

GENERAL NOTES

1. ALL INFORMATION (EXISTING) TAKEN FROM SURVEY BY JAMES SPANIER & ASSOCIATES, INC. DATE: DEC. 4TH 1970.
2. ALL CLEARING, GRUBBING, DEMOLITION, ETC. WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL DEBRIS, STUMP, ETC. MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR. AS THE WORK PROGRESSES, ANY EROSION MUST BE REMOVED FROM THE SITE. THE FINAL LOCATION OF THE LIGHTS SHALL BE DETERMINED BY OWNER.
3. HOURS OF OPERATION SHALL BE FROM 8:00 AM TO 9:00 PM.

PAVING & CURBING

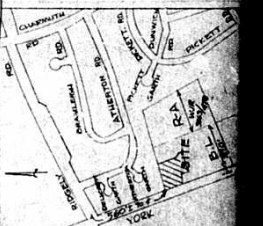
1. ALL PAVING & CURBING IS TO BE DONE TO ALL STANDARDS.
2. CONCRETE CURBING SHALL BE DONE TO THE DRAWINGS.
3. ASPHALT PAVING SHALL BE DONE TO THE DRAWINGS.
4. SUBGRADE FOR ALL PAVING MUST BE COMPACTED TO 95% MOD. AASHO. USE 6" 1-2" GRAVEL ON EXISTING GRADE FLOOR TO BACKFILLING. STONES SET ON SHARP STONE SPALLS WITH 1/2" JOINTS BETWEEN.
5. CONTRACTOR SHALL PROVIDE THE TRANSITION FROM NEW PAVING TO EXISTING PAVING AS SHOWN ON DRAWING.

PLANNING & ZONING

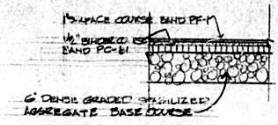
1. EIGHTH ELECTION DISTRICT, B.L.
2. AREA OF PROPERTY C. 872.
3. ZONED B.L. WITH SPECIAL BACK SERVICE CHARGES ON FIRST FLOOR OFFICES ON SECOND FLOOR.
4. PARKING REQUIREMENT: FIRST FLOOR RETAIL - 3475 ± 200 SERVICE - 6575 ± 300 2ND FLOOR OFFICES - 6000 ± 100 TOTAL PARKING PROVIDED

LEGEND

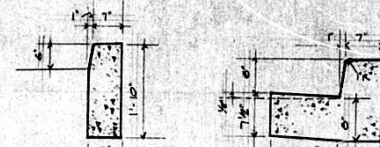
- PROPOSED CONTOURS & SPOT ELEVATIONS
EXISTING CONTOURS
TREES TO REMAIN
TREES TO BE REMOVED
NEW ASPHALT PAVING
POLE LIGHTING fixture - SEE DRAWING



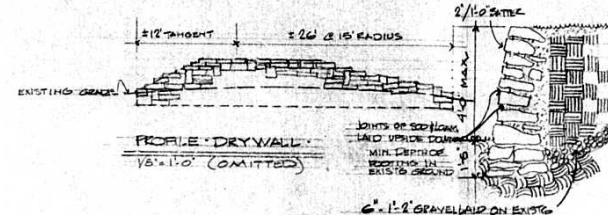
VICINITY MAP
SCALE 1" = 500'



