



Baltimore County
Department of Permits and
Development Management

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

October 20, 1997

John C. Wetzel, Esquire
Niles, Barton & Wilmer
1400 Legg Mason Tower
111 S. Calvert Street
Baltimore MD 21202-6185

RE: Zoning Verification
1301 York Road
Zoning Cases 65-89-RXA & 69-28-SPH
9th Election District

Dear Mr. Wetzel:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site per the 1-inch = 200 feet scale zoning map #NE-11A is B.L. (Business, Local). The current use of this building as an office building (and restaurant) is permitted as of right in this zone. Prior zoning hearing case #65-89-RXA and #69-28-SPH permitted commercial parking in a residential zone, etc. Building permit #B-291610 (for a pump room and canopy addition) and the accompanying site plan showing the entire site was approved by this office on January 14, 1996. A review of files in the Code Enforcement office found no violations at this time.

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 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

c: zoning cases 65-89-RXA & 69-28-SPH

Enclosure



ORDER RECEIVED FOR FILING
DATE 7-26-68
BY

Re: Petition for Special Hearing and Variance to Zoning Regulations - N/W Cor. York and Greenridge Rds., 9th Dist., Isabel W. Owens, G. Ware Travelstead, Terrill T. Travelstead, Wm. R. Russell, Jr. & Emily Russell, Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 69-28-A
SPH

The petitioners have requested off-street parking in a residential zone, in the above matter, and a variance to permit a side yard of 3 feet instead of the required 12 feet.

The petitioner has withdrawn his request for a variance so that this will not be considered.

The off-street parking is granted subject to approval of site plan by the Office of Planning, Bureau of Public Services, Bureau of Traffic Engineering and the State Roads Commission.

Construction may not be started in the property until such time as the aforesaid site plan has been approved.

It is this 5th day of September, 1968 by the Zoning Commissioner of Baltimore County ORDERED that the herein petition for Special Hearing for off-street parking is granted, subject to approval of site plan by the Bureau of Public Services, Bureau of Traffic Engineering and the State Roads Commission and the Office of Planning. Construction may not start on the property until such time as aforesaid site plan has been approved.

John G. Rose
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL HEARING AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, Baptist Convention of Maryland, Inc., Isabel W. Owens, G. Ware Travelstead, Terrill T. Travelstead, William I. or Wm. Russell, Jr. & Emily Russell owners. 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking in a residential zone.

Section 232.2 - to permit a side yard setback of 3' instead of the required 12'.

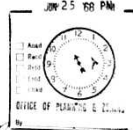
See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Isabel W. Owens
G. Ware Travelstead
Terrill T. Travelstead
William I. or Wm. Russell, Jr. & Emily Russell
Doris A. Heaver Contract Purchaser William R. Russell, Jr. Legal Owner
Address: 22 West Road
Towson, Md. 21204
Address: 203 Cortland Ave. 21204

John G. Rose
Zoning Commissioner of Baltimore County

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of June, 1968, 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 106, County Office Building in Towson, Baltimore County, on the 10th day of August, 1968, at 9:30 o'clock A.M.



(over)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 26, 1968
FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #69-28-ASPH. Variance to permit a side yard setback of 3 feet instead of the required 12 feet; and a petition for Special Hearing to permit off-street parking in a residential zone. Northeast corner of York and Greenridge Roads. William Russell, et al, Petitioners

9th District
HEARING: Wednesday, August 7, 1968 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to side yard requirements and for off-street parking in a residential zone. It notes that the proposed office use here affirms an original objective of this staff. It notes also that the proposed office structure is located entirely within the commercial zone and that more than sufficient setback is maintained within the same ownership. We do not object to the variance for side yard. Similarly, we endorse the use permit for parking in a residential zone. Final approval is withheld on the plan, however, pending submittal of details of landscaping and lighting plans.

GEO:mas

June 14, 1968



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

P. Vernon Booser, Esq.,
203 Cortland Avenue
Towson, Maryland 21204

SUBJECT: Special Hearing for off street parking in a residential zone; for Isabel W. Owens, et al, located 22 West Road, York Rd. & Greenridge Rd., 9th District (Juno 225, June 28th, 1968)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:
Greenridge Road is to be developed as a minimum 40' road on a 60' R/W.

HEALTH DEPARTMENT:
Clean public water and sewer are available to subject site this office has no comment.

STATE BOARD OF COMMISSIONS:
This office will review and make any necessary comments at a later date.

BUREAU OF TRAFFIC ENGINEERING:
This office will review and make any necessary comments at a later date.

FIRE DEPARTMENT:
The petitioner will be required to meet all Fire Prevention regulations as to office buildings.

BALTIMORE COUNTY:
Petitioner will be required to meet all requirements set forth in the Baltimore County Building Code.

ZONING ADMINISTRATION DIVISION:
Petitioner will be required to meet all requirements set forth in the Baltimore County Zoning Ordinance. This office will review and make any necessary comments at a later date. This office will be required to meet all requirements set forth in the Baltimore County Zoning Ordinance. This office will be required to meet all requirements set forth in the Baltimore County Zoning Ordinance.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above 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 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 numbers had no comment to offer:

Project Planning Division
Board of Education
Industrial Development

Very truly yours,

John G. Rose
Zoning Supervisor

John G. Rose
Zoning Supervisor

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland 21204

Date: September 5, 1968

TO: Mr. John G. Rose
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition No. 69-28

I have reviewed the plan submitted by Mr. Vernon Booser showing a revision to the proposal for use of residentially zoned land on Greenridge Road as parking for an office building. This proposal is essentially the same as that previously approved by this Bureau except for an additional driveway to be located approximately 225 feet east of York Road. This driveway location would be acceptable to this office provided that the driveway located 400 feet east of York Road is relocated. This would then provide a total of one driveway on York Road and three driveways on Greenridge Road.

