

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Affiliated Building, Inc., 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 the attached development plans, indicating the proposed construction and site improvements for property located at the SW corner of York and Aylesbury Roads.

See attached Survey Map

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser
Address
Petitioner's Attorney
Address

Protestant's Attorney
Address

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of June, 1976, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, 1830 York Road, Baltimore, Maryland, on the 20th day of June, 1976, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

Survey Description: 1830 York Road - Timonium, Maryland 21093

BEGINNING for the same at a point on the west side of York Road 82 ft. wide 465 ft. south of the south side of Aylesbury Road and running thence and binding on the west side of said York Road, North 19 degrees 45 minutes 43 seconds West 465 feet to the south side of Aylesbury Road, 80 feet wide, thence by the two following courses and distances binding on the south side of Aylesbury Road, namely, south 70 degrees 14 minutes 17 seconds West 337 feet and by a line curving to the right with a radius of 420 feet, the distance of 226.07 feet, the arc being subtended by a chord bearing south 85 degrees 39 minutes 32 seconds West 223.35 feet, thence binding on the line bearing South 11 degrees 4 minutes 43 seconds West 107.54 feet, thence binding on a line parallel to York Road, South 19 degrees 45 minutes 43 seconds East 480 feet to the southern outline of said property as established by boundary agreement aforesaid and hereinafter mentioned, thence binding on said southernmost outline as established by the boundary line agreement, North 65 degrees 45 minutes 13 seconds East 610 feet to the place of beginning. Containing seven acres of land, more or less.

Saving and excepting therefrom that strip of land along York Road which was taken for widening.



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW corner of York & Aylesbury Rd.,
8th District : OF BALTIMORE COUNTY

AFFILIATED BUILDING, INC., Petitioner: Case No. 76-259-SPH

ORDER TO ENTER APPEARANCE

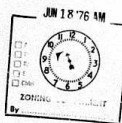
Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr. John W. Heslon, III
Charles E. Kuntz, Jr. John W. Heslon, III
Deputy People's Counsel People's Counsel

I HEREBY CERTIFY that on this 17th day of June, 1976, a copy of the foregoing Order was mailed to Mr. Larry I. Chadwick, President, Affiliated Building, Inc., 1830 York Road, Timonium, Maryland 21093, Petitioner.

John W. Heslon, III



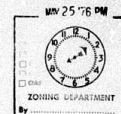
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
Date: May 24, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: "York-Timonium Office Park"
1830 York Road
Timonium, Maryland 21093
8th Election District of Baltimore County

At its regular monthly meeting, held on May 20, 1976, the Baltimore County Planning Board reviewed the subject M.R. site and subsequently favorably recommended the Site Plan.

As per Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding to you, five copies of the "Proposed Development Plan, the Site Plan of which has been signed by the Chairman of the Planning Board and so stamped.



William D. Fromm
Director of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiMenna, Zoning Commissioner
Date: June 3, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #26-259-SPH, Petition for Special Hearing to approve development plans.
Southwest corner of York and Aylesbury Roads.
Petitioner: Affiliated Building, Inc., York-Timonium Office Park, Inc.

8th District

HEARING: Monday, June 21, 1976 (10:00 A.M.)

At its regular monthly meeting, held on May 20, 1976, the Baltimore County Planning Board reviewed the subject M.R. site and subsequently favorably recommended the Site Plan. Five copies of this plan, signed by the Chairman of the Planning Board and so stamped, were forwarded to you with my memorandum of May 24, 1976.

William D. Fromm
William D. Fromm, Director of Planning
Office of Planning and Zoning

WDF:JGH:rw

76-259 SPH
baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
CH-100-300
STEPHEN E. COLLINS
DIRECTOR

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

Re: Item 23' - SAC - May 25, 1976
Property Owner: Affiliated Building, Inc.
Location: W/S York Road 465' S Aylesbury Road
Existing Zoning: M.R.-T.M. & M.L.-T.M.
Proposed Zoning: Special Hearing to approve development plan
Acres: 6.97
District: 8th

Dear Mr. DiMenna:

The existing office building will generate approximately 300 trips per day. The proposed office building will generate approximately 2300 trips per day. This increase in trip generation can be expected to add to the existing capacity problems on York Road.

The entrances to the site should be aligned with the entrances on the other side of Aylesbury Road to eliminate weaving on the road and to provide stacking space on Aylesbury Road.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:dc

June 29, 1976

Jed D. Fodder, Esquire
Suite 2109, One Charles Center
Baltimore, Maryland 21201

RE: Petition for Special Hearing
SW corner of York & Aylesbury Roads - 8th Election District
Affiliated Building, Inc. - Petitioner
NO. 76-259-SPH (Item No. 237)

Dear Mr. Fodder:

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

Very truly yours,

S. ERIC DI MENNA
Zoning Commissioner

SED:sw

Attachments

cc: Mr. Richard Foote
126 Aylesbury Road
Timonium, Maryland 21093

John W. Heslon, III, Esquire
People's Counsel

76-259 SPH
baltimore county
department of public works
TOWSON, MARYLAND 21204

July 1, 1976

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

Re: Item #237 (1975-1976)
Property Owner: Affiliated Building, Inc.
W/S York Rd., 465' S. Aylesbury Rd.
Existing Zoning: M.R.-T.M. & M.L.-T.M.
Proposed Zoning: Special Hearing to approve development plan.
Acres: 6.97 District: 8th

Dear Mr. DiMenna:

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 #15 Cycle VIII are referred to for your consideration.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

The construction of sidewalks, curb and gutter, entrances, aprons, etc. as may be required will be the full responsibility of the Petitioner.

This property is tributary to the Jones Falls Sanitary Sewer System subject to State Health Department imposed restrictions.

