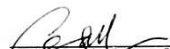


IN RE: PETITIONS SPECIAL HEARING *
E/S of York Road, 103' N of *
Ridgefield Road - *
9th Election District *
Precision Quality Homes, Inc., *
Petitioner *
BEFORE THE *
ZONING COMMISSIONER *
OF BALTIMORE COUNTY *
Case No. 73-146-SPH *

SHOW CAUSE

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of July, 1985, that the Petitioner cited above show cause in writing within 15 days from the date of this Order why the relief granted in the Order dated December 14, 1972 shall not be withdrawn for failure to comply with the restrictions therein. Failure to answer within the time stated shall automatically cause the relief granted therein to be withdrawn.

The Petitioner may request a hearing in lieu of a written response.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: York Road Associates

Honorable Barbara F. Bachur
James E. Dyer, Zoning Supervisor
People's Counsel

IN RE: SHOW CAUSE *
E/S of York Road, 103' N of *
Ridgefield Road (1205 York *
Road) - 9th Election District *
Precision Quality Homes, Inc., *
Petitioner *
BEFORE THE *
ZONING COMMISSIONER *
OF BALTIMORE COUNTY *
Case Nos. 73-146-SPH and *
C-85-1205 *

ORDER

After hearing and reviewing testimony and evidence presented by the Zoning Office, neighborhood residents, and the property owner, pursuant to an Order issued July 5, 1985 by the Zoning Commissioner to the property owner to show cause why relief granted in Case No. 73-146-SPH should not be revoked for violating the restrictions therein, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of September, 1985, that:

1. a zoning inspector shall visit the site immediately, and in conjunction with a representative of the property owner, count the existing parking spaces;
2. a site plan, specifically delineating the parking requirements for current use of the building on the subject site, shall be prepared by a registered land surveyor, engineer, or architect and submitted to the Zoning Commissioner within one month of the date of this Order;
3. if in violation of the parking requirements of Baltimore County, the property owner shall submit a Petition for Special Hearing to permit parking on adjacent residentially zoned property and to amend the site plan filed in Case No. 73-146-SPH;
4. the allegation of lack of appropriate screening shall be determined at the hearing for a use permit, if necessary, or at the time the site plan is submitted to the Zoning Commissioner;

ORDER RECEIVED FOR FILING

DATE September 16, 1985

BY [Signature]

5. a final decision on the alleged violations of Case No. 73-146-SPH shall be rendered at the hearing on the Petition for Special Hearing.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Richard J. DiPasquale, Esquire
Mr. Glenn Wilson
The Honorable Barbara F. Bachur
People's Counsel

ORDER RECEIVED FOR FILING

DATE September 16, 1985

BY [Signature]

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Precision Quality Built Homes, Inc., legal owner of the property situated in Baltimore County, Maryland, at 1203 and 1207 York Road, Baltimore County, Maryland, is hereby petitioning for a Special Exception under the zoning law and regulations of Baltimore County, to use the herein described property for an office building in a DR-16 zone on properties known as 1203 and 1207 York Road, Baltimore County, Maryland. (2) A special hearing to permit parking of automobiles in a residential zone. (3) For a special hearing to amend Special Exception # 73-4-XSPH heretofore granted as petitioned herein for 1203 and 1207 York Road, Baltimore County, Maryland. (See attached brief)

See attached description

Under the Special Exception, whether the subject buildings have such a change in regulations and zoning.

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.

PRECISION QUALITY BUILT HOMES, INC.

Signature of Nicholas B. Mangione
Nicholas B. Mangione, President
7112 Worthington Drive
Baltimore, Maryland 21234

Signature of Frank S. Nicoll, Jr.
Frank S. Nicoll, Jr., President
Address Music Fair Road
Owings Mills, Maryland 21117

Signature of Saunders M. Almond, Jr.
Saunders M. Almond, Jr., Attorney
Jennifer Building, Towson, Md.
823-2300 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of November, 1972, 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 104, County Office Building in Towson, Baltimore County, on the 20th day of December, 1972, at 2:00 o'clock.

Signature of Zoning Commissioner
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION
for an Office Building; SPECIAL
HEARING for Off-Street Parking in a
residential zone, and SPECIAL
HEARING to amend special exception
granted in case #73-4-XSPH
E/S of York Road 103'
N. of Ridgefield Road,
9th District
Precision Quality Built Homes, Inc.
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 73-146-XSPH

ORDER OF DISMISSAL

Petition of Precision Quality Built Homes, Inc. for a special exception for an Office Building; special hearing for Off-Street Parking in a residential zone, and special hearing to amend special exception #73-4 herein before granted as petitioned for 1203 and 1207 York Road, on property located on the east side of York Road 103 feet north of Ridgefield Road, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed April 18, 1971 (a copy of which is attached hereto and made a part hereof) from the attorney for the petitioner and the attorney for the protestants in the above entitled matter; and

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed April 24, 1971 (a copy of which is attached hereto and made a part hereof) from the protestants-appellants in the above entitled matter; and

WHEREAS, said attorneys request that the appeal filed on behalf of the protestants-appellants be dismissed and withdrawn as of April 24, 1971, pursuant to the Agreement, with exhibits enclosed, filed simultaneously herewith (attached to the Board's original Order of Dismissal).

IT IS HEREBY ORDERED this 1st day of May, 1973, that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Signature of John A. Slowik
John A. Slowik, Chairman
Signature of W. Giles Parker
W. Giles Parker
Signature of Walter A. Ratter, Jr.
Walter A. Ratter, Jr.

DULANEY VALLEY IMPROVEMENT ASSOC. : COUNTY BOARD OF APPEALS
VS : BALTIMORE COUNTY, MARYLAND
PRECISION QUALITY BUILT HOMES, INC. : File # 73 146 XSPH

Dear Mr. Slowik, Chairman:

Please dismiss the appeal filed by the undersigned and the Dulaney Valley Improvement Assoc. in the above entitled matter. In consideration of the dismissal of this appeal, an Agreement has been entered in to with Exhibits attached which has already been filed with a previous dismissal by James S. Ansell, as attorney for the Dulaney Valley Improvement Association.

Signature of James E. Kelly, Jr.
James E. Kelly, Jr.

Signature of James S. Ansell
James S. Ansell, Esq.
6803 York Road
Baltimore, Maryland
Attorney for the Assoc.
Phone 377-7711

Signature of Andrea M. Alcarese
Andrea M. Alcarese

Signature of Donald E. Michael
Donald E. Michael

Signature of Margaret E. Michael
Margaret E. Michael

Signature of Calvin G. Lambett
Calvin G. Lambett

Signature of Harris C. Shores
Harris C. Shores

Signature of R. L. Speckman
R. L. Speckman

Signature of Charles E. Shores
Charles E. Shores

Signature of Raymond Wapfel
Raymond Wapfel

Signature of Louise Black
Louise Black

Signature of Thomas J. Bullinger
Thomas J. Bullinger

Signature of Anne T. Bullinger
Anne T. Bullinger

DULANEY VALLEY IMPROVEMENT ASSOC. : COUNTY BOARD OF APPEALS
VS : BALTIMORE COUNTY, MARYLAND
PRECISION QUALITY BUILT HOMES, INC. : FILE # 73 146 XSPH

Dear Mr. Slowik, Chairman:

Please dismiss the appeal filed by the Dulaney Valley Improvement Assoc. as to the above captioned matter. In consideration of this dismissal the parties to this action have entered into an agreement, dated April 12, 1973. A copy of the agreement, with the exhibits enclosed, are hereto attached to be a part of the dismissal.