Greenridge Road should be planned for widening to 40 ft. on 60 ft. right-of-way.

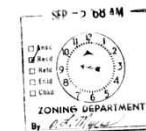
The paving width at the intersection should be widened to 44 ft. in order to permit two full approach lanes onto York Road. The length of these lanes should be about 150 ft.

Curb return radii at the intersection of Greenridge Road and York Road should be 35 ft. 20 ft. curb return radii are recommended for the entrances on Greenridge Road.

The status of Tenbury Road has been discussed with Planning. It is the consensus of both offices that Tenbury Road must be extended southerly to Greenridge in order to obtain satisfactory access and circulation for the area east of York Road between Seminary Avenue and I-65.

Eugene J. Clifford
County Traffic Engineer

EJC:mr



TELEPHONE
823-5000
EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54462
DATE: Aug 7, 1968

TO: Stephen A. Booser
12 West Road
Towson, Md. 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 69-422

RETURN THIS PORTION WITH YOUR REMITTANCE TO \$116.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property for Mr. Russell, et al \$116.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

INVOICE
No. 54462
DATE: July 19, 1968

TO: Stephen A. Booser
12 West Road
Towson, Md. 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 69-422

RETURN THIS PORTION WITH YOUR REMITTANCE TO \$25.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Special Hearing & Variance for William E. Russell, Jr. et al \$25.00

69-28-ASPH

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

3434

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: July 18, 1968

Posted for: James W. Russell, Jr. et al

Petitioner: Mr. Russell, Jr.

Location of property: 12 West Road & Greenridge Road

Location of Sign: 12 West Road, York Rd. & Greenridge Rd.

Remarks: See plan

Posted by: M. J. Booser Date of return: July 26, 1968

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 18 1968

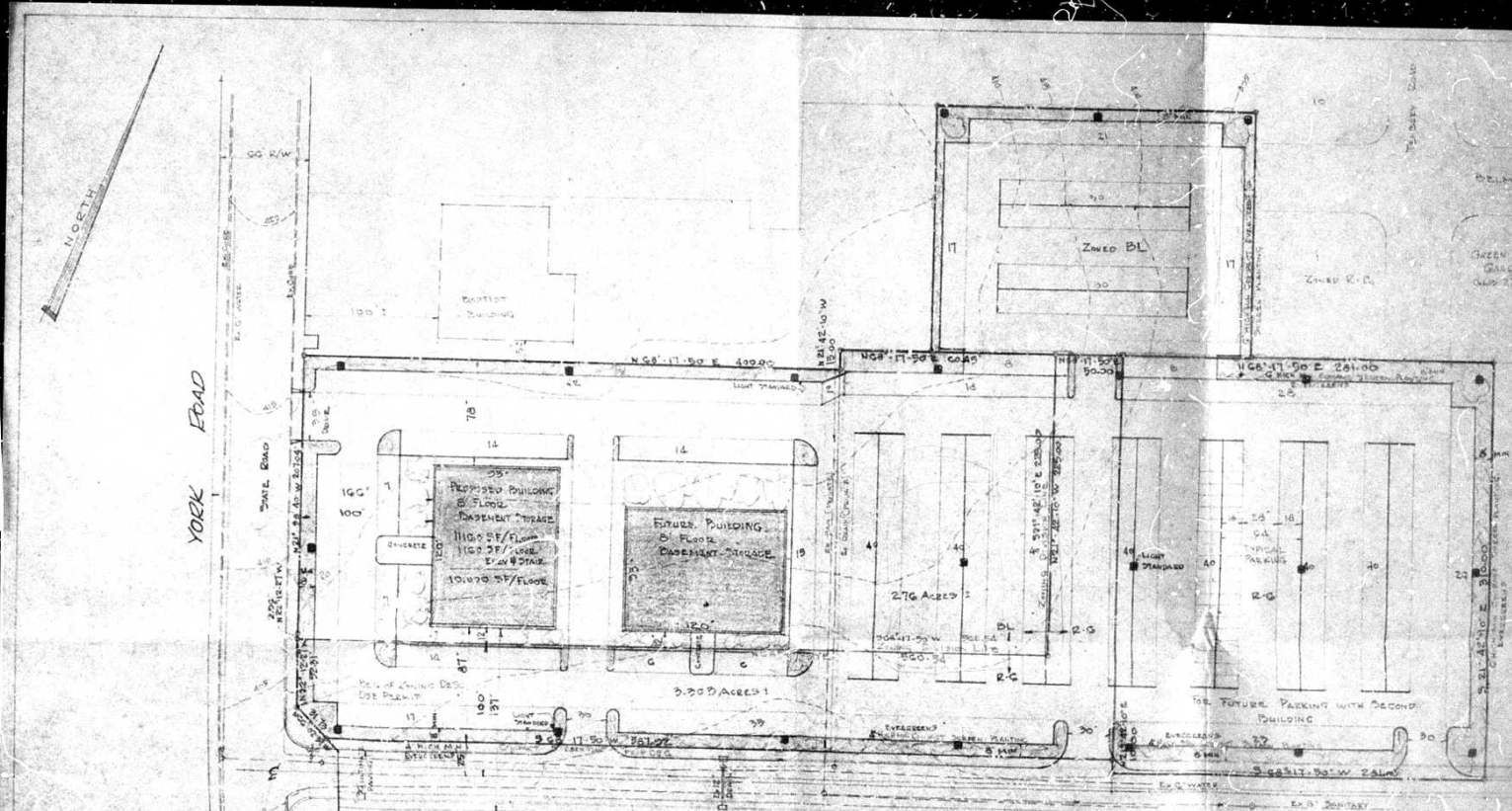
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of... successive weeks before the... day of... 1968, the first publication appearing on the... day of... 1968.

