

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **YORKDALE CORPORATION**, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:
 Petition for Variance from Section 217.2-Front Yard- To permit a front yard of 27 feet instead of the required 30 feet.
 Section 217.3 - Side Yard- To permit a side yards of 7 feet and 10 feet instead of the required 25 feet.
 Section 217.4 - Rear Yard- To permit a rear yard of 13 feet instead of the required 30 feet.
 Section 216 - To permit a height of 113 feet instead of the allowed 106 feet (7 foot Variance).
 Section 211.4 - Rear Yard - To permit a rear yard of 10 feet instead of the required 30 feet.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an elevator office building with accessory business uses.

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

The Maryland Title Guarantee Company **YORKDALE CORPORATION**
 A. E. Kernan **By: E. E. Korman, President**
 Address: 111 Paul S. Lexington Streets
 Baltimore, Maryland 21202

W. Lee Harrison, Petitioner's Attorney
 Address: 306 W. Joppa Road
 Towson, Maryland 21286

ORDERED By the Zoning Commissioner of Baltimore County, this 29th day of April, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of June, 1970, at 1:00 o'clock P.M.

Edward D. Hardesty
 Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Yorkdale Corporation**, 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 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 _____ Offstreet parking in a residential zone.

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.

MARYLAND TITLE GUARANTEE CO. **YORKDALE CORPORATION**
 By: **A. E. Kernan, Senior Vice President**
 Contract Purchaser
 Address: 111 Paul and Lexington Streets
 Baltimore, Maryland 21202

W. Lee Harrison, Petitioner's Attorney
 Address: 306 W. Joppa Road, Towson, Md. 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 29th day of April, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of June, 1970, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION for Elevator Office Building with Accessory Business Uses, for VARIANCES from Sections 217.2, 217.3, 217.4, 216 and 211.4 of the Baltimore County Zoning Regulations; and for SPECIAL HEARING to permit off-street parking in a residential zone

BEFORE
 COUNTY BOARD OF APPEALS
 FOR
 BALTIMORE COUNTY

YORKDALE CORPORATION
 Petitioner
 The Maryland Title Guarantee Co.
 Contract Purchaser

No. 70-231-XA-SPH

ORDER OF DISMISSAL

Petition of Yorkdale Corporation (The Maryland Title Guarantee Company, contract purchaser) for Special Exception for an elevator office building with accessory uses, and for Variances from Sections 217.2, 217.3, 217.4, 216 and 211.4 of the Baltimore County Zoning Regulations, and for Special Hearing to permit off-street parking in a residential zone, on property located on the southeast corner of York Road and Hillside Avenue, in the 9th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed August 18, 1972 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioner-appellant in the above entitled matter,

WHEREAS, the said attorney for the said Petitioner-appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of August 18, 1972.

IT IS HEREBY ORDERED, this 24th day of August, 1972, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slawik, Chairman
W. Giles Parker
Robert L. Gilland

RE: PETITION FOR SPECIAL EXCEPTION, VARIANCES AND SPECIAL HEARING SE/corner of York Road and Hillside Avenue - 9th District Yorkdale Corporation - Petitioner NO. 70-231-XASPH (Item No. 139)

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The Petitioner seeks a Special Exception to use its property as the situs of an elevator office building with accessory business uses. Numerous setback and height Variances as well as a request for special parking in a residential zone are also sought.

The overall tract consist of 4.84 acres and is bounded on the west by York Road, on the north side by Hillside Avenue, on the east by Cedar Avenue, and on the south by Terrace Dale Road. Plans call for the construction of a Five Million (\$5,000,000.00) Dollar office building containing two hundred thousand (200,000) square feet of usable space.

Without reviewing in detail the testimony and exhibits offered, the Zoning Commissioner feels that if this office building were to be constructed as proposed there could be serious problems with respect to overcrowding the land and traffic congestion in the neighboring streets.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of June, 1970, that the Special Exception for an elevator office building with accessory business uses be and the same is hereby DENIED. The request for Variances are also DENIED and the Petition for a Special Hearing, to permit off-street parking in a residential zone is also DENIED.

Edward D. Hardesty
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE 6/29/70
 BY **E. E. Korman**



70-231-XA-SPH
 SECTION OF YORK RD. AND HILLSIDE AVE.
 70-231-XA-SPH
 70-231-XA-SPH
 70-231-XA-SPH



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 3, 1970

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

SUBJECT: Petition #70-231-XASPH, Southeast corner of York Road and Hillside Ave. Petition for Special Exception for an Elevator Office Building with Accessory Business Uses.
 Petition for Special Hearing to permit Off-Street Parking in a residential zone. Petition for Variances to permit a front yard of 27 feet instead of the required 30 feet; and to permit a side yard of 7 feet and 10 feet instead of the required 25 feet; and to permit a rear yard of 13 feet instead of the required 30 feet; and to permit a height of 113 feet instead of the allowed 106 feet (7 foot Variance); and to permit a rear yard of 10 feet instead of the required 30 feet.
 Yorkdale Corp. - Petitioners

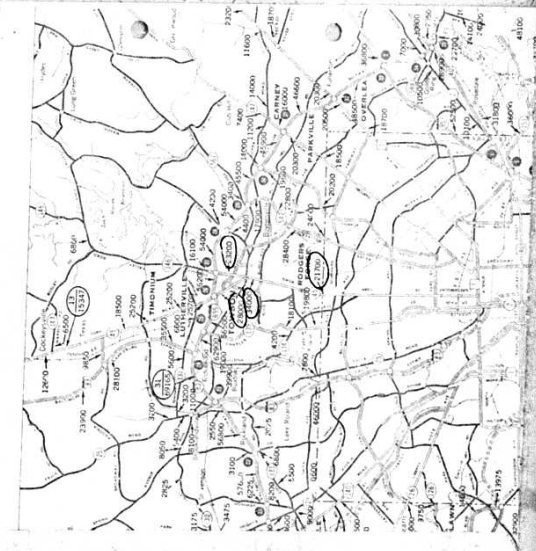
9th District

HEARING: Thursday, June 4, 1970 (1:00 P.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for an Elevator Office Building with Accessory Business Uses along with variances to yard and height requirements and a request for a Use Permit for parking in a residential zone.