Signature of James S. Ansell
James S. Ansell, Esq.
6803 York Road
Baltimore, Maryland
Attorney for the Assoc.
Phone 377 7711

Signature of Saunders M. Almond, Jr.
Saunders M. Almond, Jr., Esq.
407 Mercantile-Towson Bldg.
Towson, Maryland 21204
Attorney for Precision
Phone 825 7600

THIS AGREEMENT, Made this 12th day of April, 1973, by and between NICHOLAS B. MANGIONE, party of the first part, and DULANEY VALLEY IMPROVEMENT ASSOCIATION, INC., party of the second part.

WHEREAS, a Special Exception was filed before the Zoning Commissioner of Baltimore County to use the properties known as 1203 and 1207 York Road, Baltimore County, Maryland, as an office building in a DR-16 zone under the file number 73-146-XSPH, with Precision Quality Built Homes, Inc. as the Owner and the party of the first part as the Petitioners; and

WHEREAS, the party of the second part has appealed from the zoning order granting the Special Exception with certain qualifications dated September 29, 1972 signed by S. Eric DiNenna to the County Board of Appeals; and

WHEREAS the parties hereto have agreed that the appeal will be dismissed upon the party of the first part agreeing to comply with certain conditions in the erection and screening of such building and a written memorandum of such agreement is desired, these parties are executed.

NOW, THEREFORE, WITNESSETH, That the parties to this Agreement, for themselves, their heirs, Personal Representatives, successors and assigns agree as follows:

1. That the party of the first part shall construct an office building with parking spaces substantially as shown on the site plan, first floor plan and elevations as shown on the attached exhibits marked 1, 2 and 3.

2. That such office building shall be no more than three stories and no higher than 40 feet at the York Road building line.

3. That the planting around the properties known as 1203 and 1207 York Road shall be substantially in accordance with that shown on exhibit number 4, which is attached hereto and made a part hereof, prepared by George H. Pryor, in the Office of Planning.

4. That the runoff from precipitation from said properties shall be placed in the stream on the south side of said properties so that the flow shall be directed in an easterly direction or down stream, so as to avoid erosion of the south bank of the stream.

5. That the party of the first part shall insert a covenant in each lease for tenants of the proposed office building, requiring such tenants to agree that the tenants and their employees, shall park in the parking lot provided for such building, and not on the streets of the adjoining developments.

6. That the party of the second part shall immediately dismiss the appeal which it filed to the County Board of Appeals in the zoning appeal before such board known as file 73-146-XSPH, Precision Quality Built Homes, Inc.

7. That in the event of the breach of this Agreement, any reasonable Court cost and attorney's fees incurred by the party of the second part in order to enforce this Agreement shall be borne by the party of the first part.

WITNESS the hands and Seals of the parties to this Agreement this 12th day of April, 1973.

TEST:

Signature of Nicholas B. Mangione

ATTEST:

Signature of Nicholas B. Mangione
NICHOLAS B. MANGIONE (SEAL)
DULANEY VALLEY IMPROVEMENT ASSOCIATION, INC.

Signature of Andrea M. Alcarese

By *Signature of James S. Ansell*

RE: PETITION FOR SPECIAL HEARING
E/S of York Road, 103' N of Ridgfield Road
Precision Quality Homes, Inc. OF
Petitioner
NO. 73-4-SPH (Item No. 75) BALTIMORE COUNTY

The Petitioner requested a Special Exception for an office building, a Special Hearing for a use permit for off-street parking in a residential zone, and a Special Hearing to amend the Special Exception in Case No. 73-4-RXA herein before granted as petitioned for 1203 York Road. The subject property is located on the east side of York Road, one hundred and three (103) feet north of Ridgfield Road, in the Ninth District of Baltimore County, and contains 0.8229 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the subject property is a combination of the properties known as 1203 and 1207 York Road. The said Petitioner plans to construct an office building of approximately five (5) stories, to be used as doctors offices, lawyers offices, etcetera.

On September 29, 1972, the Zoning Commissioner granted a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone a Special Exception for an office building, and a Variance to permit a fifteen (15) foot side yard setback subject to certain restrictions for the property known as 1203 York Road.

Several residents of the area protested that the height of the building and the traffic on York Road, emanating from the subject property would have a detrimental affect upon their neighborhood.

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 the Petitioner's plans meet the conditions set forth in Section 409.4 and that the health, safety and general welfare of the locality involved not being adversely affected, the above Special Hearing for Off-street Parking in a

Residential Zone in accordance with the plat approved on December 27, 1972, by Albert V. Quimby, Acting Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order and should be granted.

Furthermore, it would be confiscatory in nature to not allow a larger building as is specified in the Zoning Commissioner's Order in Case No. 73-4-RXA.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, the request for a Special Exception for an office building should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of December, 1972, that a Special Exception for an office building should be and the same is GRANTED and that the Special Hearing for a use permit for off-street parking in a residential zone should be GRANTED.

It is further ORDERED that the Special Hearing to amend the Special Exception in Case No. 73-4-RXA, hereinbefore petitioned for as 1203 York Road, should be GRANTED, subject to, the size of the proposed office building not exceeding four (4) stories or forty (40) feet in height, whichever is the greater.

All of the above are subject to:

1. The size of the proposed office building not exceeding four (4) stories or forty (40) feet in height, whichever is the greater.
2. Proper screening as approved by the Office of Planning and Zoning for Baltimore County, be erected.
3. The height limitation for lighting of the parking lot, etcetera, being limited to eight (8) feet.

-2-

ORDER RECEIVED FOR FILING

DATE December 29, 1972

BY [Signature]

ORDER RECEIVED FOR FILING

DATE December 29, 1972

BY [Signature]

-3-

BRIEF OF PETITIONERS

September 29, 1972

Re: Petition (1) for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an office building in a DR-16 zone on properties known as 1203 and 1207 York Road, Baltimore County, Maryland. (2) A special Hearing to permit parking of automobiles in a residential zone. (3) For a special Hearing to amend Special Exception # 73-4-RXA hereinbefore granted as petition herein for 1203 and 1207 York Road, Baltimore County, Maryland.

The Brief of Precision Quality Built Homes, Inc., Owner, and Nicholas B. Mangione, Contract Purchaser, of property known as 1207 York Road, in the 9th Assessment District of Baltimore County, State of Maryland, respectfully represents:

FIRST: That the majority of the property known as 1207 York Road is zoned DR-16 and the said property was reclassified on the Official Zoning maps which were adopted by Baltimore County, Maryland in March of 1971. That the Planning Department of Baltimore County has stated that the purpose of the DR-16 zoning was to make it possible for the property owners to seek a Special Exception for office use and of the six lots laid out to the South of Green Ridge Road on the York Road, three have already been granted Special Exceptions for office use, SEBCO owns the fourth lot and this represents the fifth as shown on the plat of Green Ridge, which is recorded among the Land Records of Baltimore County in Plat Book No. 5 folio 85; and it is suggested that a Special Exception for 1207 York Road would be a natural and logical continuation of the transition for the area in which this property lies.

SECOND: That the property known as 1207 York Road is being joined with the property known as 1203 York Road as a joint venture between the owners and a Special Exception is needed for parking in the rear of 1207 York Road since a portion of that is still zoned

DR-5.5.

