROAD STORE
BALTIMORE, MD.
FUNCTIONAL
PLAN OF PARKING FACILITY & SHOPPING CENTER



BERNARD SCHWARTZ AND ASSOCIATES,
STRUCTURAL ENGINEERS.

2/16/66
3/9/66



'STEWART'S' PARKING FACILITY
PARTIAL VIEW OF EAST WALL
421-SK-1

O. M. MARTINSON
205 EAST 69th STREET
NEW YORK 21, N. Y.

4/7/66

Mr. Johnson
Our Architects will deliver plot plan R. Bernard



Additional Planting
Osmunda's 3 1/2 ft.
4 ft. cypripediums

LINE OF BLDG.
AT GRADE
LINE OF BLDG.
ABOVE GRADE

121'-2"
2'-4"
30'
15'-00"
30'

PROPERTY LINE 360.63' ±
S. 83°-09'-40" E - 484.13'

PAVED DRIVEWAY

PARKING FACILITY FOR
STEWART'S YORK ROAD STORE
Masonry wall per Dwg 421-541

252'-0"

2641.6'

STEWART'S MAIN STORE

STAIR ELEVATOR TOWER (BY OTHERS)

PROPERTY LINE 339.84'
S. 0°-42'-15" W. - 626.34'

Planting strip Osmunda's
3 1/2 ft. 4 ft. o.c.

BALTIMORE COUNTY

BALTIMORE CITY

SATELLITE STORES

EAST 475.04'

WEST 9.89'
N. 1°-00'-11" E - 678.30'
N. 0°-04'

Y
O
R
K

R
O
A
D

BALTIMORE COUNTY BALTIMORE CITY

DATE: 10/15/03 BY: [illegible]

REVISIONS
REV. A - 3/14/66 S.O.
ADD. INFO.

421 X 102A

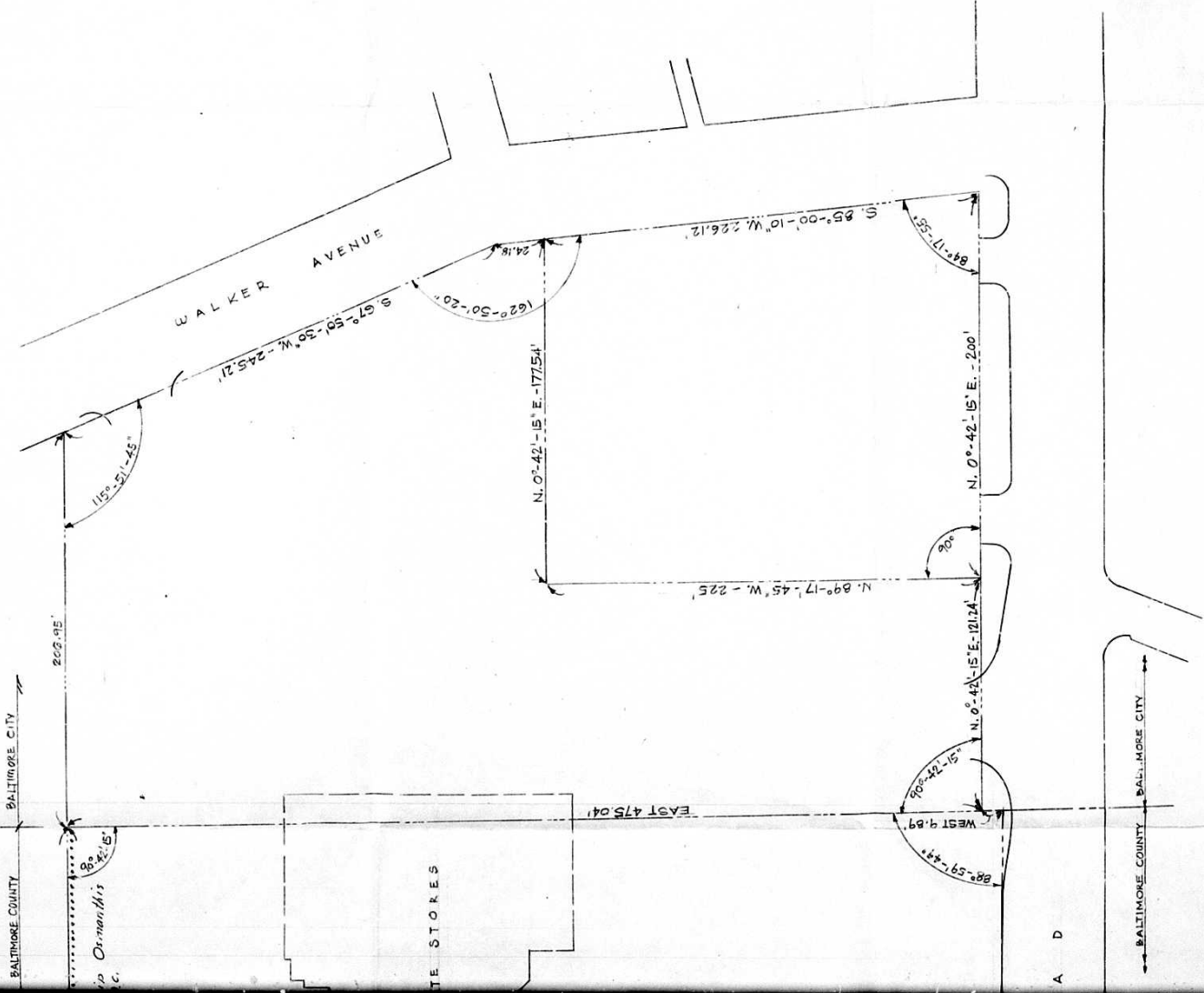
ISSUES

Zoning File # 66-222
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5/13/66
Plan 1 of 7



421	O. MARTINSON 305 E. 63 RD STREET NEW YORK, N.Y.
421	PARKING FACILITY FOR STEWART'S YORK ROAD STORE
102A	BALTIMORE, MD.
1-1-66	GENERAL SITE PLAN

3/19/66



BERNARD SCHWARTZ AND ASSOCIATES,
STRUCTURAL ENGINEERS.