



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
Rosello & Kutz, P.A.
220 Nottingham Centre
502 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 #08285F 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 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 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 69-152-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 410-887-3391.

Sincerely,

CAM
Catherine A. Milton
Planner II
Zoning Review

CAM:rye

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

Enclosure

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Julius Mandel, legal 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 413.2c. Request approval of an identification sign of 258 square feet instead of the permitted 150 square feet. Under Section 413.5d request approval of 35' high instead of the permitted 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The XXXXXX petitioner requests this height and size of sign in lieu of the two signs of 150 square feet each which are permitted under the present Zoning Regulations on two street fronts. The height variance is requested because of the natural drop of elevation on York Road of more than 15' from both North and South, thereby affecting visibility of the sign on a high speed highway.

See attached description

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

I, or 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.

Triangle Sign & Service
322 Central Ave., Linthicum Md. 21090
Contract purchaser
Address: 1030 S. 5353, Baltimore 21209
Legal Owner
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of December, 1969, 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 108, County Office Building in Towson, Baltimore County, on the 3rd day of February, 1962, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had, and it is further appearing that the same should

to permit a sign of 258 square feet instead of the permitted 150 square feet; and to permit a sign height of 35 feet instead of the permitted 25 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3 day of February, 1969, 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 sign of 258 square feet instead of the permitted 150 square feet; and to permit a sign height of 35 feet instead of the permitted 25 feet, subject to approval of the site plan by the State Roads Commission, the DEPUTY Zoning Commissioner of Baltimore County 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 3rd day of December, 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING 40 FEET EASTERLY FROM THE CENTER LINE OF YORK ROAD AND ALSO BEING 90 FEET NORTHERLY FROM THE INTERSECTION OF CRANBROOK ROAD AND YORK ROAD, THENCE IN AN EASTERLY DIRECTION 90 FEET TO A POINT, THENCE NORTHERLY 10 FEET TO A POINT, THENCE WESTERLY 50 FEET TO A POINT, THENCE SOUTHERLY ALONG THE EAST SIDE OF YORK ROAD FOR A DISTANCE OF 10 FEET TO THE PLACE BEGINNING. FORMING A RECTANGLE 10 FEET BY 50 FEET IN WHICH THE IDENTIFICATION SIGN FOR YORKTOWN PLAZA SHOPPING CENTER IS TO BE PLACED.

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Julius Mandel
P.O. Box 5353
Baltimore, Maryland 21209

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

Your Petition has been received and accepted for filing this 3rd day of December, 1969.

JOHN G. ROSE,
Zoning Commissioner

Petitioner Julius Mandel

Petitioner's Attorney

Reviewed by Chairman of Advisory Committee

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8A
Posted for: Monday, January 3rd, 1969, 8:11 a.m.
Petitioner: Julius Mandel
Location of property: 4401 E. of York Rd. and York Rd.
Location of Signs: D. South of York Rd. and York Rd. and York Rd.
Remarks: Final H. Rosen
Posted by: Final H. Rosen
Date of return: 1-24-69

TELEPHONE 823-3000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 60820 DATE Feb. 3, 1969
To: Nilton Hosen 3404 Deep Willow Ave. Baltimore, Md. 21208	Zoning Dept. of Balto. Co.	
DEBIT TO ACCOUNT NO. 01-522	RETURN THIS BY 4100 WITH YOUR REMITTANCE	TOTAL AMOUNT \$44.00
QUANTITY	QUANTITY	COST
Advertising and posting of property for <u>XXXXXX</u> Julius Mandel	44.00	
660-152-A		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

MICROFILMED

TELEPHONE 823-3000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 60771 DATE Jan 18, 1969
To: Triangle Sign & Service 322 Central Ave. Linthicum, Md. 21090	Zoning Dept. of Balto. Co.	
DEBIT TO ACCOUNT NO. 01-522	RETURN THIS BY 4100 WITH YOUR REMITTANCE	TOTAL AMOUNT \$35.00
QUANTITY	QUANTITY	COST
Petition for Variance for Julius Mandel	35.00	
660-152-A		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAN 16 1969 19

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 one time consecutive weeks before the 3rd day of February, 1969, the first publication appearing on the 16th day of January 1969.