THIRD: That since the property known as 1203 York Road has previously been granted a Special Exception for the use of an office building with a Variance for a 15 ft. set back on the South side of the said property, but no set back on the North side since it was not required, a special Hearing is requested to amend the Special Exception for 1203 York Road, # 73-4-RXA in order that 1203 and 1207 York Road might be used jointly for an office building.

Respectfully submitted,

[Signature]
Saunders M. Almond, Jr.,
Attorney for the Petitioners.

DESCRIPTION FOR SPECIAL EXCEPTION FOR OFFICE BUILDING IN DR-16 ZONE AND BLDG ON THE PROPERTY KNOWN AS 1207 YORK ROAD, LOCATED IN BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NINE (9)

BEGINNING for the said property at a point formed by the intersection of the northeasterly right-of-way line of York Road 100' wide, as now laid out and existing, with the line of division between the properties known as 1203 and 1207 York Road, said property 1203 being conveyed to H. Denton Smith by deed recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1862, Folio 253, said property 1207 being conveyed to Precision Quality Built Homes, Inc. by deed dated January 3, 1966 and recorded among the aforesaid Land Records in Liber O.T.G. 4566, Folio 134, thence from the said point of beginning so fixed and binding on the said northeasterly right-of-way line of York Road; (1) N 31°57'09" W 46.31 feet to a point of curve, thence along the arc of a curve deflecting to the right; (2) 45.07 feet said curve having a bearing and chord distance of N 31°29'29" W 45.07 feet and a radius of 2,799.79 feet, thence leaving the said northeasterly right-of-way line of York Road; (3) N 68°17'50" E 405.70 feet to the center of an existing thirty (30) foot right-of-way, thence binding on the centerline of the said existing thirty (30) foot right-of-way; (4) S 21°42'10" E 90.00 feet to the line of division between said properties 1203 and 1207, thence binding on said line of division; (5) S 68°17'50" W 389.83 feet to the point of beginning.

Containing 35,808.42 square feet or 0.8229 acres of land.
SAVING AND EXCEPTING a portion of the above described lot zoned DR-5.5 as indicated on the attached plot.



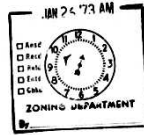
PETITION FOR SPECIAL HEARING
E/S OF YORK ROAD, 103' N OF RIDGFIELD ROAD
BALTIMORE COUNTY
ZONING CASE NO. 73-146-SPH
(Item No. 75)

APPEAL

Mc. Commissioner:
Please note an appeal on behalf of the undersigned residents to the decision rendered in the above styled zoning case.

- | | |
|----------------------------------|-----------------------------|
| ① Daniel Kelly | 16 Ridgfield Rd. - Limerick |
| ② Andrew M. McNamee | 10 Ridgfield Rd. - Limerick |
| Robert A. Thompson | 3 Ridgfield Rd. - Limerick |
| James C. Jones | 2 Ridgfield Rd. - Limerick |
| Ed. Spickard | 4 Ridgfield Rd. - Limerick |
| Charles E. Shores | 1 Tenbury Rd. |
| Raymond Waple | 1100 Pennington Co. |
| Mrs. Mrs. David H. Balch | 6 Ridgfield Rd. - Limerick |
| Mrs. Mrs. Thomas J. Gallagher | 72 Ridgfield Rd. |
| ③ Mr. & Mrs. Donald E. Michalski | 20 Ridgfield Rd. |

Please Notify ① ② ③



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: December 4, 1972
FROM: Norman E. Garber, Office of Planning
SUBJECT: Petition 73-146-SPH - East side of York Road 103 Feet North of Ridgfield Rd.

Petition for Special Exception for Office Building
Petition for Special Hearing for Off-Street Parking in a residential zone.
Petition for Special Hearing to amend Special Exception 73-4-RXA hereinbefore granted as petitioned for 1203 and 1207 York Road.
Petitioner - Precision Quality Built Homes, Inc.

9th District
HEARING - Wednesday, December 20, 1972 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

As pointed out previously, the existing D.R. 16 zoning was recommended for this York Road by the Planning Board in anticipation that offices would be built here.

If the proofs of Sec. 702.1 are met any development should be conditioned to conform to an approved site plan.

NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 1, 1972

COUNTY OFFICE BUILDING
1203 YORK ROAD
TOWSON, MARYLAND 21204

Saunders M. Almond, Jr., Esq.,
Jennifer Building
Towson, Maryland 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF
LAND DEVELOPMENT
HARVARD DEPARTMENT
COURT RECORDS
BUILDING DEPARTMENT
BUREAU OF EDUCATION
ZONING ADMINISTRATION
OFFICIAL
DELEGATIONS

RE: Special Exception Petition
Item 75
Precision Quality Built Homes, Inc. -
Petitioner

Dear Mr. Almond:

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 located on the east side of York Road, approximately 190.40' north of the center line of Ridgefield Road, in the 9th District of Baltimore County. This property, which is also known as 1207 York Road, is improved with an existing two story dwelling that contains several apartments and a detached garage. It is also directly adjacent to a property on the south side and is proposed to be combined with said property which was the subject of a zoning reclassification petition this year (Case No. 73-4 RIA). This property is also improved with a two story family dwelling. The property to the north is also improved with a residential R 5.5 lots in the Ridgefield Subdivision. The properties on the west side of York Road are improved with residential single family dwellings and are indicated on the site plan.

This petition is accepted for filing, however, a revised site plan should be submitted prior to the hearing that reflects the following comments:

1. Indicate the correct zoning on the adjoining property to the south as was granted by Case No. 73-4 RIA.
2. Indicate the method and/or provision for accommodating storm water as requested by the Bureau of Engineering.
3. Revise the entrance to meet the minimum standards as requested by the State Highway Administration.
4. The location and type of lighting that is proposed.
5. The specific amendments that are being requested to

Saunders M. Almond, Jr., Esq.,
Page 2
December 1, 1972

be lifted from the previous zoning case should be outlined.

The Committee also feels that since this property, if approved, would be the first office building on the east side of York Road above the Beltway and, therefore, would have prime exposure. Because of this the developer is urged to utilize a building design that is attractive and compatible to the area. He is also urged to consider extensive use of landscaping and low level lighting on the parking lot.

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,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELEWORTH N. DYER, P.E. CHIEF

November 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #75 (1972-1973)
Property Owner: Precision Quality Built Homes
1203 and 1207 York Road
Present Zoning: R 5.5 and D.R. 16
Proposed Zoning: Special Exception for an office building
District: 9th No. Across: 0.8220 acre

Dear Mr. DiNenna:

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

Highways

York Road (Md. 45) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

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.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

York Road (Md. 45) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within Baltimore County utility easements.

Item #75 (1972-1973)
Property Owner: Precision Quality Built Homes
Page 2
November 27, 1972

Water and Sanitary Sewers

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

Very truly yours,

Eleworth N. Dyer, P.E.
ELEWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:EN:PM:iss

PLAN Key Sheet
1st, 2nd & 3rd Position Sheet
NS 11 A Topo
61 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

November 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 75 - ZAC - October 24, 1972
Property Owner: Precision Quality Built Homes
1203 & 1207 York Road
Special exception for an office building
District 9

Dear Mr. DiNenna:

No major traffic problems are expected from the requested special exception.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation

State Highway Administration

HARRY R. HUGHES
Secretary
DAVID M. FISHER
Administrator

October 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner

Attn: Mr. John J. Dillon

Re: S.A.C. meeting, October 24, 1972
Owner: Precision Quality Built
Homes, Location: 1203 and 1207
York Rd (Rte 45), Present
Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Special Ex-
ception for an office bldg.
District 9, Across: 0.8220

Dear Mr. DiNenna:

The proposed entrance into the subject site must have a minimum width of 25' and must be of a depressed curb type. The plan must ultimately be revised.

