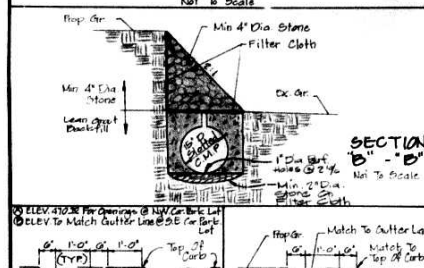
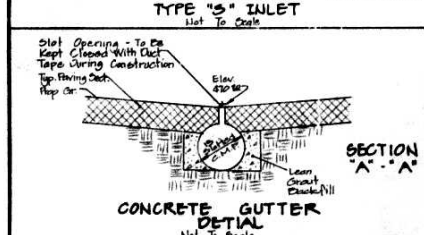
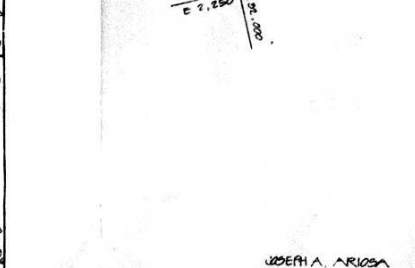
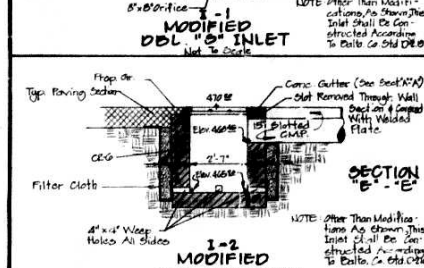
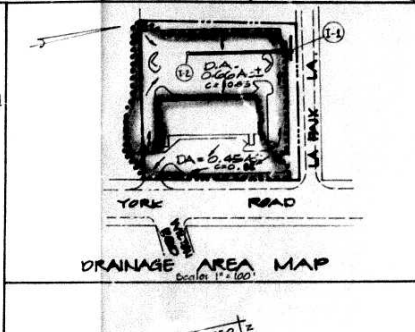
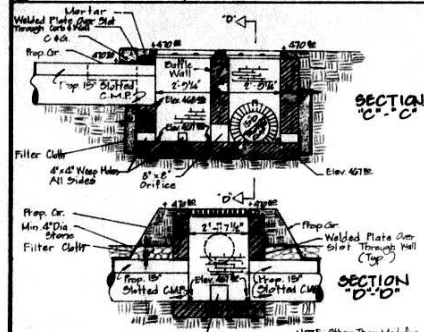
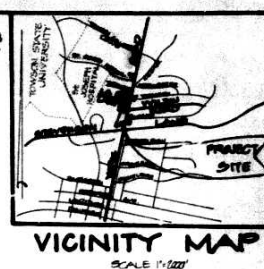


STORM WATER MANAGEMENT DATA
 DRAINAGE AREA (TO THE FACILITY) = 0.66 AC.
 EX. EGV - 60
 PROP. EGV - 50
 ALLOWABLE 10 YR. RELEASE = 2.25 CFS
 ALLOWABLE 100 YR. RELEASE = 4.42 CFS
 ACTUAL 100 YR. RELEASE = 2.31 CFS
 10 YR. STORAGE REQUIRED = 2.60 CF
 100 YR. STORAGE REQUIRED = 2.700 CF
 STORAGE PROVIDED (TO ELEV. 470.00) = 2.700 CF
 MAXIMUM DEPTH OF WATER IN THE PARKING LOT =
 ELEV. 470.00 - 470.00 + 2.60' = 1.0'

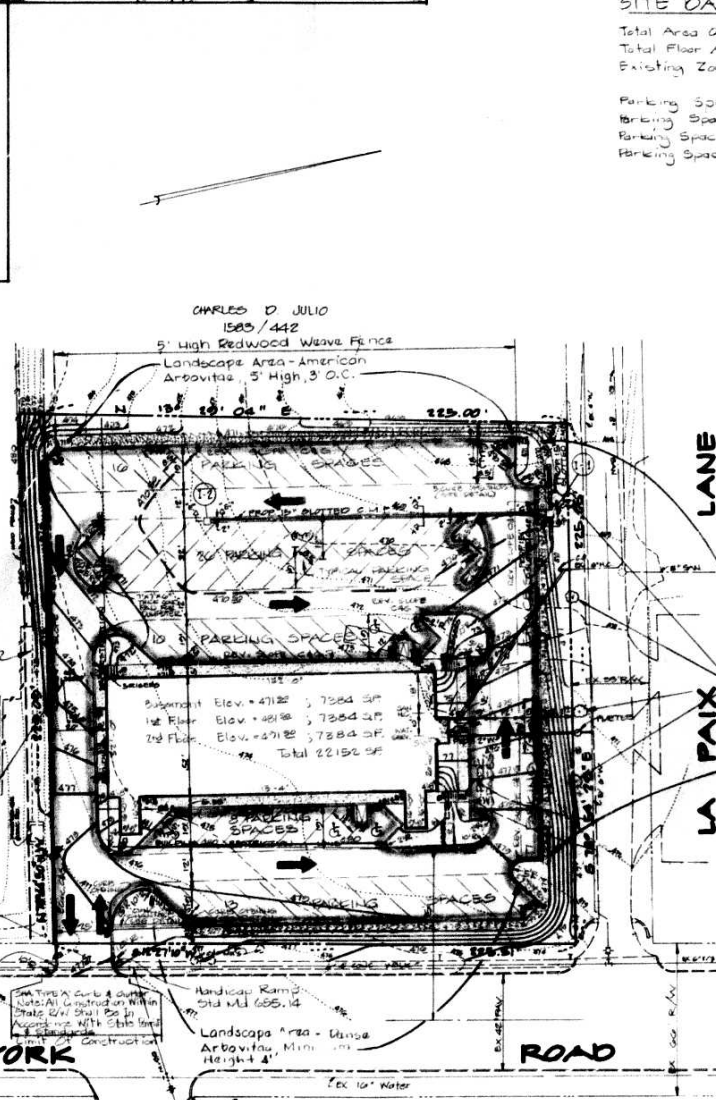
Baltimore, Co. Bench Marks: 11010 Elev. 471.37
 Description: Cut + 1' South of South End
 Cor. Station 100+00.00
 York Road & Wilton Road



GEORGE WILLIAM STEPHENS, JR.
 & ASSOCIATES INC.
 ENGINEERS & SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND, 21204

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE STORM WATER MANAGEMENT FACILITY WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLAN & MEETS THE APPROVED PLANS AND SPECIFICATIONS.

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAN HAS BEEN PREPARED BY OR UNDER THE SUPERVISION AND UNDER THE MINIMUM STANDARD OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.



SITE DATA
 Total Area of Tract = 1.174 AC.
 Total Floor Area = 22,152 SF
 Existing Zoning: DE-10 - Special Exception
 Zoning File # 75-125-XSPH
 Parking Spaces Required = 74 @ 1/800 SF
 Parking Spaces Provided = 83
 Parking Spaces For Handicapped Req. = 3
 Parking Spaces For Handicapped Prov. = 4

- GENERAL NOTES**
- The Contractor Shall Inspect The Project Site To Determine Any Trees, Existing Pavement, Structures, Etc. That Are To Be Removed Before Paving Bid On Such Items.
 - The Contractor Shall Clear The Project Site Of All Trees, Existing Pavement, Structures, Etc. That May Interfere With New Construction, Before Starting Any Construction.
 - All Fill Areas Are To Be Compacted To A Minimum Degree Of Compaction Of 95% Of The Dry Unit Weight Based On A.S.T.M. D-1556 Standards.
 - The Location Of Existing Utilities, As Shown On This Plan, Are Approximate Only And The Contractor Should Locate And Identify All Necessary Utilities To His Own Satisfaction, Before Starting Any Construction.
 - Indicates Standard Cut & Gutter (Concrete)
 - Indicates Reverse Slope Curb & Gutter
 - Indicates Traffic Direction
 - All Construction On Site Shall Be In Accordance With Baltimore Standard Specifications & Details
 - All Construction Within The State R/W Shall Be In Accordance With The State Permit & Standards
 - All Disturbed Areas, Not Being Filled Shall Receive 4" Topsoil Seed & Mulch, Or Landscaping As Specified By The Architect And/Or The Owner.
 - The Paving Section Shall Be Determined By A Soils Engineer. Soil Material Shall Be Proper Bit. Conc.
 - The Contractor Is To Maintain A Two Foot (Min.) Level Berms Area Behind All Proposed Curb & Gutter In Fill Areas
 - All Slopes Along Public R/W's Shall Be 2:1 Min.
 - Any Slope Greater Than 2:1 Shall Receive Sed. In Accordance With The Approved Sediment & Erosion Control Plan - Sheet 2 of 2.
 - Any Damage To Offsite Right Of Ways, Public Roads, Or Adjacent Properties Other Shall Be Repaired Immediately At The Contractors Expense.
 - Contractors Expense.
 - The Contractor Shall Notify The Gas & Electric Co. And The CAT Telephone Co. Five (5) Days Before Starting Any Work Shown On These Plans, By Calling Collect (Miss Utility 1-800-0100)
 - All Proposed Paving, And Curb & Gutter Shall Meet Existing Existing And Curb & Gutter For Line & Grade.
 - Indicates Parking Space Reserved For Handicapped
 - For Details Of Ramp & Sign For The Handicapped, See The Maryland Building Code For The Handicapped And Aged
 - Horizontal Datum Based On Baltimore, Co. Hub No. X-3414

APPROXIMATE GRADING QUANTITIES
 Cut: 1,747 CF
 Fill: 3,242 CF
 0% Grading: 3,242 CF
 Total Fill: 3,242 CF
 Borrow: 0 CF
 Includes: 2,442 CF of Topsoil

NOTE: Existing Maple Trees Along South Side Of La Paix Lane Not To Be Destroyed.