THE JEFFERSONIAN
B. Leach, Jr.
Manager

Cost of Advertisement, \$

MICROFILMED

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 January 20, 1969

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 20th day of Jan., 1969, that is to say, the same was inserted in the issue of January 16, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan
MICROFILMED

PETITION FOR VARIANCE
ZONING DEPARTMENT OF BALTIMORE COUNTY
LOCATION: Beginning at a point on the East side of York Road and 40 feet North of Cranbrook Road, thence East 90 feet to a point, thence North 10 feet to a point, thence West 50 feet to a point, thence South along the East side of York Road for a distance of 10 feet to the place beginning. FORMING A RECTANGLE 10 FEET BY 50 FEET IN WHICH THE IDENTIFICATION SIGN FOR YORKTOWN PLAZA SHOPPING CENTER IS TO BE PLACED.

PETITION FOR VARIANCE
ZONING DEPARTMENT OF BALTIMORE COUNTY
LOCATION: Beginning at a point on the East side of York Road and 40 feet North of Cranbrook Road, thence East 90 feet to a point, thence North 10 feet to a point, thence West 50 feet to a point, thence South along the East side of York Road for a distance of 10 feet to the place beginning. FORMING A RECTANGLE 10 FEET BY 50 FEET IN WHICH THE IDENTIFICATION SIGN FOR YORKTOWN PLAZA SHOPPING CENTER IS TO BE PLACED.

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LOCATION: Beginning at a point on the East side of York Road and 40 feet North of Cranbrook Road, thence East 90 feet to a point, thence North 10 feet to a point, thence West 50 feet to a point, thence South along the East side of York Road for a distance of 10 feet to the place beginning. FORMING A RECTANGLE 10 FEET BY 50 FEET IN WHICH THE IDENTIFICATION SIGN FOR YORKTOWN PLAZA SHOPPING CENTER IS TO BE PLACED.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

December 16, 1968

Mr. Julius Mandel
P.O. Box 5353
Baltimore, Maryland 21209

JAMES E. DYER
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ENGINEERING

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made on site field inspection of the property. The following comments are a result of this review and inspection.

This property is presently being improved for a shopping center. A portion of the stores are complete but unoccupied and the property has been rough graded and part of the parking lot constructed with the base crusher run. The property is bounded on the north by the Crest Construction Company, on the east and south by the Yorktown Village Apartments. Property on the opposite side of York Road is improved with an Atlantic Service Station and a steak house, which is presently under construction. dwellings, a Hondo Oil Station, a small service garage and ice cream carry out.

BUT FAN OF ENGINEERING:
All utilities and road improvements are complete and available; therefore, there are no Engineering comments.

PROJECT PLANNING DIVISION:
This petition has been reviewed and there are no comments as to the site plan.

BOARD OF EDUCATION:
Does not affect school population.

BUREAU OF TRAFFIC ENGINEERING:
This variance should not have any adverse effect on traffic.

MICROFILMED

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Julius Mandel, 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,

herby petition for a Variance from Section 413.2c. Request approval of an Identification

Sign of 258 Square Feet instead of the permitted 150 Square Feet. Under Section 413.5d request approval of 35' high instead of the permitted 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The petitioner requests this height and size of sign in lieu of the two signs of 150 Square Feet each which are permitted under the present Zoning Regulations on two street fronts. The height variance is requested because of the natural drop of elevation on York Road of more than 15' from both North and South, thereby affecting visibility of the sign on a high speed highway.

See attached description

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

I, or 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.