The entrance will be subject to approval and permit from the State Highway Administration.

The 1971 average daily traffic count on this section of York Road is 27,500 vehicles.

Very truly yours

Charles Lee Chief,
Development Engineering Section
John E. Meyers
JOHN E. MEYERS
Asst. Development Engineer

CL-JEM:es

Baltimore County Fire Department



JACK J. DILLON
Chief

Towson, Maryland 21204

612-7316

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Acting
Chairman,
Zoning Advisory Committee

Re: Property Owner: Precision Quality Built Homes

Location: 1203 and 1207 York Road

Item No. 75 Zoning Agenda Tuesday, October 24, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John E. Meyers* Noted and
Planning Group Approved: *Paul H. Riecke*
Special Inspection Division Deputy Chief
Fire Prevention Bureau

ms
4/25/72

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 75, Zoning Advisory Committee Meeting, October 31, 1972, are as follows:

Property Owner: Precision Quality Built Homes
Location: 1203 and 1207 York Road
Present Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Special Exception for an office building.
District: 9
No. Acres: 0.8220

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JENNINGS BUILDING
JEFFERSON BUILDING
TOWSON, MD. 21204
410-3311

November 13, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #75, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

Property Owner: Precision Quality Built Homes
Location: 1203 and 1207 York Road
Present Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Special Exception for an office building
District: 9
No. Acres: 0.8220 acres

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

Very truly yours,
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #75 ZAC meeting of October 24, 1972
Property Owner: Precision Quality Built Homes
Location: 1203 and 1207 York Rd.
Present Zoning: D.R. 5.5 D.R. 16
Proposed Zoning: Special Exception for an office building

District: 9
No. Acres: 0.8220 acres

Dear Mr. DiNenna:

No bearing on student population

WHP:d

Very truly yours,
W. Nick Polowich
Field Representative

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Revised comments on Item 75, Zoning Advisory Committee Meeting, October 31, 1972, are as follows:

Property Owner: Precision Quality Built Homes
Location: 1203 and 1207 York Road
Present Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Special Exception for an office building.
District: 9
No. Acres: 0.8220

Metropolitan water is available to the site.
Public sewer must be extended to the site prior to approval and issuance of building permit.

Very truly yours,
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ms

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 30, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 30th day of November, 1972, the first publication appearing on the 30th day of November, 1972.

THE JEFFERSONIAN
B. L. Smith, Manager

Cost of Advertisement, \$.....

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204
December 4, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, 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 4th day of December 1972 that is to say, the same was inserted in the issue of November 30, 1972.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#73-146-XSPH

District: 9H Date of Posting: 2-15-73
Posted for: Precision Quality Built Homes, Inc.
Petitioner: Precision Quality Built Homes, Inc.
Location of property: 1203 and 1207 York Rd. N. of Ridgely Rd.
Location of sign: 1 sign posted on site driveway
Remarks: Mark H. New
Posted by: Mark H. New Date of return: 2-22-73

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#73-146-XSPH

District: 9H Date of Posting: 11-30-72
Posted for: Precision Quality Built Homes, Inc.
Petitioner: Precision Quality Built Homes, Inc.
Location of property: 1203 and 1207 York Rd. N. of Ridgely Rd.
Location of sign: 1 sign posted on site driveway
Remarks: Mark H. New
Posted by: Mark H. New Date of return: 12-11-72

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		GDS Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>gpa</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>								
Previous case: <u>111</u>	Map # <u>111</u>								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 01 day of Oct 1972. Item # 7037

R. D. Z.
Zoning Commissioner

Petitioner: Michael

Submitted by: S. Arnold

Petitioner's Attorney: S. Arnold

Reviewed by: gpa

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 74049

DATE: 2/22/72

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

FILED

County Board of Appeals
(Zoning)

TO: James S. Arnold, Esq.
4000 York Road
Baltimore, Md. 21212

SUBJECT TO ACCOUNT NO. 01-662

DETACH THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$65.30

QUANTITY
1000

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Copy of description from Zoning file # 70-4-25A and 70-4-4-25B

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO
COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 75

Standaert H. Almond, Jr., Esq.
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

Your Petition has been received and accounted for filing

this 17th day of November 1972.

R. D. Z.
Zoning Commissioner

Petitioner: Precision Quality Built Homes, Inc.

Petitioner's Attorney: Standaert H. Almond

Reviewed by: R. D. Z.
Zoning Committee

BALTIMORE COUNTY, MARYLAND No. 7037

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: February 6, 1973 ACCOUNT: 01-662

AMOUNT: \$70.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FIRM - AGENCY

Mr. Donald E. Michael
Cost of Appeal on Case No. 73-146-KEPH
S/8 of York Road, 103' N of Ridgesfield Road - 9th
District
Precision Quality Built Homes, Incorporated -
Petitioner

7037 CMC

BALTIMORE COUNTY, MARYLAND No. 7045

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: February 13, 1973 ACCOUNT: 01-662

AMOUNT: \$5.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FIRM - AGENCY

Mr. Donald E. Michael
Cost of Appeal on Case No. 73-146-KEPH
S/8 of York Road, 103' N of Ridgesfield Road - 9th
District
Precision Quality Built Homes, Incorporated -
Petitioner

7045 CMC

BALTIMORE COUNTY, MARYLAND No. 5855

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 27, 1972 ACCOUNT: 01-662

AMOUNT: \$4.50

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FIRM - AGENCY

Commercial Contractors, Inc.
7117 Marlborough Drive
Baltimore, Md. 21234
Advertising and posting of property for Precision
Quality Built Homes, Inc. - 73-146-KEPH
Petitioner

5455 CMC

BALTIMORE COUNTY, MARYLAND No. 5820

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

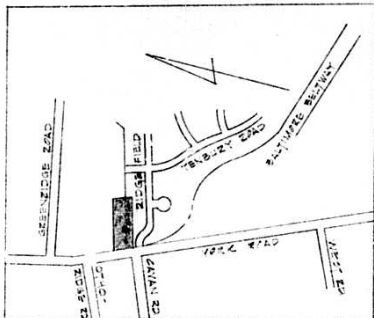
DATE: Nov. 27, 1972 ACCOUNT: 01-662

AMOUNT: \$20.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FIRM - AGENCY

Standaert H. Almond, Jr., Esq.
Jennifer Building
Towson, Md. 21204
Petitioner for Special Exception for Precision Built
Homes, Inc. - 73-146-KEPH
Petitioner

5820 CMC



LOCATION PLAN
SCALE: 1" = 500'

REQUIREMENTS FOR OFF-STREET PARKING AND LOADING ZONING 421.4 - BUSINESS TRADING IN RESIDENCE ZONES
A. THE LAND USED FOR PARKING ALONG THE FRONTAGE INVOLVED.
B. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA NO LOADING SERVICE OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
C. LIGHTING SHALL BE REGULATED AS TO LOCATION, POSITION, HOURS OF ILLUMINATION, QUANTITY AND INTENSITY SO AS NOT TO REFLECT ON ADJACENT RESIDENCES.
D. SCREENING FROM ADJACENT RESIDENCES SHALL BE PROVIDED BY 4' HIGH COMPACT EVERGREEN PLANTINGS.
E. A PAVED SURFACE, PROPERLY DRAINED SHALL BE PROVIDED.
F. A PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS IS PROVIDED HEREIN.
G. THE PARKING SURFACE SHALL BE MAINTAINED IN A DURABLE AND DUST-FREE CONDITION. PERMITTED HOURS OF PARKING SHALL BE 6 A.M. TO 8 P.M. NORMALLY, EXCEPT FOR EMERGENCIES.

