

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Maryland Title Guarantee Company, legal owner of the property and 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 off-street parking in a residential zone in accordance with Section 409.4 of the Baltimore County Zoning Regulations

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 for Baltimore County.

Contract Purchaser
John Howard
 499 Washington Street
 Baltimore, Md. 21204

Legal Owner
The Maryland Title Guarantee Company
 2816 Chesley Ave.
 Baltimore, Md. 21234

Address of Paul and Leontina Streets
 Baltimore, Md.

Applicant's Attorney
Edward C. Cowhey, Jr.
 614 Bosley Avenue
 Towson, Md. 21284

Proponent's Attorney
Richard F. Busicka
 2816 Chesley Avenue
 Baltimore, Md. 21234

ORDERED BY the Zoning Commissioner of Baltimore County, this 10th day of November, 1977, 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 that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of November, 1977, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

LAW OFFICES
COOK, HOWARD, DOWNES & RAY
 A PROFESSIONAL ASSOCIATION
 400 WASHINGTON AVENUE
 TOWSON, MARYLAND 21284
 April 18, 1977

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

Re: Petition for Special Hearing
 N/S of Parks Avenue, 544' E of
 York Road and the S/W Corner of
 Greenaside Drive and Adams Avenue
 8th Election District
 The Maryland Title Guarantee
 Company - Petitioner
 NO. 77-154-SPH (Item No. 61)

Dear Mr. DiNenna:

Kindly enter an appeal to the Baltimore County Board of Appeals, pursuant to Section 500.10 of the Baltimore County Zoning Regulations, on behalf of Valley Chevrolet, Inc., 60 Padonia Road, Timonium, Maryland 21093, and on behalf of that corporation's President, Frank Anacharic, 60 Padonia Road, Timonium, Maryland 21093, from your Order, dated April 12, 1977, granting Off-Street Parking in a Residential Zone in the above-captioned matter.

Enclosed please find my check in the amount of \$35.00, which I understand to be the applicable fee for this type of proceeding, made payable to Baltimore County, Maryland. If the filing fee is otherwise please advise my office as soon as possible.

Very truly yours,
John B. Howard
 John B. Howard
 Attorney for Appellants

JBH/ec
 Enclosure
 cc: Edward C. Cowhey, Jr., Esq.
 cc: Mr. Frank Anacharic

Edward C. Cowhey, Jr., Esquire
 614 Bosley Avenue
 Towson, Maryland 21284

April 12, 1977

RE: Petition for Special Hearing
 N/S of Parks Avenue, 544' E of
 York Road and the S/W corner of
 Greenaside Drive and Adams Avenue -
 8th Election District
 The Maryland Title Guarantee
 Company - Petitioner
 NO. 77-154-SPH (Item No. 61)

Dear Mr. Cowhey:

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

Very truly yours,
S. Eric DiNenna
 S. ERIC DI NENNA
 Zoning Commissioner

SED/ert

Attachments

cc: John B. Howard, Esquire
 Marquitta-Towson Building
 499 Washington Avenue
 Towson, Maryland 21284

Mr. Richard F. Busicka
 2816 Chesley Avenue
 Baltimore, Maryland 21234

John W. Hesolan, III, Esquire
 People's Council

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21284
 (410) 584-3781

Edward C. Cowhey, Jr., Esquire
 614 Bosley Avenue
 Towson, Maryland 21284

Re: Petition for Special Hearing for The Maryland
 Title Guarantee Company
 77-154-SPH (Item #61)

Dear Sir:

Please be advised that an appeal has been filed by Richard F. Busicka, Petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the Baltimore County Board of Appeals.

cc: John B. Howard, Esq.
 409 Washington Avenue
 P.O. Box 5511
 Towson, Maryland 21284

Richard F. Busicka
 2816 Chesley Avenue
 Baltimore, Md. 21234

John W. Hesolan, III, Esq.
 People's Council

Yours very truly,

S. Eric DiNenna
 S. ERIC DI NENNA
 ZONING COMMISSIONER

ORDER RECEIVED FOR FILING



2816 Chesley Ave
 Balto, Md 21234
 4 9, 1977

Mr. S. Eric DiNenna
 Zoning Commissioner
 Towson, Maryland 21204

Dear Sir:

I am appealing your decision rendered April 12, 1977 on case no. 77-154-SPH (item no. 61).

Enclosed is my check for forty-five dollars (\$45.00) to cover same.

Very truly yours,
Richard F. Busicka

Copy to
 Mr. John W. Hesolan III, Esquire
 People's Council



TH. AD. THE GUARANTY CO.
 77-154-SPH

April 28, 1977

Mr. Carl T. Julio
 10 Parks Avenue
 Cockeysville, Maryland 21030

Re: Property at Padonia Road
 and Greenaside Drive - Zoning Plat
 District 8C3
 Carl T. and Edward V. Julio,
 Petitioners

Dear Mr. Julio:

The site plan, revised April 25, 1977, and received April 27, 1977, is in general compliance with the Baltimore County Bureau of Engineering Comments of November 17, 1976, and is approved as of April 27, 1977.

Very truly yours,
Donald W. Tucker, P.E.
 Donald W. Tucker, P.E.
 Acting Chief
 Bureau of Engineering

DWT:DW:PMR:es
 cc: S. Eric DiNenna
 John J. Treanor
 File



GEORGE WILLIAM STEPHENS, JR.
 /N/E. ASSOCIATES, INC.
 ENGINEERS

MAIN OFFICE
 EASTPARK BLDG.
 830 E. MAIN ST.
 BALTIMORE, MD. 21204
 878-1800
 628-3300

MAIN OFFICE
 301 ALLEGHENY AVENUE
 P. O. BOX 6028
 TOWSON, MD. 21284
 838-8700

GEORGE WILLIAM STEPHENS, JR.
 CHAIRMAN OF THE BOARD
 W. MARSH BISHOP, JR.
 CHARLES E. FOLEY, P.E.
 FRANCIS W. STODOL, JR., P.E.

April 24, 1977

Mr. Nicholas B. Conard,
 Acting Chairman, Zoning
 Plans Advisory Committee
 Baltimore County
 Towson, Maryland 21204

Re: Special Hearing Exemption
 Item #1 - Parks Avenue

Dear Mr. Conard:

We have been advised that the request to park in a residential zone was granted subject to approval of a Site Plan on April 12, 1977.

Enclosed find six (6) prints of a Site Plan revised in general accord with the comments received by this office on February 23, 1977. We request that approval of this plan be finalized as soon as possible to coincide with the end of the appeal period. We are requesting, by copy of this letter to Mr. E.A. McDonough, that the right-of-way widening requirement for Parks Avenue be eliminated. We do not believe this widening would serve a useful purpose and would reduce the amount of off-street parking.

Your consideration will be appreciated. Please let us know if you need additional information.

Best regards,
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.