THE JEFFERSONIAN, L. Frank Struthers, Manager.

Cost of Advertisement, \$...

ORIGINAL
OFFICE OF
Baltimore Times
MD. 21204 July 22, 1968
I hereby certify that the annexed advertisement of... Baltimore County, Maryland, once a week for one... day of July, 1968 that to say the same... July 18, 1968.
STROMBERG PUBLICATIONS, Inc.
By: Bill Meyer

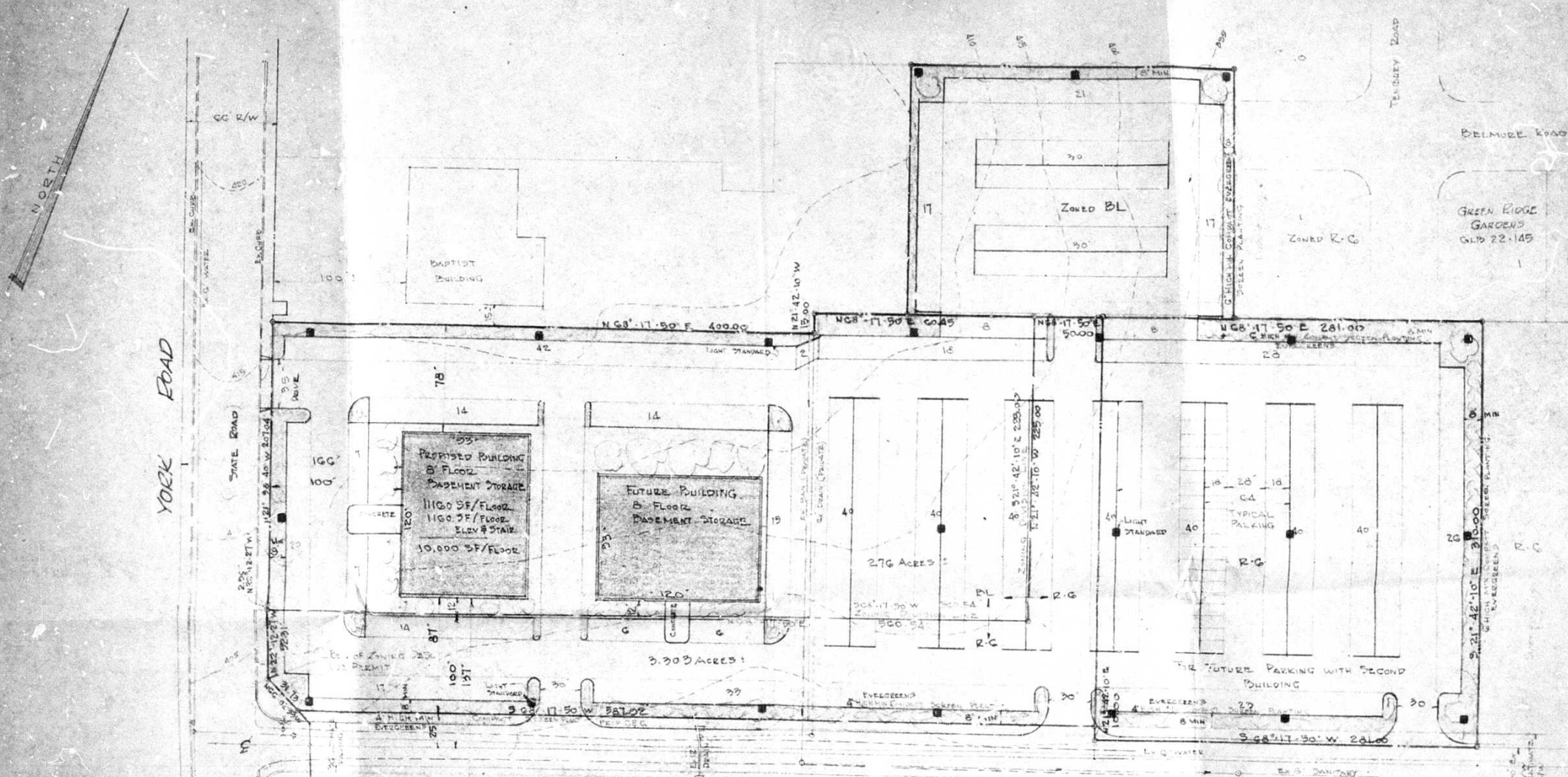
PETITION FOR SPECIAL ZONING...
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NOTE: SUBJECT TO AMENDED PLAN FOR APPROVAL BY: OFFICE OF PLANNING & ZONING BUREAU OF PUBLIC ENGINEERING, BUREAU OF PUBLIC SERVICES IN REFERENCE TO THE EXTENSION OF TEBURY ROAD

- PARKING DATA
- 1. BUILDING SIZE: PROPOSED 120'0" x 90'0" 3 FLOORS
 - 2. TOTAL N.E. FLOORS 3 FLOORS
 - 3. REQUIRED PARKING 17 FLOORS 10,000 SF/300 33 OTHER FLOORS 10,000 SF/500
 - 4. PROPOSED PARKING 170 SPACES IN PLAZA 342 SPACES 703 SPACES
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SECTION 112-1-10a (b) (100) - For...