EXISTING ZONING - D.R. 5.5 & D.R. 10
EXISTING USE - RESIDENCE & APARTMENTS
AREA OF TRACT - 1.64 ACRES
AREA OF BUILDING - 50,000 S.F.
PARKING SPACES REQUIRED - 117
PARKING SPACES PROVIDED - 129
PROPOSED PAVEMENT - MACADAM
EXISTING HOUSES - TO BE ZONED
PUBLIC WATER & SEWER - IS AVAILABLE
SCREENING TO PARKING - 4' HIGH COMPACT EVERGREENS
PROPOSED USE - OFFICE BUILDING
- SPECIAL EXCEPTION FOR AN OFFICE BUILDING IN A D.R. 10 ZONE ON PROPERTIES KNOWN AS 1209 AND 1207 YORK ROAD.
- SPECIAL HEARING TO PERMIT PARKING OF AUTOMOBILES IN RESIDENTIAL ZONE.
- SPECIAL HEARING TO ADMEND THE SPECIAL EXCEPTION 421.4-2-2-A, HERE TO BE GRANTED AS PETITIONS THEREIN ON 1209S AND 1207 YORK ROAD, BALTIMORE COUNTY, MARYLAND.

CHARLES W. HELD JR.
1414 / 1418
EX. ZONING = D.R. 5.5

* SCREENING - 4' HIGH
COMPACT EVERGREEN
PLANTINGS
10' HIGH TIGHT TOP
LIGHTING UNIT DIRECTED
AS INDICATED ON THE
DRAWING.

GREENIDGE ROAD

YORK ROAD
(CLASS I COMMERCIAL MOTORWAY)

EDGEFIELD
PLAT 2ND

RIDGEFIELD ROAD
BALTIMORE BELTWAY

SITE PLAN
SCALE: 1" = 50'-0"

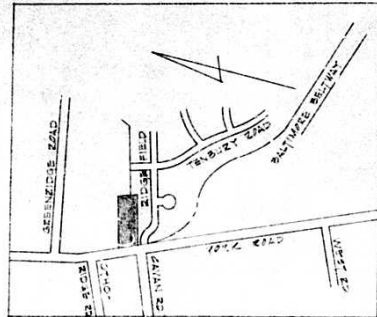
PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
#1209 - H. DENTON SMITH PROPERTY
#1207 - PRECISION QUALITY BUILT HOMES, INC. PROPERTY
YORK ROAD ELECTION DISTRICT No. 9
BALTIMORE COUNTY MARYLAND
OCTOBER 2, 1972
REV. DECEMBER 11, 1972

Shore Chapin 22
PROPER, T. LINE SURVEYOR - REG. NO.



GREEN ASSOCIATES INC.
32 WEST ROAD
TOWSON, MARYLAND





LOCATION PLAN
SCALE: 1" = 500'

- REQUIREMENTS FOR OFF-STREET PARKING AND LOADING ZONE 401.4 - BUSINESS PARKING IN REFERENCE ZONES:
- THE LAND USED FOR PARKING ALONG THE BUSINESS INVOLVED.
 - ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA.
 - NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
 - LIGHTING SHALL BE REGULATED AS TO LOCATION, FLUORESCENT, HOURS OF ILLUMINATION, QUANTITY AND INTENSITY SO AS NOT TO REFLECT ON ADJACENT RESIDENCES.
 - SCREENING FROM ADJACENT RESIDENCES SHALL BE PROVIDED BY 4' HIGH COMPACT EVERGREEN PLANTINGS.
 - A FENCED SURFACE, PROPERLY GRAINED SHALL BE PROVIDED.
 - A PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS IS PROVIDED HEREIN.
 - THE PARKING SURFACE SHALL BE MAINTAINED IN A TENABLE AND DUST-FREE CONDITION. PERMITTED HOURS OF PARKING SHALL BE 6 AM TO 8 PM, NORMALLY, EXCEPT FOR EMERGENCIES.

CHARLES W. HELD JR.
1914/208
EX ZONING - D.R. 5.5

* SCREENING - 4' HIGH
COMPACT EVERGREEN
PLANTINGS
10' HIGH TYPICAL
LIGHTING UNIT INDICATED
AS INDICATED ON THE
DRAWING.

RIDGEFIELD
PLAT ONE

Precision Quality
Built Homes
REVISED PLANS
#15



- EXISTING ZONING - D.R. 5.5 & D.R. 16
EXISTING USE - RESIDENCE & APARTMENTS
AREA OF TRACT - 1.64 ACRES
AREA OF BUILDING - 50,600 S.F.
PARKING SPACES REQUIRED - 117
PARKING SPACES PROVIDED - 129
PROPOSED PAVEMENT - ASPHALT
EXISTING HOUSES - 10 BE ZONED
PUBLIC WATER & SEWER - IS AVAILABLE
SCREENING TO PARKING - 4' HIGH COMPACT EVERGREENS
PROPOSED USE - OFFICE BUILDING (ONE FLOOR)
PROPOSED ZONING - D.1000 EXCEPT FOR AN OFFICE BUILDING IN A D.R. 16 ZONE ON PROPERTIES KNOWN AS 1209 AND 1207 YORK ROAD.
SPECIAL HEARINGS TO PERMIT PARKING OF AUTOMOBILES IN RESIDENTIAL ZONE.
SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION TO D.R. 16, HEREIN GRANTED AS PETITIONS THEREIN IN 1972 AND 1977 YORK ROAD, BALTIMORE COUNTY, MARYLAND.

GREENIDGE ROAD

YORK ROAD
(CLASS I COMMERCIAL MOTORWAY)

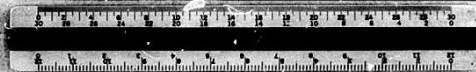
SITE PLAN
SCALE: 1" = 50'-0"

Shane Chapter 22
PROPERTY LINE SURVEYOR - REG. NO.