G. Stephens
 G. Stephens

JSS:mak
 Enclosures
 cc: Mr. E.A. McDonough

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21284
 (410) 584-3211

November 16, 1976

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 61, Zoning Advisory Committee Meeting, October 5, 1976, are as follows:

Property Owner: The Maryland Title Guarantee Co.
 Location: N/S Parks Ave, 544' E, York Road
 Existing Zoning: D.R.16
 Proposed Zoning: Special Hearing to permit off-street parking in a residential zone
 Acres: 0.308
 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 which regard to development plans that may have a bearing on this petition.

The site plan must be revised to show the following:

- All property, owned by the petitioner on the adjacent lots.
- An elevation of the light standards.
- Six foot high evergreen screening in staggered rows must be provided.
- The overall traffic circulation must be further studied.

Very truly yours,

John L. Wibley
 John L. Wibley
 Planner III
 Project and Development Planning

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND 21204

Date: October 5, 1976

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

Z.A.C. Meeting of: October 5, 1976

Re: Item #1

Property Owner: The Maryland Title Guarantee Co.

Location: N/S Parks Ave. 544' E York Rd.

Present Zoning: D.R. 16

Proposed Zoning: Special hearing to permit off-street parking in a residential zone.

District: 8th

No. Acres: 0.308

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrosiuk
W. Nick Petrosiuk,
Field Representative.

JOSEPH W. MCDONALD, PRESIDENT
T. EDWARD WILLIAMS, JR., VICE-PRESIDENT
WRS. BRIGGENT & DUNN, INC., SECRETARY
A. WILSON H. ROBINSON, FIELD REPRESENTATIVE
MICHAEL J. WEAVER, SECRETARY
ROGER B. HAYDON, FIELD REPRESENTATIVE
ALVIN LORENCE, FIELD REPRESENTATIVE
MICHAEL W. TRACY, CLERK
NANCY R. WHEELER, SUPERVISOR

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 requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-Street Parking in a Residential Zone should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of April, 1977, that the herein Petition for the Special Hearing for Off-Street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

ORDER RECEIVED FOR FILING

Hendrick
Zoning Commissioner of Baltimore County

DATE April 28 1977

BY *Sarah R. Lowrey*

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 requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-Street Parking in a Residential Zone should be granted, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 19 , that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING FOR THE ZONING COMMISSIONER N/S of Parks Ave. 544' E of York Road and the SW/C of Greenside Drive and Adams Avenue, 8th District OF BALTIMORE COUNTY
THE MARYLAND TITLE GUARANTEE COMPANY, Petitioner Case No. 77-154-SH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
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.

John W. Hession, III
John W. Hession, III
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of February, 1977, a copy of the foregoing Order was mailed to Edward C. Covehey, Jr., Esquire, 614 Basley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. Eric DiNenna, Zoning Commissioner Date: February 23, 1977
FROM: Norman S. Gerber, Zoning Director of Planning
SUBJECT: Petition #77-154-SH, Petition for Special Hearing for Off-Street Parking in a Residential Zone, South side of Parks Avenue 544' East of York Road and the Southwest corner of Greenside Drive and Adams Avenue. Petitioner - The Maryland Title Guarantee Company

8th District
Wednesday, February 23, 1977 (1:00 P.M.)

The petitioner proposes to utilize the 2 DR 16 zoned parcels for parking supportive to a proposed adjacent commercial building. This office agrees that such a use would be an appropriate one. However, it is suggested that, if granted, approval of this request be based on a plan delineating any required additional rights-of-way for Parks Avenue, Adams Avenue and the intervening alley. Further, in view of existing traffic problems in the immediate area, it is suggested that, if granted, approval be based upon a site plan that has obtained prior approval by the Department of Traffic Engineering, Bureau of Engineering, and the Office of Planning and Zoning.

Norman S. Gerber
Norman S. Gerber
Zoning Director of Planning

NEG:JDB:m

Item #61 (1976-1977)
Property Owner: The Maryland Title Guarantee Co.
Page 2
November 17, 1976
Highways (Cont'd)
Padonia Road and its Greenside Drive and Parks Avenue intersections require redesign and widening modifications to alleviate traffic problems in the area. Further information may be obtained from the Baltimore County Bureau of Engineering.
The status of the unimproved alley shown on Plat No. 2, Titanium Heights, (W.P.C. 7, Folio 15) is unknown. It is the responsibility of the Petitioner to ascertain and clarify rights therein. The alley, if improved, should be as a commercial type alley 20 feet wide with curbs, on a 22-foot minimum right-of-way between Greenside Drive and Monroe Street.
The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.
Sediment Control
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.
Storm Drains
Provisions for accumulating 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 nuisance 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.
Water and Sanitary Sewer
Public water mains (8-inch) exist in Padonia Road and Greenside Drive. The 8-inch water main in Parks Avenue remains to be tied-in to the water mains in Padonia Road and Monroe Street so as to complete the circuit in this vicinity.
Public sanitary sewerage exists in Padonia Road and Parks Avenue.
Very truly yours,
Edward W. Dwyer
EDWARD W. DWYER, P.E.
Chief, Bureau of Engineering
END:EM:PW:SS
cc: R. Morton (BLD. 933-73)
J. Tennant
J. Wisley
J. Loos
S-NR Key Sheet, 59 NW 3 & 4 Pos. Sheets, NW 15 A Topo, 51 Tax Map

THE MARYLAND TITLE GUARANTEE COMPANY for Special Hearing for off-street parking in residential zone N/S Parks Ave. 544' E. of York Rd. and the SW corner of Greenside Drive and Adams Avenue
BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
NO. 77-154-SH
ORDER OF DISMISSAL

CL. Clerk: Please dismiss the Appeal as filed by Frank Anzicharico, President Valley Chevrolet, Inc. and Valley Chevrolet, Inc. as dated April 18, 1977.
Frank Anzicharico
VALLEY CHEVROLET
BY: Frank Anzicharico

John B. Howe 3
John B. Howe 3
Atty. for Appellees
409 Washington Ave.
Towson, MD 21204

*2810 Chesley Ave
Baltimore, Md. 21234
September 16, 1977*
*Mr. Walter C. Peter, Chairman
County Board of Appeals
Room 219, Court House
Towson, Maryland 21204*
*Re: The Maryland Title Guarantee
Company Petitioner
Case No. 77-154-SH*
Dear Mr. Peter:
*I dismiss my appeal, May 9, 1977,
for off-street parking in Case No. 77-154-SH
scheduled for hearing Tuesday, September
20, 1977 at 10.00 A.M.*
Very truly yours,
Richard F. Quigley
*cc: Eric DiNenna
Zoning Commissioner*
Rec'd 9/19/77
10:25 am

*Rec'd 9/20/77
9 a.m.
and delivered by
ask from Mr. Howards office*

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 17, 1977

COUNTY OFFICE BLDG
311 E. Chesapeake Ave.
Towson, Maryland 21286

Acting Chairman
MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Edward C. Covahey, Jr., Esq.
614 Bosley Avenue
Towson, Maryland 21204

Re: Special Hearing Petition
Re: Item 61 -
The Maryland Title Guarantee Co. -
Petitioner

Dear Mr. Covahey:

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.