NOTE: The Storm Water Management Facility Is Private And Shall Be Maintained By The Owner And The Owner Is Responsible For All Utilities Associated With These Landscapes

Baltimore County Soil Conservation District
 APPROVED FOR STORM WATER MANAGEMENT
 District Engineer: [Signature] DATE: 8/10/79 PLAN NO.: 75-125
 District Official: [Signature] DATE: 8/10/79
 USDA SOIL CONSERVATION SERVICE

APPROVED: 8/10/79
 [Signature]
 [Signature]
 [Signature]

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 9-7-79
 75-125
 6-11429

SITE PLAN
 FOR
PROPOSED OFFICE BUILDING
7402 YORK ROAD
 SOUTH-WEST CORNER OF YORK ROAD AND LA PAIX LANE
 BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 2
 SCALE: 1" = 20' OF AS SHOWN
 SHEET 1 OF 2

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Central Presbyterian Church, 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 its use as a lot for the purpose of off-street parking.

see attached description

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 of Baltimore County.

By Joseph A. Ariosa Central Presbyterian Church
By Robert J. McConrath 523 Yarmouth Road
Address 523 Yarmouth Road Baltimore, Md. 21204
Towson, Maryland 21204
W. Lee Thomas, Esquire
Address 102 W. Pennsylvania Avenue Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 1st day of November, 1975, 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 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 5th day of December, 1975, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dorothea H. Chew, 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 its use as a lot for the purpose of off-street parking.

See attached description

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 of Baltimore County.

By Joseph A. Ariosa 523 Yarmouth Road
Address 523 Yarmouth Road Baltimore, Md. 21204
Towson, Maryland 21204
W. Lee Thomas, Esquire
Address 102 W. Pennsylvania Avenue Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 1st day of November, 1975, 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 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 5th day of December, 1975, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING SW/ corner of York Road and LaPaix Lane - 9th Election District, William F. Chew, et ux - Petitioners NO. 75-125-XSPH (Item No. 72)

APPEAL

ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

Mr. Commissioner:

Please enter an appeal by the Protestants William H. Levy, James L. Whittle, Charles DiJulio, William H. Warren, Matthew E. Mitchell, G. Frederick Hobday and Yorkleigh Improvement Association, from the Order of the Zoning Commissioner filed May 22, 1975 and the Amendment thereto filed June 11, 1975.

I HEREBY CERTIFY that on this 23 day of June, 1975, a copy of the foregoing Appeal was mailed to W. Lee Thomas, Esq., 102 W. Pennsylvania Avenue, Towson, Maryland, 21204, attorney for Petitioners.

BALTIMORE COUNTY, MARYLAND No. 21644
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE June 26, 1975 ACCOUNT 01-662
AMOUNT \$70.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENT
YELLOW - CUSTOMER
AUSTIN W. BRIZENDINE, Esquire
Cost of Filing of an Appeal on Case No. 75-125-XSPH (Item No. 72)
SW/ corner of York Road and LaPaix Lane - 9th Election District
William F. Chew, et ux - Petitioners

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 4, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-125-XSPH. Southwest corner of York Road and LaPaix Lane
Petition for Special Exception for Offices and Office Building
Petition for Special Hearing for Off-Street Parking in a residential zone.
Petitioner - William F. Chew and Dorothea H. Chew

2nd District

HEARING: Thursday, December 5, 1974 (11:00 A.M.)

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

An addition of this size and intensity does not appear to be consistent with most of the surrounding development. The 1980 Guideplan policies suggest that office complexes of this nature are more properly located at designated town or community centers. The Guideplan identifies a Town Center to the north of this site and a Community Center at the city line and York Road. There is no center designation on or adjacent to this site.

William D. Fromm
Director of Planning

WDF:NEG:rw



W. LEE THOMAS, P. A.
ATTORNEY AT LAW
SUITE 344
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

June 18, 1975

S. Eric DiNenna, Esquire
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception and Special Hearing
S/W Corner of York Road and La Paix Lane
9th Election District
William F. Chew, et ux, Petitioners
#75-125-XSPH (Item #72)

Dear Mr. DiNenna:

Please enter an appeal from your Decision in the above captioned matter to the Board of Appeals of Baltimore County on behalf of William F. Chew, et ux, Petitioners, Cent

and Joseph A. and BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
A check is enclosed MISCELLANEOUS CASH RECEIPT

No. 21643

DATE June 26, 1975 ACCOUNT 01-662
AMOUNT \$70.00

WLT:gs
Enclosure
cc: Austin W. Br District
William F. Chew, et ux - Petitioners



W. LEE THOMAS, P. A.
ATTORNEY AT LAW
SUITE 344
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

July 3, 1975

Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTN: Mrs. Lowrey

Re: Petition for Special Exception and Special Hearing
S/W Corner of York Road and LaPaix Lane
9th Election District
William F. Chew, et ux, Petitioners
#75-125-XSPH (Item #72)

Dear Sir:

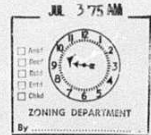
The specific address for the Petitioners in the above matter is:

William F. and Dorothea H. Chew
6 Garrison View Road
Owings Mills, Maryland 21117

Very truly yours,

W. Lee Thomas

WLT:gs



W. Lee Thomas, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

May 22, 1975

RE: Petition for Special Exception and Special Hearing
SW/ corner of York Road and LaPaix Lane - 9th Election District
William F. Chew, et ux - Petitioners
NO. 75-125-XSPH (Item No. 72)

Dear Mr. Thomas:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/sew

Attachments

cc: Austin W. Brizendine, Esquire
609 Bayley Avenue
Towson, Maryland 21204

AUSTIN W. BRIZENDINE
ATTORNEY AT LAW
SUITE 344
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 822-1414



July 3, 1975

Mrs. Lowrey
Office of Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception and Special Hearing
S/W Corner of York Road and La Paix Lane
9th Election District
William F. Chew, et ux, Petitioners
#75-125-XSPH (Item #72)

Dear Mrs. Lowrey:

Thank you for your phone call advising me of my inadvertent omission of addresses of the Protestants in the Appeal filed June 23, 1975. Below are the addresses requested:

William H. Levy 105 La Paix Lane, Towson, MD 21204
James L. Whittle 75 La Paix Lane, Towson, MD 21204
Charles DiJulio 198 La Paix Lane, Towson, MD 21204
William H. Warren 101 La Paix Lane, Towson, MD 21204
Matthew E. Mitchell 102 La Paix Lane, Towson, MD 21204
G. Frederick Hobday 100 Yorkleigh Rd., Towson, MD 21204
Yorkleigh Improvement Association c/o William H. Levy, 105 La Paix Lane, Towson, MD 21204

Very truly yours,

Austin W. Brizendine

AWB/pl

RE: PETITION FOR SPECIAL EXCEPTION : ON REMAND
for Offices and Office Building and : FROM THE
SPECIAL HEARING FOR OFF-STREET : CIRCUIT COURT
Parking in a residential zone :
SW corner of York Road : FOR
and LaPaix Lane :
9th District :
William F. Chew, et al : BALTIMORE COUNTY
Petitioners :
7400 York Road Partnership : AT LAW
Contract Purchaser : Misc. 10/378/6253
: Zoning File #75-125-XSPH

OPINION

This case came before the Board on an appeal from the Order of the Zoning Commissioner, which granted a special exception for offices and office building and denied the requested off-street parking in a residential zone. From that decision both the Petitioner and Protestants appealed.

This case was heard before the Board of Appeals of Baltimore County, at which time substantial evidence was produced on behalf of the Petitioner and the Protestants to the subject proposal. Following the hearing, an Opinion and Order thereon was handed down by this Board on the 26th of April, 1977.

Subsequently, this case, on timely appeal, was heard by the Circuit Court for Baltimore County, The Honorable John E. Raine, Jr. presiding. From that tribunal the case has been remanded to this Board by Judge Raine for clarification of its aforesaid Order, and the taking of any additional appropriate testimony.