ZONING PLAT
OFFICE BUILDING
USE PERMIT FOR PARKING IN A RESIDENTIAL ZONE
7TH ELECTION DISTRICT
SCALE 1" = 50'
FOR
STEPHEN G HEAVER
22 WEST ROAD
BALTIMORE, MD 21204
PHONE 808-0001
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7/5/68
[Seal of Baltimore County]



NOTE: SUBJECT TO AMENDED PLAN
 FOR APPROVAL BY: OFFICE OF PLANNING & ZONING
 BUREAU OF TRAFFIC ENGINEERING
 BUREAU OF PUBLIC SERVICES
 IN REFERENCE TO THE EXTENSION OF TENBURY ROAD

ZONING PLAT OFFICE BUILDING

PARKING DATA

1. BUILDING SIZE PROPOSED	126'0" x 99'0"
2. TOTAL NO. FLOORS	8 FLOORS
3. REQUIRED PARKING	
1ST FLOOR 10,000 SF/300	33
OTHER FLOORS 10,000 SF/500	
20 x 7' RACKS	140
175 SPACES/POLE A2 BLOS	346 SPACES
REQUIRED PARKING	703 SPACES

1. THE LAND ADJOINING THE BUSINESS INVOLVED.
2. ONLY PASSENGER VEHICLES EXCLUSIVE OF BUSES MAY USE THE PARKING AREA.
3. NO LOADING, UNLOADING, OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
4. TRAFFIC SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF OPERATION, AND INTENSITY, AS REQUIRED BY BUILDING REGULATIONS.
5. CONCERNING BY A HIGH MIN. COMPACT PLANTING AS REQUIRED.
6. PLANNING SHALL BE PROVIDED WITH ONE ONE'S SUGGESTED & PROPERLY DRAWN.
7. PARKING PLANS SHALL BE APPROVED BY OFFICE OF PLANNING.
8. METHOD OF OPERATION AND MAINTENANCE OF PERMITTED HOURS OF OPERATION SHALL BE APPROVED BY OFFICE OF PLANNING.

NOTES: DEVELOPER SHALL BE ADJUSTED TO PERMIT LIGHT TO RESIDENTIAL AREAS.



USE PERMIT FOR PARKING IN A RESIDENTIAL ZONE.
 0TH ELECTION DISTRICT
 SCALE 1" = 50'

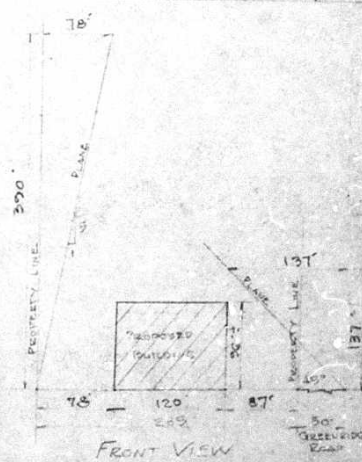
FOR
STEPHEN G HEAVEe
 32 WEST ROAD
 BALTO. MD. 21204
 PHONE 828-0001

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *M. J. Smith*
 DATE 9/5/68



David W. Dallas, Jr.
DAVID W. DALLAS, JR.
 CIVIL ENGINEER
 8737 OLD HARTFORD RD. BALTO. MD. 21204
 MD 87622

SIDE VIEW



HEIGHT TENT
 SCALE 1" = 100'



SEC. 409.4 OF THE ZONING REGULATIONS.

A) THE LEND ADDS THE BUSINESS INVOLVED.

B) ONLY PLEASER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA

C) NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.