Consisting of three parcels of vacant land, this residentially zoned property is bounded by Greenvale Drive, Parks Avenue, and Adams Avenue (paper street), in the 8th Election District of the County. Immediately abutting these properties are dwellings and an office building to the west, dwellings to the north, and a Chevrolet dealer to the east across Greenvale Drive.

The Special Hearing is necessitated by your proposal to create a parking area on these three parcels, which are adjacent to commercially zoned property on the northwest corner of Padonia Road and Greenvale Drive. Currently this latter site is improved

Edward C. Covahey, Jr., Esq.
Re: Item 61
February 17, 1977
Page 2

with a foundation for a building which was started but never completed. The proposal at this time is to construct a combination office building, restaurant and bank on this site, and provide the parking on these three parcels of ground.

Particular attention should be afforded the comments of the Bureau of Engineering and Project and Development Planning Office concerning the existing and proposed overall traffic circulation in this area as development occurs.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Conodatti
NICHOLAS B. CONODATTI
Acting Chairman, Zoning
Plans Advisory Committee

NEC:JD

Enclosure

cc: George Wm. Stephens, Jr.
and Associates, Inc.
P.O. Box 6928
Towson, Maryland 21204

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21286
(301) 494-3000

STEPHEN E. COLLINS
DIRECTOR

November 15, 1976

Mr. Eric S. DiIemma
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 61 - 2nd - October 5, 1976
Property Owner: The Maryland Title Guarantee Co.
Location: N/S Parks Ave. 544' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special : aring to permit off-street parking in a residential zone
Access: 0.308
District: 8th

Dear Mr. DiIemma:

The existing DR 16 zoning can be expected to generate approximately 130 trips per day and the proposed office building can be expected to generate approximately 340 trips per day.

Very truly yours,

Michael S. Flaminio
Michael S. Flaminio
Traffic Engineer Associate

MSF:nc

Baltimore County
Department of Health
TOWSON, MARYLAND 21286
DOWDALL J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 7, 1976

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

Dear Mr. DiIemma:

Comments on Item #61, Zoning Advisory Committee Meeting, October 5, 1976, are as follows:

Property Owner: The Maryland Title Guarantee Co.
Location: 3/8 Parks Avenue 544' E. York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special hearing to permit off-street parking in a residential zone.
Access: 0.308
District: 8th

Since this is a variance for a parking lot, no health hazards are anticipated.

Very truly yours,

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

THE:RW/BERG

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21286
(301) 494-3000

JOHN D. SEYFFERT
DIRECTOR

October 5, 1976

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

Dear Mr. DiIemma:
Comments on Item # 61 Zoning Advisory Committee Meeting, October 5, 1976 are as follows:

Property Owner: The Maryland Title Guarantee Co.
Location: N/S Parks Ave. 544' E. York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
Access: 0.308
District: 8th

- The items checked below are applicable:
 A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
 B. A building permit shall be required before construction can begin.
 C. Three sets of construction drawings will be required to file an application for a building permit.
 D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original signature will be required to file an application for a building permit.
 E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 F. No comment.
 G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Durham
Plans Review Chief

RE: PETITION FOR SPECIAL HEARING : BEFORE
N/S Parks Avenue 544 feet East of : COUNTY BOARD OF APPEALS
York Road, and the Southwest corner : OF
of Greenvale Drive and Adams Avenue :
8th District :
The Maryland Title Guarantee Company : BALTIMORE COUNTY
Petitioner : No. 77-154-SPH

OPINION

This case comes before the Board of Appeals on an appeal from an Order of the Zoning Commissioner dated April 12, 1977, which granted the requested off-street parking in a residential zone on the subject property, which is located on the north side of Parks Avenue 544 feet east of York Road, and the southwest corner of Greenvale Drive and Adams Avenue, in the 8th Election District of Baltimore County. An appeal from this decision was filed by two appellants, Frank Anachalico, President of Valley Chevrolet, Inc. and Mr. Richard F. Ruzicka.

Prior to the scheduled hearing, the Board received an Order of Dismissal on behalf of the appellants, Richard F. Ruzicka, dated September 9, 1977, and received by the Board on September 16, 1977. There was also a handwritten letter from Mr. Richard F. Ruzicka, dated September 16, 1977 and received by the Board on September 19, 1977, addressed to the Chairman of the Board, dismissing his appeal. Additionally, the Board received an Order of Dismissal on behalf of the appellants, Valley Chevrolet, Inc., from their attorney prior to the commencement of this hearing.

Consequently, both appeals having been dismissed by the respective appellants, the matter is no longer before this Board, and the Order of the Zoning Commissioner dated April 12, 1977 becomes a final Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 20th day of September, 1977, by the County Board of Appeals, ORDERED that both appeals filed

The Maryland Title Guarantee Company - No. 77-154-SPH 2.

In this case be and the same are hereby Dismissed; and it is FURTHER ORDERED that the Order of the Zoning Commissioner, dated April 12, 1977, be and the same is hereby FINAL.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Robert L. Gilliam
Robert L. Gilliam, Vice Chairman
Herbert A. Davis
Herbert A. Davis
William T. Hockett
William T. Hockett

THE MARYLAND TITLE GUARANTEE COMPANY * BEFORE THE
FOR Special hearing for off-street * COUNTY BOARD OF APPEALS
parking in residential zone * OF
N/S Parks Ave. 544' E. of York Rd. *
and the SW corner of Greenvale Drive * BALTIMORE COUNTY
and Adams Avenue * NO. 77-154-SPH

ORDER OF DISMISSAL

Mr. Clerk: Please dismiss the Appeal as filed by me in the above-captioned case.


Richard F. Ruzicka
Richard F. Ruzicka
Sept. 9, 1977

Rec'd 9-14-77
2 PM

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

FROM THE OFFICE OF
WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

August 12, 1976

Description to Accompany Zoning Petition
to Permit Parking in an Existing DR-16 Zone

Beginning for the first on the north side of Parks Avenue at the distance of 540 feet more or less easterly from the intersection of the north side of Parks Avenue and the northeast side of York Road; thence running the eight following courses vis: (1) North 5° 47' 18" East 111.55 feet, (2) South 84° 12' 42" East 60.0 feet, (3) North 5° 47' 18" East 116.0 feet to the south side of Adams Avenue, thence along said Adams Avenue (4) South 84° 12' 42" East 100.0 feet, (5) South 5° 47' 18" West 216.0 feet, (6) North 84° 12' 42" West 40.0 feet, (7) South 5° 47' 18" West 111.91 feet to the north side of Parks Avenue, thence binding thereon (8) North 84° 02' 46" West 120.00 feet to the place of beginning.