TYPICAL PAVING SECTION

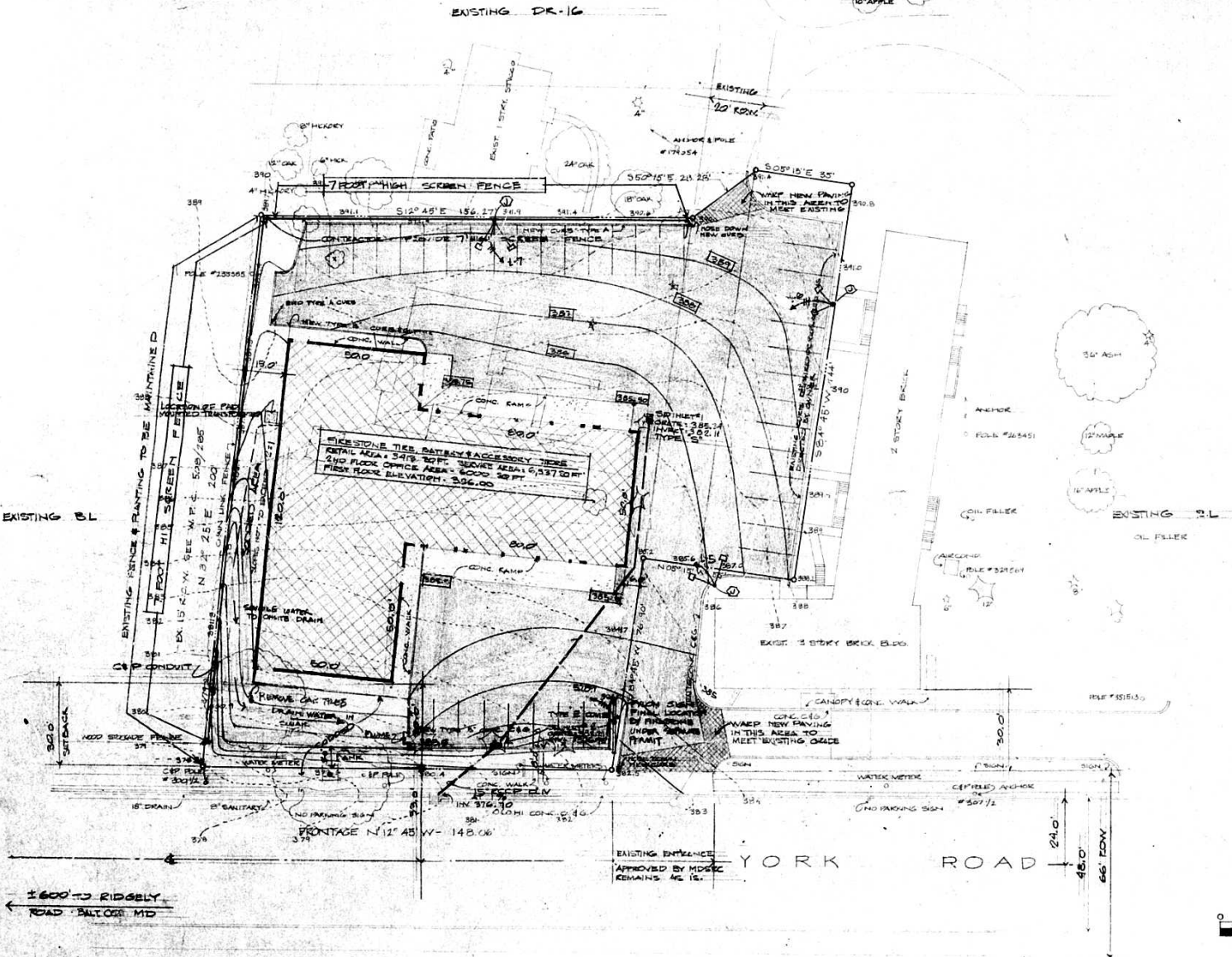


TYPICAL CURB SECTION



TYPICAL DRYWALL SECTION