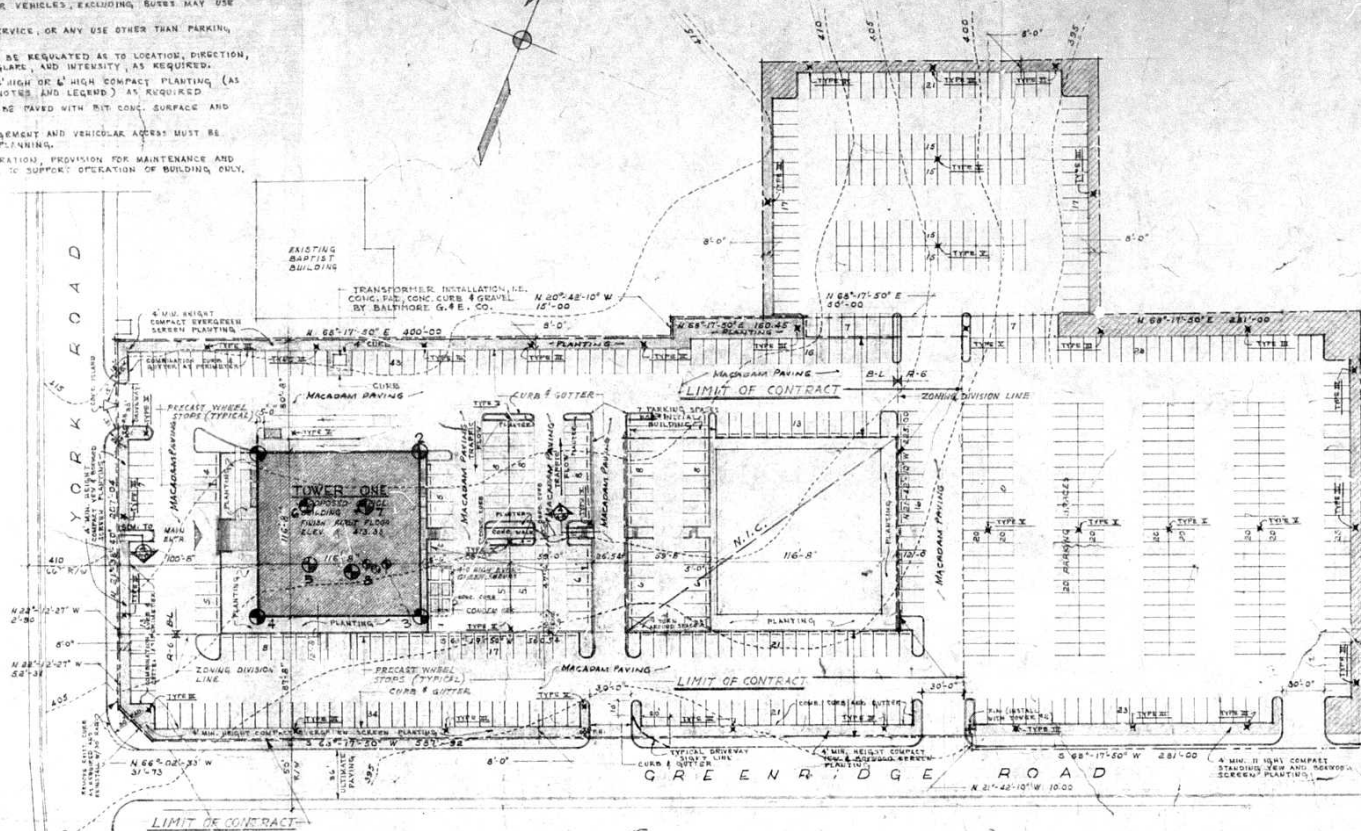
D) LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.

E) SCREENING BY A HIGH OR LOW CANOPY PLANTING (AS INDICATED ON PLAN BY NOTES, AND LEGEND) IS REQUIRED

F) SIGNAGE SHALL BE PAVED WITH BIT CONC. SURFACE AND PROPERLY OBTAINED

G) PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE APPROVED BY OFFICE OF PLANNING.

H) METHOD OF SIGNAGE AND LIGHTING PROVISION FOR MAINTENANCE AND PEAK PERIODS OF USE IS AT DISCRETION OF BIDDING, BUILDING ONLY.



P L O T P L A N

SCALE: 1" = 30'-0"
FOR FINISHED GRADES, SEE DRWG. A-2

GENERAL NOTES

BUILDING AREA

LOWER FLOOR AREA = $116.67' \times 116.67' = 13,612$ SQ. FT.
FIRST FLOOR AREA = $116.67' \times 116.67' = 13,612$ SQ. FT.
OTHER FLOORS = $118.0' \times 118.0' = 13,924$ SQ. FT.

PARKING REQUIREMENT PER BUILDING

	LOADING	UNLOADING	PER	CORRECTING
LOWER FLOOR	13,612	÷ 500	=	27 SPACES
FIRST FLOOR	13,612	÷ 300	=	46 SPACES
UPPER FLOOR	EA. 13,624	÷ 500	=	28 SPACES
ALL UPPER FLOORS = 7 × 20 =				196 SPACES

TOTAL:		269 CAR SPACES
PARKING AVAILABLE FOR INITIAL BLDG.	29	273 SPACES

PARKING REQUIREMENT FOR TWO BUILDINGS

PARKING REQUIRED	69 X 2	53 CAR SPACES
COMPLETED SINCE AVAILABLE PARKING		576 CAR SPACES
EXCESS OVER REQUIREMENT		138 CAR SPACES

INDICATES MIN. 6'-0" HIGH COMPACT
VERDEEN SCREEN PLANTING (STANDING VIEW & BOYWOOD)

INDICATES MIN. 6'-0" HIGH COMPACT
SCREEN PLANTING (STANDING VIEW & BOYWOOD)

LIGHTING NOTES:

EXTERIOR LIGHTS TO BE SAME AS
WESTINGHOUSE "FLUORESCENT" 250 WATT
MICROPRY VAPOR LUMINAIRES WITH CAST
ALUMINUM HOUSINGS AND STABILIZED
ACRYLIC REFRACTORS OF TYPES III AND
V. POLES TO BE 10 FEET HIGH RIGID
TAPERED SPUN ALUMINUM.

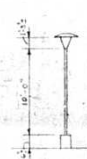
✱ SYMBLE USED TO SHOW LIGHT LOCATIONS ON SITE WITH TYPE OF LIGHT INDICATED NEAR-BY.

TYPE III LIGHTS

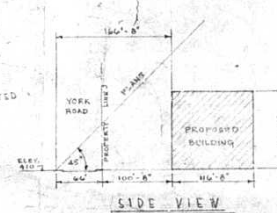
GENERALLY LOCATED ON PERIMETER OF SITE. LIGHT DISTRIBUTION PRINCIPALLY DIRECTED OVER 180° ARC TOWARD PARKING AREAS AND INTERIOR OF SITE

TYPE V LIGHTS

GENERALLY LOCATED - ON
INTERIOR OF SITE. LIGHT
DISTRIBUTION EVEN IN ALL
DIRECTIONS.