Triangle Sign & Service
222 Central Ave., Luthicum Md. 21090
Contract purchaser
Address: 1000 5355 - Baltimore 21090
Legal Owner
Address: 1000 5355 - Baltimore 21090
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day

of December, 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 3rd day of February, 1969, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING 40 FEET EASTERLY FROM THE CENTER LINE OF YORK ROAD AND ALSO BEING 90 FEET NORTHERLY FROM THE INTERSECTION OF CRANBROOK ROAD AND YORK ROAD, THENCE IN AN EASTERLY DIRECTION 50 FEET TO A POINT, THENCE NORTHERLY 10 FEET TO A POINT, THENCE WESTERLY 50 FEET TO A POINT, THENCE SOUTHERLY ALONG THE EAST SIDE OF YORK ROAD FOR A DISTANCE OF 10 FEET TO THE PLACE BEGINNING, FORMING A RECTANGLE 10 FEET BY 50 FEET IN WHICH THE IDENTIFICATION SIGN FOR YORKTOWNE PLAZA SHOPPING CENTER IS TO BE PLACED.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 24, 1969
FROM: George E. Gavalis, 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:ms

Comments - Zoning Plat

131. Property Owner: Julius Mandel
Location: N/E cor. York and Cranbrook, 40' E. of centerline of York Rd., 80' N. of centerline of Cranbrook Rd.

District: 8th
Present Zoning: BR & CCC Dist.
Proposed Zoning: Variance from Sections 413.2B and 413.2D
No. Acres: 10' x 50'

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

GIS:raw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 16, 1968

Mr. Julius Mandel
P.O. Box 5353
Baltimore, Maryland 21209

RE: Type of Hearing Sign Variance
Location: N.E. Cor. York & Cranbrook,
40' E. of center line of York Rd.,
80' N. of center line of Cranbrook Rd.
District: 8th
Petitioner: Julius Mandel
Committee Meeting of Dec. 3rd, 1968
Item 131

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

This property is presently being improved for a shopping center. A portion of the storm are complete but unimproved and the property has been rough graded and part of the parking lot constructed with the base crusher run. The property is bounded on the north by the Great Construction Company on the east and south by the Yorktown Village Apartments. Property on the opposite side of York Rd. is improved with an Atlantic Service Station and a steak house, which is presently under construction. A Mobil Oil Station, a small service garage and two cream dairy out.

Public water and sewer are complete and available; therefore, there are no Engineering comments.

Project Planning Comments:
This petition has been reviewed and there are no comments as to the site plan.

Board of Education:
Does not affect school jurisdiction.

Board of Traffic Engineering:
This variance should not have any adverse effect on traffic.

Page 2

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 30 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:js

Enc.

cc: Triangle Sign & Service
821 Central Ave.
Luthicum, 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 Agenda, Tuesday, December 3, 1968
Location: N/E Corner, 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.

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 & Cranbrook, 40' E. of center line of York Rd., 80' N. of center line of Cranbrook Rd.
District: 8th District
Present Zoning: BR & CCC Dist.
Proposed Zoning: Variance from Sections 413.2B and 413.2D
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 specifications 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

WMG/ca

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. OYER, Chairman

JED:JD
Enc.

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: December 3, 1968
FROM: Captain Charles F. Morris, Sr., Fire Bureau
SUBJECT: Property Owner: Julius Mandel.
Item #131 - Zoning Agenda, Tuesday, December 3, 1968
Location: N/2 Corner, 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. Gowell, Director of Planning
SUBJECT: Petition #69-152-A. Variance to permit a sign of 250 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:bms

MICROFILMED

Comments - Zoning Plat

131. Property Owner: Julius Mandel
Location: N/2 cor. York and Cranbrook, 40' E. of centerline of York Rd., 80' N. of centerline of Cranbrook Rd.

District: 8th
Present Zoning: RE & 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.

CIS:bv

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

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District: 8th District
Present Zoning: RE & 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 specifications 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

UND/ca

MICROFILMED

Baltimore County, Maryland
BUREAU OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
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
C. Richard Moore
Engineer II