We have the following advisory comments to make with respect to pertinent planning factors:

We are in accord with the concept of developing the subject property for offices and related business use under the provision of a special exception. But, the request for such use as contained in the accompanying plan dated April 24, 1970 is not satisfactory and seems not to meet the standards set forth for special exceptions in Section 502.1 of the Zoning Regulations. We are not satisfied that adequate provision has been made in the plan as submitted to accommodate the resulting traffic from an office building containing over 200,000 square feet in terms of either the location of access points or of widening for Hillside Avenue. That road, in its present width, simply cannot accommodate requirements for storage and for turning movements that would result. The failure to provide access to York Road opposite College Drive also presents serious access problems. Proposed grading has not been indicated in sufficient detail for us to evaluate the effect of this specific proposal on adjoining properties and to make a recommendation as to whether or not there would be an adverse effect on them. The variances requested hint at an overcrowding of land and the causing of undue concentration of population. Resolution of the issues raised in our comment is possible only by revision of the plan and, possibly, the petition itself.



STATE OF MARYLAND
TRAFFIC VOLUME MAP
 1969 AVERAGE DAILY TRAFFIC
 BASED ON DATA OBTAINED OCT. 1, 1968 - SEPT. 30, 1969
 PREPARED BY THE
 STATE ROADS COMMISSION OF MARYLAND
 DIVISION OF PLANNING

LAW OFFICES OF **W. LEE HARRISON**
 1006 WEST JOPPA ROAD
 TOWSON, MARYLAND 21286
 AREA CODE 301 823-1200
 July 13, 1970

Mr. Edward D. Hardesty
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Petition for Special Exception, Variances and Special Hearing SE/corner of York Road and Hillside Avenue - 9th District Yorkdale Corporation - Petitioner No. 70-231-XASPH (Item No. 139)

Dear Mr. Commissioner:

Please note an Appeal to the County Board of Appeals on behalf of the Petitioner, Yorkdale Corporation, from your decision and order dated the 29th day of June, 1970, denying the requested special exception for an elevator office building with accessory business uses and the request for variances and special hearing to permit off-street parking in a residential zone.

Very truly yours,
W. Lee Harrison
 W. Lee Harrison

WLH: [Signature]
 CC: James D. Nolan, Esquire
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204

Richard C. Murray, Esquire
 Loyola Federal Building
 Towson, Maryland 21204

Colonel W. K. Weaver
 5 Terrace Dale Road
 Towson, Maryland 21204

Richard C. Whiteford, Esquire
 404 Jefferson Building
 Towson, Maryland 21204

LAW OFFICES OF **NOLAN, PLUMHOFF & WILLIAMS**
 204 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 AREA CODE 301 TELEPHONING 822-7800
 April 28, 1971

Baltimore County Board of Appeals
 County Office Building
 Towson, Maryland 21204

Gentlemen:

Re: Yorkdale Corporation
 SE corner York Road and Hillside Avenue
 Case No. 70-231-XA-SPH

Please be advised that I had intended to strike my appearance in the above matter at the time it came before the County Zoning Commissioner and I thought that this had been done.

Notwithstanding, would you please strike my appearance on behalf of the Wiltondale Improvement Association. In the future any correspondence related to this matter should be sent to Mr. Claude W. Todd, Jr., 628 Yarmouth Road, Towson, Md. 21204. Mr. Todd is the president of the Wiltondale Improvement Association.

Very truly yours,
James D. Nolan
 James D. Nolan

JDN:mk
 cc: Mr. Claude W. Todd, Jr.

Lester Matz, P.E., L.S.
John C. Chiles, P.E., L.S.
Associates:
Frederic W. Boyette, L.S.
George W. Bushby, L.S.
Robert W. Craven, P.E.
Leonard M. O'Gara, P.E.
Norman F. Herrmann, L.S.
Paul Lee, P.E.
Paul S. Smeton

DESCRIPTION

0.08 ACRE PARCEL ± NORTHSIDE OF TERRACEDALE ROAD,
304' ± EAST OF YORK ROAD, ELECTION DISTRICT 9, BALTIMORE
COUNTY, MARYLAND.

TRACT I

This Description Is For A Parking Permit In An "R-6" Zone.

Beginning for the same at a point in the centerline of Terracedale Road, where said centerline intersects the 2nd line of Baltimore County Zoning Description 2-RA-6; said beginning point being 304' more or less east of the east side of York Road, thence binding on said zoning line (1) northeasterly 112' more or less, thence the 4 following courses and distances (2) S 68° 11' 20" E 27.7' more or less, thence (3) S 37° 32' 40" W 55.30', thence (4) S 64° 57' 30" E 23.30', thence (5) S 42° 05' 40" W 62.37' to intersect the centerline of Terracedale Road, thence binding on said centerline (6) N 54° 47' 20" W 30.7' more or less to the place of beginning.

Containing 0.08 Acres of land more or less.

RLS:cje J.O. 70021 4/27/70



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Lester Matz, P.E., L.S.
John C. Chiles, P.E., L.S.
Associates:
Frederic W. Boyette, L.S.
George W. Bushby, L.S.
Robert W. Craven, P.E.
Leonard M. O'Gara, P.E.
Norman F. Herrmann, L.S.
Paul Lee, P.E.
Paul S. Smeton

DESCRIPTION

0.71 ACRE PARCEL, MORE OR LESS, SOUTHWEST CORNER
HILLSIDE AVENUE AND CEDAR AVENUE, ELECTION DISTRICT 9,
BALTIMORE COUNTY, MARYLAND.

TRACT II

This Description Is For A Parking Permit
In A Residential Zone.

Beginning for the same at the southwest corner of Cedar and Hillside Avenues and running thence binding on the south side of Hillside Avenue, (1) North 45° 11' 30" West 45.90 feet and (2) by a line curving to the left with a radius of 439.07 feet the distance of 90' ± to intersect the 2nd line of Baltimore County Zoning Description 9-RA-6, thence binding on said line (3) southwesterly 236' ±, thence (4) S 65° 30' 40" E 140' ± to intersect the west side of Cedar Avenue, thence binding on the west side of said road (5) N 48° 08' 00" E 203.00' to the place of beginning.

Containing 0.71 Acres of land, more or less.

RLS:cje J.O. 70021 4/27/70



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Lester Matz, P.E., L.S.
John C. Chiles, P.E., L.S.
Associates:
Frederic W. Boyette, L.S.
George W. Bushby, L.S.
Robert W. Craven, P.E.
Leonard M. O'Gara, P.E.
Norman F. Herrmann, L.S.
Paul Lee, P.E.
Paul S. Smeton

DESCRIPTION

4.05 ACRE PARCEL ± EAST SIDE OF YORK ROAD AND SOUTH SIDE
OF HILLSIDE AVENUE, ELECTION DISTRICT 9, BALTIMORE COUNTY,
MARYLAND.