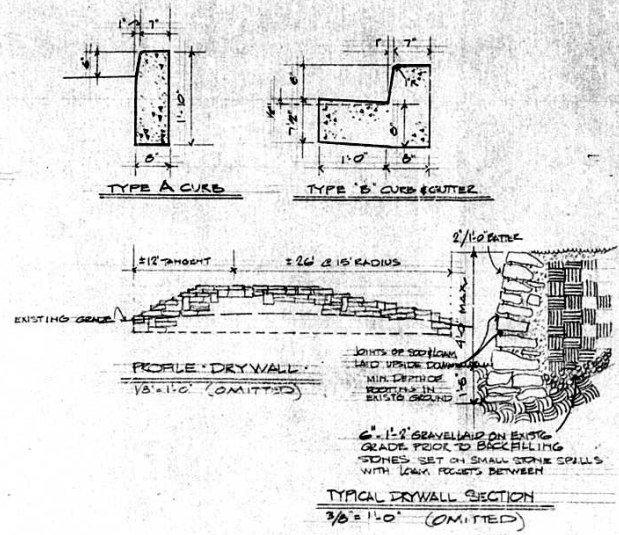
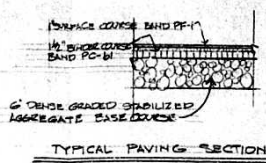
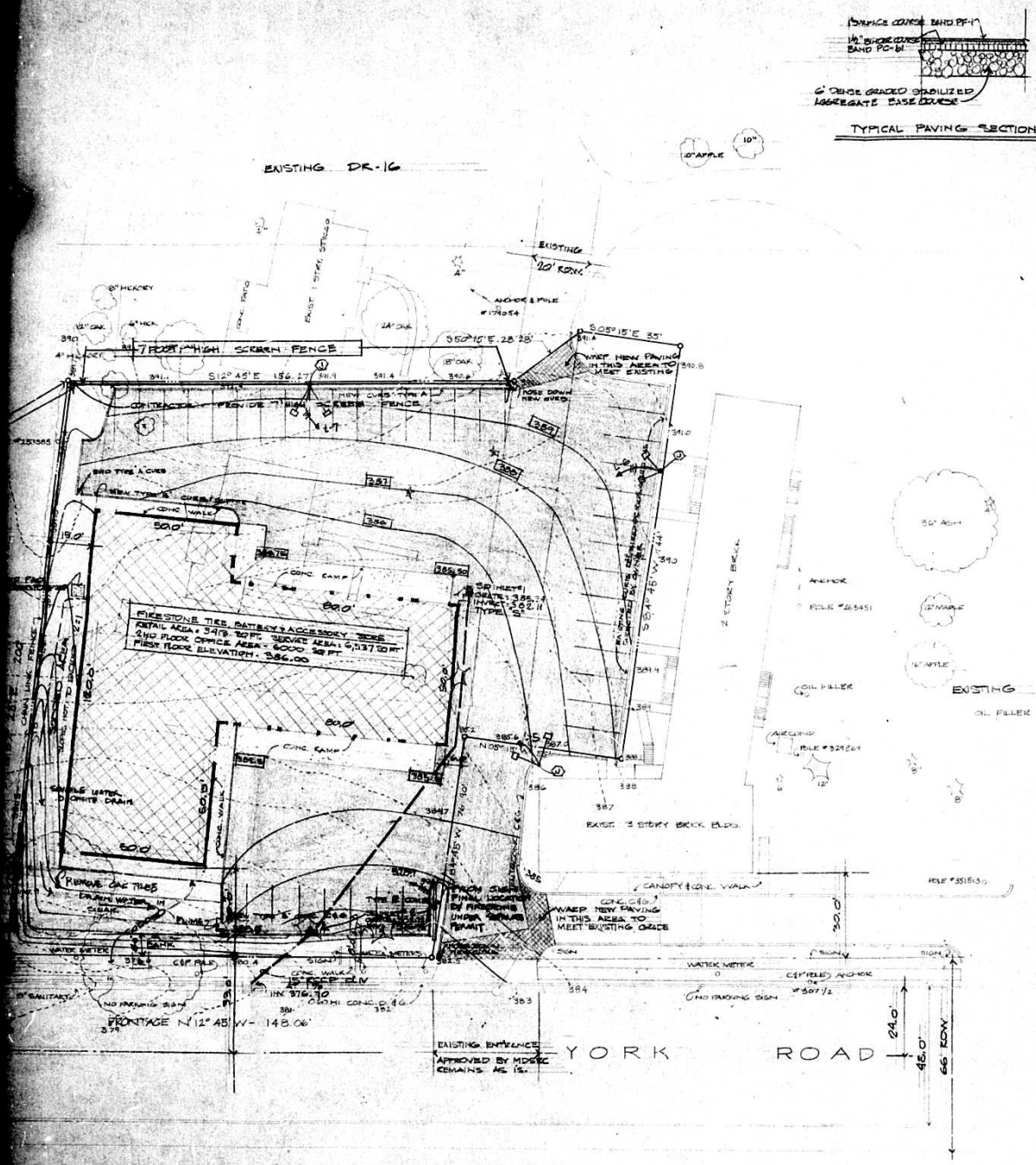
3/8" 1-2" (OMITTED)