TYPICAL LIGHT STANDARD

$$2.54 \pm 0.04 \times 10^{-2}$$


HEIGHT TENT DIAGRAM

SCALE: 1" = 1/4"



CURB & GUTTER - SECTION

SCALE 1" = 1'-0"

RETAINING WALL ELEVATION EAST OF
BUILDING - VIEWED FROM DRIVEWAY

SCALE: $\frac{1}{8}" = 1'-0"$

PLANS APPROVED
OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING
BY JOHN S. MORRIS
DATE 3/27/68

File No 69-28 ASPH

PROPOSED OFFICE BUILDING

PROPOSED OFFICE BUILDING
YORK ROAD & GREENBRIDGE ROAD
9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
HEAVER PLAZA - TOWER ONE
STEPHEN G. HEAVER - OWNER - BUILDER
22 WEST ROAD
BALTIMORE COUNTY, MARYLAND

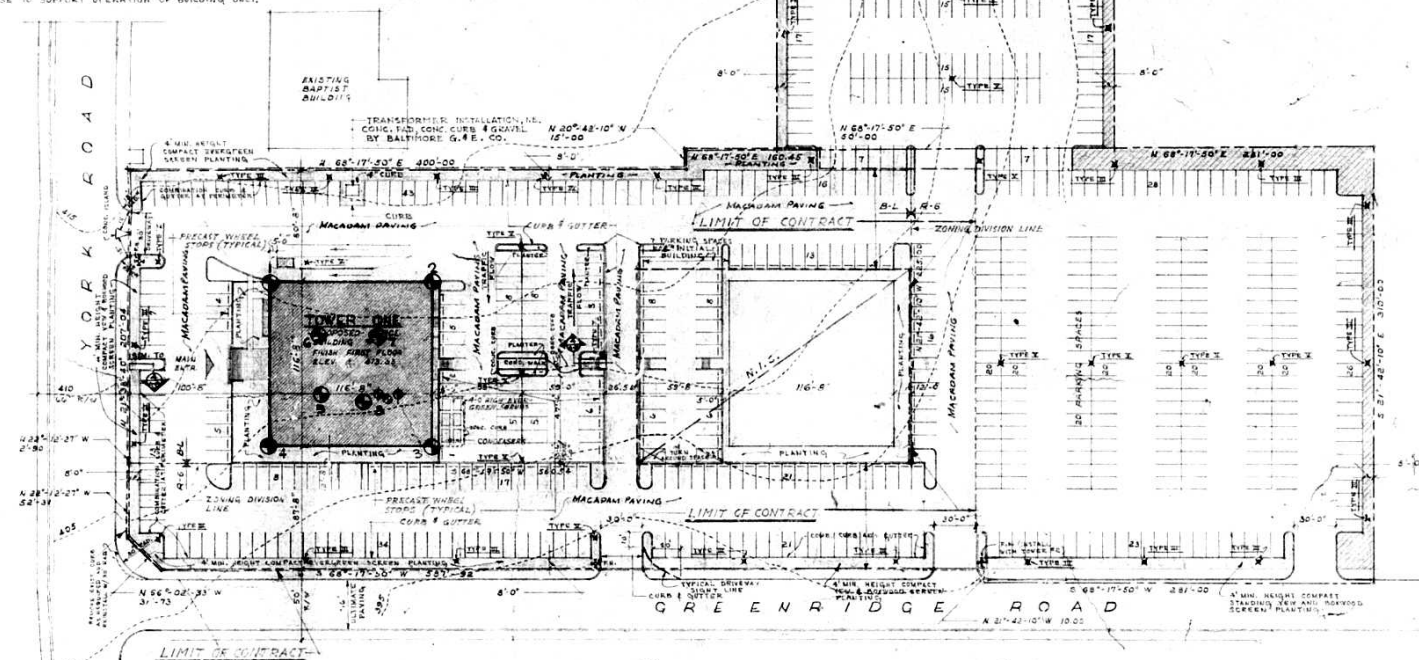
BONNETT and BRAND
ARCHITECTS and ENGINEERS
701 BATHURST STREET
SYDNEY

DATE: 20, 1968	AS NOTED	A-1
2-2-69	574	

MICROFILMED

SEC. 409.4 OF THE ZONING REGULATIONS

- A) THE END AND DISMISS THE BUSINESS INVOLVED.
- B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA
- C) NO LEADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- D) LIGHTING MUST BE REQUESTED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
- E) SCREENING BY 4' HIGH OR 6' HIGH COMPACT PLANTING (AS INDICATED ON PLAN BY NOTES AND LEGEND) AS REQUIRED
- F) SURVEY SHALL NOT BE PAID WITH SET CODE SURVEY AND DEEPER UTILITY
- G) PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE APPROVED BY OFFICE OF PLANNING.
- H) METHOD OF OPERATION, PROVISION FOR MAIN ENTRANCE AND PARKING, AND METHOD OF OPERATION OF BUILDING ONLY.