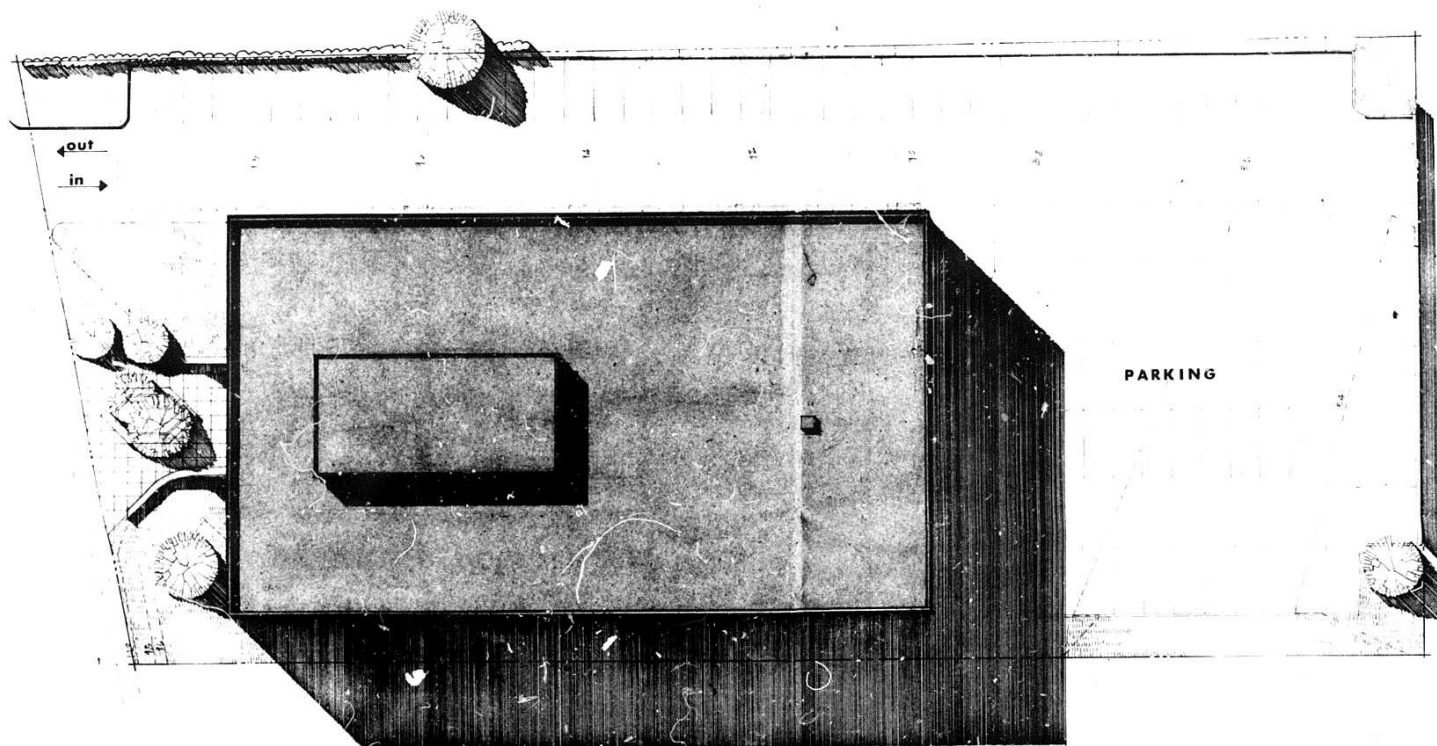


GREEN ASSOCIATES INC.
32 WEST ROAD
TOWSON, MARYLAND

PLAT TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
#1209 - H. DENTON SMITH PROPERTY
#1207 - PRECISION QUALITY BUILT HOMES, INC. PROPERTY
YORK ROAD ELECTION DISTRICT No. 9
BALTIMORE COUNTY, MARYLAND
OCTOBER 2, 1972
REV. DECEMBER 11, 1972



YORK ROAD



Gross Area 69,952 sq. ft.
Net Assignable 62,486 sq. ft. 89.3 %

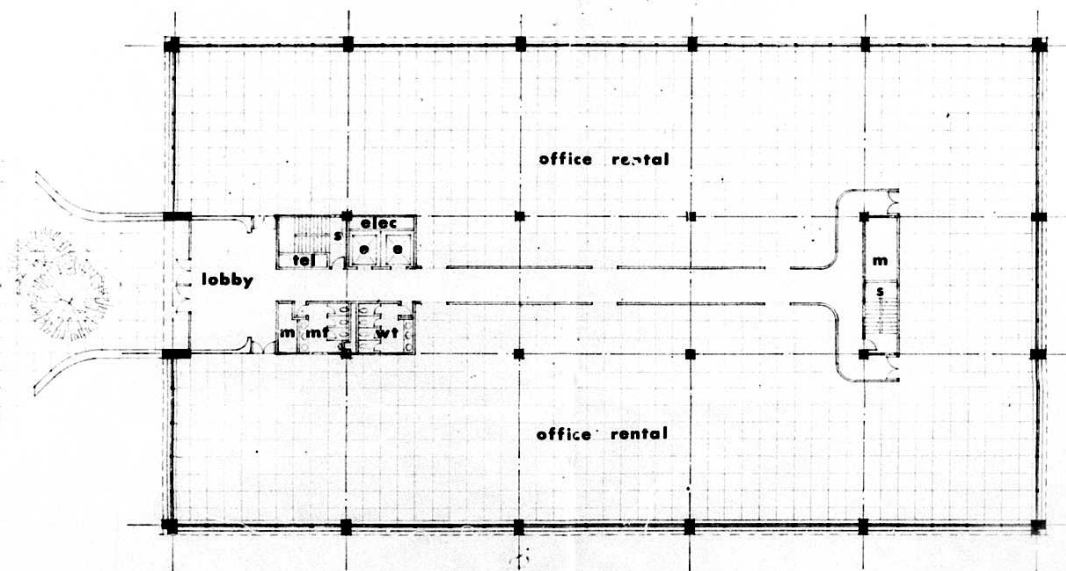
SITE PLAN

scale: 1" = 20'



Heh





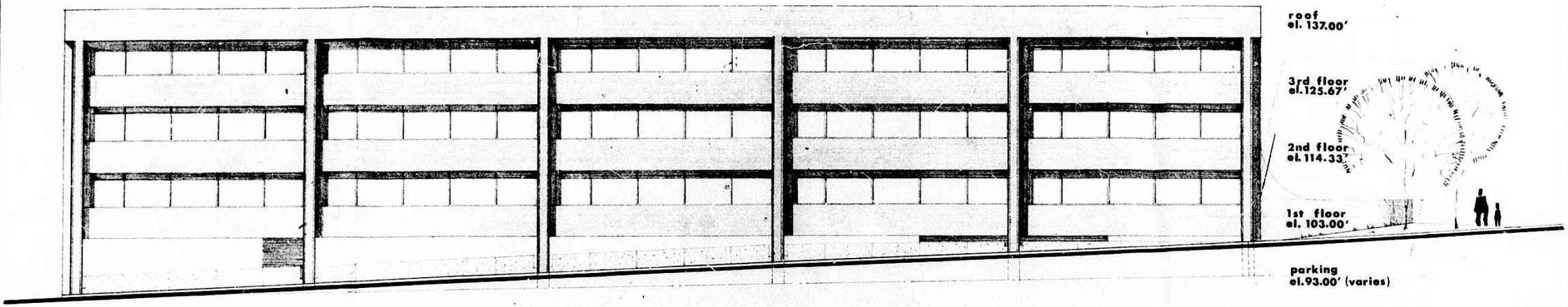
FIRST FLOOR PLAN

scale: 1/16" = 1' = 0"