This case was scheduled for hearing on October 13, 1977, at which time counsel for all parties entered into a stipulation that all differences had been resolved by entering into an agreement containing covenants which were mutually acceptable to all interested parties; said covenants which are or are intended to be recorded among the land records of Baltimore County. At the time of the hearing, a revised development plat to accompany the agreement between all parties of this case was submitted to the Board, and will be referred to as the Board's Exhibit A. Additionally, a list of proposed conditions which had been agreed upon by the parties to this case were submitted to the Board, which encompassed those conditions contained in our Order of April 26, 1977, as well as additional

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Offices and Office Building and : COUNTY BOARD OF APPEALS
SPECIAL HEARING FOR OFF-STREET :
Parking in a residential zone : OF
SW corner of York Road : BALTIMORE COUNTY
and LaPaix Lane :
9th District :
William F. Chew, et al : No. 75-125-XSPH
Petitioners :
7400 York Road Partnership :
Contract Purchaser :

OPINION

This case comes before the Board on an appeal from an Order of the Zoning Commissioner which granted the requested special exception for offices and an office building, and denied the requested off-street parking in a residential zone. From that decision both the Petitioner and Protestants appealed.

The property is located at the southwest corner of York Road and LaPaix Lane, in the Ninth Election District of Baltimore County. The petition seeks to construct a four-story office building to be adjoined to an existing office building on the adjacent property to the south, which is owned by the contract purchaser in this petition. Additionally, the petition seeks a permit for parking in a D.R. 3.5 zone to accommodate some of the required parking. The areas in question are: approximately two and one quarter (2-1/4) acres, which are presently zoned D.R. 16 upon which the special exception is requested for the office building, and that area of D.R. 3.5 zoning of .369 acres which is to be used for parking.

The Petitioner adduced testimony through the contract purchaser, their engineer and a traffic engineer all indicating that there would be no violation of the requirements of Section 502.1 of the Baltimore County Zoning Regulations and the special exception should, therefore, be granted.

The Protestants on the other hand exhibited concern over possible decrease in their property values as testified to by a real estate appraiser, and were also concerned as to traffic congestion and any potential increase of same from the subject proposal. However, the representative of the Planning Department stated that the development of the subject property with an office building would be an appropriate use.

William F. Chew, et al - 10/378/6253

2.

detailed and restrictive conditions to be placed upon the Petitioners.

Although this Board is not controlled nor directly affected by covenants between Petitioners and Protestants, it is impressed by those proposed in this case and agreed to by the Petitioners. Accordingly, the Board will amend its Order of April 26, 1977, by reiterating the conditions imposed therein and by adding conditions as stipulated by the parties hereto.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of November, 1977, by the County Board of Appeals, ORDERED that we reaffirm our decision of April 26, 1977 as far as granting the special exception and denying the special permit for parking. The conditions and restrictions imposed in the aforementioned Order shall be amended to read as follows:

1. The maximum height of the building must be thirty-five (35) feet.
2. The maximum square footage of said building shall not exceed 10,000 square feet per floor.
3. There shall be no entrance or exit from LaPaix Lane onto the subject property, and the trees existing within the street right-of-way shall not be destroyed by the Petitioner or subsequent developer.
4. A site plan must be approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.
5. The building shall:
 - a. Be located on the lot as shown on the plat entitled "Exhibit A Plat to Accompanying Special Agreement," which plat is attached hereto and labeled Exhibit A.
 - b. Be predominantly of brick construction, with such brick being of either a brownish hue or approximately the same shade as those bricks contained in the adjacent building known as 7400 York Road. The building window frames are to be of steel or anodized aluminum with single or multiple glass panes. Windows are to be spaced on north and west sides as shown on plat entitled "Window Layout For Proposed 3-Story Office Building, York Road and LaPaix Lane, Baltimore County, Maryland,

William F. Chew, et al - #75-125-XSPH

2.

We find the contention of the reduction of property values to be without merit, and that the general welfare of the neighborhood will not be affected by this proposal for the subject proposal is similar to the existing use of the adjacent property to the south. Similarly, the frontage of York Road in this vicinity is a mixture of office, commercial, church, institutional, and some residential uses. Conversely, we hold that the granting of the requested permit for parking in a residential zone would create an intrusion into the neighboring residential area to the west and would, therefore, be detrimental and adverse to the general welfare of that area and, consequently, that request should be denied.

We concur with the Opinion and Order of the Zoning Commissioner, and we agree with his limitation of the scope of this proposal which reduces the amount of actual vehicular trips to and from the subject property to a degree which we feel would not be significantly more than would be generated if the subject property were developed under its existing zoning of D.R. 16. Consequently, we will issue an Order affirming the Order of the Zoning Commissioner as amended.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of April, 1977, by the County Board of Appeals, ORDERED that the special exception for an office building petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. The maximum height of the building must be thirty-five (35) feet.
2. The maximum square footage of said building shall not exceed 10,000 square feet per floor.
3. There shall be no entrance or exit from LaPaix Lane onto the subject property.
4. A site plan must be approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

William F. Chew, et al - 10/378/6253

3.

August 30, 1977, which plat is attached hereto and labeled Exhibit B; provided, however, there shall be allowed a variance of plus or minus two feet in such spacing. The windows shall be of the approximate size as shown on such plat.

- c. Be of a height, including the parapet along the roof, not to exceed 35' above elevation of 477.5' at west side of proposed building and not to exceed 32.5' above elevation of 480' at east side of proposed building, all as shown on Exhibit A.
 - d. Have that exterior air conditioning equipment situated on the roof placed as close as possible to the center of the roof.
6. Vehicle parking areas shall be as delineated on Exhibit A and possibly in front of the building and shall not be lighted.
 7. The parking lot shall contain a sufficient number of storm water drains so as to assure that there is no more surface water runoff onto LaPaix Lane or onto properties located contiguous to the subject property than presently runs off.
 8. Trash collection bins or dumpsters shall be located near the subject lot's southerly property line no closer than sixty (60) feet to the westernmost property line.
 9. There shall be a retaining wall of brick construction along the western edge of the proposed parking area as described in paragraph number 3 of the General Notes as shown on Exhibit A. There shall be constructed atop the retaining wall a 5' high redwood weave fence. The retaining wall and the five foot redwood weave fence shall be properly maintained by the owner of the proposed office building.
 10. Screening along the west lot line of "Area A" and the north lot line in the area labeled "Proposed Planting Area" to a point adjacent to the northeastern corner of the area labeled "Proposed Parking Spaces" north of the proposed office building, all as shown on Exhibit A, shall be one of the following:
Canadian hemlock, leyland cypress, American arborvitae, nigra arborvitae or techy arborvitae,
which screen trees shall be of a minimum height of five feet to six feet and the trunks of which shall be on two and one-half to three foot centers.

William F. Chew, et al - #75-125-XSPH

3.

IT IS FURTHER ORDERED that the special hearing for a use permit for parking in a residential zone is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Rafter, Jr., Chairman
Robert L. Gilland
Herbert A. Davis

William F. Chew, et al - 10/378/6253

4.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Rafter, Jr., Chairman
Robert L. Gilland
Herbert A. Davis

PETITION FOR SPECIAL EXCEPTION : BEFORE THE
for Offices and Office Buildings : CIRCUIT COURT
SPECIAL HEARING FOR OFF-STREET :
Parking in a residential zone :
SW corner of York Road : BALTIMORE COUNTY
and LaPaix Lane : (Administrative Appeal)
9th District : No. 75-125-XSPH
William F. Chew, et al :
Petitioners :
7400 York Road Partnership :
Contract Purchaser :

ORDER FOR APPEAL

MR. CLERK:

Please enter an appeal on behalf of William F. Chew, et al, Petitioners and 7400 York Road Partnership, Contract Purchaser, from the Order of the Board of Appeals of Baltimore County, passed in the above case on April 26, 1977.

W. Lee Thomas
409 Washington Avenue, Suite 114
Towson, Maryland 21204
(394-6777)
Attorney for Petitioner

CERTIFICATE OF COMPLIANCE

I hereby certify that a copy of the above Order for Appeal has been served, pursuant to Rule 306c, on the Board of Appeals.

W. Lee Thomas
Attorney for Petitioner

W. LEE THOMAS, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVE., SUITE 114
TOWSON, MARYLAND 21204
(394-6777)

RE: PETITION FOR SPECIAL EXCEP-
TION AND SPECIAL HEARING
SW/corner of York Road and
LaPaix Lane - 9th Election District
William F. Chew, et ux - Petitioners :
NO. 75-125-XSPH (Item No. 72)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County,
this 11th day of June, 1975, that Restriction No. 2, Page 3, of the Order
dated May 22, 1975, passed in this matter, should be and the same is hereby
AMENDED to read as follows:

"2. The maximum square footage of said building shall
not exceed 10,000 square feet per floor."

H. H. K.
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEP-
TION AND SPECIAL HEARING
For Office and Office Building and
SPECIAL HEARING for Off-street
Parking in a residential zone
SW corner of York Road
and LaPaix Lane
9th District
William F. Chew, et al
Petitioners :
780 York Road Partnership
Contract Purchaser
No. 75-125-XSPH
CIRCUIT COURT
FOR
BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Clerk:

Please note an appeal on behalf of William M. Levy,
James L. Whittle, Charles DiJulio, William H. Warman, Matthew E.
Mitchell, G. Frederick Hobday, and Yorkleigh Improvement Associa-
tion, Protestants below, to the Circuit Court for Baltimore County
from that part of the Opinion and Order of the County Board of
Appeals in the above matter, dated April 26, 1975 which granted
the Special Exception for an office building.