Very truly yours,

William D. Fromm
William D. Fromm, P.E., P.E.
Chief, Bureau of Engineering

END:AM,FWB:38

S-SE Key Sheet
50 M 2 Pos. Sheet
M 13 A Topo
60 Top Map

SEP 03 1976

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 in accordance with the power granted unto the Zoning Commission by Sections 344, 3 and 345.7 of the Baltimore County Zoning Regulations, it is hereby determined that the development plans, recommended by the Planning Board on May 13, 1976, and made Petitioner's Exhibit 1, should be approved.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June, 1976, that the herein Petition for Special Hearing to approve the aforementioned development plans should be and the same is GRANTED. From and after the date of this Order, subject to the approval of the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, the Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June, 1976, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



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

June 16, 1976

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

Dear Mr. DiNenna:

Comments on Item #237, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Affiliated Building, Inc.
Location: W/S York Rd. 465' S Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve development plan
Acres: 6.97
District: 8th
Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:ahc

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

June 17, 1976

Franklin T. Hogans, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS
BUREAU OF

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

ZONING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

RECREATION

DEVELOPMENT

Affiliated Building, Inc.
York-Timonium Office Park, Inc.
1830 York Road
Timonium, Maryland 21093

RE: Special Hearing Petition

Item 237
York-Timonium Office Park, Inc.
Affiliated Building, Inc. - Petitioner

Gentlemen:

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 on the west side of York and Aylesbury Road, and is currently improved with an existing office building. The overall site is partially zoned M.R.-I.M. for a distance of 525 feet from the center line of York Road, and the remainder is zoned M.L.-I.M. The petitioner is requesting a Special Hearing in order that a site plan may be approved for the expansion of the existing building.

The plan submitted with this petition is the same plan as approved by the Baltimore County Planning

Affiliated Building, Inc.
York-Timonium Office Park, Inc.
Re: Item 237
June 17, 1976
Page 2

Board, and signed by its Chairman, Arnold Fleishmann, May 13, 1976.

The petitioner should note with particular interest the comments of State Highway Administration.

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,

FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

ETH:JD

cc: Eastern Environmental Endeavor, Inc.
1830 York Road
Timonium, Maryland 21093



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

June 3, 1976

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

Att: Mr. Franklin Hogans

Re: Z.A.C. Meeting
May 25, 1976 Item:
237 Property Owner:
Affiliated Bldg. Inc.
Loc: W/S York Road
Route 45
465' S. Aylesbury Rd
Existing Zoning:
M.R.-I.M. & M.L.-
I.M. Proposed Zoning:
Spec. Hearing to
approve development
plan Acres: 6.97
Dist. 8th

Dear Mr. DiNenna,

The relationship of the first entrance into the subject site from Aylesbury Road, to York Road, is incorrectly shown on the plan. The distance between York Road and the entrance does not scale correctly. The radius return into the entrance does not scale correctly.

It appears that due to the close proximity of the entrance to York Road, vehicles waiting to enter the site, during the peak hours, will cause on York Road. This situation will be avoided by eliminating this entrance or by locating it further from York Road. This matter should be resolved prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief
Bur. of Eng. Access Permits

John E. Mayers
By: John E. Mayers

CL-JDH/es



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heinicke
Chief

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

Attention: Mr. Frank Hogans, Chairman
Zoning Advisory Committee

Re: Property Owner: Affiliated Building, Inc.

Location: W/S York Rd. 465' S Aylesbury Rd.

Item No. 237

Zoning Agenda May 25, 1976

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 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 [redacted] 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.
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 "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 and Approved: [Signature]
Planning Group
Special Inspection Division
Noted and Approved: [Signature]
Acting Deputy Chief
Fire Prevention Bureau

June 2, 1976

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

Dear Mr. DiNenna:

Comments on Item #237, Zoning Advisory Committee Meeting, May 25, 1976, are as follows:

Property Owner: Affiliated Building, Inc.
Location: W/S York Road 465 S. Aylesbury Road
Existing Zoning: M.R.-I.M. and M.L. - I.M.
Proposed Zoning: Special Hearing to approve development plan
Acres: 6.97
District: 8th

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.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning
494-3335

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 14, 1976

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

Z.A.C. Meeting of: May 25, 1976

Re: Item #237

Property Owner: Affiliated Building, Inc.
Location: W/S York Rd. 465 S. Aylesbury Rd.
Present Zoning: M.P.-I.M. & M.L.-I.M.
Proposed Zoning: M.L. to improve development plan

District: 8
No. Acres: 6.97

Dear Mr. DiNenna:

No hearing on student populations.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ul

WILLIAM D. FROMM, PRESIDENT
BALTIMORE COUNTY BOARD OF EDUCATION
TOWSON, MARYLAND 21204

MARION H. WITKOWSKI
VICE PRESIDENT
TOWSON, MARYLAND 21204

ROBERT A. HARTLEY
CLERK
TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 1976

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 ~~one time~~ one time before the 21st day of June 1976, the 1976 publication appearing on the 3rd day of June 1976.

THE JEFFERSONIAN

Cost of Advertisement, \$

[Small vertical text, likely a newspaper clipping or notice, partially obscured and difficult to read.]

TOWSON, MD. 21204

June 3, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Hearing-- Affiliated Building was inserted in the following Building

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21st day of June 1976, that is to say, the same was inserted in the issues of June 3, 1976.

STROMBERG PUBLICATIONS, INC.

BY *[Signature]*

[Small vertical text, likely a newspaper clipping or notice, partially obscured and difficult to read.]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: May 5, 1976
Posted for: Application for Zoning Hearing
Petitioner: Affiliated Building, Inc.
Location of property: Subject of York and Aylesbury Rd.
Location of Signs: #1 3801 Aylesbury Rd. 300 York and York Rd.
#2 W/S of York Rd. off of Aylesbury Rd.
Remarks: See 8th District
Posted by: [Signature] Date of return: June 14, 1976

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

No. 33411

DATE: May 25, 1976 ACCOUNT: 03-662

AMOUNT: \$25.00

RECEIVED: York-Towson Office Park, Inc. 1830 York Rd.
Towson, Md. 21204
For Petition for Special Hearing - 87-259-278