P L O T P L A N

SCALE: 1" = 30'-0"
FOR FINISHED GRADES, SEE DRWG. A-2

GENERAL NOTES

BUILDING AREA

LOWER FLOOR AREA = $116.67' \times 116.67' = 13,612$ SQ. FT.
FIRST FLOOR AREA = $116.67' \times 116.67' = 13,612$ SQ. FT.
OTHER FLOORS = $118.0' \times 118.0' = 13,924$ SQ. FT.

PARKING REQUIREMENT PER BUILDING

	LOADING REQUIREMENT	PER BUILDING
LOWER FLOOR	$13,412 \div 500 =$	27 SPACES
FIRST FLOOR	$13,412 \div 300 =$	45 SPACES
UPPER FLOOR	$EA. 13,424 \div 500 =$	28 SPACES
ALL UPPER FLOORS = $2 \times 28 =$		146 SPACES

TOTAL: 269 CAR SPACES

PARKING REQUIREMENT FOR TWO BUILDINGS

PARKING REQUIREMENT FOR TWO BUILDINGS

PARKING REQUIRED	264 x 2	=	532 CAR SPACES
COMPLETED SITE AVAILABLE PARKING		=	696 CAR SPACES
EXCESS OVER REQUIREMENT		=	128 CAR SPACES

INDICATES MIN. 6'-0" HIGH COMPACT
EVERGREEN SCREEN PLANTING (STANDING YEW & BOXWOOD)
INDICATES MIN. 6'-0" HIGH COMPACT
SCREEN PLANTING (STANDING YEW AND SORBOC)

LIGHTING NOTES:

EXTERIOR LIGHTS TO BE SAME AS
VESTINGHOUSE "PROMINADE" 250 WATT
MERCURY VAPOR LUMINAIRES WITH CAST
ALUMINUM HOUSINGS AND STABILIZED
ACRYLIC REFRACTORS OF TYPES III AND
IV. POLES TO BE 10 FEET HIGH RIGID
TAPERED SPUN ALUMINUM.

✱ SYMBOL USED TO SHOW LIGHT LOCATIONS ON SITE WITH TYPE OF LIGHT INDICATED NEAR BY.

TYPE III LIGHTS

GENERALLY LOCATED ON PERIMETER OF SITE. LIGHT DISTRIBUTION PRINCIPALLY DIRECTED OVER 180° AND TOWARD PART OF AREAS AND INTERIOR OF SITE.

TYPE V LIGHTS

GENERALLY LOCATED ON
INTERIOR OF SITE. LIGHT
DISTRIBUTION EVEN IN ALL
DIRECTIONS.

TYPICAL LIGHT STANDARD

SCALE 1/4" = 1'-0"

SIDE VIEW

FRONT VIEW

HEIGHT TENT DIAGRAM

$$\text{SCALE} = 10^{(n-1)/2}$$

RETAINING WALL ELEVATION EAST OF
BUILDING - VIEWED FROM DRIVEWAY

SCALE: $\frac{1}{8}'' = 1'-0''$

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY Gordon Smith

DATE 3/27/69 File No 69-28 ASPH

PROPOSED OFFICE BUILDING

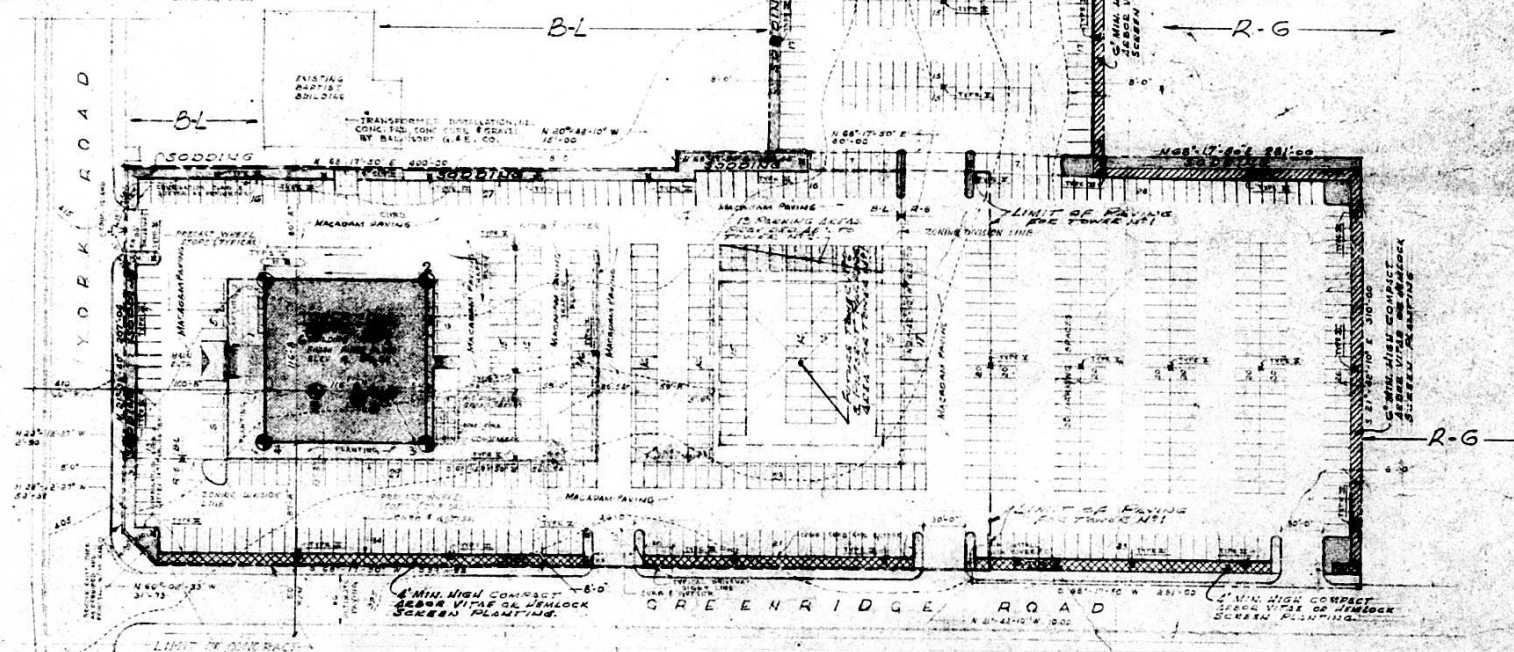
YORK ROAD & GREENRIDGE ROAD
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
HEAVER PLAZA — TOWER ONE
STEPHEN G. HEAVER — OWNER — BUILDER
32 WEST ROAD
BALTIMORE COUNTY, MARYLAND