TRACT III

This Description Is For Special Exception With Yard
And Height Variances In An R-A Zone.

Beginning for the same at the southeast corner of York Road and Hillside Avenue, and running thence binding on the east side of York Road, (1) S 12° 19' 20" West 40' 24 feet to the center of Terracedale Road, thence on the center of Terracedale Road, (2) S 71° 33' 20" E 131.90 feet, (3) S 63° 07' 20" E 34.50 feet, (4) S 26° 12' 20" E 52.20 feet, (5) S 71° 09' 20" E 62.80 feet and (6) S 54° 47' 20" E 23.30 feet more or less to intersect the 2nd line of Baltimore County Zoning Description 9-RA-6, thence binding on a part of said line in a northeasterly direction (7) 112' more or less; thence (8) N 68° 11' 20" W 26' ±, thence (9) N 21° 24' 20" E 181.80', thence (10) S 65° 50' 40" 84.5' more or less to again intersect the aforementioned zoning line, thence binding on said line (11) in a north-asterly direction 236' more or less to intersect the south side of Hillside Avenue, thence binding thereon (12) by a curve to the left with a radius of 439.07' the distance of 166' more or less, thence (13) N 79° 23' 40" W 385.00' to the place of beginning.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

PERMISSION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL RESIDENCIAL DISTRICT
ZONING: Petition for Special Exception for the above described Building with Accessory Business Use, Side and Rear Yards and Height. Petition for Variance for Special Exception for the above described Building to permit Off-Street Parking in a Residential Zone.
LOCATION: Southwest corner of York Road and Hillside Ave.
DATE of Filing: Thursday, June 4, 1970 at 1:00 P.M.
OFFICE BUILDING: 111 W. Chesapeake Avenue, Towson, Md.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 11, 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 successive weeks before the 11th day of May, 1970, the first publication appearing on the 11th day of May, 1970.

THE JEFFERSONIAN
L. L. Lusk, Jr., Publisher
Manager

Cost of advertisement, \$

PERMISSION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL RESIDENCIAL DISTRICT
ZONING: Petition for Special Exception for the above described Building with Accessory Business Use, Side and Rear Yards and Height. Petition for Variance for Special Exception for the above described Building to permit Off-Street Parking in a Residential Zone.
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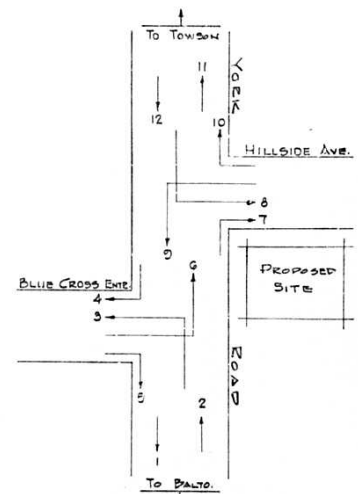
OFFICE OF
THE TOWSON TIMES
May 18, 1970
724 YORK ROAD
TOWSON, MD 21284
821-7500

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 18th day of May 1970 that is to say, the same was inserted in the issue of May 14, 1970.

By: *Bill Morgan*

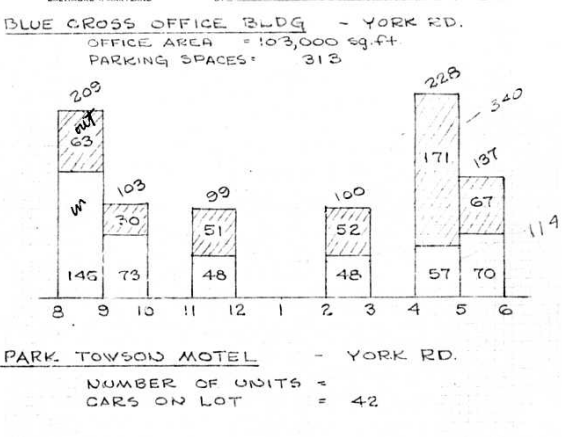
STROMBERG PUBLICATIONS, Inc.

PROJECT: TRAFFIC STUDY
SUBJECT: YORK RD & HILLSIDE AVE
BY: J.D.R.
DATE: 6-3-70



DATE	TIME	DIRECTIONS											
		1	2	3	4	5	6	7	8	9	10	11	12
Mon	7:30 AM - 8:30 AM	512	755	29	95	12	13	4	10	4	7	742	601
S-1-70	4:30 PM - 5:30 PM	346	767	22	41	34	154	13	13	7	7	893	959

PROJECT: TRAFFIC SURVEY
SUBJECT: CLEMSON PROPERTY
DATE: _____



PERMISSION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL RESIDENCIAL DISTRICT
ZONING: Petition for Special Exception for the above described Building with Accessory Business Use, Side and Rear Yards and Height. Petition for Variance for Special Exception for the above described Building to permit Off-Street Parking in a Residential Zone.
LOCATION: Southwest corner of York Road and Hillside Ave.
DATE of Filing: Thursday, June 4, 1970 at 1:00 P.M.
OFFICE BUILDING: 111 W. Chesapeake Avenue, Towson, Md.

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Beginning for the same at the southeast corner of York Road and Hillside Avenue, and running thence binding on the east side of York Road, (1) S 12° 19' 20" West 40' 24 feet to the center of Terracedale Road, thence on the center of Terracedale Road, (2) S 71° 33' 20" E 131.90 feet, (3) S 63° 07' 20" E 34.50 feet, (4) S 26° 12' 20" E 52.20 feet, (5) S 71° 09' 20" E 62.80 feet and (6) S 54° 47' 20" E 23.30 feet more or less to intersect the 2nd line of Baltimore County Zoning Description 9-RA-6, thence binding on a part of said line in a northeasterly direction (7) 112' more or less; thence (8) N 68° 11' 20" W 26' ±, thence (9) N 21° 24' 20" E 181.80', thence (10) S 65° 50' 40" 84.5' more or less to again intersect the aforementioned zoning line, thence binding on said line (11) in a north-asterly direction 236' more or less to intersect the south side of Hillside Avenue, thence binding thereon (12) by a curve to the left with a radius of 439.07' the distance of 166' more or less, thence (13) N 79° 23' 40" W 385.00' to the place of beginning.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 4, 1970

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21284OLIVER L. MITES
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

BUREAU OF ENGINEERING

BUREAU OF ENGINEERING

W. Lee Harrison, Esquire
395 West Joppa Road
Towson, Maryland 21284Re: Type of Hearings: Special exception and
petition for special hearing
Locations: 1/2 York Road between Hillside
and Terracedale Avenues
Petitioner: Yorkdale Corporation
Committee Meeting: January 29, 1970
4th District
Item 139

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.