CRM:mr

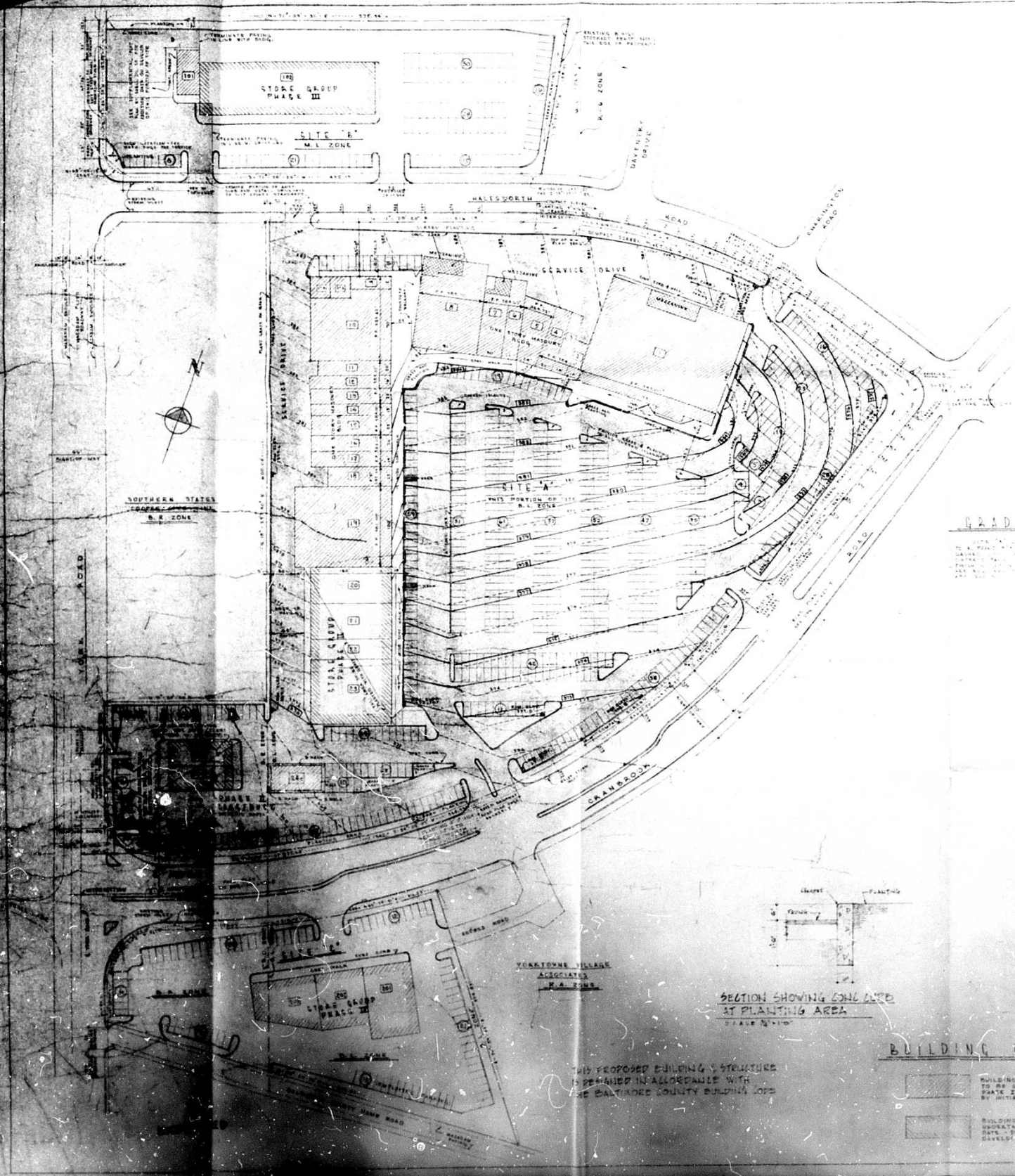
MICROFILMED

69-152-A

JULIUS MANDEL
80' N. of York Rd. and
80' E. of Cranbrook Rd.