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 2/24/71

MICROFILMED

MICROFILMED



GENERAL NOTES

1. ALL INFORMATION (EXISTING) TAKEN FROM A SURVEY BY JAMES SPANNA & ASSOC. INC. DEC. 4TH, 1970.
2. ALL CLEANING, GRUBBING & DEMOLITION REQUIRED FOR THIS WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL DEBRIS MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR AS THE WORK PROGRESSES. ANY EXISTING TIEHOLLS MUST BE REMOVED FROM THE SITE.
3. FINAL LOCATION OF THIS LIGHT FIXTURE TO BE DETERMINED BY OWNER.
4. HOURS OF OPERATION SHALL NOT EXCEED FROM 8:00 AM TO 9:00 PM.

PAVING & CURBING

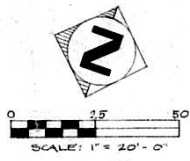
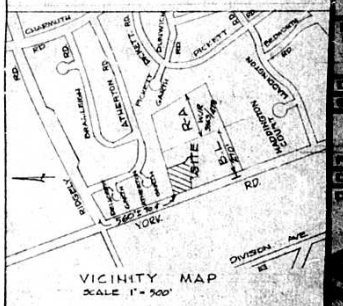
1. ALL PAVING & CURBING IS TO BE BUILT TO BALT. CO. STANDARDS.
2. CONCRETE CURBING SHALL BE AS SHOWN ON THE DRAWINGS.
3. ASPHALT PAVING SHALL BE AS FOLLOWS: 6\"/>

PLANNING & ZONING

1. EIGHTH ELECTION DISTRICT BALT. CO. MD.
2. AREA OF PROPERTY: 0.873 AC.
3. ZONED: B-1 WITH SPECIAL EXCEPTION FOR SERVICE GARAGE ON FIRST FLOOR AND OFFICES ON SECOND FLOOR.
4. PARKING REQUIREMENTS:
FIRST FLOOR RETAIL: 3473 S.F. = 17
SERVICE: 6537 S.F. = 32
2ND FLOOR OFFICES: 6000 S.F. = 12
TOTAL PARKING REQUIRED: 50
PROVIDED: 50

LEGEND

- PROPOSED CONTOURS & SPOT ELEV. 375.10
- EXISTING CONTOURS 375.40
- TREES TO REMAIN T (WITH 5'x5' BARRICADES AROUND EACH TREE)
- TREES TO BE REMOVED X
- NEW ASPHALT PAVING [Pattern]
- POLE LIGHTING FIXTURE: SEE DRAWING E-1 [Symbol]



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5/24/71

Office of
DONALD B. RATCLIFFE
ARCHITECTS
321 W. 25TH ST.
BALTIMORE, MD.

FIRESTONE STORE
YORK ROAD
LUTHERVILLE, MD.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LAN-LEA 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 AN-12-A zone to an "X" 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 a GARAGE SERVICE ON THE FIRST FLOOR with an area of 10,000 square feet, the second floor to contain OFFICE SPACE and the third floor to contain OFFICE SPACE.

Property is to be used 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 of Baltimore County.

THE LAN-LEA CORPORATION
BY: Francis N. Iglehart
Gordon A. Mount, President

Contract purchaser: _____ Legal Owner: _____
Address: _____ Address: _____

Francis N. Iglehart, Esq.,
Suite 603,
102 W. Pennsylvania Ave.,
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of JANUARY, 1971, 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 and before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 11th day of FEBRUARY, 1971, at 11:30 o'clock.

Donald P. Hardisty
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION
S/S of York Road, 560' S of
Ridgely Road - 3rd District
The Lan-Lea Corporation -
Petitioner
NO. 71-212-X (Item No. 90)
BALTIMORE COUNTY
#71-212-X
ADP
#3
SEC. 3-C
NW-12-A
"X"

The Petitioner seeks a Special Exception for a garage service on the first floor of a building with an area of ten thousand (10,000) square feet, and further, that the second floor will contain office space with an area of six thousand (6,000) square feet for a parcel of property located on the east side of York Road, five hundred sixty (560') feet south of Ridgely Road, in the Eighth District of Baltimore County, said property consisting of 0.673 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that he has entered into a long term lease with the Firestone Tire and Rubber Corporation, contingent upon the acquisition of the Special location of a garage, service. It is the intention of Firestone to erect a building for tire and automotive sales on the first floor, with an adjacent area attached to said building for minor automobile repair such as alignment, wheel balance, and mounting tires sold from the salesroom. This adjacent area will consist of ten (10) service bays with an employment of approximately ten (10) individuals.