Containing 0.574 acres of land, more or less.


Being all of lots 18 thru 23 and 45 thru 49 block CC as shown on plat entitled "Plat No. 2 Timonium Heights", recorded among the Plat Records in Plat Book M.P.C. 7 folio 15.

Beginning for the second on the south side of Adams Avenue at the distance of 80.0 feet easterly from the end of the fourth or South 84° 12' 42" East 100.0 foot line of the above described first parcel, and running thence the four following courses vis: (1) binding along the south side of said Adams Avenue South 84° 12' 42" East 85.17 feet, to the west side of Greenaside Drive (2) binding along said west side South 8° 37' 13" West 116.14 feet (3) North 84° 12' 42" West 79.43 feet and (4) North 5° 47' 18" East 116.0 feet to the place of beginning.

Containing 0.219 acres of land, more or less.

Being all of lots 37 thru 40 and part of lot 36 as shown on the herein above mentioned plat of Timonium Heights.

REVISED PLANS
Sheet 11



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for filing this 18th day of February 1976.

S. Eric Dinenna
Zoning Commissioner

Petitioner: The Maryland Title Guaranty Co.

Petitioner's Attorney: Edward C. Corbary, Jr. Reviewed by Richard B. Conroy, Jr.
Associate, Planning & Zoning Associate "II"

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

No. 51720

DATE: Feb. 9, 1977 ACCOUNT: 01-662

AMOUNT: \$45.00

RECEIVED: Richard F. Paulick 2616 Chesley Ave., Balto. Md. 21215

FOR: Cost of Appeal - Maryland Title Guaranty Co. #77-15-SPH (Plan 61)

4500

Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#77-154-SPH

District: SP Date of Posting: 4-25-77

Posted for: The Maryland Title Guaranty Co.

Petitioner: The Maryland Title Guaranty Co.

Location of property: N/S of Parks on S 544.5' of York Rd. & S/W corner of Greenaside Drive & Parks Ave.

Location of Sign: Sign on Parks Ave. on S/W corner of Greenaside Drive

Remarks: See above

Posted by: Mark H. Hines Date of return: 5-5-77

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

No. 42875

DATE: Jan 7, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Edward C. Corbary, Jr., Esq. 611 Bosley Ave., Towson, Md. 21284

FOR: PETITION FOR SPECIAL HEARING FOR THE Maryland Title Guaranty Co. #77-15-SPH

2500

Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

77-154-SPH

District: SP Date of Posting: 5-12-77

Posted for: The Maryland Title Guaranty Co.

Petitioner: The Maryland Title Guaranty Co.

Location of property: N/S of Parks on S 544.5' of York Rd. & S/W corner of Greenaside Drive & Parks Ave.

Location of Sign: Sign on Parks Ave. on S/W corner of Greenaside Drive

Remarks: See above

Posted by: Mark H. Hines Date of return: 5-12-77

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, on the _____ successive days before the _____ day of _____ 1977, the first publication appearing on the _____ day of _____ 1977.

THE JEFFERSONIAN
S. Eric Dinenna
Manager

Cost of Advertisement, \$ _____

RECEIVED FOR PUBLICATION
Advertisement for Special Hearing
for the Maryland Title Guaranty Co.
#77-15-SPH
February 3, 1977

OFFICE OF THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Feb. 3 1977

THIS IS TO CERTIFY, that the annexed advertisement was inserted in the following:

Catonsville Times Towson Times
 Dandall Times Arbutus Times
 Essex Times Community Times
 Suburban Times East Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____ 1977, that is to say, the same was inserted in the issues of February 3, 1977.

STROMBERG PUBLICATIONS, INC.
BY: *[Signature]*

Form 61

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 18th day of February 1976.

S. Eric Dinenna
Zoning Commissioner

Petitioner: The Maryland Title Guaranty Co.

Petitioner's Attorney: Edward C. Corbary, Jr. Reviewed by Richard B. Conroy, Jr.
Associate, Planning & Zoning Associate "III"

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

No. 45428

DATE: Feb. 23, 1977 ACCOUNT: 01-662

AMOUNT: \$30.00

RECEIVED: Edward C. Corbary, Jr., Esq. 611 Bosley Ave., Towson, Md. 21204

FOR: Advertising and posting of property for The Maryland Title Guaranty Co. #77-15-SPH

3000

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

No. 51654

DATE: April 19, 1977 ACCOUNT: 01-662

AMOUNT: \$40.00

RECEIVED: Harold Cook, Ronald Duvane and Tracy Lee Washington Ave., P.O. Box 5517, Towson, Md. 21284

FOR: Cost of Appeal - The Maryland Title Guaranty Co. #77-15-SPH

4000

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#77-154-SPH

District: SP Date of Posting: 5-12-77

Posted for: Henry Paul, Esq. 2311 G. Road, P.O. Box 111



Petitioner: The Maryland Title Guaranty Co.

Location of property: N/S of Parks on S 544.5' of York Rd. & S/W corner of Greenaside Drive & Parks Ave.

