

Mr. Julius Mandel
P.O. Box 5353
Baltimore, Maryland 21209
RE: Item 131

December 16, 1968

HEALTH DEPARTMENT
Public water and sewers are available to the site.

Food Service Comments: Prior to construction and installation of equipment for any food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

FIRE BUREAU
Fire Bureau has no comments.

ZONING ADMINISTRATION DIVISION
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES L. DYER, Chairman

JED:J2
Enc.

cc: Triangle Sign & Service
822 Central Ave.,
Linthicum, Maryland 21090

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: December 3, 1968
FROM: Captain Charles F. Morris, Jr.
Fire Bureau
SUBJECT: Property Owner: Julius Mandel.
Item #131 - Zoning Agency, Tuesday, December 3, 1968
Location: N/2 Cor. York Road and Cranbrook, 40' E. of
Center Line of York Road, 80' N. of Center Line
of Cranbrook Road
District: 8th

#1. Fire Bureau has no comments.

cc: Mr. Martin Jay Hanna,
Fire Protection Engineer

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 24, 1969
FROM: George E. Gavell, Director of Planning
SUBJECT: Petition #69-152-A. Variance to permit a sign of 258 square feet
instead of the required 150 square feet; and to permit a sign height
of 35 feet instead of the required 25 feet. Beginning 40 feet from
the East side of York Road and 80 feet north of Cranbrook Road.
Julius Mandel, Petitioner.

8th District

HEARING: Monday, February 3, 1969 (11:00 A.M.)

The Planning staff will offer no comment on the subject petition.

GEG:dms

MICROFILMED

Comments - Zoning Plat

131. Property Owner: Julius Mandel
Location: 1/2 Cor. York and Cranbrook,
40' E. of centerline of York
Rd., 80' N. of centerline of
Cranbrook Rd.
District: 8th
Present Zoning: BB & OCC Dist.
Proposed Zoning: Variance from Sections
413.2B and 413.5D
No. Acres: 10' x 50'

All utilities and road improvements are complete and available;
therefore, there are no Engineering comments.

TJG:sm

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: December 5, 1968
FROM: William M. Greenwalt
SUBJECT: Item 131 - Zoning Advisory Committee Meeting, December 3, 1968

131. Property Owner: Julius Mandel
Location: N.E. Cor. York and Cranbrook, 40' E.
of center line of York Rd., 80' N.
of center line of Cranbrook Rd.
District: 8th District
Present Zoning: BB & OCC Dist.
Proposed Zoning: Variance from Sections 413.2B
and 413.5D
No. Acres: 10' x 50'

Public water and sewers are available to the site.

Food Service Comment: Prior to construction and installation
of equipment for any food service facility, complete plans and speci-
fications must be submitted to the Division of Food Control, Baltimore
County Department of Health, for review and approval.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMS/cn

MICROFILMED

Baltimore County, Maryland
BUREAU OF TRAFFIC ENGINEERING
JEFFERSON F BILDING
TOWSON, MARYLAND 21204

Eugene Clifford
Traffic Engineer

December 5, 1968

To: Mr. John G. Rose
From: C. Richard Moore
Subject: Item 131 - ZAC - December 3, 1968
Property Owner: Julius Mandel
Northeast corner York and Cranbrook Roads
Sign Variance

This variance should not have any adverse effect on traffic.

C. Richard Moore
Engineer II

CRM:mr

MICROFILMED



No Protest
Practical difficulty
& Hardship shown

69-152-A
Res. 40' from the E/S of York Rd. and 80' N. of Cranbrook Rd. 8th



NO BUILDING CONSTRUCTION
IN THE SUBURBS ARE
IN PHASE I AND TO BE ISSUED
BY INITIAL BUILDING PERMIT

NO BUILDING CONSTRUCTION IN THE
SUBURBS ARE IN PHASE I
DATE - THE SUBURBS OF
DEVELOPMENT ON TWO OF

THE PROPOSED BUILDING & STRUCTURE
IS DESIGNED IN ACCORDANCE WITH
THE BALTIMORE COUNTY BUILDING CODE.