The subject property is presently unimproved. The property to the north, east and south improved with dwellings 15 to 30 years of age in excellent repair. The property to the west is improved with the Blue Cross and Blue Shield building and West Hubble building. Hillside Avenue and Cedar Avenue are not improved as far as concrete curbs and gutters are concerned. However, York Road is.

BUREAU OF ENGINEERING:

We are withholding comments on Item 139 pending a decision in regard to highway improvements that would be required if the subject property is developed as proposed. This decision will be made on a meeting to be held Friday, January 30, 1970 by representatives of the various agencies involved.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

1. The necessary uses must be shown on the site plan along with the required parking.
2. The necessary uses must be in accordance with Section 100.1 of the zoning regulations.

BUREAU OF ENGINEERING:

Zoning Plat - Comments

139. Property Owner: Yorkdale Corporation
(1969-1970)
Location: 1/2 York Road between Hillside and Terracedale Avenues

District: 9th
Present Zoning: RA, R-6
Proposed Zoning: S2 for Elevator Apartments and Accessory Business uses, SH for Parking in R-6
No. Acres: Tract #1 (0.079 Ac) #2 (0.767 Ac) #3 (1.00 Ac)

Highways:

York Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrances on this road will be subject to State Roads Commission requirements. It has been agreed by representatives of Baltimore County and the Maryland State Roads Commission that due to the anticipated increase in traffic volume if this site is developed as proposed combined with the extension of Towson College Drive to Cedar Road and the general congestion in this area, an additional 12-foot wide traffic lane will be required on the east side of York Road. Therefore, highway widening will be required along the frontage of this site in connection with any subsequent grading or building permit applications.

Hillside Avenue is an existing macadam street which is proposed to be improved as a 40-foot closed roadway section with flexible type pavement on a 60-foot right-of-way. Due to the adverse terrain features and existing drainage along the north side of Hillside Avenue, all additional highway widening must be constructed along the frontage of this site. Therefore, highway right-of-way widening and construction of the proposed roadway cross-section will be required in connection with the proposed development of this property.

Cedar Avenue is an existing macadam street which is proposed to be improved as a 30-foot closed roadway section with flexible type pavement within a 40-foot right-of-way. Highway construction drawings are currently being prepared by the Bureau of Engineering in connection with this improvement under Job Order 5-2-261, Drawings #66-137-5 and 66-138-5 and are available for the Developer's information from the Street, Road and Bridge Design Group. Highway right-of-way widening and improvements will be required in connection with the development of this site based on the alignment and grade shown on the above mentioned construction drawings.

Terracedale Road is an existing restricted street which is inadequate to serve the proposed development of this site as it presently exists. Therefore, highway improvements based on a future 40-foot closed section with flexible type pavement on a 60-foot right-of-way will be required in conjunction with the proposed development of this property. The Developer's engineer should contact the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering for details in regard to the procedures involved in the alignment of Terracedale Road in respect to the intersection of Towson College Drive with York Road.

W. Lee Harrison, Esquire
395 West Joppa Road
Towson, Maryland 21284
Item 139 Page 2

February 4, 1970

PROJECT PLANNING DIVISION: (continued)

3. The plan indicates 459 spaces required and 452 spaces available, therefore, there is not sufficient parking provided.
4. The site plan must show all of the parking.
5. This office will comment as to driveways, setbacks and road widenings and alignments after further study by the Bureau of Engineering.

DEPARTMENT OF TRAFFIC ENGINEERING:

It appears from the subject plan that the petition is short parking spaces. Therefore, a variance to parking would be required. Also, all parking spaces are not shown. Therefore, this office cannot review a complete layout.

This office is withholding all comments until the aforementioned information is forwarded to this office.

STATE ROADS COMMISSION:

The subject plan indicates a considerable concentration of storm water, most of which will flow to a storm drain structure under York Road. The proposed development could render the structure inadequate to accommodate the storm water. If this should be the case it will be the developer's responsibility to replace or supplement the storm drain structure.

BUILDING ENGINEER'S OFFICE:

No comment until plans are submitted.

BOARD OF EDUCATION:

Would not increase student population.

FIRE DEPARTMENT:

Owner shall be required to comply with the 101 Safety Code, 1967 edition, and all other Fire Department requirements when construction plans are submitted for approval. Fire hydrants for site shall be in accordance with the Baltimore County Standard Design Manual, 1968 edition.

139. Property Owner: Yorkdale Corporation
(1969-1970)
Page 2

Highways: (Cont'd)

All entrances and locations on the various County streets are subject to the approval and requirements of the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the construction. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

If provisions for accommodating storm water or drainage have been indicated on the subject plan; however, in accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way, both onsite and offsite, including the flooding in fee to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibility of the Applicant.

In conjunction with any subsequent grading or building permit application, the Applicant must furnish the Bureau of Engineering with a drainage study containing a map of scale 1"=200' for the entire tributary drainage area, including a tabulation of flow quantities for a 50 year design frequency and hydraulic computations in regard to the size of the culvert under York Road.

York Road (U.S. 111) is a State Road. Therefore, drainage requirements on or across the road come under the jurisdiction of the Maryland State Roads Commission.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

W. Lee Harrison, Esquire
395 West Joppa Road
Towson, Maryland 21284
Item 139 Page 3

February 4, 1970

HEALTH DEPARTMENT COMMENTS:

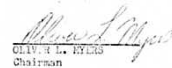
Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland and State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Project Planning Division and the Bureau of Engineering this office is withholding a hearing date until such time as these comments are complied with and revised plans submitted. It is brought to the attention of the petitioner that the property known as Tract 3 immediately to the rear of the proposed building shows ingress and egress to this section of property. However, it does not indicate any parking or any interior circulation and it has come to the attention of this office that a parking variance will be necessary. Therefore, it is requested that the petitioner and/or his attorney review the petition in accordance with the variance to the parking or provide additional parking on the section of land in Tract 3.

Very truly yours,


OLIVER L. MITES
Chairman

O:L:mrc

Enclosure

BUREAU OF ENGINEERING:

See attached sheet for comments.