Location of Sign: Sign on Parks Ave. on S/W corner of Greenaside Drive

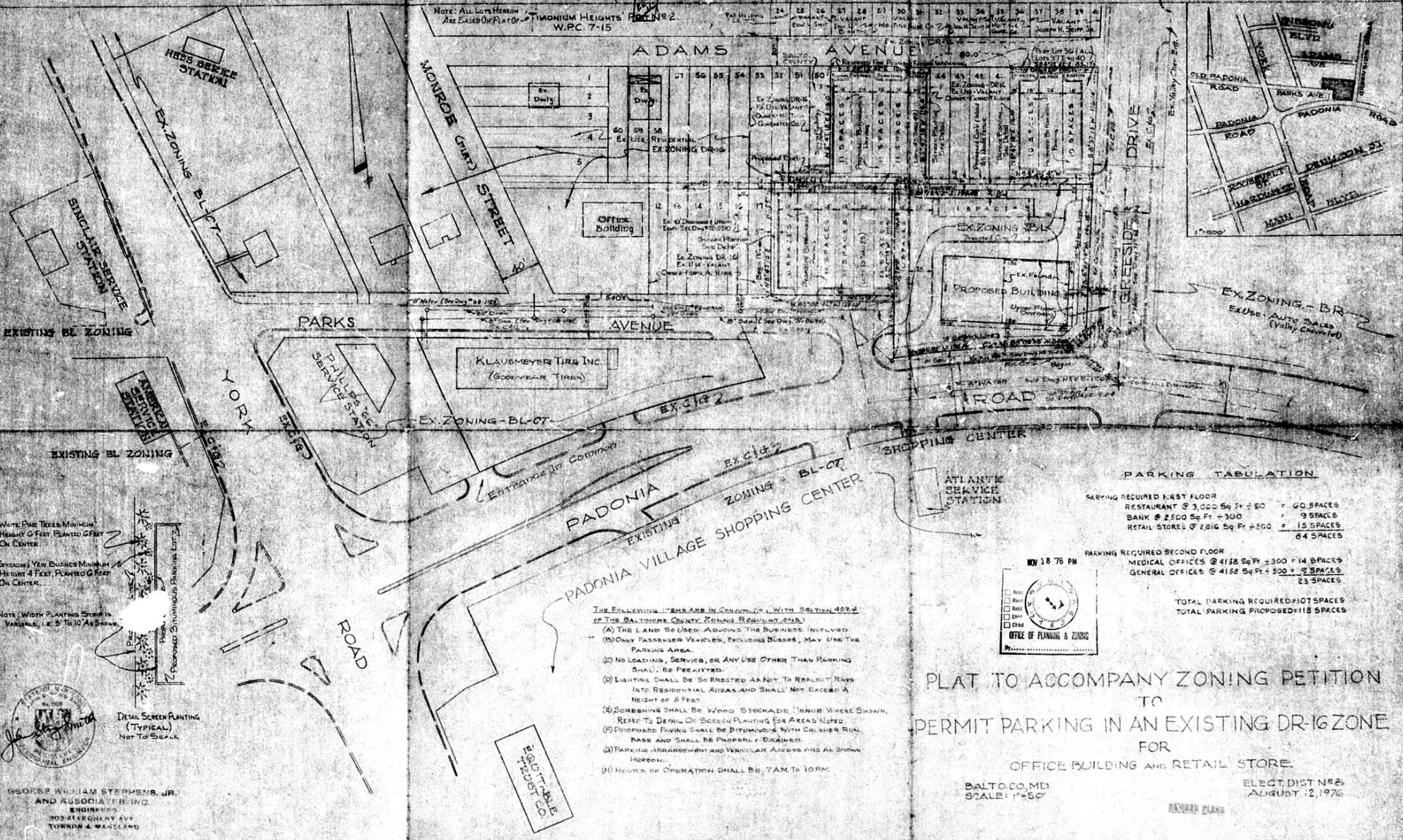
Remarks: See above

Posted by: Mark H. Hines Date of return: 5-12-77

NOTE: ALL LOTS HEREON
ARE BASED ON PLAT OF
TIMONIUM HEIGHTS, PART #2
W.P.C. 7-15

24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT
Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	Lot 17



PARKING TABULATION

SAVING REQUIRED FIRST FLOOR

RESTAURANT @ 3,000 Sq Ft ± 50	= 60 SPACES
BANK @ 2,500 Sq Ft ± 300	= 9 SPACES
RETAIL STORES @ 2,816 Sq Ft ± 200	= 15 SPACES
	84 SPACES

PARKING REQUIRED SECOND FLOOR

MEDICAL OFFICES @ 4138 Sq Ft ± 300 ± 14 SPACES	
GENERAL OFFICES @ 4158 Sq Ft ± 500 ± 3 SPACES	
	23 SPACES

TOTAL PARKING REQUIRED 107 SPACES
TOTAL PARKING PROPOSED 118 SPACES



- THE FOLLOWING TERMS ARE IN CONJUNCTION WITH SECTION 409.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS:
- (A) THE LAND SO USED ADJOINING THE BUSINESS INVOLVED;
 - (B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA;
 - (C) NO LOADING, SERVICES, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED;
 - (D) LIGHTING SHALL BE SO ERRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS AND SHALL NOT EXCEED A HEIGHT OF 6 FEET;
 - (E) SCREENING SHALL BE WOOD STOCKADES (TRINCE WHERE SHOWN), REFER TO DETAIL OF SCREEN PLANTING FOR AREAS NOTED;
 - (F) PROPOSED PAVING SHALL BE BITUMINOUS WITH CURB AND GUTTER, BASE AND SHALL BE PROPERLY DRAINED;
 - (G) PARKING ARRANGEMENT AND VEHICULAR ACCESS ARE AS SHOWN HEREON;
 - (H) HOURS OF OPERATION SHALL BE 7AM TO 10PM.

**PLAT TO ACCOMPANY ZONING PETITION
TO
PERMIT PARKING IN AN EXISTING DR-16 ZONE
FOR
OFFICE BUILDING AND RETAIL STORE**

BALTO. CO. MD.
SCALE: 1"=50'

ELECT. DIST. N.E.S.
AUGUST 12, 1976

REVISION PLANS

WHITE PINE TREES MINIMUM
HEIGHT 9 FEET, PLANTED 6 FEET
ON CENTER.

EXPANDED YEW BUSHES MINIMUM
HEIGHT 4 FEET, PLANTED 6 FEET
ON CENTER.

NOTE: WIDTH PLANTING STRIP IS
VARIABLE, I.E. 5 TO 10 AS SHOWN.

DETAIL SCREEN PLANTING
(TYPICAL)
NOT TO SCALE



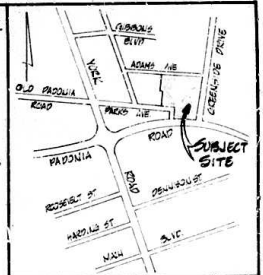
WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 KEECHAWAY AVE.
TOWSON & BALTIMORE

EGG TABLET
FEDUST CO.