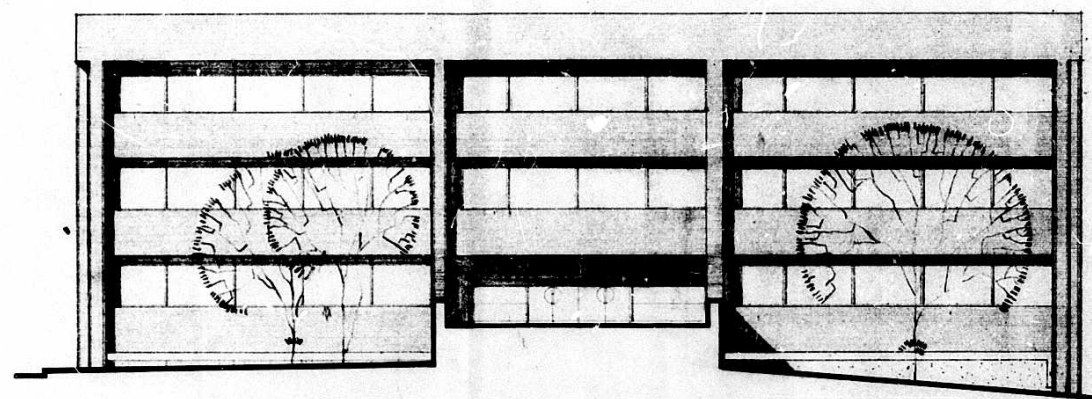


NORTH

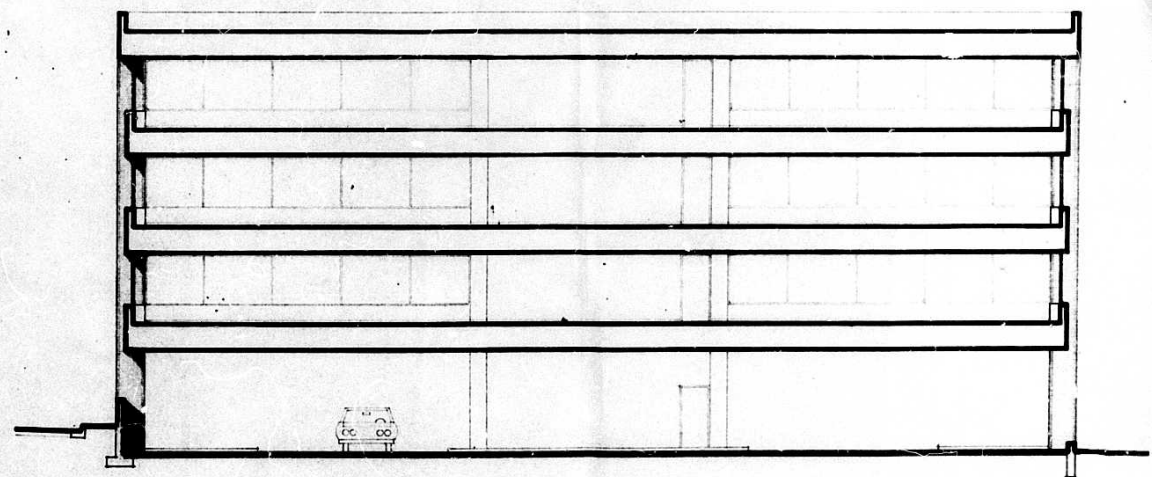




NORTH ELEVATION



WEST ELEVATION



SECTION



Note: ALL MATERIAL INCLUDED IN THESE LISTS IS EVERGREEN. MATERIAL SHOULD BE BALED & BURLAPED & PLANTED IN SPRING. ALL MATERIAL SHOULD BE WELL WATERED THE FIRST YEAR AFTER PLANTING.

- AREA OF EXIST. 4 FT. 6" (12.150' x 50.600')
- PARKING SPACES REQUIRED 117 CARS
- PLANTING SERVICES PROVIDED

PARKING SCREENING

- 6' CENTER-CENTER - 6' MIN. HEIGHT
- "LIGUSTRUM JAPONICUM" (JAPANESE PRIVET)
 - "LIGUSTRUM LUCIDUM" (WAXLEAF PRIVET)
 - * VIBURNUM RHYTIDOPHYLLUM (LEATHERLEAF VIBURNUM)
 - * TAXUS MEDIA HICKSII (HICKS YEW)
 - * THUJA OCCIDENTALIS (PYRAMID ARBORVITAE)

404' ±

35 CARS

YORK ROAD

+1207

+1203

30'

PROPOSED
OFFICE BLDG.

BLDG.

100' X 200'

200'

12 CARS

15 CARS

15 CARS

15 CARS

15 CARS

15 CARS

374.30'

EX. 10' B/W

EX. FLOOD CONTROL STRIP

EVERGREEN
SCREENING

BLDG. SCREENING

10' CENTER - CENTER - 6' MIN. HEIGHT

- * THUJA OCCIDENTALIS (PYRAMID ARBORVITAE)
- * TAXUS MEDIA HATFIELDI (HATFIELD YEW)
- * TAXUS CUSPIDATA (JAPANESE YEW - UPRIGHT FORM)
- * TAXUS MEDIA HICKSII (HICKS YEW)