Austin W. Brisandine
Brisandine & Brisandine
607 Boeley Avenue
Towson, Maryland 21204
721-1418
Attorney for Appellants-
Protestants

I HEREBY CERTIFY that on this 25th day of May, 1977
a copy of the foregoing Order for Appeal was delivered to the
County Board of Appeals, County Office Building, Towson, Maryland
21204, prior to the filing hereof and a copy was sent to W. Lee
Thomas, Esquire, Suite 314, 459 Washington Avenue, Towson,
Maryland 21204.

Austin W. Brisandine

Rec'd
8/25/77
1:30 pm

could have a detrimental affect upon congestion in the roads and upon the health,
safety, and general welfare of the community. With a reduction in the size of
the building, a Special Hearing for a use permit for parking in a residential
zone would not be necessary and should be denied.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 11th day of May, 1975, that the Special Exception for an
office building should be and the same is hereby GRANTED, from and after the
date of this Order, subject to the following restrictions:

1. The maximum height of the building must be 35 feet.
2. The maximum square footage of said building must
be 10,000 square feet
3. There shall be no entrance or exit from LaPaix Lane
onto the subject property.
4. A site plan must be approved by the State Highway
Administration, the Department of Public Works,
and the Office of Planning and Zoning.

It is further ORDERED that the Special Hearing for a use permit for
parking in a residential zone be DENIED.

H. H. K.
Zoning Commissioner of
Baltimore County

JOHN W. ERDMAN
TRAFFIC ENGINEER

In November of 1968, Mr. Erdman was appointed an Assistant
Commissioner in the Department of Transit and Traffic of the
City of Baltimore. While functions related to the administration
of the Department are a major responsibility, Mr. Erdman is
primarily responsible for transportation planning and expressway
operations within the City of Baltimore. Mr. Erdman also serves
as the Chief of the Bureau of Traffic of the Interstate Division
for Baltimore City.

Before joining the staff of the Department of Transit and Traffic,
Mr. Erdman was employed by the consulting firm of Edwards and
Kelcey, the Department of Transit and Traffic of the City of
Baltimore, the Baltimore County Department of Traffic Engineering,
and the consulting firm of J. E. Greiner and Company. Mr. Erdman
undertook assignments as Project Engineer in the Minneapolis
office and Newark headquarters office of Edwards and Kelcey.

Mr. Erdman graduated from Johns Hopkins University with a degree
in Civil Engineering. He has also completed traffic engineering
courses at Northwestern University and the University of Maryland.
He is a member of the Institute of Traffic Engineers, the Inter-
national Municipal Signal Association, the American Society of
Civil Engineers, the National Society of Professional Engineers,
the Maryland Society of Professional Engineers, the American Public
Works Association, the American Road Builders Association, the
Maryland Academy of Sciences, and is a registered Professional
Engineer in the State of Maryland.

2.C.
PETITIONER'S
EXHIBIT #3

RE: PETITION FOR SPECIAL EXCEP-
TION AND SPECIAL HEARING
SW/corner of York Road and
LaPaix Lane - 9th Election District
William F. Chew, et ux - Petitioners :
NO. 75-125-XSPH (Item No. 72)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a
Petition filed by William F. Chew, et ux, for a Special Exception for an office
building and a Special Hearing for a use permit for parking in a residential zone.
Said property is located on the southwest corner of York Road and LaPaix Lane,
in the Ninth Election District of Baltimore County. The portion of the property
regarding the request for the Special Exception contains 2.557 acres of land,
more or less, saving and excepting therefrom that portion previously rezoned
and granted a Special Exception from Case No. 67-223-RX; and the portion of
property requesting a use permit for parking in a residential zone contains
0.369 acres of land, more or less.

Evidence on behalf of the Petitioner, by the Contract Purchaser, indicated
that he wished to construct a four story building attached to and next to the
existing office building, which had been constructed approximately six years
ago. The proposed height of the building is 45 feet. There was no intended use
of LaPaix Lane, and it was indicated that there was a demand for office space
in the general vicinity. Testimony established that the hours of operation would
be from 8:00 a.m. to 6 p.m., there would be no lighting on the parking lot, and
no entrance or exit from LaPaix Lane. The Contract Purchaser, who owns
the present structure next door, indicated that he needs an additional 6,000
square feet for his present tenants. This strip of York Road was described as
partly residential, institutional, and for office use.

ORDER RECEIVED FOR FILING

DATE 2/25/75

BY John W. Erdman

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.,
ENGINEERS
P.O. BOX 6628, TOWSON, MD. 21204

September 25, 1974

Description to Accompany
Zoning Petition for Special
Hearing to Allow Parking in
an Existing D.R. 3.5 Zone

Beginning for the same at the end of the three following courses from the
intersection formed by the west side of York Road, 66 ft. wide, and the south side
of LaPaix Lane, 33 ft. wide, first binding on the west side of York Road S 12° 27'
10" W 435.00 ft., second leaving York Road N 78° 44' 50" W 260.00 ft. and third N
77° 32' 50" W 37.06 ft., said point of beginning being on the existing zoning line
between D.R. 16 and D.R. 3.5, thence from said point of beginning the three following
courses (1) N 77° 32' 50" W 77.05 ft. (2) N 12° 27' 10" E 207.61 ft. and (3) E 90°
44' 50" E 77.07 ft. to intersect the above mentioned zoning line, thence binding on
said zoning line (4) S 12° 27' 10" W 209.22 ft. to the place of beginning.
Containing 0.369 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.,
ENGINEERS
P.O. BOX 6628, TOWSON, MD. 21204

September 25, 1974

Description to Accompany Zoning Petition
for Special Exception for Office Addition
in Existing D.R. 16 Zone
York Road and LaPaix Lane

Beginning for the same at the intersection formed by the west side of York Road,
66 ft. wide, and the south side of LaPaix Lane, 33 ft. wide, and running thence
binding on the west side of York Road (1) S 12° 27' 10" W 435.00 ft., thence leaving
York Road the two following courses (2) N 78° 44' 50" W 260.00 ft. and (3) N 77° 32'
50" W 37.06 ft. to intersect the existing zoning line between D.R. 16 and D.R. 3.5,
thence binding on said zoning line (4) N 12° 27' 10" E 209.22 ft., thence leaving said
zoning line the two following courses (5) S 78° 44' 50" E 72.06 ft. and (6) N 12° 27'
10" E 28.46 ft. to intersect said zoning line, thence binding on said zoning line
the two following courses (7) S 78° 44' 50" E 7.95 ft. and (8) N 12° 27' 10" E
198.34 ft. to intersect the south side of LaPaix Lane, thence binding on the south
side of LaPaix Lane (9) S 78° 44' 50" E 217.05 ft. to the place of beginning.
Containing 2.557 acres of land more or less.

Saving and excepting therefrom that portion previously rezoned and granted a
Special Exception by virtue of case #67-197.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

CO-OP OFFICE BUILDING
111 M. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF
FIRE PREVENTION

DEPARTMENT OF
TRAFFIC ENGINEERING

STREET HIGHWAY
ADMINISTRATION

BUREAU OF
ENGINEERING

PROJECT AND
DEVELOPMENT PLANNING

INDUSTRIAL
DEVELOPMENT
COMMISSION

BOARD OF EDUCATION

OFFICE OF THE
BUILDING ENGINEER

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 73
William F. and Dorothea H.
Chew - Petitioners

Dear Mr. Thomas:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the southwest intersection of York Road and La Paix Lane and opposite the site on York Road. These latter residences also including medical and dental offices as accessory uses. The facilities of the Central Presbyterian Church immediately adjoin the property to the south.

The petitioner is requesting a Special Exception for an office building, and additionally request a Special Hearing to permit off street parking in a residential zone. A four story addition to the existing office building is proposed, with additional parking for 117 vehicles is indicated. The plans should be revised prior to the hearing date to reflect the comments of the Project and Development Planning Office.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of

W. Lee Thomas, Esq.
Item 73
November 14, 1974

Page 2

the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Md. 21204

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

October 29, 1974

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

Re: Item #73 (1974-1975)
Property Owner: William & Dorothea Chew
W/S of York Rd. on S/S of La Paix Lane
Existing Zoning: D.M. 15 and D.P. 3-5
Proposed Zoning: Special Exception for office building.
Special Hearing for off street parking.
No. of Acres: 2.962 District: 9th

Dear Mr. DiNenna:

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.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #225 (1972-1973) remain valid and applicable to this Item #73 (1974-1975). Those comments are referred to for your consideration.

This property is tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:BAH:PNR:es

N-W Key Sheet
32 & 33 NE 2 Pos. Sheets
15 & 4 Topo
70 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

833-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William & Dorothea Chew

Location: W/S of York Rd. on S/S of La Paix Lane

Item No. 73 Zoning Agenda October 8, 1974

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *J. A. Deitz* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 23, 1974

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

Dear Mr. DiNenna:

Comments on Item 73, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: William & Dorothea Chew
Location: W/S of York Rd. on S/S of La Paix Lane
Existing Zoning: DR 16 & DR 3-5
Proposed Zoning: SPECIAL EXCEPTION for office building.
SPECIAL HEARING for off street parking.