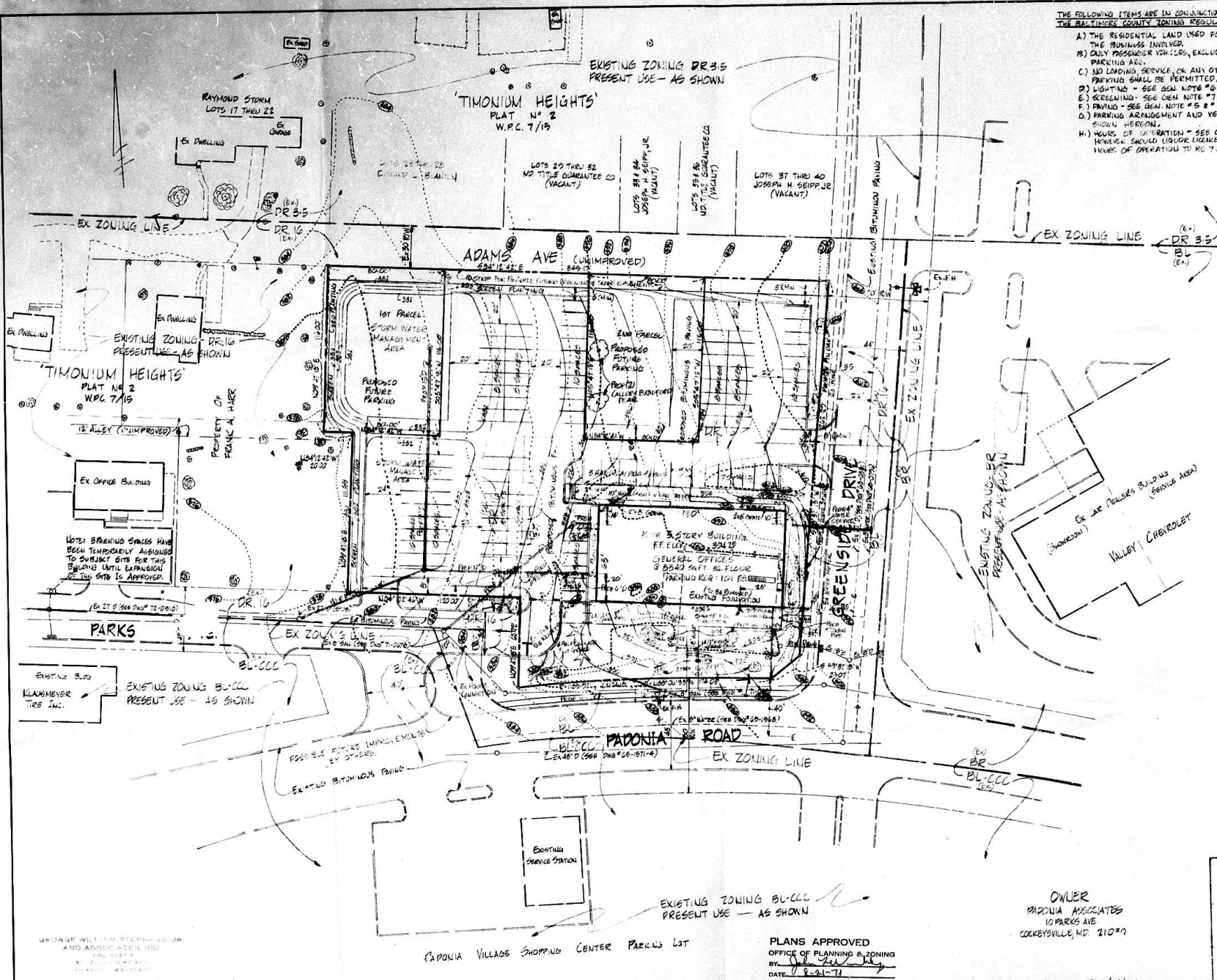


THE FOLLOWING ITEMS ARE IN CONJUNCTION WITH SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS:

- THE RESIDENTIAL LAND USED FOR PARKING ADJOINING THE BUSINESS INVOLVED.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
- NO LOADING SERVICE, OR ANY OTHER USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING - SEE GEN. NOTE #8.
- SCREENING - SEE GEN. NOTE #7.
- PAVING - SEE GEN. NOTE #5 & #12.
- PARKING ARRANGEMENT AND VEHICULAR ACCESS ARE AS SHOWN HEREON.
- HOURS OF OPERATION - SEE GEN. NOTE #10. HOWEVER, SHOULD LIQUOR LICENSE BE OBTAINED, HOURS OF OPERATION TO BE 7 A.M. TO 1 A.M.



VICINITY MAP
SCALE 1" = 300'



GENERAL NOTES

- AREA OF TRACT = 1.902 AC.
- EX. ZONING = DR-3.5 & DR-16.
- EX. USE OF PROPERTY: VACANT WITH EXISTING FOUNDATION WHICH IS TO BE REMOVED.
- PROPOSED USE = 5 STORY BUILDING AND PARKING LOT.
- PROPOSED BUILDING SHALL BE BUILT WITH CONCRETE FOUNDATION AND SHALL BE PROPERLY FINISHED.
- LOT #10 SHALL BE SO SITED AS NOT TO REFLECT SUN INTO RESIDENTIAL AREAS AND SHALL NOT EXCEED A HEIGHT OF 15 FEET.
- SCREENING IN AREAS DESIGNATED GREEN PLANTING SHALL BE 4 FEET HIGH AND SET BACK TO CENTER BUILDING (UNLESS NOTED) ON WEST PROPERTY LINE AND 4 FEET HIGH AND SET BACK TO CENTER EASTERN PROPERTY LINE (UNLESS NOTED) ON EAST PROPERTY LINE.
- LANDSCAPING SHALL CONSIST OF ASSORTED TREES, SHRUBS AND SOFTS AS SHOWN AND INDICATED HEREON.
- REFERENCE IS DIRECTED TO THE FOLLOWING:
 - 12.01 CASE #77-15-10-0008 ADJACENT ON SITE PAVING TO BE 12 INCH HIGH UNPAVED.
 - 12.01 CASE #77-15-10-0008 WHICH APPROVED THE ABOVE ZONING CASE UNDER RESTRICTIONS AFTER PASSAGE OF THE INTERIM DEVELOPMENT CONTROL ACT. THIS INCLUDES LOTS #1 THROUGH #4 (SECOND FLOOR).
 - 12.01 CASE #78-11-52 WHICH WAS APPROVED FOR ADDITIONAL PARKING ON LOTS #0 THROUGH #5 (FIRST FLOOR).
- IT IS TO BE NOTED THAT PENDING APPROVAL OF ADDITIONAL PAVING IN AREAS DESIGNATED PROPOSED FUTURE PARKING, APPLICANT AGREES THAT THE FIRST FLOOR BE UTILIZED FOR RETAIL STORES WHICH ARE ALLOWED IN A ALL ZONE - HOURS OF OPERATION FROM 10 PM ONWARD PROPOSED ADDITIONAL PARKING AREA LABELED (PARKING #2).
- STORM WATER MANAGEMENT WILL BE PROVIDED FOR 2 YEAR THROUGH 100 YEAR STORM.
- PAVEMENT SECTION TO BE ESTABLISHED BY SOIL BUSINESS BUT SHALL BE A MINIMUM OF 8" OF CONCRETE ROAD FLOOR AND 2" OF BITUMINOUS CONCRETE. MATERIALS AND CONSTRUCTION SHALL CONFORM TO BALTIMORE COUNTY SPECIFICATIONS.