139. Property Owner: Yorkdale Corporation
(1969-1970)
Page 3

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this site. However, a sanitary sewer study will be required to determine the adequacy of the existing sanitary sewer system in regard to anticipated sewage flows from the proposed development of this site.

Sewage from this site will be tributary to the Jones Falls Sewage Pumping Station. Recent restrictions imposed by the Maryland Department of Health on increased sewage flows contributing to the Jones Falls Sewage Pumping Station prohibit the connection of this site to the existing sewerage system. This restriction is anticipated to prevail until mid 1971.

The Applicant is responsible for this study which will be required to be submitted in connection with any subsequent building permit application. The method of securing the proposed project must be approved prior to approval of a subsequent building permit application.

E/D:aw

N-W Key Sheet
34 and 35 NE 2 and 3 Position Sheets
NE 2A Topo
70 Tex

cc: J. J. Trenner
Richard Moore - Traffic

Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

4 signs

District: 9A Date of Posting: July 30 - 70

Posted for: _____

Petitioner: The Maryland Tenth Anniversary Co.

Location of property: 5 1/2 Cor. York Rd. & Hillside Ave.

Location of Sign: 3 York Rd. 100 Towsondale Rd. 100 Cedar Rd. 100 Hillside Ave.

Remarks: _____

Posted by: Mark H. Hesse Signature Date of return: July 30 - 70

TELEPHONE 823-3000 EXT. 387

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

No. 71326
DATE: 7/14/70

BILLED BY: _____
Zoning Office
119 County Office Bldg.
Towson, Md. 21284

To: W. Lee Harrison, Esq.
306 W. Joppa Road,
Towson, Md. 21284

REPORT TO ACCOUNT NO.	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			996.00
CHARGES			COST
	Cost of appeal - property of Yorkdale Corp.		870.00
	No. 70-231-2ASPH 4 signs		25.00
			996.00

4

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

Plg no

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

70-231-ASPH

District: 9A Date of Posting: May 14 - 70

Posted for: Hearing, June 4th 1970, C. I. Co. V. Rd.

Petitioner: Yorkdale Corp.

Location of property: 5 1/2 Cor. York Rd. & Hillside Ave.

Location of Sign: 3 York Rd. 3 Hillside Ave. 3 York Rd. 100 Towsondale Rd. 100 Cedar Rd.

Remarks: _____

Posted by: Mark H. Hesse Signature Date of return: May 21 - 70

TELEPHONE 823-3000 EXT. 387

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

No. 71225
DATE: May 16, 1970

BILLED BY: _____
Zoning Dept. of Baltimore County

To: W. Lee Harrison, Esq.
306 W. Joppa Rd.
Towson, Md. 21284

REPORT TO ACCOUNT NO.	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			20.00
CHARGES			COST
	Petition for Special Exemption, Variance and Special Hearing for Yorkdale Corp.		20.00
	No. 70-231-2ASPH		

4

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

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21284

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing
this _____ day of _____ 1970

Edward D. Harkley
EDWARD D. HARKLEY
Zoning Commissioner

Petitioner: Yorkdale Corporation

Petitioner's Attorney: _____ Reviewed by: Charm L. Myers
Chairman of
Advisory Committee