Witnesses on behalf of the Petitioner indicated that Firestone is installing and erecting service stores of this type throughout the Baltimore and Metropolitan Areas, its intention being to provide service for residents in the general locality of each of these stores. The property is classified as a B.U. Zone and testimony by the Petitioner indicated that traffic along York Road would not be adversely affected by the proposed use.

Residents of the area, in protest to the subject request, including Mr. James Teer, principal of the Lutherville Elementary School, presented a concern for the safety of the children of the school which is across York Road from the subject property. Several of the other residents indicated a concern of excess noise and lack of proper screening around the subject parcel.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning

Commissioner, there are many other uses permitted in a B.U. Zone as a matter of right that would generate more noise and far more traffic than the subject request. Immediately to the rear of the subject property, the parcel of land which is owned by this Petitioner is improved by scattered apartment houses with some trees and shrubbery. Therefore noise is not a factor.

Therefore, it is ORDERED this 15th day of March, 1971, that the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a garage, service should be and the same is GRANTED subject to the following:

1. That a seven (7) foot fence be erected around the subject property for the purpose of screening.
2. That the hours of operation be between 8:00 A. M. and 6:00 P. M.

The site plan is subject to the approval of the State Roads Commission, Bureau of Public Services, and the Office of Planning and Zoning.

Francis N. Iglehart
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 3/15/71
BY Francis N. Iglehart
ADMINISTRATIVE ASSISTANT

Mr. J. Hardisty - Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Petition File #71212
Lan Lea Corporation petition for
special exception use

Dear Mr. Hardisty:

At a special meeting of the Board of Directors of the Havenwood Improvement Association held on February 18, 1971, a resolution was unanimously adopted:

"Resolved that the Havenwood Improvement Association take an active opposition to the petition file #71212 covering proposed granting of a special exception for the Lan Lea Corporation to erect a service garage on the property at York Road adjacent to the south portion of the Havenwood development. Mr. Donald T. Bolender as Zoning Chairman is authorized to speak at the hearing for the Association.

The Lan Lea property abuts the south side of our development and we have vigorously opposed any changes in our area that are detrimental to the welfare of our residents.

The proposal is for the erection of a service garage to be utilized by a national company and represents a service anticipated for a wide area use, not a community service. Obviously the national company anticipates a large volume operation which would generate heavy traffic plus creating an atmosphere of excessive activity which could be detrimental to the adjacent residents. We have strenuously opposed improper development on the east side of York Road and to grant this special exception request would merely worsen an already badly aggravated situation.

We would appreciate your acceptance of this letter of opposition to the proposed special exception and also permit us to testify before you at the hearing on February 22, 1971.

Very truly yours,

Donald T. Bolender
D. T. Bolender - Zoning Chairman
Havenwood Improvement Association

JAMES B. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204
BY: V.O.M.
DATE: 12-2-70
Description for Zoning Purpose Only
SHEET 1 OF 1
FILE: 71-212-X

All that piece or parcel of land situate, lying and being in the Eighth District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at a point on the east side of York Road, distant 560 feet more or less southerly from the center line of Ridgely Road and at the beginning of the fifth line of a parcel of land which by a deed dated July 17, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3563, folio 175 was conveyed by Roy B. Latham and wife to The Lan-Lea Corporation, and thence for lines of division now made, (2) parallel to York Road, South 12° 15' East 156.27 feet to the north side of a 20 foot right of way laid out for use in common with others, thence crossing said right of way, (3) South 50° 15' East 28.28 feet to the south side thereof, (4) thence South 5° 15' East 35 feet, (5) thence parallel to said 20 foot right of way and along a center line thence situated South 60° 15' East 114 feet, (6) thence North 50° 15' East 55 feet to the north side of said 20 foot right of way, (7) thence lying thereon, South 88° 15' East 76.30 feet to the east side of York Road, (8) thence lying thereon, North 12° 15' East 156.27 feet to the place of beginning.