No Protest
Practical difficulty
& Goodship shown

FOR YORKTOWNE PLAZA
SCHEDULED
RECEIVED



SCHEDULE OF DEVELOPMENT

- PHASE I
 * THIS BUILDING PERMIT
- SITE 'A'----- STORE 1 THRU STORE 37 AND DEVELOPMENT OF ENTIRE SITE
- SITE 'B'----- SERVICE STATION - STORE 101 AND DEVELOPMENT OF SITE TO DRIVEWAY AT HALESWORTH ROAD
- PHASE II
 SITES 'A'----- STORE 20 THRU STORE 37
- PHASE III
 SITES 'B'----- STORE GROUP 101 AND PAYING AND DEVELOPMENT OF REMAINDER OF SITE
- PHASE IV
 SITES 'C'----- STORE 201 THRU STORE 203 AND DEVELOPMENT OF ENTIRE SITE

SITE DATA

SITE 'A'

ZONING----- R-10 ZONE AND B-1 ZONE

TOTAL AREA SITE 'A'----- 12.55 ACRES - 540,000 SQ. FT.

AREA BLDG. PHASE I----- 1,100,000 SQ. FT.

AREA BLDG. PHASE II----- 1,100,000 SQ. FT.

TOTAL AREA OF BLDGS.----- 2,200,000 SQ. FT.

PARKING SPACES REQUIRED BY VEHICLE FOR 100% OCCUPANCY ON BUILDING AREA (PAVING COEFFICIENT .50)----- 1,100

PARKING SPACES AVAILABLE----- 1,100

SITE 'B'

ZONING----- R-10 ZONE AND B-1 ZONE

TOTAL AREA SITE 'B'----- .5 ACRES - 21,780 SQ. FT.

AREA BLDG. PHASE I----- 1,100,000 SQ. FT.

AREA BLDG. PHASE II----- 1,100,000 SQ. FT.

TOTAL AREA OF BLDGS.----- 2,200,000 SQ. FT.

PARKING SPACES REQUIRED BY VEHICLE FOR 100% OCCUPANCY ON BUILDING AREA (PAVING COEFFICIENT .50)----- 1,100

PARKING SPACES AVAILABLE----- 1,100

SITE 'C'

ZONING----- R-10 ZONE AND B-1 ZONE

TOTAL AREA SITE 'C'----- .5 ACRES - 21,780 SQ. FT.

AREA BLDG. PHASE I----- 1,100,000 SQ. FT.

AREA BLDG. PHASE II----- 1,100,000 SQ. FT.

TOTAL AREA OF BLDGS.----- 2,200,000 SQ. FT.

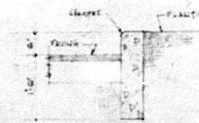
PARKING SPACES REQUIRED BY VEHICLE FOR 100% OCCUPANCY ON BUILDING AREA (PAVING COEFFICIENT .50)----- 1,100

PARKING SPACES AVAILABLE----- 1,100

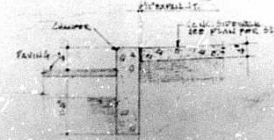
GRADING NOTES:

1. THE GRADING SHALL BE TO A GRADE COMPATIBLE TO A POINT ON THE ADJACENT GRADE. ALL GRADES SHALL BE TO THE FINISHED GRADE. THE FINISHED GRADE SHALL BE TO THE FINISHED GRADE. THE FINISHED GRADE SHALL BE TO THE FINISHED GRADE.