500000 250000

DECLARATION OR SIGNATURE OF CARRIER

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

No. 33464

DATE: June 23, 1976 ACCOUNT: 61-662

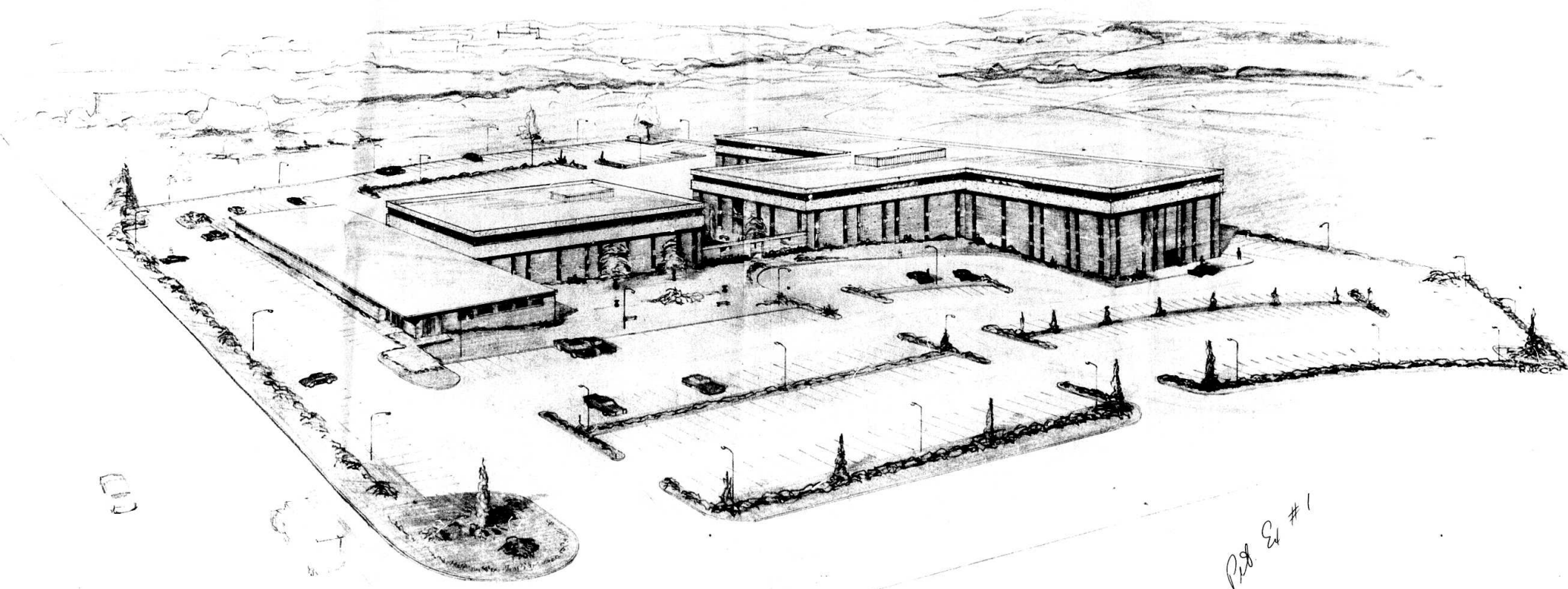
AMOUNT: \$59.00

RECEIVED: Affiliated Building, Inc. - York-Towson Office
Park, Inc., 1830 York Rd., Towson, Md. 21204
FOR: Advertising and posting of property
#76-259-278

500000 590000

DECLARATION OR SIGNATURE OF CARRIER



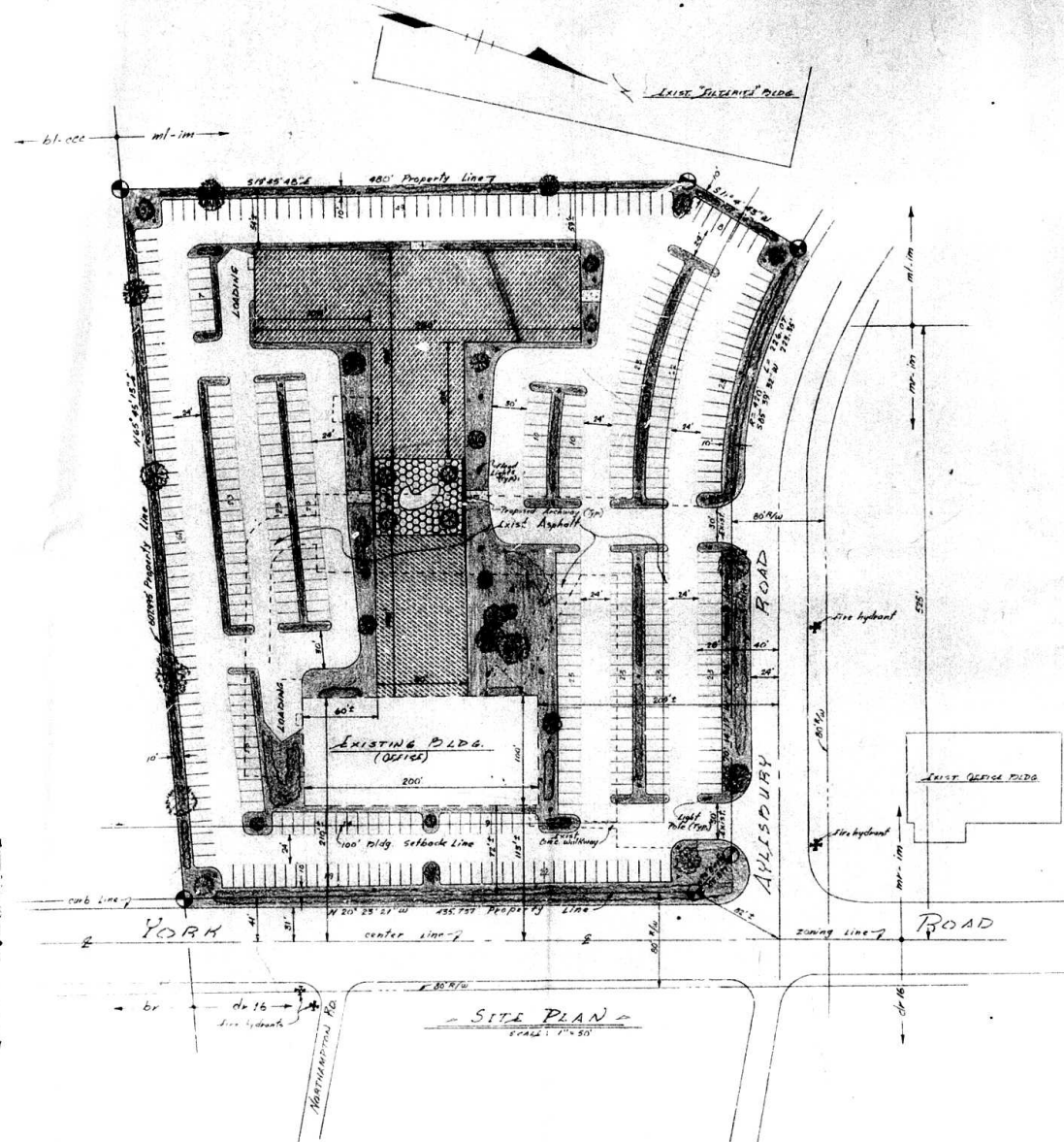
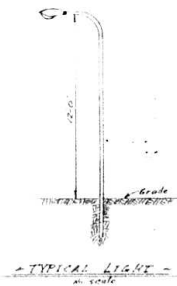