PARKING TABULATION

FOR	
5 STORY BUILDING @ 6000 SF FLOOR WITH STORAGE BASEMENT	140
1st FLOOR GENERAL OFFICES @ 2000 SF	800
4 FLOORS GENERAL OFFICES @ 20,000 SF	4000
TOTAL PARKING REQUIRED	5080
TOTAL PARKING PROVIDED	1000

* 10 TO 150 SQUARE FEET SPACES OF TOTAL ARE HANDICAPPED PARKING AS PROVIDED HEREON.
 SIZE OF PARKING SPACES: STANDARD @ 8'6" x 18' HANDICAPPED @ 12' x 18'

SITE PLAN

PADONIA PLAZA OFFICE BLDG
 1087 WEST GIVE PADONIA RD & GREENIDGE DR
 BALTIMORE CO MD ELECT DIST # 5
 SCALE 1" = 30'
 APRIL 1976

OWNER
 PADONIA ASSOCIATES
 10 PARKS AVE
 COCKEYSVILLE, MD 21029

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 7-24-76

REV. 7/24/76 - AS PER CO. COMMENTS OF 7/24/76

GEORGE WILKINSON ENGINEERS AND ARCHITECTS INC
 7110 W. BELT RD
 BALTIMORE, MD 21207

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS

MAIN OFFICE
303 ALLEGHENY AVENUE
P. O. BOX 8822
TOWSON, MD. 21286

GEORGE WILLIAM STEPHENS, JR.
CHARLES W. HENRY, JR.
W. MARK HENRY, JR. I.E.
CHARLES E. FOX, JR.
FRANK W. STEINER, JR. I.E.

July 28, 1978

Department of Permits & Licenses
Room 100 Baltimore County Office Building
Towson, Maryland 21286

Re: Comm. Bldg. Appl. #768-78
Office Building
N/S 830 E. PARDONIA ROAD
8 1/2 Greenbelt Drive
District: 8

Attention: Mr. John Franco

Dear Sir:

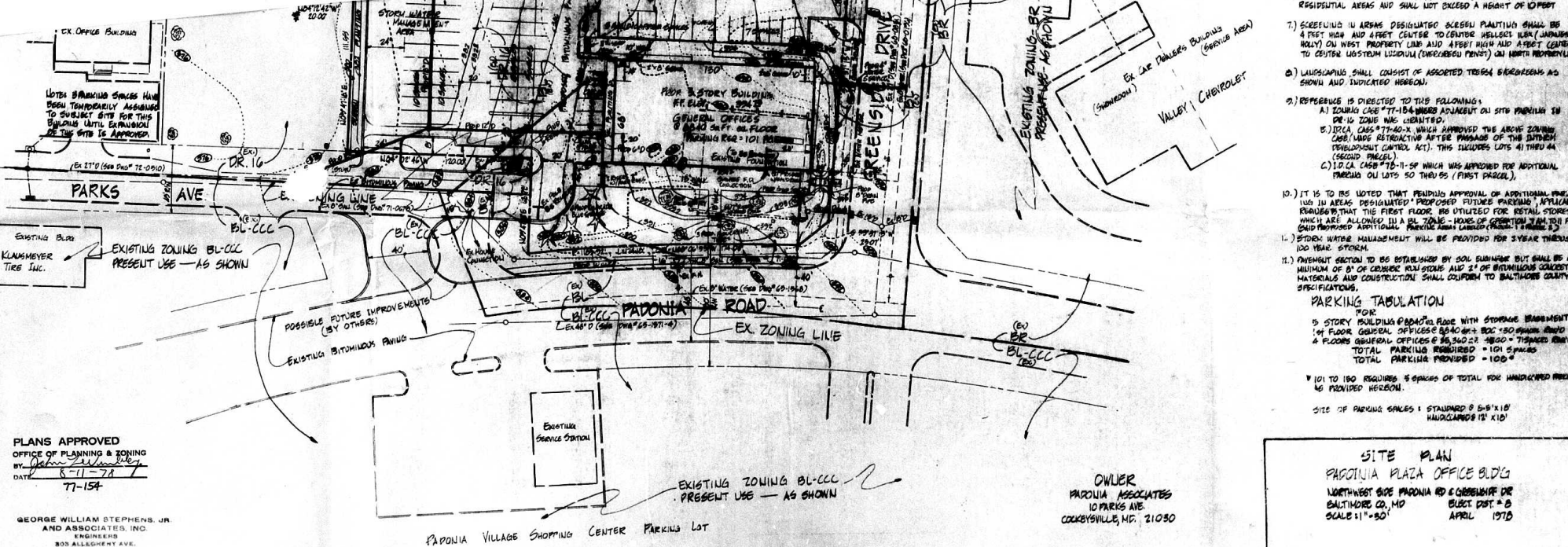
Attached herewith please find print of Site Plan with revisions as per comments dated July 24, 1978 and listed as follows:

- 1) Boundaries and distances of areas covered by zoning petition shown.
- 2) Zoning Advisory comments, Case #77-154, complied with.
- 3) Note 9A revised to Case #77-154.
- 4) Section 409-4 Notes indicated on plan.

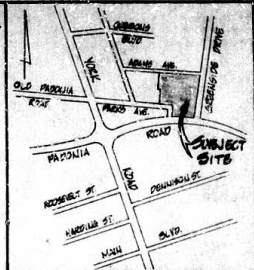
Very truly yours,
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Charles K. Stark

CKS:mk
Enclosure
cc: Mr. Julio



- THE FOLLOWING NOTES ARE IN CONJUNCTION WITH SECTION 409-4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- A) THE RESIDENTIAL LAND USED FOR PARKING ADJACENT TO THE BUILDING INVOLVED.
 - B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREAS.
 - C) NO LOADING, SERVICE, OR ANY OTHER USE OTHER THAN PARKING SHALL BE PERMITTED.
 - D) LIGHTING - SEE GEN. NOTE #6.
 - E) SCREENING - SEE GEN. NOTE #7.
 - F) FENCING - SEE GEN. NOTE #5 & #12.
 - G) PARKING ARRANGEMENT AND VEHICULAR ACCESS ARE AS SHOWN HEREON.
 - H) HOURS OF OPERATION - SEE GEN. NOTE #10.