BONNETT and BRAND
ARCHITECTS and ENGINEERS
701 CATHEDRAL STREET
BALTIMORE, MARYLAND

DEC 20 1968	AS NOTED	DRG 9110
2-1-69	574	A-1

SEC. 409.4 OF THE ZONING REGULATIONS

- A) THE FOLLOWING ADDRESS THE BUSINESS INVOLVED:
- B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA:
- C) NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING MAY BE FORTHCOMING:
- D) LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED:
- E) SMOERING BY HIGH OR LOW-COMPACT PLANTING (AS INDICATED IN PLAN BY NOTES AND LEGEND) IS REQUIRED:
- F) NO SIGN SHALL BE PLACED ON OR ABOVE SURFACE, AND PROPERLY DRAINAGE:
- G) PARKING ADJACEMENT AND VEHICULAR ACCESS MUST BE APPROVED BY OFFICE OF PLANNING:
- H) METHODS OF USE TO BE PROVIDED FOR MAINTENANCE AND PERMITTED TO BE USED TO SUPPORT OFFICIAL OR BUSINESS ONLY:



P L O T P L A N

SCALE: 1" = 30'-0"

FOR FINISHED GRADES, SEE DRAWING A-2

GENERAL NOTES

BUILDING AREA

[illegible]

FARMING REQUIREMENTS

GROUND FLOOR

NEED-FAST HOUSE	55'5" x 50'	11' SPACES
WATER ON - 2nd	15'7" x 200'	5 SPACES
Remaining lot	(130' - 55'5" - 15'7") x 500'	13 SPACES
EX - 10000	15' x 200'	4 SPACES
2nd - 2nd - 10000	15' x 200'	4 SPACES

TOTAL REQUIRED FOR POWER HT = 373 SMOGGS
 PARKING AVAILABLE FOR POWER HT = 378 SMOGGS
 EXCESS = 5 SMOGGS

FUTURE TOWER NO. 2

SECOND FLOOR	13,012 + 300	= 27 SPACES
FIRST FLOOR	13,012 + 300	= 26 SPACES
2ND & 3RD FLOOR (7 FLOOR)	17,260 + 300	= 192 SPACES
TOTAL REQ'D FOR CUP TOWER 2ND		268 SPACES
TOTAL REQ'D FOR CUP TOWER 1ST		274 SPACES
TOTAL REQ'D FOR CUP TOWER 1ST		274 SPACES
PARKING AVAILABLE FOR		274 SPACES
EXCESS OVER REQUIREMENTS		66 SPACES

LEGEND

- INDICATES SEEDING AREAS**
- INDICATES MIN. 2'-0" HIGH COMPACT
ARBOREAL VITAE OR HEMLOCK SCREEN PLANTING
- INDICATES MIN. 4'-0" HIGH COMPACT
ARBOREAL VITAE OR HEMLOCK SCREEN PLANTING

RETAINING WALL ELEVATION EAST OF
BUILDING - VIEWED FROM DRIVEWAY

SCALE: $\frac{1}{8}'' = 1'0$

LIBRARY NOTES:

EXTERIOR LIGHTS TO BE SAME AS
REST OF HOUSE. "PROMINENT" 250 WATT
MERCURY VAPOR LUMINAIRES WITH 24
ALUMINUM HOUSINGS AND STABILIZED
POLYESTER REFRACTORIES ON TYPICAL
E. TO BE TO BE TO BE TO BE TO BE TO BE
TYPICAL SPIN ALUMINUM.

* SYMBOL USED TO SHOW LIGHT
LOCATION ON SITE WITH TYPE OF
LIGHT INDICATED NEAR BY.

TYPE III 4142-4

PERIMETER OF SITE. LIGHT
DISTRIBUTION PRINCIPALLY DIRECTED
OVER 180° ARC TOWARD EASTING
AREA AND INTERIOR OF SITE.

TYPE X LIGHTS

GENERALLY LOCATED ON
INTERIOR OF SITE. LIGHT
DISTRIBUTION EVEN IN ALL
DIRECTIONS.

TYPICAL LIGHT STANDARDS

504-634-6150

WEIGHT TEST DIAGNOSTIC

THE UNIVERSITY OF CHICAGO PRESS

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE 1/1/78 ✓

PROPOSED CHANGES

1991

YORK ADPC

STATION ELECTION OFFICIALS

... ..

STERN

12 WEST 42ND ST
NEW YORK, N.Y.