PA 84 #1

YORK TIMONIUM OFFICE PARK

TIMONIUM, MARYLAND

- DEVELOPER: YORK TIMONIUM OFFICE PARK, INC.
1830 YORK ROAD TIMONIUM, MD. 21093
8TH ELECTION DISTRICT BALTO.CO.
- ARCHITECTS/ENGINEERS: EASTERN ENVIRONMENTAL
ENDEAVOR, INC.



Hours of Operation

Typical business hour, in Baltimore County

Proposed Landscaping

1. (20) Shade trees to be selected from following list:

<i>Acer rubrum</i>	Red Maple
<i>Acer platanoides</i>	Norway Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Platanus acerifolia</i>	London Plane Tree
<i>Quercus borealis</i>	Northern Red Oak
<i>Quercus phellos</i>	Willow Oak
<i>Zelkova serrata</i>	Japanese Zelkova

2. (10) Flowering trees to be selected from following list:

<i>Cornus florida</i>	White Dogwood
<i>Crataegus toba</i>	Toba Hawthorn
<i>Malus domestica</i>	Flowering Crabapple
<i>Prunus pennsylvanica</i>	Kwanza Cherry

3. (20) Evergreen trees to be selected from following list:

<i>Picea abies</i>	Norway Spruce
<i>Pinus strobus</i>	White Pine
<i>Thuja canadensis</i>	Canadian Hemlock

4. Evergreens and flowering shrubs to be selected from following list and planted in areas shown on this plan:

<i>Juniperus x p. h. h. h.</i>	Walter's Blue Juniper
<i>Yucca filifera</i>	Yucca filifera
<i>Ilex c. c. c. c.</i>	Compact Holly
<i>Thuja occidentalis</i>	Dark Green Arborvitae
<i>Ligustrum lucidum</i>	Glossy Privet

AREA & DENSITY CALCULATIONS

Proposed Existing Office Building

First Floor

Proposed Floor Area 41,600'

Existing Floor Area 10,000'

Total First Floor 51,600'

Upper Floors

Proposed Floor Area 118,400'

Existing Floor Area 118,400'

Tacking:

Required: First Floor Area 41,600/200 = 206 SPACES

Upper Floor Area 118,400/500 = 236 SPACES

Total spaces required 442

Total spaces provided 442

Floor Area Ratio

Area Allowed 244,840 x 0.4 = 97,736'

Area 53,556 x 2.0 = 107,112'

Total Area Allowed = 204,848'

Area proposed in m.r. zone 96,000' < 97,736'

Area proposed in m.r. zone 18,400' < 107,112'

EASTERN ENVIRONMENTAL ENDEAVOR Inc.

Architects — Engineers — Planners

TIMONIUM, MD.

ALEXANDRIA, VA.

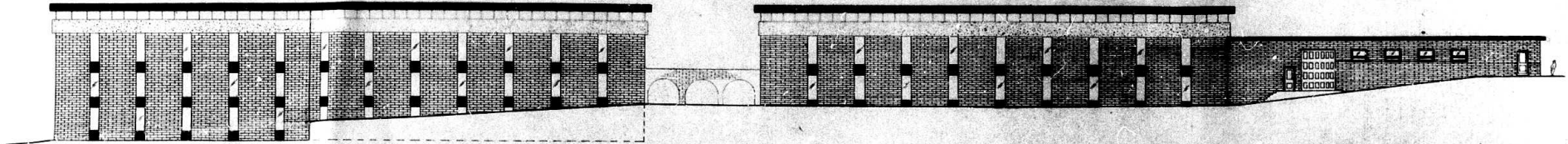
DAYTONA BEACH, FLA.

YORK-TIMONIUM OFFICE PARK
TIMONIUM, MD.

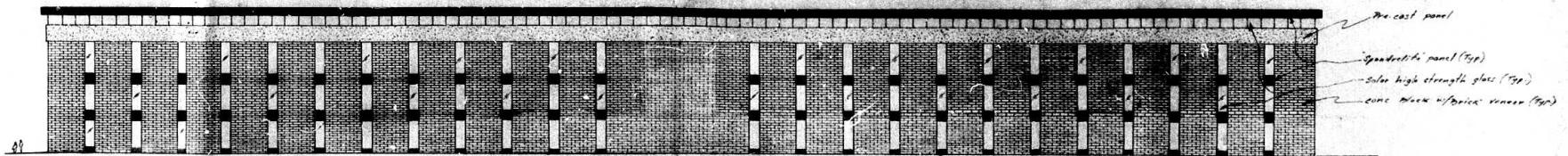
SITE PLAN



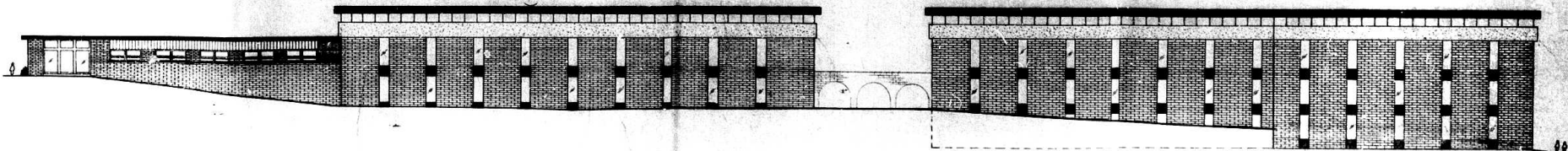
- EAST ELEVATION -



- SOUTH ELEVATION -



- WEST ELEVATION -



- NORTH ELEVATION -

SCALE 1/8"=1'-0"

EASTERN ENVIRONMENTAL ENDEAVOR Inc.