YORKTOWNE PLAZA
SHOPPING CENTER
YORK ROAD & CRANBROOK ROAD
COCKEYSVILLE MARYLAND
MR. & MRS. JULIUS RANDOL - OWNERS
P.O. BOX 5355 BALTIMORE, MD.



Baltimore County
Department of Permits and
Development Management

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

December 9, 1997

Deborah C. Dopkin, Esquire
Roselle & Kutz, P.A.
220 Nottingham Centre
302 Washington Avenue
Towson, MD 21204-4513

RE: Zoning Verification
Yorktowne Plaza and Yorktowne
Village Shopping Center
8th Election District

Dear Ms. Dopkin:

This letter is in response to your request dated November 20, 1997. Based on the information provided by you and our research, the following has been determined.

1. The property identified by you as the Yorktowne Plaza and Yorktowne Village Shopping Center is currently zoned B.L.-C.C.C. and B.R.-C.C.C. (see enclosure). The B.L.-C.C.C. and B.R.-C.C.C. zoning classifications permit a retail shopping center, as well as those uses which are considered to be accessory to a shopping center. These zones also would permit fast food restaurants with a drive-thru window and banks. These uses, although permitted as of right, are subject to the height, area, and parking regulations found in Sections 232, 238, and 409 of the Baltimore County Zoning Regulations (BCZR). I have checked with Joseph C. Schrack of the Division of Code Inspections and Enforcement and he indicated to me that he has no open zoning cases on this property.
2. A search of the Bureau of Development Management's files did not produce a copy of an approved development file. Further, research and a conversation with Christine Rorke, Planner II, Development Management (410-887-3321) indicated that commercial projects approved prior to 1982 were not tracked and that the approved commercial building permit plan served as the approved development plan.

Deborah C. Dopkin, Esquire
December 9, 1997
Page 2

The plan submitted with your letter was a copy of the original commercial building permit plan and was approved by Leroy E. Ogle on April 8, 1974. This original approval was modified by the Development Review Committee (DRC) decision under two separate request numbers. DRC request #08215K was approved as an A-7 amendment, so a revised development plan was not required for the approval of the proposed Rite-Aid. The approved building permit plan that accompanied building permit #B-259091 can serve as the development plan amendment for the Rite-Aid. DRC request #08265F was approved as a B-9 exemption and was, therefore, required to receive an approved development plan. This plan was approved by Joseph V. Maranto on December 20, 1995 and can be found in PDM file #VIII-664. This plan also shows the proposed Rite-Aid and, therefore, is the plan that all permits will be compared against in the future. Unless there are additional changes to be made to the plan approved on December 20, 1995, no further steps are necessary to comply with Phase I of the development regulations and the entire property may be transferred without any additional approvals.

3. This property was the subject in only five zoning cases.

- A. Case 69-152-A was a petition to allow an identification sign on an area of 258 square feet in lieu of the maximum allowed 150 square feet. Although the order was not microfilmed, the docket book shows that the case was granted on February 3, 1969.
- B. Case 70-175-A was a petition to allow an identification sign on an area of 294 square feet in lieu of the maximum allowed 150 square feet. The order granting this request was written on March 23, 1970.
- C. Case 89-220-A requested a reduction of the required parking from 138 spaces to 125 spaces. This request was granted on April 27, 1989.
- D. Case 89-269-A granted a side yard setback of 20 feet in lieu of the required 25 feet on January 30, 1989.
- E. Finally, in zoning case 91-42-A the parking requirement was granted a further reduction from the required 168 parking spaces to 125 parking spaces and a drive-thru facility stacking for four cars in lieu of the required seven cars. This order was granted with restrictions on December 13, 1990.

Deborah C. Dopkin, Esquire
December 9, 1997
Page 3

I have enclosed for your reference, copies of the above zoning orders (except case 89-152-A, where I enclosed a copy of the appropriate page of the docket book).

