



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
Kosoloff & Lotz, P.A.
270 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.

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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 Marc 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.

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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,

Catherine A. Milton
Planner II
Zoning Review

CAM:rye

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

Enclosure

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 70-175-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. Alan F. Nathan, 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 for a Variance from Section 111.2.2 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The identification sign for the shopping center, location of same along building and adjacent to newly treated York Road.

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.

Contract purchaser	Legal Owner
Address	Address
Petitioner's Attorney	Protestant's Attorney
Address	Address

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1970, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1970, at 11:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

ZONING PLAT DEPARTMENT 70-175-A YORK ROAD

70-175-A 1177

All that parcel of land in the Eighth District of Baltimore County... hereby petition for a Variance from Section 111.2.2 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21284
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
Date: February 13, 1970

FROM: C. Richard Moore

SUBJECT: Item 149 - ZAC - February 3, 1970
Property Owner: Julius Mandel
York Road and Cranbrook Road
Var. to sec. 413.2C

The subject sign variance should have no major effect on traffic.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nr

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Your Petition has been received and accepted for filing this day of February, 1970

John D. Gae
John D. Gae
Zoning Commissioner

Petitioner: Julius Mandel
Petitioner's Attorney: Charles Sam Adams, Esq. Reviewed by Miss L. Myers
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: Feb. 26, 1970

Posted for: Monday, March 2, 1970 at 11:00 A.M.

Petitioner: Julius Mandel, Shopping Center

Location of property: W. York Road, near York Road, York Road, York Road

Location of Sign: On South side of York Road, near York Road, York Road

Remarks:

Posted by: Miss L. Myers Date of return: March 5, 1970

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 11, 1970

Mr. Alan F. Nathan
Claude Reed Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21230

RE: Type of Hearings: Zoning Variance for a sign
Location: W/E corner York Road and Cranbrook Road
Petitioner: Julius Mandel
Committee Meeting: February 3, 1970
8th District
Item 115

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.

The subject property is presently improved with the Yorktown Shopping Center with an existing sign, with Yorktown Plaza and Giant Quality Food People existing on two pylons. The property to the north is improved with the Southern States Company, to the west with a service station, to the south with the Baltimore County Maintenance Shop, to the east with the Yorktown Apartment Project. Cranbrook Road and York Road are improved as far as concrete curb and gutter are concerned in this area.

BUREAU OF ENGINEERING:
General:
Since the construction/installation of the proposed additional sign involves no additional utilities or highway improvements, this office has no further comment.

PROJECT PLANNING DIVISION:
This plan has been reviewed and there are no site-planning factors requiring comment.

Mr. Alan F. Nathan
Claude Reed Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21230
Item 115 Page 2
February 11, 1970

HEALTH DEPARTMENT:
Since this petition is for a variance for a sign, no health hazards are anticipated.

BUILDING ENGINEERS' OFFICE:
No comment at this time.

BOARD OF EDUCATION:
No bearing on student population.

FIRE DEPARTMENT:
The Fire Department has no comment at this time.

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,
Oliver L. Myers
OLIVER L. MYERS
Chairman

GENERAL:
Enclosure

OFFICE OF ORIGINAL

THE TOWSON TIMES

TOWSON, MD. 21204 March 11, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, 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 11th day of March 1970, that is to say, the same was inserted in the issue of February 26, 1970.

STROMBERG PUBLICATIONS, Inc.

Bob Stromberg

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 26, 1970

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 two consecutive weeks for the 16th day of February, 1970, the first publication appearing on the 15th day of February, 1970.

THE JEFFERSONIAN,
Manager

Cost of Advertisement \$.....

11-A-70

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 would result in practical difficulty and unreasonable hardship.

the above Variance should be had; and it further appearing that by reason of the following finding of facts that strict compliance would result in practical difficulty and unreasonable hardship.

to permit a sign height of 294 sq. ft. instead of required 150 sq. ft. should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of March, 1970, 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 height of 294 sq. ft. instead of the required 150 sq. ft. subject to approval of the site plan by the Bureau of Public Services and the Office of Planning.