No. of Acres: 2.962
District: 9th

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection.

Page 2
Zoning Advisory Committee Meeting
October 8, 1974
Comments on Item 73
October 23, 1974

Parking Management Comments: The parking facilities to be constructed on this site are subject to review and approval under the Federal Environmental Protection Agency's Management and Parking Supply Regulations. Specified information regarding the proposed facilities must be submitted to the appropriate regional reviewing authority. Contact the Baltimore County Division of Air Pollution for additional information concerning the submittal of an application for approval.

Very truly yours,

Thomas R. Devlin
Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/mcg

CC--W.L. Phillips
L.A. Schuppert

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

October 23, 1974

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

Re: Item 73 - ZAC - October 8, 1974
Property Owner: William & Dorothea Chew
Location: W/S of York Rd. on S/S of La Paix Lane
Existing Zoning: DR 16 & DR 3-5
Proposed Zoning: SPECIAL EXCEPTION for office building. SPECIAL HEARING for off street parking.
No. of Acres: 2.962
District: 9th

Dear Mr. DiNenna:

The proposed office building addition will generate approximately 750 trips per day. Sever traffic problems exist along York Road and any increase in traffic is undesirable.

We would like to quote from the Baltimore County Topics Report - January 1974, prepared by J.H.K. & Associates.

There were 25 reported accidents at this intersection during 1972. The most common type of accident was the northbound rear-end which amounted to about 30%. The accident rate for this intersection was 2.1 accidents per million entering vehicles. The geometrics of the intersection with the narrow approach on the east leg on Stevenson contribute to the accident potential especially for eastbound vehicles on Stevenson. Average vehicle delays of 70 seconds on the westbound approach and 32 seconds on the eastbound approach were found. The total delay per peak hour was calculated to be 44 hours. Capacity calculations show that the intersection is operating at an E level of service during the peak hours.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc.

HSF/15

October 24, 1974

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

Attn: Mr. James B. Byrnes III

ITGK 733
Re: Z.A.C. meeting
October 3, 1974
Property Owner: Wp. S. Dorothea
Chew
Location: W/S York Road
(Route 45) on S/S of La Paix Lane
Existing Zoning: DR 15.6
DR 3-5
Proposed Zoning: Spec. Except.
for Office Bldg. Spec. Hearing
off street parking
No. of Acres: 2.962
District: 9th

Dear Sir:

The existing entrance into the subject site is acceptable to the State Highway Administration. However, the proposed 4-story office building added to the existing office building will concentrate a high volume traffic in an already congested area.

The 1973 average daily traffic count for this section of York Road is ... 15,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEB:tk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



October 24, 1974

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 #73, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: William & Dorothea Chew
Location: W/S of York Road on S/S of La Paix Lane
Existing Zoning: D.R. 16 and D.R. 3-5
Proposed Zoning: Special Exception for office building. Special Hearing for off street parking
No. of Acres: 2.962
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The parking calculations on the site plan indicate general offices on the upper floors of the office buildings; however, if there is going to be any medical offices on the upper floors the parking must be calculated at a rate of 1 space for each 300 square feet.

The general notes of Section 409.4 must be shown on the site plan.

Very truly yours,

John E. Wimbly
John L. Wimbly
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 201 PLANNING 404-3311 ZONING 404-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 10, 1974

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

Re: Item 73

Property Owner: William & Dorothea Chew
Location: W/S of York Road on S/S of La Paix Lane
Present Zoning: D.R. 16 & D.R. 3-5
Proposed Zoning: Special Exception for office building. Special Hearing for off street parking.

Dear Mr. DiNenna:

No adverse effect on student population.

WNP/ml

Very truly yours,
W. R. H. H. H.
Field Representative

Nov. 18 - 1974

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 18 day of November 1974 that is to say, the same
was inserted in the issue of November 15 - 1974.

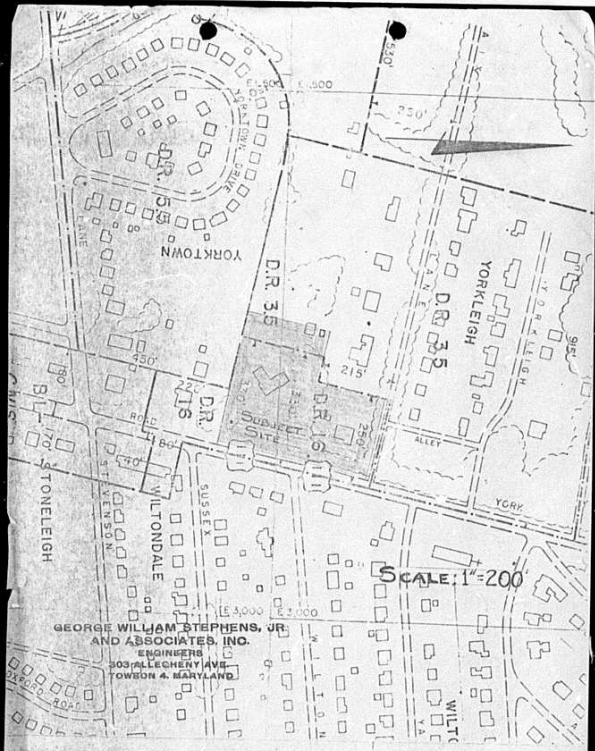
STROMBERG PUBLICATIONS, Inc.

By: Beth Morgan

CERTIFICATE OF PUBLICATION
TOWSON, MD. November 14, 1974
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: each
at one time successive weeks before the 5th
day of December, 1974, the first publication
appearing on the 14th day of November
1974.
THE JEFFERSONIAN,
S. Leach, Publisher
Manager.
Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9th Date of Posting: Nov. 16, 1974
Posted for: PETITIONS FOR SPECIAL EXCEPTION @ SPECIAL HEARING
Petitioner: Wm. F. CHOW ET AL
Location of property: SW COR. OF YORK RD. AND LA PAIX LANE
Location of Signs: @ W/S of YORK RD. OPPOSITE WILTON RD.
@ S/S LA PAIX LANE 90' from W of YORK RD.
Remarks: Thomas E. Babard
Posted by: Thomas E. Babard Signature Date of return: Nov. 23, 1974

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9th Date of Posting: July 12, 1975
Posted for: APPEAL
Petitioner: WILLIAM F. CHOW ET AL
Location of property: SW COR. OF YORK RD. AND LA PAIX LANE
Location of Signs: @ S/S of LA PAIX LANE 75' from W of YORK RD.
@ W/S of YORK RD. OPPOSITE WILTON RD.
Remarks: Thomas E. Babard
Posted by: Thomas E. Babard Signature Date of return: July 17, 1975



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1st day of

October 1974 Item # _____

H. E. DiNanna
S. Eric DiNanna,
Zoning Commissioner

Petitioner Wm F. Chew Submitted by Thomas
Petitioner's Attorney Thomas Reviewed by F. Higgins

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

67-197

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17173

DATE December 5, 1974 ACCOUNT 01-662AMOUNT \$97.50

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Messrs. Boynton, Haller, Thomas & McLean
102 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Wm. F. Chew
Case No. 75-125-XSPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 21675

DATE July 10, 1975 ACCOUNT 01-662AMOUNT \$10.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

W. Lee Thomas, Esquire
Cost of Posting Property of William F. Chew, et al, for an Appeal Hearing
SW/corner of York Road and LaPaix Lane - 9th Election District
Case No. 75-125-XSPH (Item No. 72)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17109

DATE Nov. 13, 1974 ACCOUNT 01-662AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Messrs. Boynton, Haller, Thomas & McLean
102 W. Penna. Ave.
Towson, Md. 21204
Petition for Special Exception and Special Hearing for Wm. F. Chew, et al
Case No. 75-125-XSPH

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200		Total
	date	by	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>F. P. H.</u>	Revised Plans Change in outline or description _____ Yes Map # _____ No										
Previous case:											

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 15391

DATE June 22, 1977 ACCOUNT 01.712AMOUNT \$27.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Austin W. Brizendine, Esq.
607 Botley Avenue
Towson, Md. 21204
Cost of certified documents in File #75-125-XSPH - Wm. F. Chew, et al
SW cor. of York Rd. and LaPaix Lane
9th District

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 15390

DATE 6/16/77 ACCOUNT 01.712AMOUNT \$ 27.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

W. Lee Thomas, Esq.
Suite 314
409 Washington Avenue
Towson, Md. 21204
Cost of certified copies of documents from file #75-125-XSPH
Wm. F. Chew, et al