Containing 0.673 acres of land more or less.

Being a part of a parcel of land which by a deed dated July 17, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3563, folio 175 was conveyed by Roy B. Latham and wife to The Lan-Lea Corporation.

Subject to the right of others entitled thereto to the use in common of the 20 foot right of way herein referred to.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 19, 1971

Francis N. Iglehart, Esq.,
Suite 603,
102 W. Pennsylvania Ave.,
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for a garage
Location: E/S York Rd., 560' So. of
Ridgely Rd.
Petitioner: Lan-Lea Corp.
Committee Meeting of January 5, 1971
3rd District
Item 90

Dear Sirs:

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 several buildings, ranging from commercial retail uses in the building on the southernmost portion to apartments and rooms to the property in the center of the tract. The property to the east is improved with apartments and several single rental units. The property to the north is improved with dwellings, in excellent repair. The properties to the south are improved with commercial uses, service stations, and stores. The properties to the west are improved with a school and an existing service station and shopping center. York Road in this location is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

York Road is a State road; therefore, this site will be subject to State Roads Commission review and all street

Francis N. Iglehart, Esq.,
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BUREAU OF ENGINEERING (Continued)

Improvements and entrance locations on this road will be subject to State Roads Commission requirements.

The existing 20-foot right-of-way across the subject property is assumed to be part of the private road system providing access to the existing apartments located to the rear of this site. Therefore, this means of access is subject to the requirements and approval of the Fire Bureau, Office of Planning and Zoning and the Department of Traffic Engineering.

There are no County roads involved; therefore, this office has no further comments as far as highways are concerned.

Storm Drains

York Road is a State road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

No provision for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study will be required in connection with any subsequent grading or building permit applications to determine the extent of storm drainage facilities and easements required to develop the site as proposed.

Sediment Control

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

Water and Sanitary Sewers

Public water supply and sanitary sewers are available to serve this property.

BOARD OF EDUCATION

No bearing on student population.

PROJECT PLANNING DIVISION: Prior to any further building permits being granted on this property, the plan must be reviewed by the Joint Subdivision Planning Commission.

Francis N. Iglehart, Esq.,
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STATE ROADS COMMISSION

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission. The proposed curb will be subject to the Commission's approval and permit.

DEPARTMENT OF TRAFFIC ENGINEERING

A special exception for service garage and offices should not create any major increase in trip density since the property is presently zoned B.U. However, if the use continues to increase on this property, there may be some internal circulation problem.

HEALTH DEPARTMENT

1. Public water and sewer is available to the site.
2. Air Pollution Comments:

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

FIRE DEPARTMENT

The owner shall be required to comply with all applicable requirements of the 101 Fire Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409.10H.

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLMJD
Enc.

Subpart of the
120' x 50' = 6000'
in other side to



Scale: 1" = 20'

For Locality Map: See S 52
48 NW 1
1" = 200' See NW 12-A



Vicinity Map Scale: 1" = 500'

Public notice data: All utilities are available.
Cable, gas, and electric are shown on the plat.
And approved by local boards as shown.

Survey data: Bearings see S 52° 30' 00" W 100'
The existing PL is 30' 00" W 100'
The existing RA is 50' 00" W 100'

Legend: Building 10,000' 2nd floor = 0.875' / ft.
Concrete bridge 1st fl. (10,000' 2nd floor = 0.875' / ft.)
Office 2nd fl. (6,000' 2nd floor = 0.875' / ft.)

Building Requirements:
1st fl. Total 3415' 2nd fl. 11,000' and 11,000'
Stairs 6580' 11,000' and 21,000'
2nd fl. Office 6000' 11,000' and 12,000'
Total Required: 50,000' 50,000'



S. 77° 32' W. 713'

Graphical Scale

Plat for zoning purposes. From: See S 52° 30' W 100' Co.
In: Georgetown, Maryland

Composite Plat

From: The Lom Sea Corp. 1700 Elk Creek Rd.
Elect Dist 8 Lutherville, Baltimore County Md
Scale: 1" = 20'

Special exception for various change in first floor in East B.L. Zone
8 Office attached in 2nd floor



JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8877 YORK ROAD
TOWSON, MD. 21204

Dec. 22 1970



1513