SECTION SHOWING CONC. AREA AT PLANTING AREA



SECTION SHOWING CONC. CURB & SIDEWALK AT FRONT DRIVEWAY



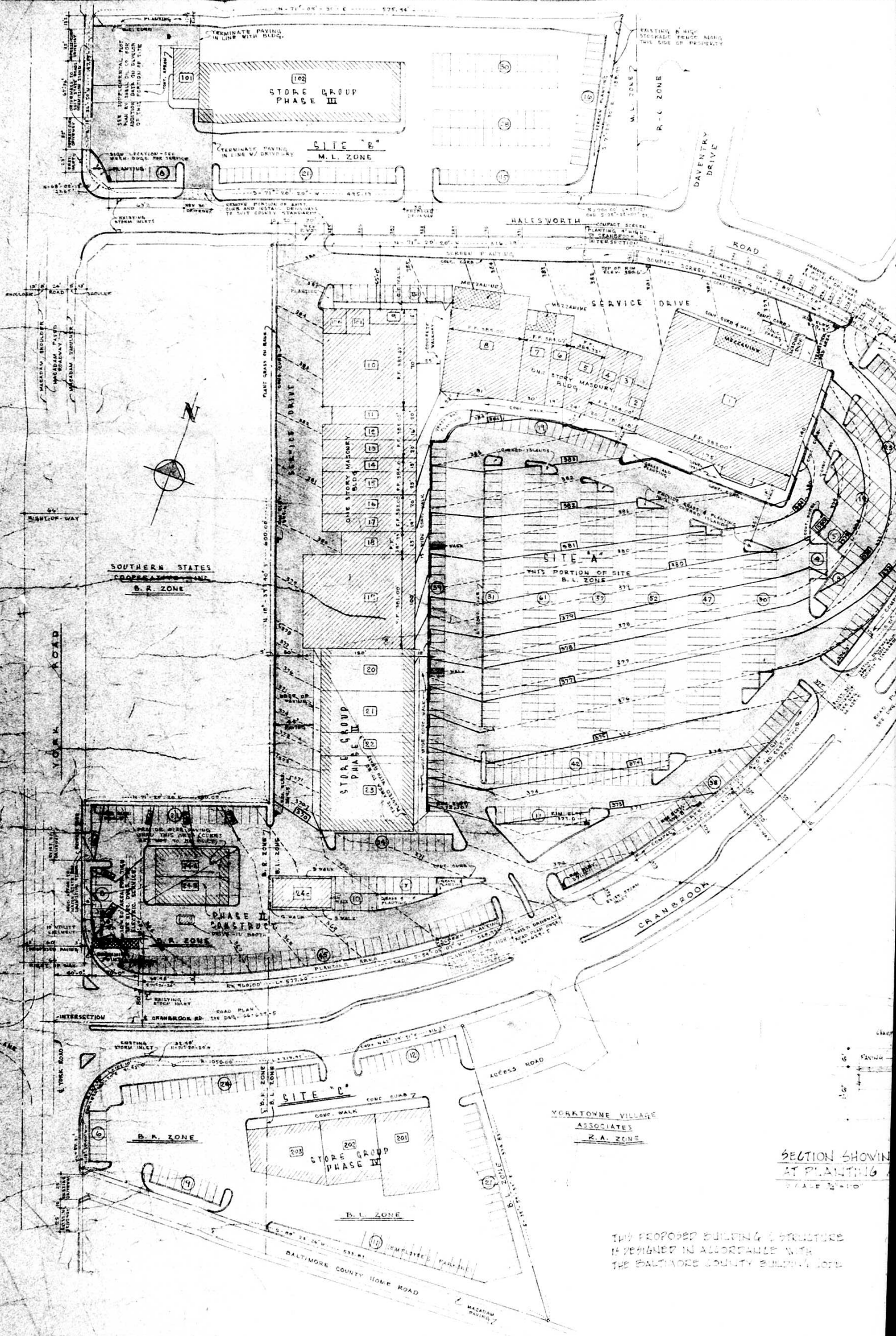
BUILDING LEGEND

- BUILDING CONSTRUCTION TO BE SUBSTANTIAL TO PHASE I AND TO BE COVERED BY INITIAL BUILDING PERM.
- BUILDING CONSTRUCTION TO BE SUBSTANTIAL TO PHASE I AND TO BE COVERED BY INITIAL BUILDING PERM.

YORKTOWNE PLAZA SHOPPING CENTER
 YORK ROAD & CRANBROOK ROAD
 COCKEYSVILLE, MARYLAND
 MR. & MRS. JULIUS A. ANGEL - OWNERS
 P.O. BOX 5555 BALTIMORE, MD.