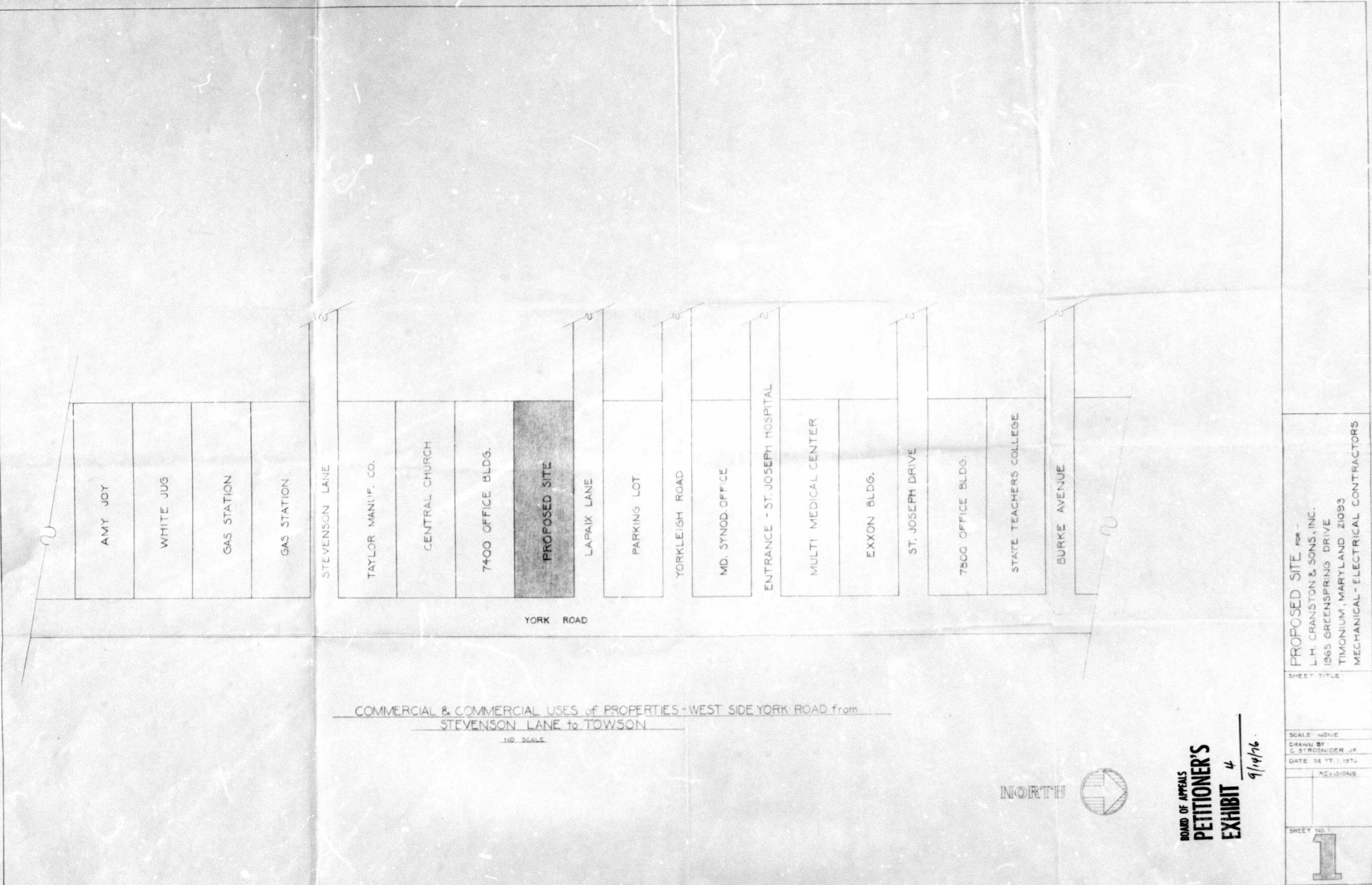
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 23323

DATE August 9, 1975 ACCOUNT 01-662AMOUNT \$10.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

RECEIVED FROM: Austin W. Brizendine, Esquire
for: Cost of Posting Property of William F. Chew, et al for an Appeal Hearing.
SW/corner of York Road and LaPaix Lane - 9th Election District
Case No. 75-125-XSPH (Item No. 72)



COMMERCIAL & COMMERCIAL USES OF PROPERTIES - WEST SIDE YORK ROAD from
 STEVENSON LANE to TOWSON

MD. SCALE

NORTH



BOARD OF APPEALS
 PETITIONER'S
 EXHIBIT 4

9/14/76

PROPOSED SITE FOR -
 L.H. CRANSTON & SONS, INC.
 1365 GREENSPRING DRIVE
 TIMONIUM, MARYLAND 21093
 MECHANICAL - ELECTRICAL CONTRACTORS

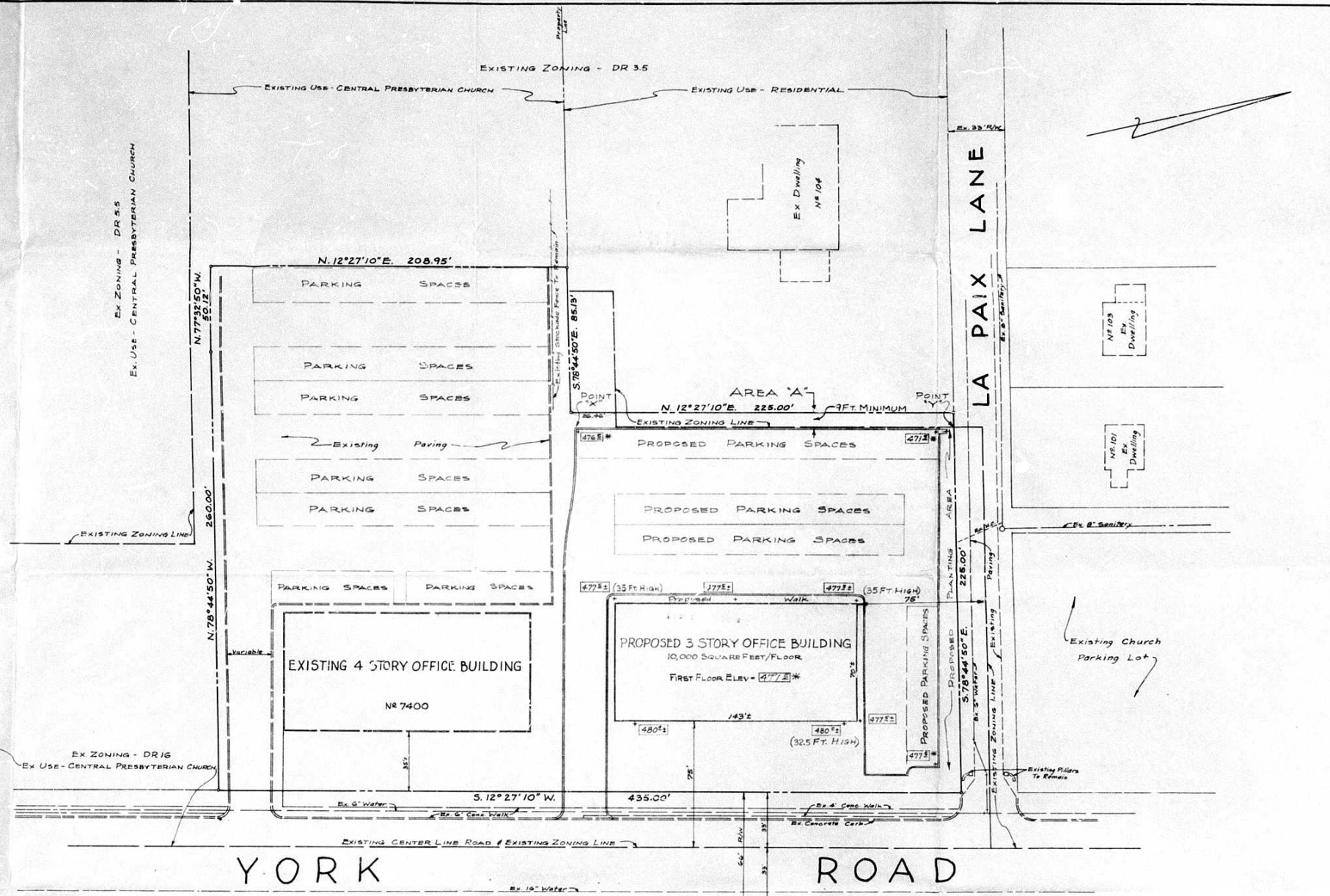
SHEET TITLE

SCALE: NONE
 DRAWN BY:
 C. STROHMEYER, JR.
 DATE: SEPT. 1, 1976
 REVISIONS:

SHEET NO. 1
1

GENERAL NOTES

1. ELEVATIONS SHOWN THUSLY (475.8) * ARE MAXIMUM ELEVATIONS.
2. AREA 'A' SHALL BE PROPERLY MAINTAINED BY OWNER OF OFFICE BUILDING.
3. FOR SPECIAL TREATMENT ALONG PROPERTY LINE BETWEEN POINTS 'X' AND 'Y' SEE EXHIBIT 'B' SHOWING WALL, WHERE 5' MAX. HEIGHT WILL BE AT POINT 'Y' VARYING TO 10' MIN. HEIGHT AT POINT 'X'.
4. EXISTING TREES ALONG LA PAIX LANE FOR THE OFFICE SITE FRONTAGE ON THE SOUTH SIDE BETWEEN THE EXISTING EDGE OF PAVING AND THE RIGHT OF WAY LINE SHALL NOT BE DISTURBED IN CONJUNCTION WITH THE DEVELOPMENT OF THE OFFICE BUILDING SITE.
5. ELEVATIONS SHOWN THUSLY (34.5 FT. HIGH) SHALL BE MAXIMUM TO ROOF LEVEL.
6. ALL LANDSCAPING PROVISIONS SHOWN HEREON ARE TO BE CONSIDERED MINIMUM. OWNER RESERVES THE RIGHT TO PROVIDE ADDITIONAL LANDSCAPING, IF AND AS REQUIRED BY BALTIMORE COUNTY.