Architects — Engineers — Planners

TIMONIUM, MD.

ALEXANDRIA, VA.

DAYTONA BEACH, FLA.

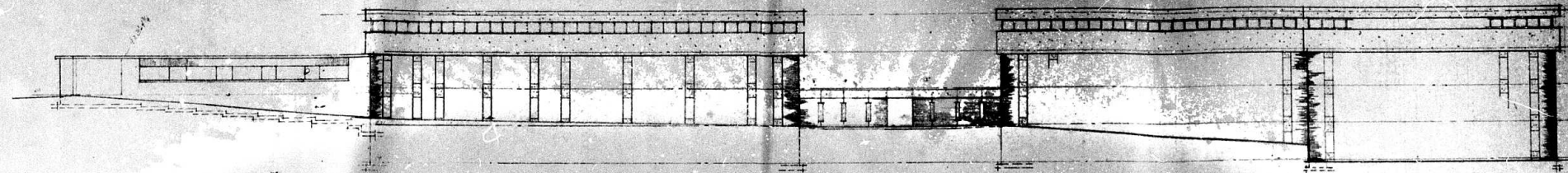
YORK TIMONIUM OFFICE PARK
TIMONIUM, MD.

ELEVATIONS

DATE 1-18-76

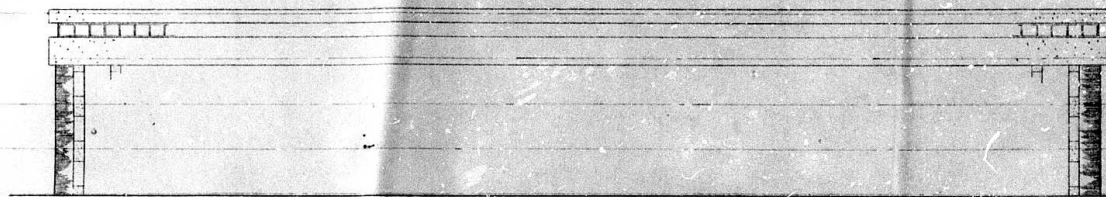
DWG. N°

SEP 08 1976



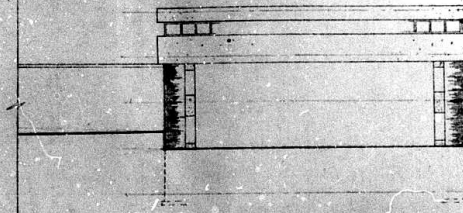
NORTH ELEVATIONS

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



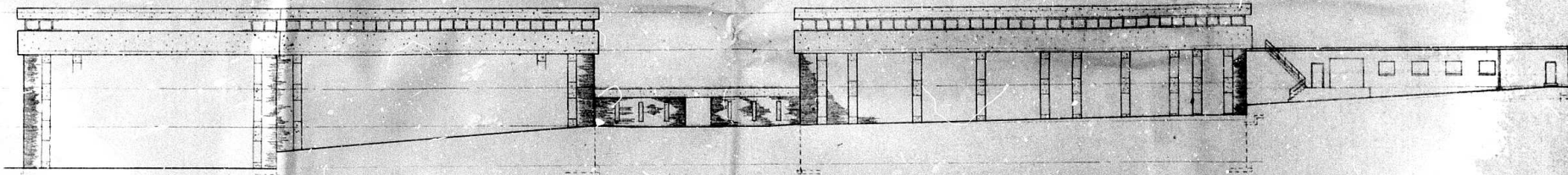
WEST ELEVATIONS

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



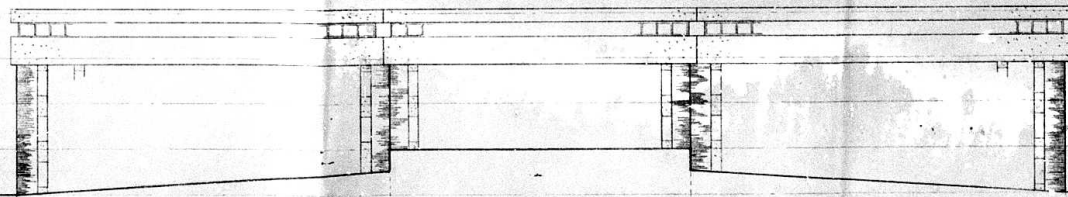
WEST ELEVATIONS (BLDG. "B")

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



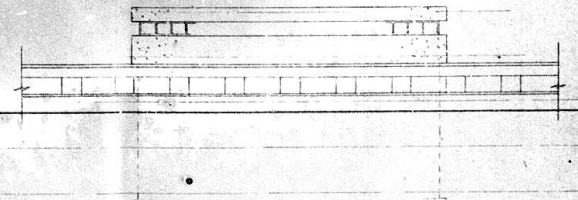
SOUTH ELEVATIONS

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



EAST ELEVATIONS

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



EAST ELEVATIONS (BLDG. "A")

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

EASTERN ENVIRONMENTAL ENDEAVOR Inc.

Architects — Engineers — Planners

TIMONIUM, MD.

ALEXANDRIA, VA.