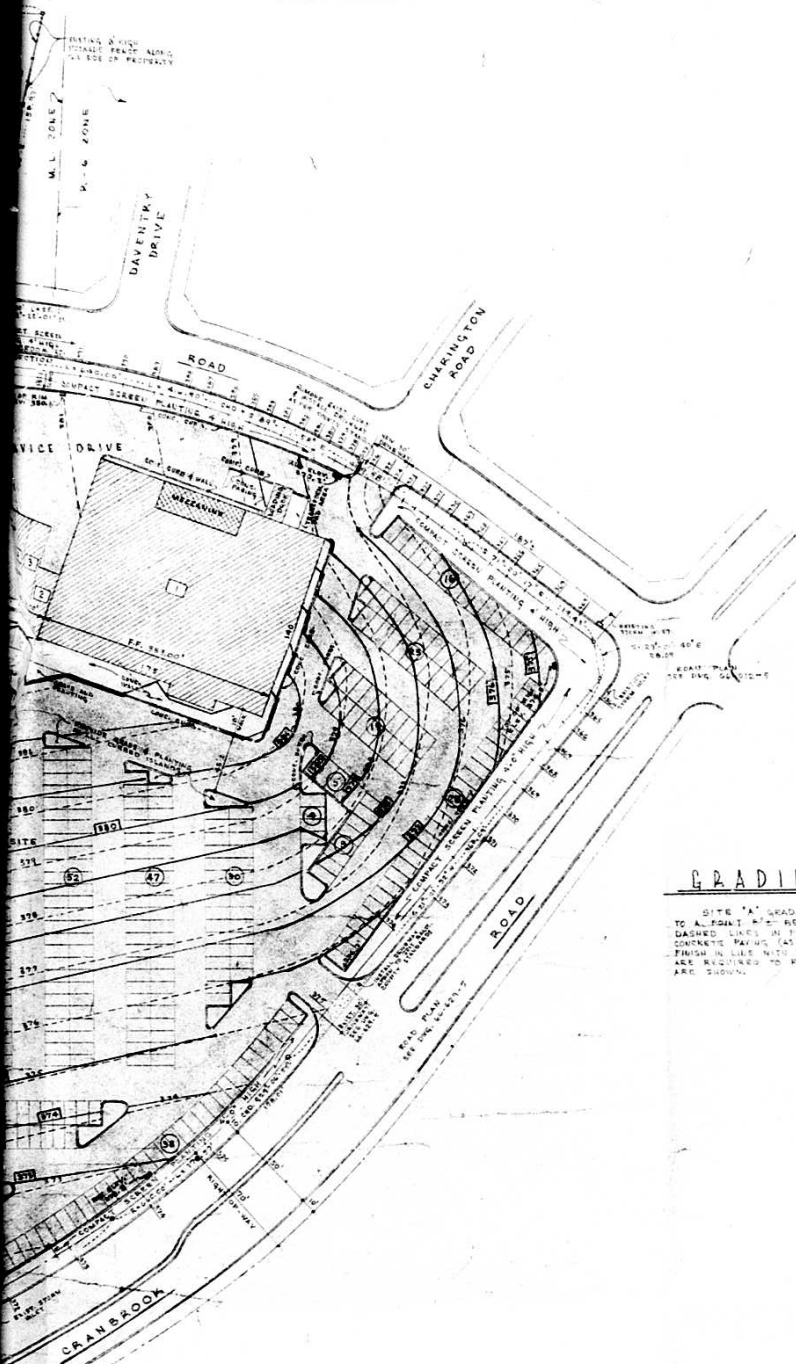
MICROFILMED

COUNTY OF BALTIMORE
 ARCHIVES
 215 N. E. ST.
 BALTIMORE, MD. 21201



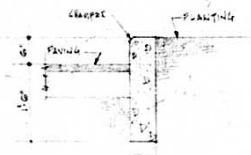
SECTION SHOWING
AT PLANTING
SCALE 1/4" = 1'-0"

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

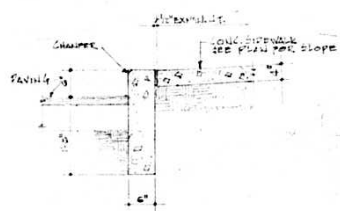


GRADING NOTES:

SITE "A" GRADING HAS BEEN ALREADY COMPLETED TO A POINT AND BEYOND THE POINTS SHOWN IN DASHED LINES IN THE PLAN. FOR SUBSEQUENT CONSTRUCTION (AS PER SPECIFICATIONS) THAT IS TO BE FINISHED WITH DASHED LINES, WHERE REVISIONS ARE REQUIRED TO EXISTING CONDITIONS, SOLID LINES ARE SHOWN.