YORK

ROAD

SUSSEX ROAD

WILTON ROAD

YARMOUTH ROAD

PARKING TABULATION

PROPOSED OFFICE BUILDING		
PARKING REQUIRED - FIRST FLOOR (10,000 SQ FT - 300)	34 SPACES	
PARKING REQUIRED - SECOND AND THIRD FLOORS (20,000 SQ FT - 500)	40 SPACES	
TOTAL PARKING SPACES REQUIRED	74 SPACES	
TOTAL PARKING SPACES PROPOSED	74 SPACES (MINIMUM)	

PARKING SPACES SHALL BE 8' 1/2' x 18'

EXHIBIT 'A' PLAT TO ACCOMPANY SPECIAL AGREEMENT

BALTO. CO., MD.
SCALE: 1" = 30'

ELECT. DIST. NO. 9
JULY 15, 1977
REVISED: SEPTEMBER 22, 1977

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

*Board of Appeals
Exhibit A*

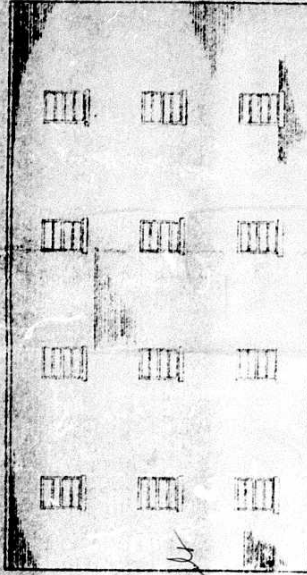
WINDOW LAYOUT FOR PROPOSED 3-STORY
OFFICE BUILDING - YORK ROAD & LAFAIK LANE
BALTIMORE COUNTY, MARYLAND
August 30, 1977

Notes: Windows to be steel or Anodized
Aluminum and are to be as shown
as to location plus or minus 2 Ft.
Glass to be as shown and/or single or
multi-pane

Bob A. Ch.

• NORTH ELEVATION •

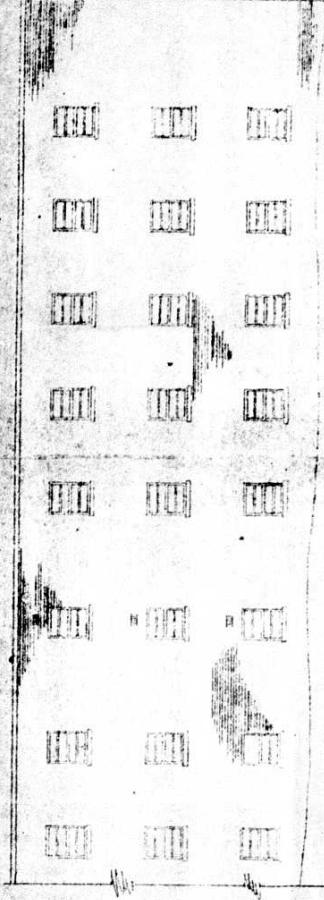
APPROX. SCALE: 1/8" = 1'-0"

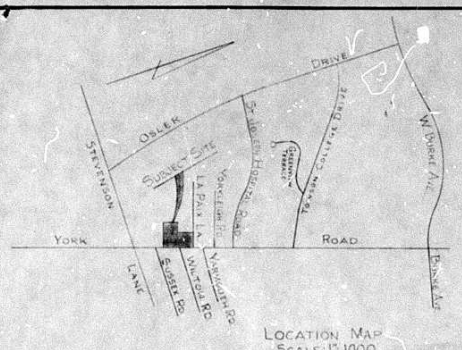


• PARTIAL WEST ELEVATION •

APPROX. SCALE: 1/8" = 1'-0"

Board of Appeals
Chitt





PARKING TABULATION

EXISTING OFFICE BUILDING
 PARKING REQUIRED FIRST FLOOR (10,250 Sq. Ft. = 300) = 34 SPACES
 PARKING REQUIRED SECOND THRU FOURTH FLOORS (30,450 Sq. Ft. = 500) = 64 SPACES
 PARKING REQUIRED = 98 SPACES

PROPOSED ADDITION
 PARKING REQUIRED FIRST FLOOR (12,501 Sq. Ft. = 300) = 42 SPACES
 PARKING REQUIRED SECOND THRU FOURTH FLOORS (37,503 Sq. Ft. = 500) = 75 SPACES
 PARKING REQUIRED = 117 SPACES

SUMMATION
 TOTAL PARKING REQUIRED = 212 SPACES
 TOTAL PARKING PROPOSED = 215 SPACES

NOTE: PARKING TABULATION BASED ON SECTION 409.2 SUB-PARAGRAPH b 5 OF THE BALTIMORE COUNTY ZONING REGULATIONS. PROPOSED PARKING SPACES SHOWN HEREIN ARE 361' AT A MINIMUM OF 9'x10' PER SPACE.

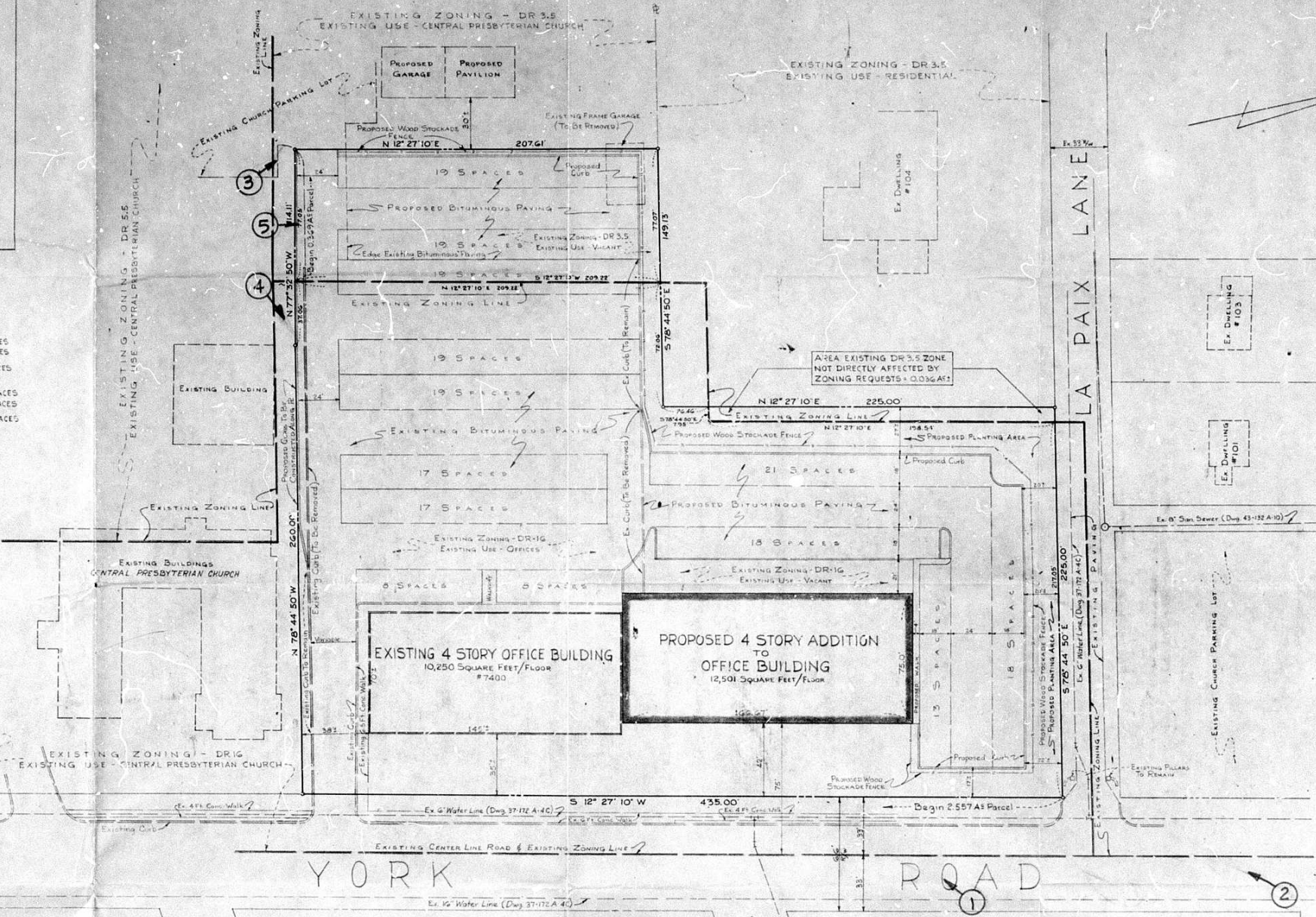
GENERAL NOTES

AREA PARCEL IN EXISTING DRIG ZONE = 2.257 ACRES.
 AREA PARCEL IN EXISTING DR3.5 ZONE REQUESTING SPECIAL HEARING FOR PARKING = 0.369 ACRES.
 AREA PARCEL IN EXISTING DR3.5 ZONE NOT DIRECTLY AFFECTED BY ZONING REQUEST = 0.036 ACRES.
 AREA WHOLE TRACT = 2.662 ACRES.