CHOOSE FROM
OR COMBINE
THESE
VARIETIES

by: GEO. H. PRYOR
OFFICE OF PLANNING

SITE PLAN-A

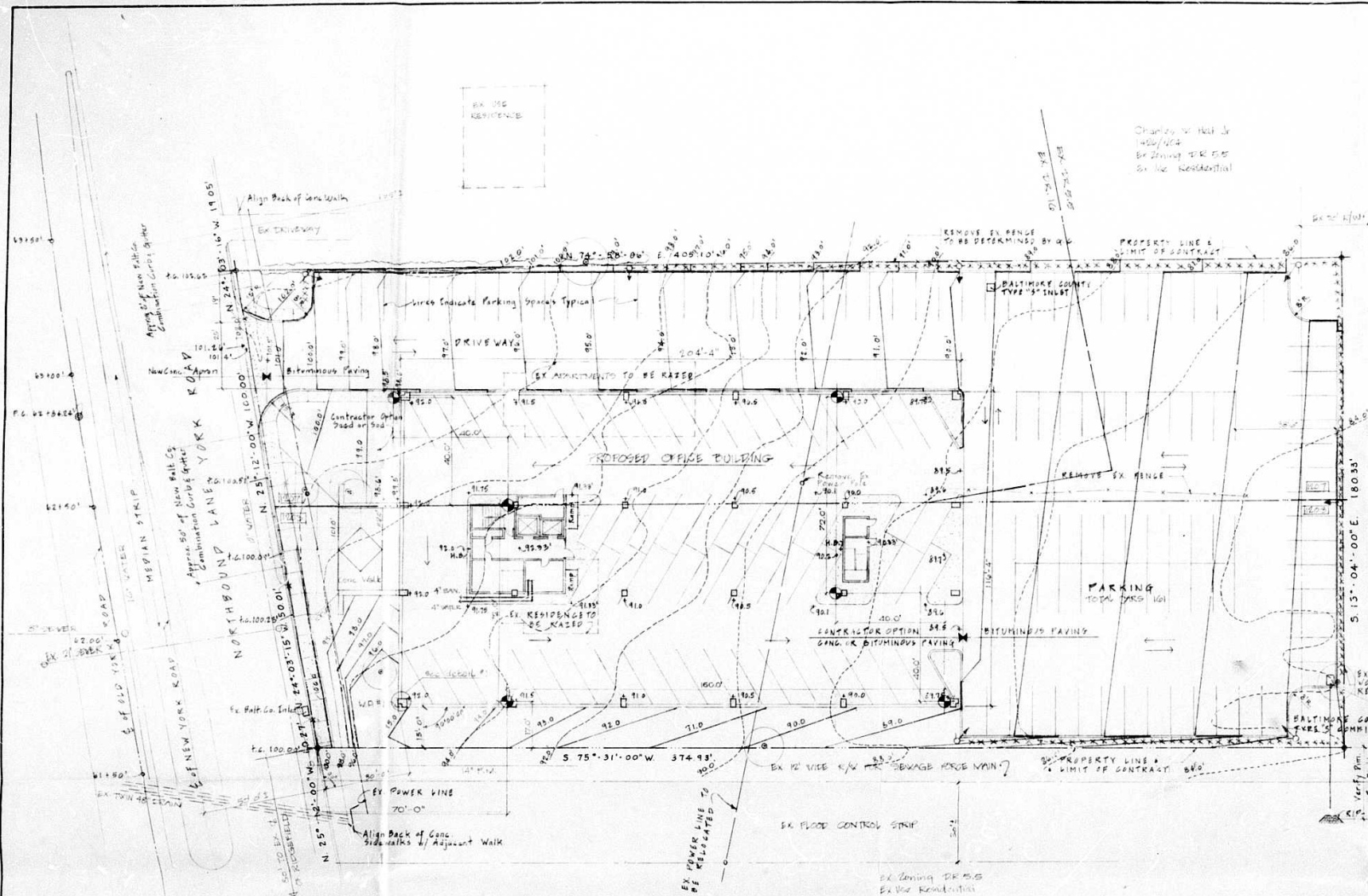
PREPARED FOR: NICHOLAS E. MANCINI

7112 DALLINGTON DRIVE
BALTO COUNTY, MD 21234

SEPT 22, 1972

SCALE: 1" = 50'





SITE PLAN
scale : 1" = 20'-0"

DETAIL # 1 (NO SCALE)

GENERAL NOTES:

1. SURVEY INFORMATION AND EXISTING GRADING SHOWN ON DRAWING ARE BASED ON AVAILABLE DATA OBTAINED FROM SURVEY TAKEN BY GREEN ASSOCIATES INC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON DRAWING BEFORE PROCEEDING WITH THE WORK. STARTING WORK BY CONTRACTOR ASSUMES DIMENSIONS AND ELEVATIONS ARE VERIFIED AS BEING ACCURATE.
2. COMPACTOR TO MAINTAIN EXISTING ELEVATIONS SEE STRIP: 100'S
3. SEED OR SOILING IS CONTRACTOR'S OPTION
4. CONCRETE OR BITUMINOUS PAVING BELOW BUILDING IS CONTRACTOR'S OPTION
5. 4" MIN COMPACT EVERGREEN BUFFER STRIP NORTHEAST & SOUTH PROPERTY LINES
6. SCREENING ARE INDICATED BY THE SYMBOL
7. INFORMATION CAN BE FOUND ON THE SUBJECT SITE EXPLORATION PLAN PREPARED BY CAMPBELL GREEN CUNZOLD SHEET # 151 DATED 4-12-73
8. SECTION OF LOT NO. 9
9. AREA OF TRACT 154 ACRES
10. REFERENCE SPECIAL PERMIT TO AMEND THE SPECIAL EXCEPTION 154-1573 & 1574, 1575 & 1576
11. GRANTED SUBJECT TO
12. OFFICE BUILDING NOT EXCEEDING FOUR (4) STORIES OR FORTY (40) FEET IN HEIGHT WHICHEVER IS THE GREATER
13. EXISTING 12" FRODO SCREENING AS APPROVED BY OFFICE OF PLANNING & ZONING AND COUNTY
14. HEIGHT LIMITATION TO PARKING LOT 1. TALLIES BE LIMITED TO EIGHT (8) FEET
15. FRODO DRAINAGE FACILITIES TO ZON. OF RUNOFF TO THE FLOOD CONTROL STRIP ACCORDING
16. COUNTY JUDGING & DEPARTMENT OF PUBLIC WORKS DEPT. OF PUBLIC WORKS
17. APPROVAL OF SITE PLAN BY STATE HIGHWAY ADMINISTRATION, BUREAU OF PUBLIC SERVICES
18. AND THE OFFICE OF PLANNING & ZONING

LEGEND

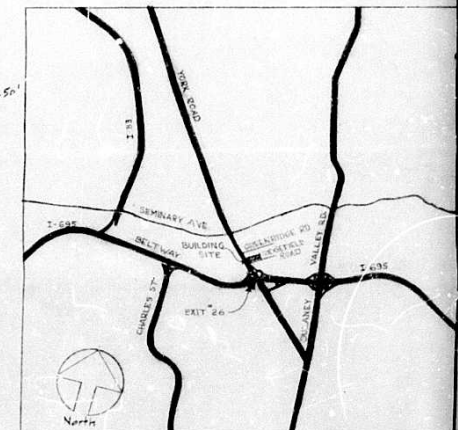
- PROPERTY LINE & LIMIT OF CONTRACT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREES TO REMAIN
- EXISTING FOLIAGE TO REMAIN
- FENCE
- POUNDED SPOT ELEVATION
- 4" HIGH EDGE V.O.P. LIGHTING UNIT WITH DIRECTION AS SHOWN BY ARROW
- NEW 4" HIGH CO. PAST EVERGREEN SCREENING PLANT

LIST OF DRAWINGS

- A-1 SITE PLAN / LOCATION PLAN PARTIAL
- A-2 EXISTING LEVEL PLAN WITH REFLECTED CEILING
- A-3 FIRST FLOOR PLAN WITH PARTIAL REFLECTED CEILING
- A-4 SECOND FLOOR PLAN
- A-5 ELEVATIONS
- A-6 ELEVATIONS
- A-7 TRANSVERSE SECTION / WALL SECTIONS
- A-8 WALL SECTION DETAILS
- A-9 CORE PLAN / STAIRS / INTERIOR ELEVATIONS

PARKING DATA

- BUILDING AREA 68,000 SQ. FT.
- SPACE PER 100 SQ. FT. - 1ST FLOOR
- SPACE PER 100 SQ. FT. - 2ND - 3RD FLOOR
- PARKING SPACES 1000 - 101 SPACES
- PARKING SPACES 1000 - 101 SPACES
- REQUIREMENTS FOR 100' STREET PARKING AND LOADING SECTION 4094 - BUSINESS PARKING IN RESIDENCE ZONES A THE AND USED FOR PARKING ALONG THE
- ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA
- NO LOADING SERVICE OR ANY OTHER THAN
- PARKING WILL BE REQUIRED
- LIGHTING SHALL BE REQUIRED AS TO LOCATION
- DIRECTION HOURS OF ILLUMINATION GLARE AND INTENSITY
- SO AS NOT TO REFLECT ON ADJACENT RESIDENCES
- SCREENING FROM ADJACENT RESIDENCES SHALL
- BE PROVIDED BY 4" HIGH COMPACT EVERGREEN PLANTING
- A PAVED SURFACE PROPERLY DRAINED SHALL BE PROVIDED
- A PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS IS PROVIDED HEREIN
- THE PARKING SURFACE SHALL BE MAINTAINED IN A DRIVEABLE AND DUST-FREE CONDITION PERMITTED HOURS OF PARKING SHALL BE 6 AM TO 6 PM NORMALLY EXCEPT FOR EMERGENCIES



VICINITY PLAN
NO SCALE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *7-12-73*
BY *[Signature]*
DATE *7-12-73*

YORK ROAD OFFICE BUILDING
GREEN CUNZOLD ARCHITECTS ENGINEERS TOWSON, MD.

DATE: 7-27-73 03:00 PM



1