TELEPHONE 823-3000 EXT. 387

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

No. 71276
DATE: June 25, 1970

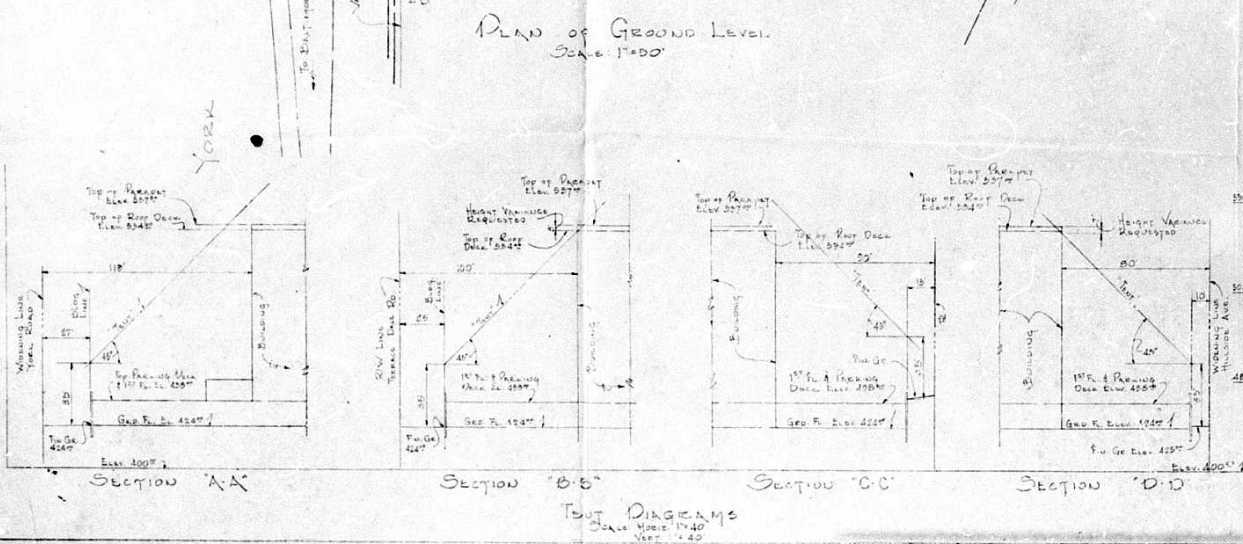
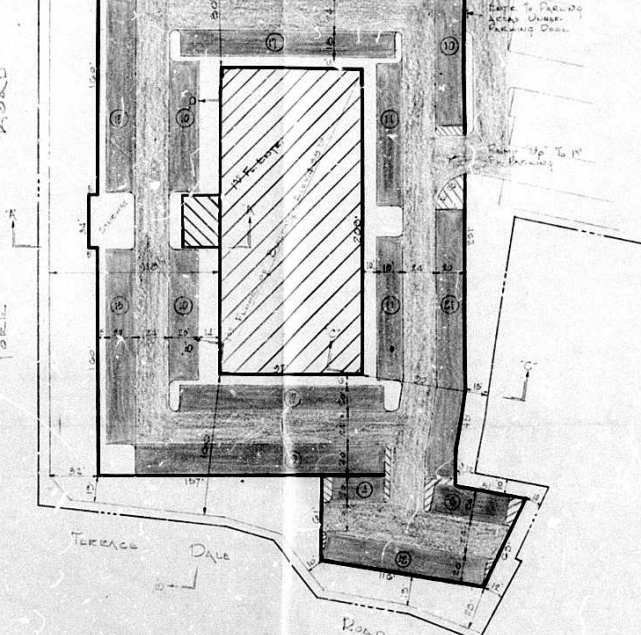
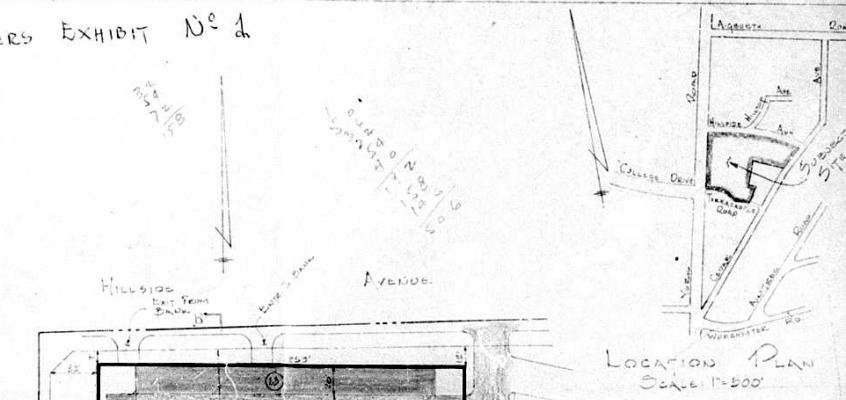
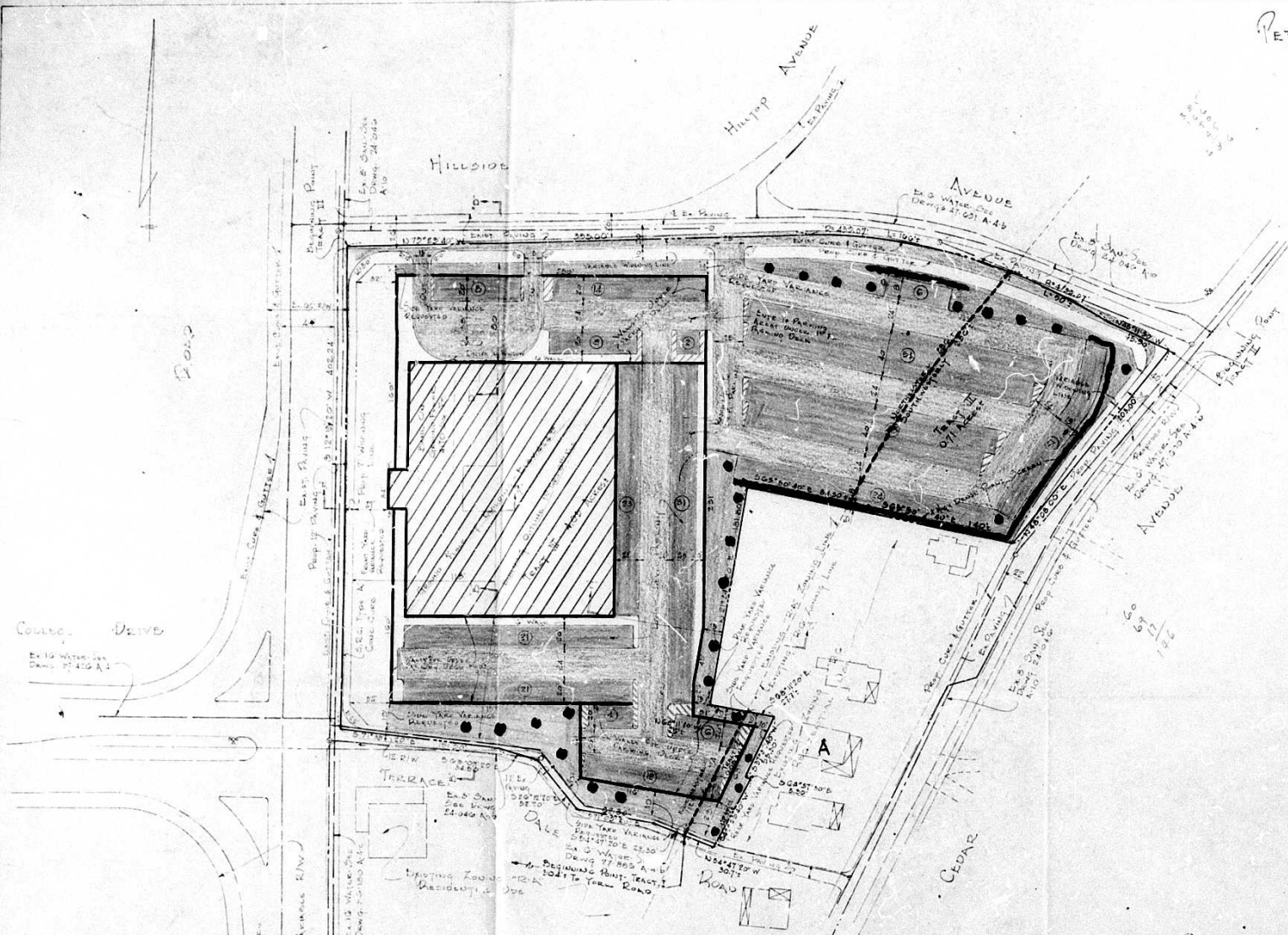
BILLED BY: _____
Zoning Dept. of Baltimore County

To: The Sparkdale Trust Co.
Baltimore, Md. 21202

REPORT TO ACCOUNT NO.	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			123.00
CHARGES			COST
	Advertising and posting of property for The Sparkdale Corp.		123.00
	No. 70-231-2ASPH		