THE PROPOSED WOOD STOCKADE FENCE SHOWN HEREIN SHALL BE A MINIMUM HEIGHT OF 6 FEET.
 THERE IS NO PROPOSED EXTERIOR LIGHTING AROUND THE PARKING AREA.



GEORGE WILLIAM STEPHENS AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
 TO REQUEST
 SPECIAL EXCEPTION FOR OFFICE ADDITION
 IN EXISTING DRIG ZONE
 ALSO
 REQUEST FOR SPECIAL HEARING TO ALLOW
 PARKING IN AN EXISTING DR3.5 ZONE
 S.W. CORNER YORK ROAD & LA PAIX LANE
 BALTO. CO. MD.
 SCALE: 1"=30'

ELECT. DIST. NO. 9
 SEPTEMBER 25, 1974

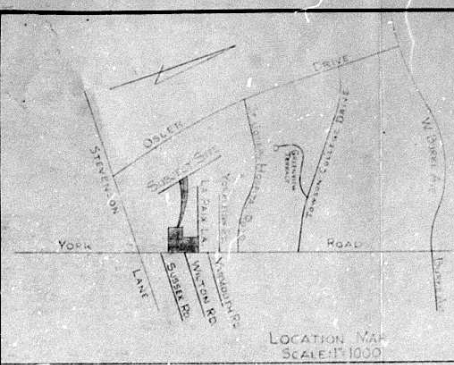
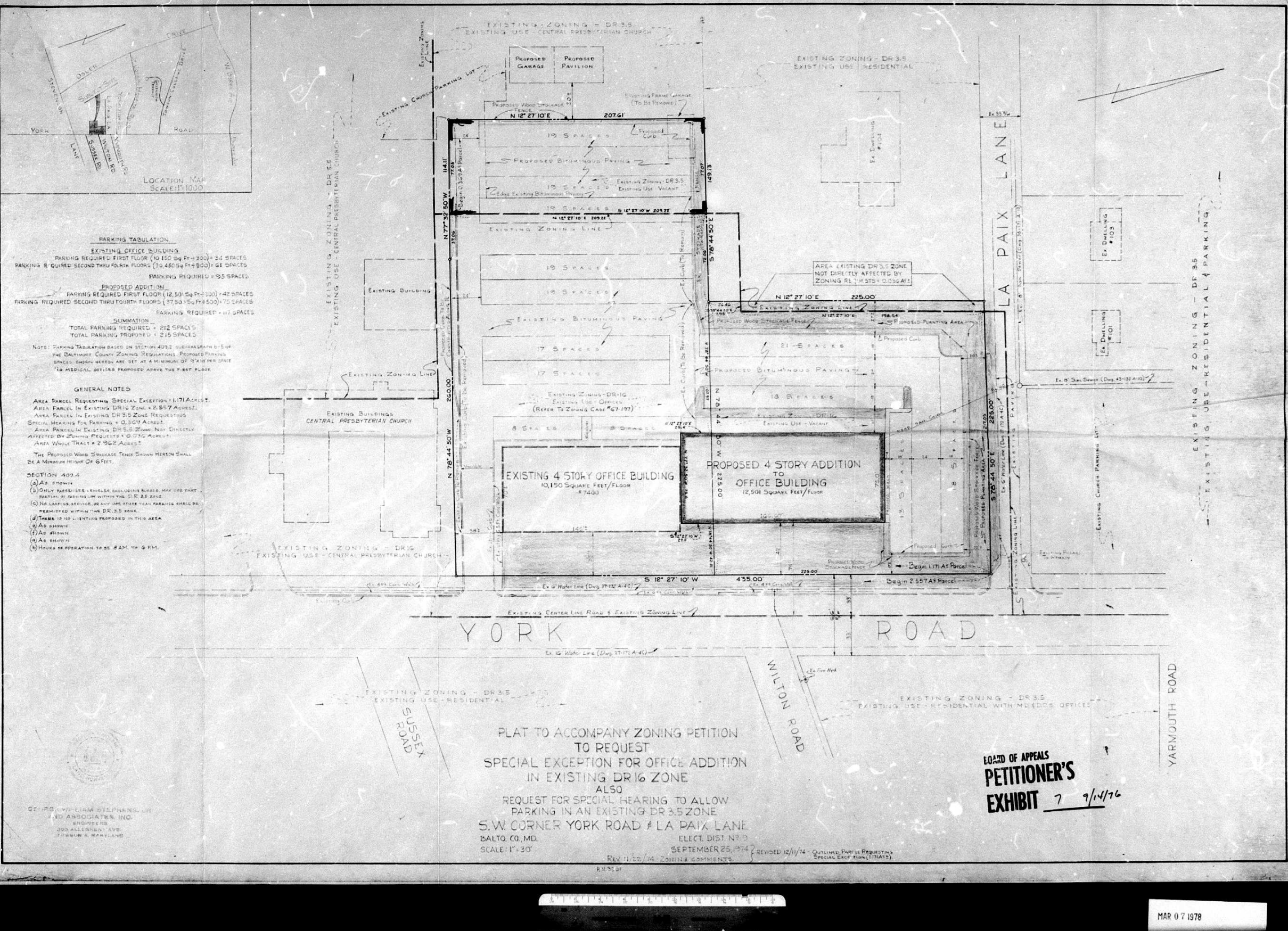


YARMOUTH ROAD

EXISTING ZONING - DR3.5
 EXISTING USE - RESIDENTIAL & PARKING



MAR 07 1978



PARKING TABULATION

EXISTING OFFICE BUILDING
PARKING REQUIRED FIRST FLOOR (10,150 SQ FT + 300) = 34 SPACES
PARKING REQUIRED SECOND THRU FOURTH FLOORS (30,450 SQ FT + 500) = 61 SPACES
PARKING REQUIRED = 95 SPACES
PROPOSED ADDITION
PARKING REQUIRED FIRST FLOOR (12,501 SQ FT + 500) = 42 SPACES
PARKING REQUIRED SECOND THRU FOURTH FLOORS (37,501 SQ FT + 500) = 70 SPACES
PARKING REQUIRED = 112 SPACES
SUMMATION
TOTAL PARKING REQUIRED = 212 SPACES
TOTAL PARKING PROVIDED = 215 SPACES

NOTE: PARKING TABULATION BASED ON SECTION 402.2 SUBPARAGRAPH 5 OF THE BALTIMORE COUNTY ZONING REGULATIONS. PROPOSED PARKING SPACES SHOWN HEREON ARE SET AT A MINIMUM OF 3' X 18' PER SPACE. NO MEDICAL OFFICES PROPOSED ABOVE THE FIRST FLOOR.

- GENERAL NOTES**
- AREA PARCEL REQUESTING SPECIAL EXCEPTION #1,171 ACRES.
 - AREA PARCEL IN EXISTING DR16 ZONE #2,557 ACRES.
 - AREA PARCEL IN EXISTING DR3.5 ZONE REQUESTING SPECIAL HEARING FOR PARKING = 0.036 ACRES.
 - AREA PARCEL IN EXISTING DR3.5 ZONE NOT DIRECTLY AFFECTED BY ZONING REQUEST #0.036 ACRES.
 - AREA WHOLE TRACT #2,962 ACRES.
 - THE PROPOSED WOOD STORAGE FENCE SHOWN HEREON SHALL BE A MINIMUM HEIGHT OF 6 FEET.
- SECTION 402.4**
- (a) AS SHOWN.
 - (b) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THAT PORTION OF PARKING LOT WITHIN THE DR3.5 ZONE.
 - (c) NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED WITHIN THE DR3.5 ZONE.
 - (d) THERE IS NO LIGHTING PROPOSED IN THIS AREA.
 - (e) AS SHOWN.
 - (f) AS SHOWN.
 - (g) HOURS OF OPERATION TO BE 8 AM TO 6 PM.

BY: JAMES WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
FARMERS & MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
TO REQUEST
SPECIAL EXCEPTION FOR OFFICE ADDITION
IN EXISTING DR16 ZONE
ALSO
REQUEST FOR SPECIAL HEARING TO ALLOW
PARKING IN AN EXISTING DR3.5 ZONE
S.W. CORNER YORK ROAD & LA PAIX LANE
BALTO. CO., MD.
SCALE: 1" = 30'

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 7 9/14/76

SEPTEMBER 25, 1974
REVISED 12/11/74 - OUTLINED PARCEL REQUESTING SPECIAL EXCP. FROM (1) TRACTS
REV. 11/22/74 - ZONING COMMENTS
R.N. 3231