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 410-837-3391.

Sincerely,

CAH
Catherine A. Milton
Planner II
Zoning Review

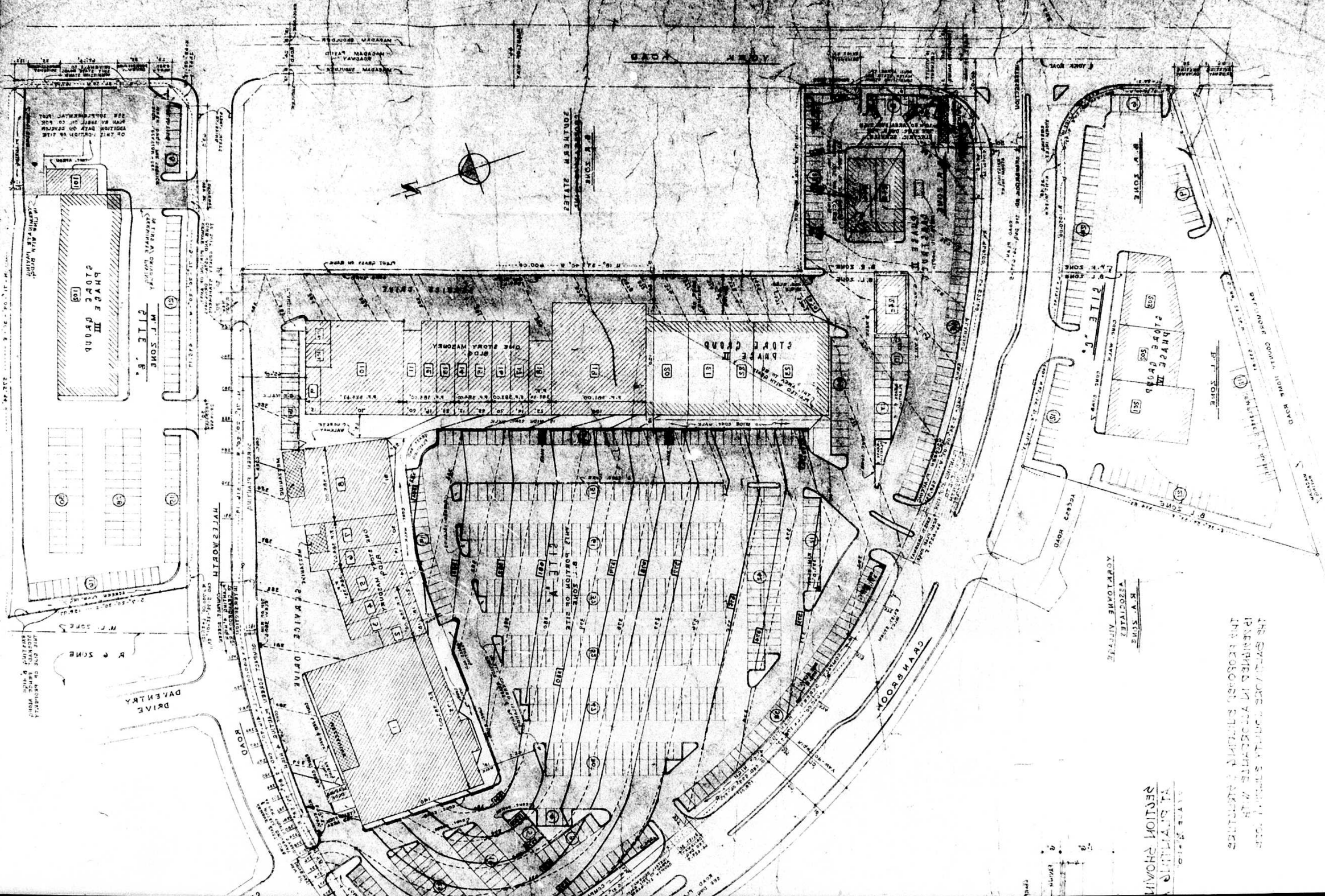
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cc: zoning cases 69-152-A, 70-175-A,
89-220-A, & 91-42-A

Enclosure

SECTION PHOINIX

R.V. Stone
ASSOCIATES
ADMINISTRATIVE SERVICES



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Harry T. Campbell & Sons, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to 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 _____.