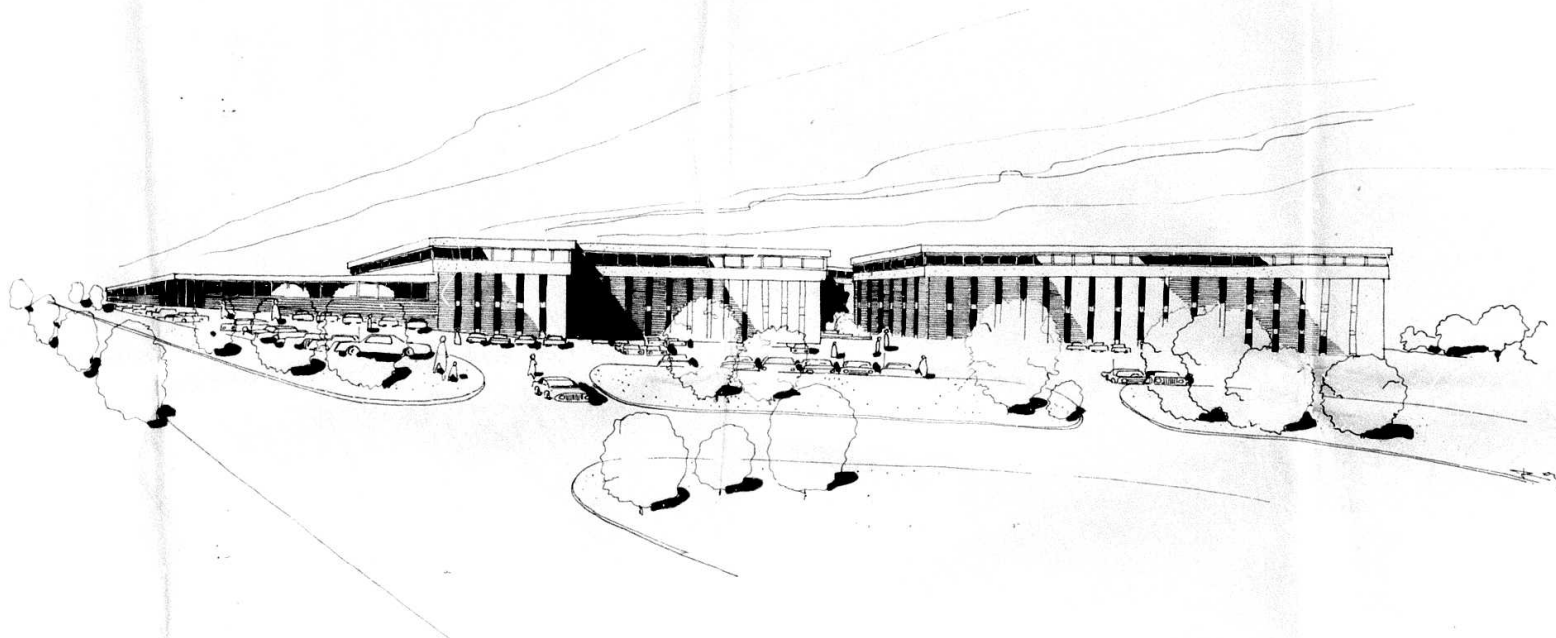
DAYTONA BEACH, FLA.

DATE
DWS: M

SEP 08 1976

YORK-TIMONIUM OFFICE PARK

TIMONIUM, MARYLAND



DEVELOPER:

YORK-TIMONIUM OFFICE PARK, INC.
1830 YORK ROAD, TIMONIUM, MD. 21093
8TH ELECTION DISTRICT, BALTIMORE COUNTY

LEASING AGENT:

DONALD H. READY

ARCHITECTS / ENGINEERS:

EASTERN ENVIRONMENTAL ENDEAVOR, INC.

EXHIBIT "A"