Thomas P. Hardesty
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 would result in practical difficulty and unreasonable hardship.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 day of March, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

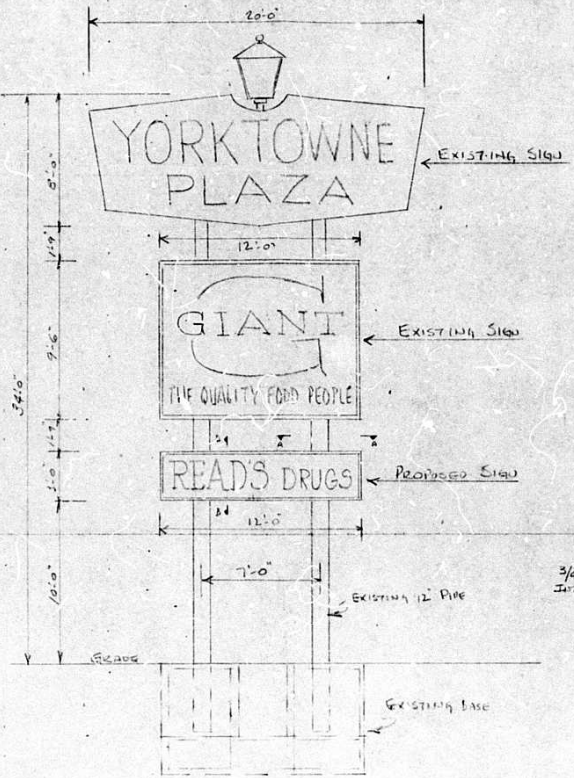
ORDER RECEIVED FOR TYPING

70-175-A

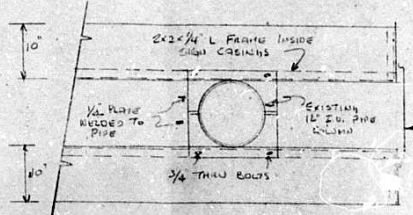
YORKTOWNE PLAZA SHOPPING CENTER
CENTRAL AVENUE/5 CROFTON RD. NW. E. 8th

70-175-A
#149

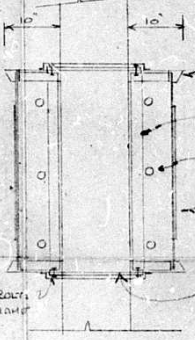
MICROFILMED



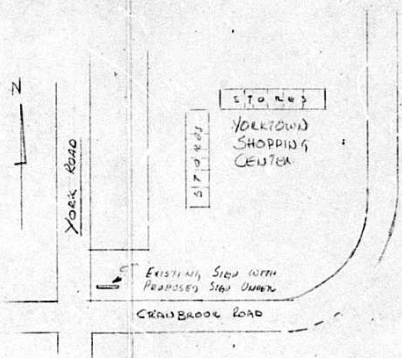
ELEVATION



SECTION A-A



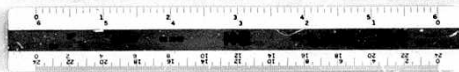
SECTION B-B



PROPOSED Electric Sign For
READ'S DRUG & CHEMICAL CO.
YORKTOWNE PLAZA SHOPPING CENTER
YORK AND CRANBROOK ROADS
BALTIMORE CO., MARYLAND

Contractor
CLAUDE NEWMAN SIGNS, INC.
1808 CHERRY HILL ROAD
BALTIMORE, MARYLAND 21230

JUNE 16, 1969



INVOICE No. 69342 DATE 3/23/70

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

TO: Claude Neuman Signs, Inc.
1808 Cherry Hill Road
Baltimore, Md. 21230

QUANTITY	DESCRIPTION TO ACCOUNT NO.	TOTAL AMOUNT
1	Advertising and posting of property for Yorktowne Plaza Shopping Center 70-175-A	74.50

7653

INVOICE No. 69297 DATE 3/23/70

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

TO: Claude Neuman Signs, Inc.
1808 Cherry Hill Road
Baltimore, Md. 21230

QUANTITY	DESCRIPTION TO ACCOUNT NO.	TOTAL AMOUNT
1	Petition for Variance for Yorktowne Plaza Shopping Center 70-175-A	25.00

25000