4

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



- GENERAL NOTES
1. Total Area of Tract Equals 4.84 Acres ±
 2. Existing Zoning of Tract (R-2) With Special Exception (400 Ac.) ± R-2 (1070 Feet)
 3. Existing Use of Tract: No Use
 4. Proposed Zoning of Tract: R-2 With Special Exception With Yard & Height Variances For An 8 Story Office Building With Elevators & Parking on Ground Floor, and R-2 With A Parking Permit
 5. OFF-STREET PARKING DATA:
 - A. Area of Ground Plane (Including Snow) = 37,000 Sq Ft. Requiring 124 CARS
 - B. Area of 1st Floor = 21,200 Sq Ft. Requiring 44 CARS
 - C. Area of Floors 2 to 8 = 141,511 Sq Ft. Requiring 284 CARS
 - D. Total Parking Requirement = 452 CARS
 - E. Total Parking Provisions = 497 CARS
 6. Petitioner is Requesting A Variance To Section 217.3 of The Zoning Code To Permit A Front Yard of 27' Instead of The Required 30'
 7. Petitioner is Requesting A Variance To Section 217.5 of The Zoning Code To Permit Side Yards of 7' & 10' Instead of The Required 25'
 8. Petitioner is Requesting A Variance To Section 217.4 of The Zoning Code To Permit A Rear Yard of 15' Instead of The Required 30'
 9. Petitioner is Requesting A Variance To Section 216 to Permit A Height of 110' Instead of The Allowed 100' (7' Variance)
 10. Petitioner is Requesting A Variance To Section 211.4 of The Zoning Code To Permit A Rear Yard of 10' Instead of The Required 20'

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION WITH YARD & HEIGHT VARIANCES
AND
A PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY
YORK ROAD AND HILLSIDE AVENUE
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.
SCALE AS SHOWN APRIL 24, 1970

ENGINEER IS
MATE, CHUDO & ASSOCIATES
1020 GEORGETOWN BRIDGE ROAD
BALTIMORE, MARYLAND 21202



EXIST. BUILDING
ZONED
9 BA-6

HILLSIDE AVENUE

BEGIN TRACT III - RA

NORTH

55' E/W

PARK

YORK ROAD

TRACT III - RA
4.00 ACRES

BLUE CROSS - 1961

GROUND FLOOR SITE PLAN

GRAPHIC SCALE

0 10 20 30 40 50

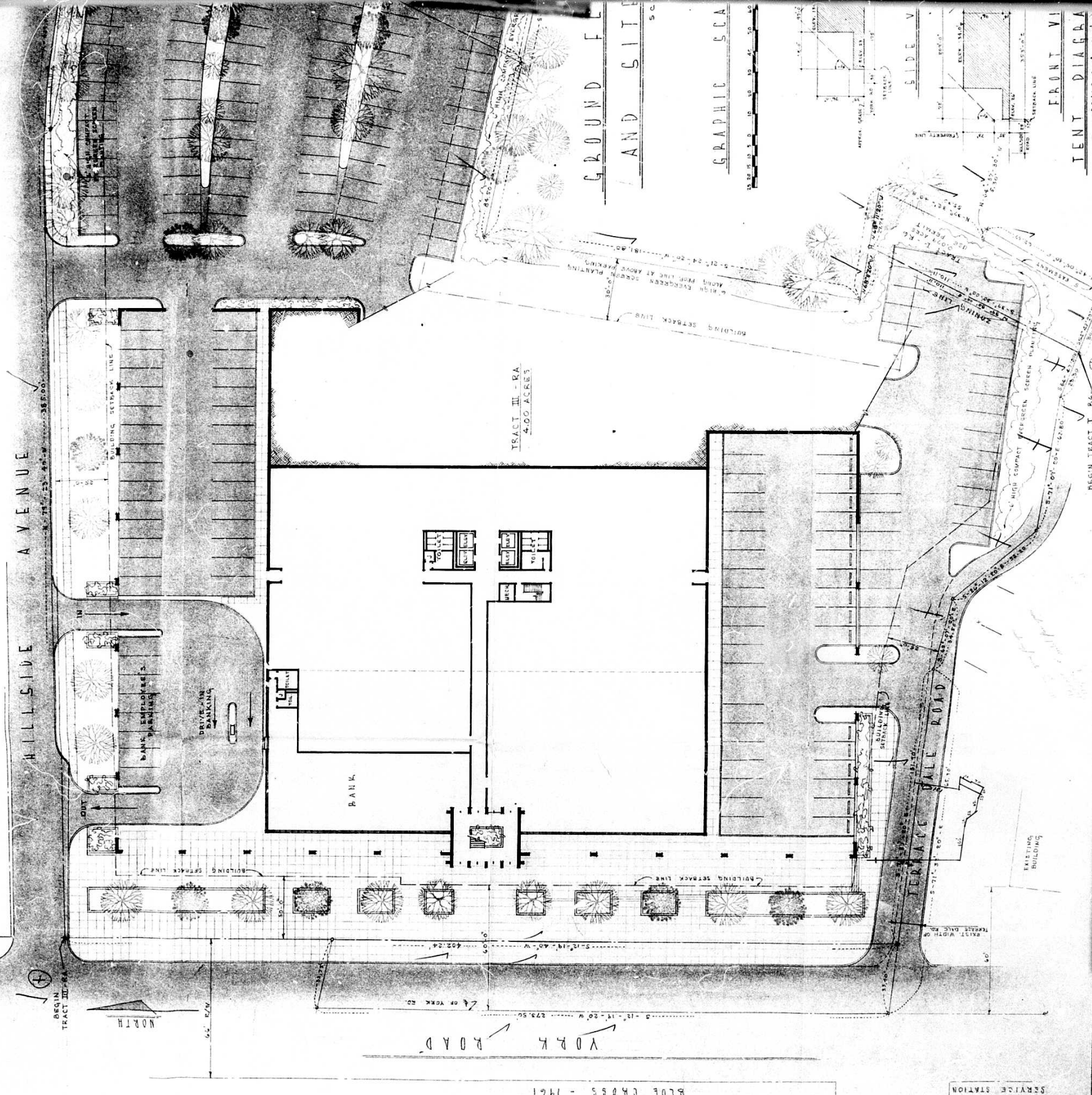
SIDE V

FRONT VI

TENT DIAGRAM

SCALE: 1" = 100'