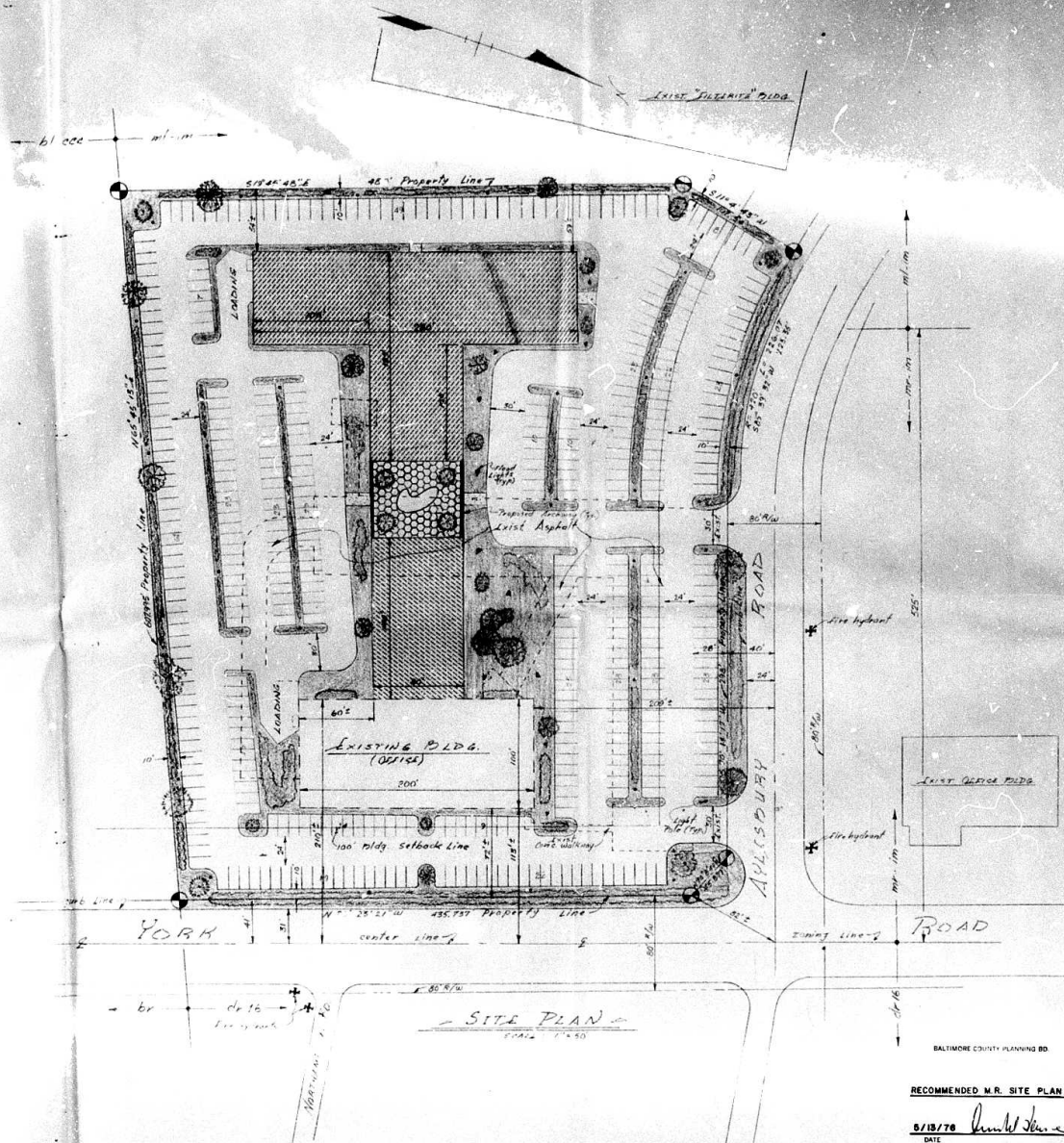


SHEET #1

76-25

SEP 05 1976

Property shown on map is of lot 1 in
5th Election District of
Baltimore County



Hours of Operation Typical business hours in Baltimore County

- Proposed Landscaping
- (20) Shade trees to be selected from following list:
Acer rubrum Red Maple
Acer saccharum Sugar Maple
Platanus acerifolia London Plane Tree
Quercus borealis Northern Red Oak
Quercus phellos Willow Oak
Zelkova serrata Japanese Zelkova

- (10) Flowering trees to be selected from following list:
Cornus florida White Dogwood
Crataegus toba Tobo Hawthorn
Malus varieties Flowering Crabapple
Prunus Kwanan Kwanan cherry
Picea abies Norway Spruce
Pinus strobus White Pine
Thuja canadensis Canadian Hemlock

- (20) Evergreen trees to be selected from following list and planted in areas shown on this plan:
Juniperus spt. nana Mops Blue Juniper
Taxus canadensis Eastern White Pine
Thuja occidentalis Compact Holly
Ligustrum lucidum Dark Green Arbutus
Glossy Privet

AREA & DENSITY CALCULATIONS

Proposed Existing Office Building

First Floor	
Proposed Floor Area	41,600'
Existing Floor Area	20,000'
Total First Floor	61,600'

Upper Floors	
Proposed Floor Area	118,400'
Existing Floor Area	118,400'
Total Upper Floors	118,400'

Parking	
Required:	
First Floor Area	61,600/200 = 308 spaces
Upper Floor Area	118,400/200 = 592 spaces
Total spaces required	900
Spaces provided	485

Floor Area Ratio	
Area Allowed	
net 240,000/2.4	97,750'
net 59,552/2.0	118,400'
Total Area Allowed	216,150'

Area proposed in net zone No. 1 is 216,150'.

RECOMMENDED M.R. SITE PLAN

8/13/78

DATE

CHAIRMAN

EASTERN ENVIRONMENTAL ENDEAVOR Inc.

Architects — Engineers — Planners

TIMONIUM, MD.

ALEXANDRIA, VA.

DAYTONA BEACH, FLA.