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

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.

Harry T. Campbell & Sons
Legal Owner
Address: 105 W. Paine Avenue, Baltimore, Maryland

Robert E. Morgan
Petitioner's Attorney
Address: 105 W. Paine Avenue, Baltimore, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1968, at 10:15 o'clock.

John G. Rose
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that Harry T. Campbell & Sons the petitioner has complied with the requirements of Section 502.1 of the Baltimore County Zoning Regulations:

A Special Exception for a Non-Illuminated Advertising Structure should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1968, that the herein described property or area should be and is hereby reclassified from _____ to _____.

Harry T. Campbell & Sons should be and the same is granted, from and after the date of this order, subject to approval of the plan by the State Roads Commission, Bureau of Public Services and the Office of Planning & Zoning.

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

above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1968, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 21, 1968

FROM: Lettie H. Groff, Deputy Director of Planning

SUBJECT: Petition #69-52-X, Special Exception for Advertising Structure Northwest side of Pulaski Highway 592.5 feet east of Reams Road. Harry T. Campbell & Sons, Petitioners.

15th District

HEARING: Wednesday, September 4, 1968 (10:15 A.M.)

The Planning staff will offer no comment on the subject petition.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Registon Muller Thomas & McKen
105 W. Paine Avenue
Baltimore, Maryland 21201

Your Petition has been received and accepted for filing this _____ day of _____, 1968.

John G. Rose
Zoning Commissioner

Petitioner: Harry T. Campbell & Sons

Petitioner's Attorney: Robert E. Morgan Reviewed by: Thomas & McKen Chairman of Advisory Committee

TELEPHONE 823-3000 EXT. 387

INVOICE No. 56213

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

DEPORT TO ACCOUNT NO. 01-622

QUANTITY 1

AMOUNT \$50.00

Petition for Special Exception for Harry T. Campbell & Sons

69-52-X

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 August 19, 1968

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE WEEK before the 19th day of August, 1968 that is to say, the same was inserted in the issue of August 18, 1968.

STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th

Posted for: Harry T. Campbell & Sons

Petitioner: Harry T. Campbell & Sons

Location of property: N.W.S. Pulaski Highway 592.5' E. of Reams Rd

Location of Signs: On Post at N.W.S. Pulaski Highway 592.5' E. of Reams Rd

Remarks: None

Posted by: Mark H. New Date of return: Aug. 22, 68

Description of Property

Beginning at a point 592.5 feet in a easterly direction measured at right angles from a point in the centerline of Reams Rd. and being 125 feet from the centerline of Pulaski Hwy (Rte 40), thence in a easterly direction running 10 feet to a point, thence in a southerly direction running 26 feet to a point, thence in a westerly direction running 10 feet to a point, thence in a northerly direction running 26 feet to a point of beginning.

TELEPHONE 823-3000 EXT. 387

INVOICE No. 56268

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

TO: National Advertising Company

300 E. Baltimore Road

P.O. Box 340

Westminster, Md.

01-622

REPORT TO ACCOUNT NO. 01-622

QUANTITY 1

AMOUNT \$36.50

Advertising and posting of property for Harry T. Campbell & Sons

69-52-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 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

Cost of Advertisement \$ _____

July 25, 1968

Registon Muller Thomas & McKen
105 W. Paine Avenue
Baltimore, Maryland 21201

RE: Special Exception for non-illuminated advertising structure for Harry T. Campbell & Sons, located S/E of Pulaski Highway, 592.5' E. of Reams Rd. 15th District (Item 19, July 23rd, 1968)

Comments

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development 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.

Very truly yours,

James E. Over
Zoning Supervisor