ESSO SERVICE STATION

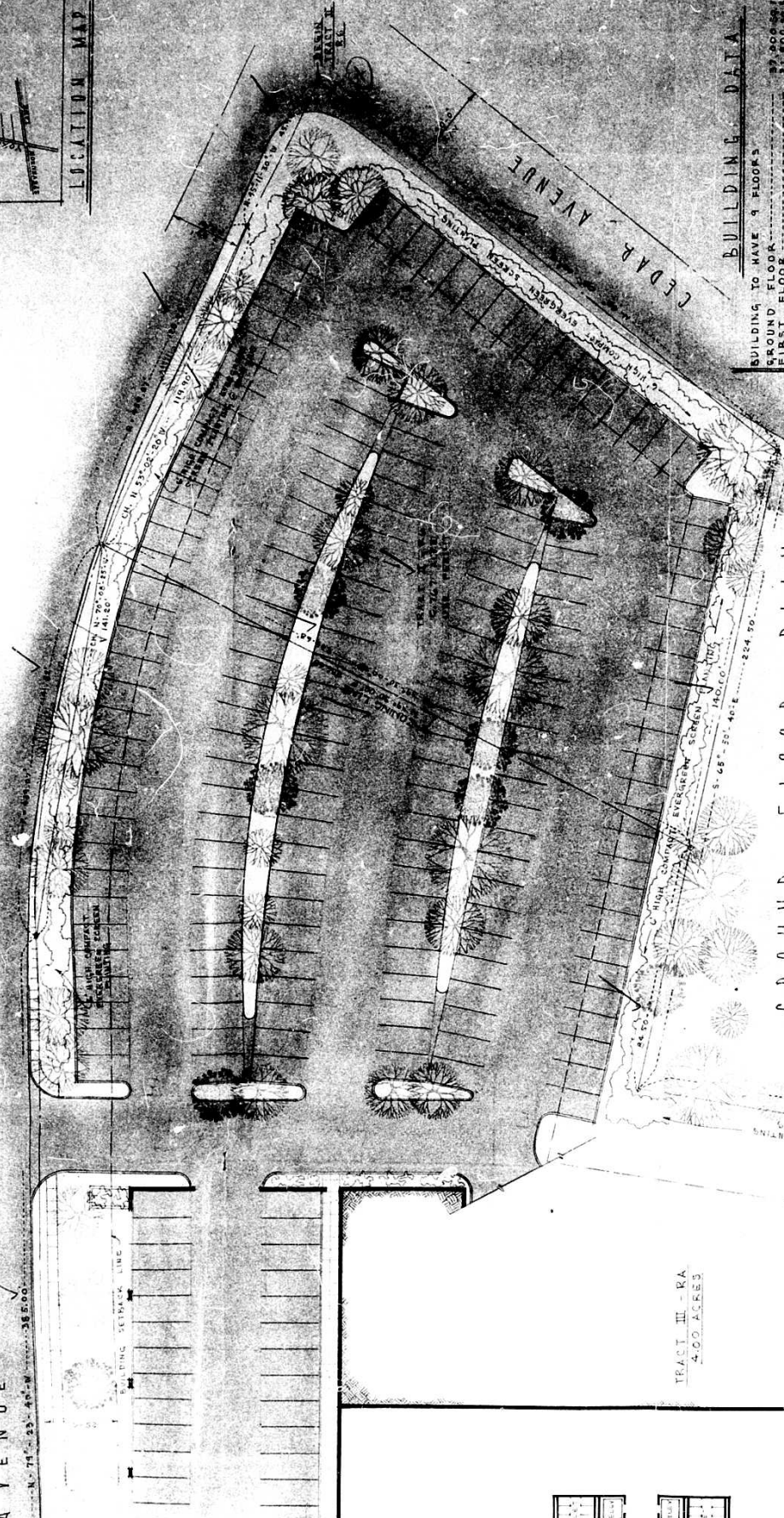


A VENUE

N. 74° 23' 40" W. 385.00'

LOCATION MAP

BUILDING SETBACK LINE



GROUND FLOOR PLAN
LAND AND SITE PLAN

SCALE : 1" = 20'

GRAPHIC SCALE



PARKING IN R-2.3 ZONE

AS PARKING SPACES ARE IN RESIDENTIAL ZONE LAND IN ACCORDANCE WITH SECTION 405-4 OF ZONING REGULATIONS:

- THE LAND ADJACENT THE BUSINESS INVOLVED.
- ONLY PASSENGER VEHICLES, INCLUDING BUSES WILL USE PARKING. LEFT OTHER THAN PARKING, OR ANY USE.
- NO LOADING UNLOADING OR STORAGE OF MERCHANDISE SHALL BE PERMITTED.
- LOCATION SHALL BE REGULATED AS TO CLEARANCE AND INTENSITY AS REQUIRED.
- SCREENING BY A HIGH WALL, COMPACT PLANTING AS REQUIRED.
- A PAVED SURFACE, PROPERLY DRAINED, SHALL BE INSTALLED.
- PARKING PLANNING SHALL BE APPROVED BY OFFICE OF PLANNING.
- NO USES OF OPERATION, PROVIDED FOR MAINTENANCE AND SUPPORT OF BUILDING USE TO SUPPORT OPERATION OF BUILDING ONLY.



SIDE VIEW

FRONT VIEW

TENT DIAGRAMS

SCALE : 1" = 100'

BUILDING DATA

BUILDING TO HAVE 9 FLOORS
GROUND FLOOR 87,000 SQ. FT.
FIRST FLOOR 21,000 SQ. FT.
UPPER FLOORS @ 20, 273.54 SQ. FT. @ 161,300.00 SQ. FT.
TOTAL FLOOR AREA OF FLOOR 200,800 SQ. FT.
AREA OF BANK ON GROUND FLOOR 8,170.50 SQ. FT.

SITE DATA

NET AREA OF SITE = 4.846 ACRES
LAND IS LOCATED IN 3RD ELECTION DISTRICT AND IS ZONED R-4 WITH A SPECIAL EXCEPTION FOR ELEVATOR OFFICE BUILDING
PROPERTY OF YORKDALE CORPORATION
W.J.R. 3774-90

PARKING DATA

PARKING SPACES AVAILABLE = 452 CARS
PARKING REQUIRED TO HAVE 1 SPACE PER 300 SQ. FT. GROUND FLOOR MUST HAVE 1 SPACE PER 100 SQ. FT. UPPER FLOORS MUST HAVE 1 SPACE PER 50 SQ. FT. COMMERCIAL BANK MUST HAVE 1 SPACE PER 200 SQ. FT.
GROUND FLOOR = 87,000 SQ. FT. = 290 CARS
UPPER FLOORS = 161,300 SQ. FT. = 323 CARS
PARKING SPACES REQUIRED = 453 CARS
ALL PARKING SPACE: SHOWN ARE 8' WIDE x 20' DEEP

OFFICE
COPY

MPP 45
SEG-3-C
11-2-94
11-2-94
11-2-94

PROPOSED

OFFICE BUILDING

7800 YORK ROAD TOWSON, MARYLAND

FOR

EQUITABLE TAUST COMPANY

BONNETT AND BRANDT

ARCHITECTS AND ENGINEERS

REVISED 12-10-64