YORK-TIMONIUM OFFICE PARK
TIMONIUM, MD

SITE PLAN

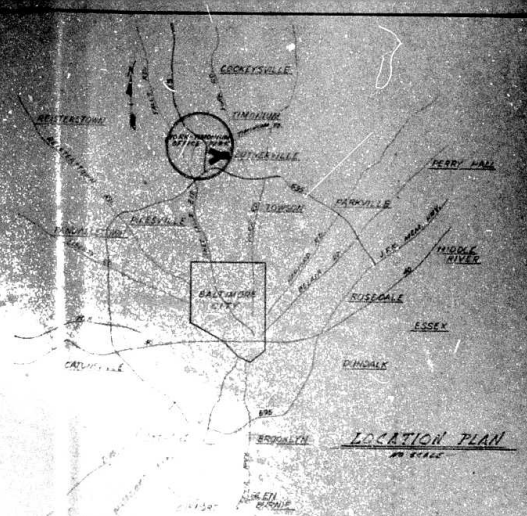
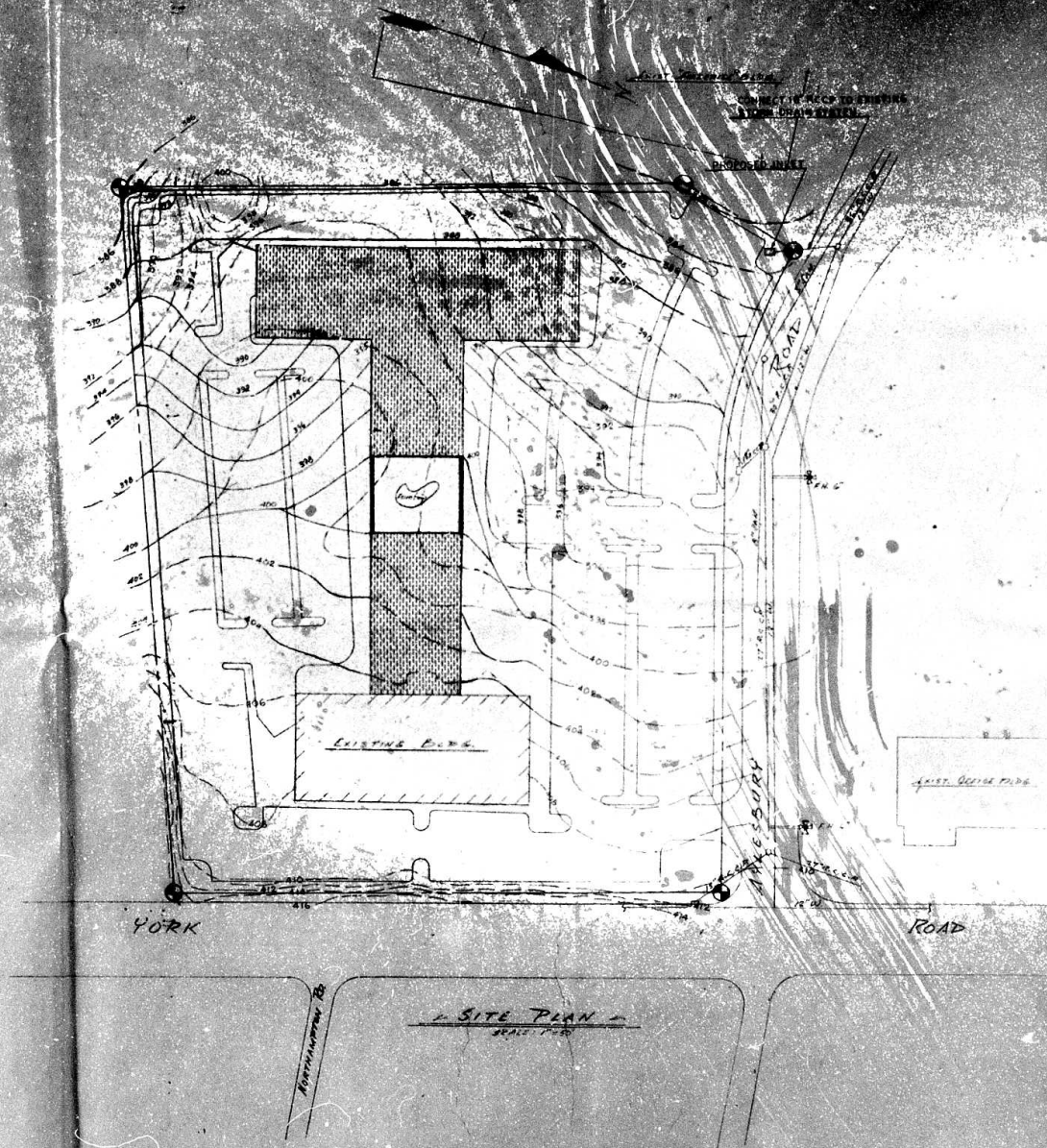
DATE

PROJECT

SHEET #2

76-257

SEP 08 1978



1 SITE PLAN 1
SCALE: 1"=50'

NOTE:
The proposed contours are
at right angles only.
EXISTING contours
proposed contours

EASTERN ENVIRONMENTAL ENDEAVOR Inc.
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GRADING PLAN

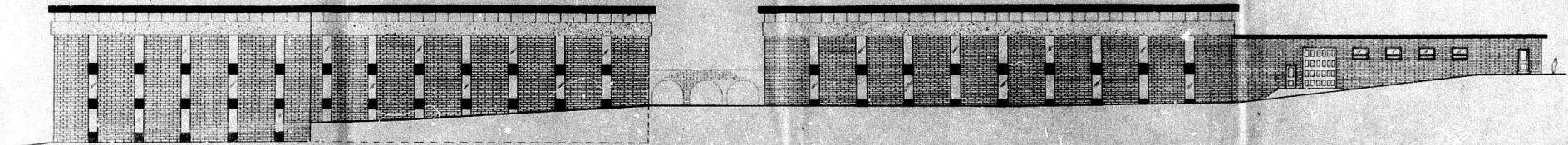
DATE 1-26-76

SHEET #3

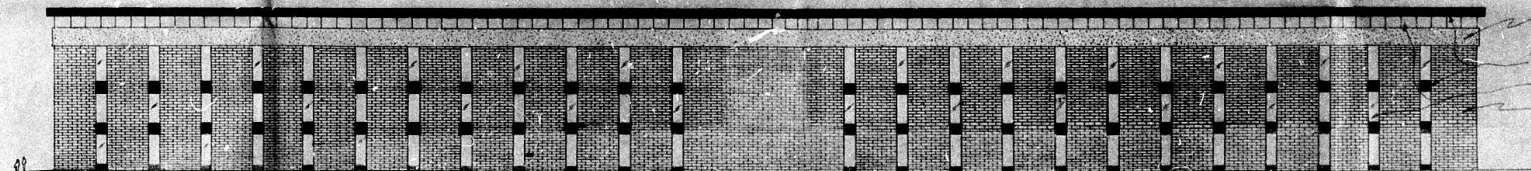
SEP 08 1976



- EAST ELEVATION -

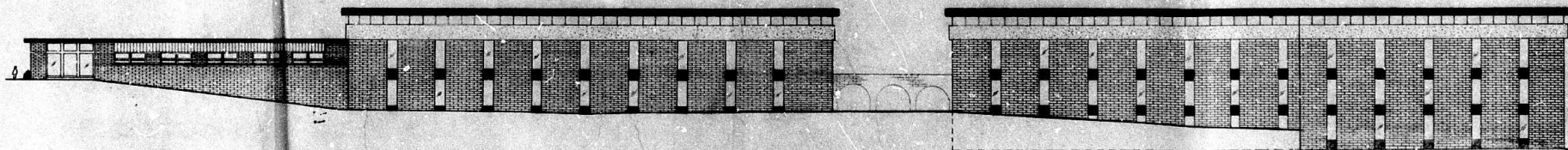


- SOUTH ELEVATION -



The east panel
 "granite-like" panel (typ)
 solar high strength glass (typ)
 conc. masonry / brick veneer (typ)

- WEST ELEVATION -



- NORTH ELEVATION -

SCALE 1/2"=1'-0"

EASTERN ENVIRONMENTAL ENDEAVOR Inc.

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ALEXANDRIA, VA.

DAYTONA BEACH, FLA.

YORK TIMONIUM OFFICE PARK
 TIMONIUM, MD.

ELEVATIONS

DATE 1-11-76

SHEET # 4
 76-154



SEP 0 9 1976