SECTION SHOWING CONC CURB AT PLANTING AREA
SCALE 1/2" = 1'-0"



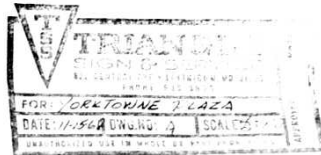
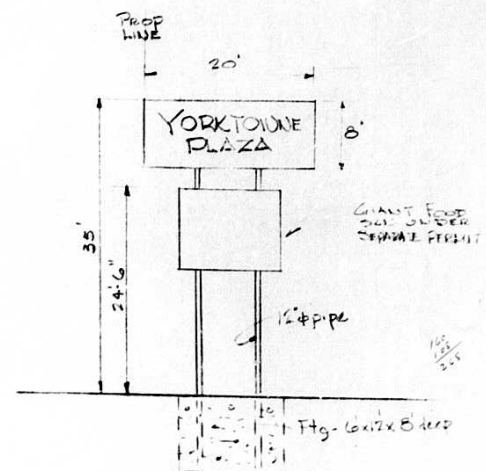
SECTION SHOWING CONC CURB & SIDEWALK AT FRONT DRIVEWAY
SCALE 1/2" = 1'-0"

BUILDING LEGEND

- BUILDING CONSTRUCTION TO BE UNDERTAKEN AT PHASE I AND TO BE COVERED BY INITIAL BUILDING PERMIT
- BUILDING CONSTRUCTION TO BE UNDERTAKEN AT PHASE II AND TO BE COVERED BY INITIAL BUILDING PERMIT

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

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- SITE "A" --- STORE 1 THRU STORE 20 AND DEVELOPMENT OF ENTIRE SITE
- SITE "B" --- SERVICE STATION - STORE 101 AND DEVELOPMENT OF SITE TO DRIVEWAY AT HALTSMORTH ROAD

PHASE II

- SITE "A" --- STORE 20 THRU STORE 201

PHASE III

- SITE "B" --- STORE GROUP 102 AND PAVING AND DEVELOPMENT OF REMAINDER OF SITE

PHASE IV

- SITE "C" --- STORE 201 THRU STORE 203 AND DEVELOPMENT OF ENTIRE SITE

SITE DATA

SITE "A"

ZONING --- D.R. ZONE AND B.L. ZONE
TOTAL AREA SITE "A" --- 10.32 ACRES = 450,000 SQ. FT.
AREA BLDGS. PHASE I --- 85,000 SQ. FT.
AREA BLDGS. PHASE II --- 85,000 SQ. FT.
TOTAL AREA OF BLDGS. --- 170,000 SQ. FT.
PARKING SPACES REQUIRED AT 1 SPACE PER 100 SQ. FT. OF BUILDING AREA (BALTO. COUNTY REG. 127) --- 1,700
PARKING SPACES AVAILABLE --- 1,700

SITE "B"

ZONING --- D.R. ZONE AND B.L. ZONE
TOTAL AREA SITE "B" --- 2.40 ACRES = 104,400 SQ. FT.
AREA BLDGS. PHASE I --- 10,000 SQ. FT.
AREA BLDGS. PHASE II --- 10,000 SQ. FT.
TOTAL AREA OF BLDGS. --- 20,000 SQ. FT.
PARKING SPACES REQUIRED AT 1 SPACE PER 100 SQ. FT. OF BUILDING AREA (BALTO. COUNTY REG. 127) --- 200
PARKING SPACES AVAILABLE --- 200

SITE "C"

ZONING --- D.R. ZONE AND B.L. ZONE
TOTAL AREA SITE "C" --- 6.08 ACRES = 266,880 SQ. FT.
TOTAL BLDGS. PHASE IV --- 10,000 SQ. FT.
PARKING SPACES REQUIRED AT 1 SPACE PER 100 SQ. FT. OF BUILDING AREA (BALTO. COUNTY REG. 127) --- 100
AVAILABLE PARKING SPACES --- 100

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