GENERAL NOTES

- 1) AREA OF TRACT = 1.062 AC.
- 2) EX. ZONING: BL & DR-16 WHICH IS TO BE REMOVED.
- 3) EX. USE OF PROPERTY: VACANT WITH EXISTING FOUNDATION WHICH IS TO BE REMOVED.
- 4) PROPOSED USE: 3 STORY BUILDING AND PARKING LOT.
- 5) PROPOSED PARKING SHALL BE SITUATED WITH CURBWISE PARKING AND SHALL BE PROPERLY DRAINED.
- 6) LIGHTING SHALL BE SO LOCATED AS NOT TO REFLECT LIGHT INTO RESIDENTIAL AREAS AND SHALL NOT EXCEED A HEIGHT OF 10 FEET.
- 7) SCREENING IN AREAS DESIGNATED SCREEN PLANTING SHALL BE 4 FEET HIGH AND 4 FEET CENTRE TO CENTRE HELD ON 10' UNPAVED MOUND ON WEST PROPERTY LINE AND 4 FEET HIGH AND 4 FEET CENTRE TO CENTRE WESTERN LOGGERS (SHERBORN DRIVE) ON NORTH PROPERTY LINE.
- 8) LANDSCAPING SHALL CONSIST OF ASSORTED TREES, SHRUBS AND AS SHOWN AND INDICATED HEREON.
- 9) REFERENCE IS DIRECTED TO THE FOLLOWING:
 - A) ZONING CASE #77-154 WHICH ADJACENT TO SITE PARKING IN DR-16 ZONE WAS IDENTIFIED.
 - B) DCA CASE #77-402 WHICH APPROVED THE ABOVE ZONING CASE (AFTER RETRACTIVE AFTER PHASE OF THE INTERIM DEVELOPMENT CONTROL ACT). THIS INCLUDES LOTS 41 THRU 44 (SECOND PARCEL).
 - C) DCA CASE #78-11-59 WHICH WAS APPROVED FOR ADDITIONAL PARKING ON LOTS 50 THRU 55 (FIRST PARCEL).
- 10) IT IS TO BE NOTED THAT PENDING APPROVAL OF ADDITIONAL PARKING IN AREAS DESIGNATED PROPOSED FUTURE PARKING, APPLICANT REQUESTS THAT THE FIRST FLOOR BE UTILIZED FOR RETAIL STORES WHICH ARE ALLOWED IN A BL ZONE - INDEX OF CREATION TO BE FOR SAID PROPOSED ADDITIONAL PARKING AREA LATERAL PARCEL # 2.
- 11) 2 YEAR WATER MANAGEMENT WILL BE PROVIDED FOR 2 YEAR THROUGH 100 YEAR STORM.
- 12) PAVEMENT SECTION TO BE ESTABLISHED BY SOIL SWELLING BUT SHALL BE A MINIMUM OF 8" OF COURSE ROAD GRADE AND 2" OF BITUMINOUS CONCRETE MATERIALS AND CONSTRUCTION SHALL CONFORM TO BALTIMORE COUNTY SPECIFICATIONS.

PARKING TABULATION
FOR
3 STORY BUILDING PARDONIAS PLAZA WITH STORAGE MANAGEMENT
1st FLOOR GENERAL OFFICES 8 PARCELS 800 - 150 SQUARE FEET
4 FLOORS GENERAL OFFICES @ 85,340 S.F. @ 800 = 3,413,600
TOTAL PARKING REQUIRED = 101 SPACES
TOTAL PARKING PROVIDED = 100

1/101 TO 150 REQUIRES 5 SPACES OF TOTAL FOR HANDICAPPED PARKING AS PROVIDED HEREON.
SITE OF PARKING SPACES: 1 STALLWIDE @ 5'-8" X 10' HANDICAPPED 12' X 10'

SITE PLAN
PARDONIAS PLAZA OFFICE BLDG.
NORTHWEST CORNER PARDONIAS RD & GREENBELT DR
BALTIMORE CO, MD
SCALE 1" = 50'
BLDG. DIST. # 8
APRIL 1978

OWNER
PARDONIAS ASSOCIATES
10 PARKS AVE
COCKEYSVILLE, MD. 21030

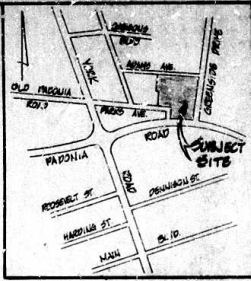
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 8-11-78
77-154

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

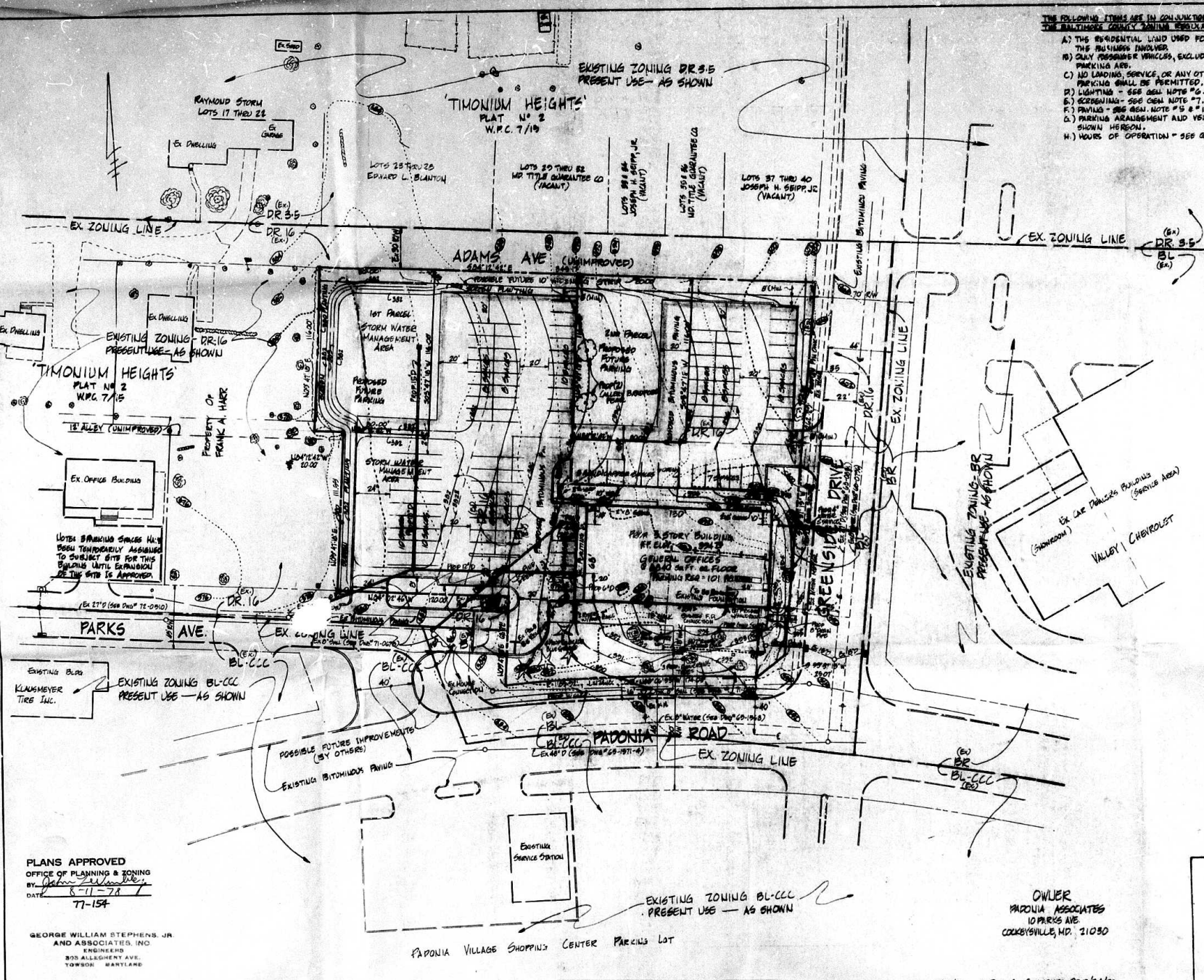
PARDONIAS VILLAGE SHOPPING CENTER PARKING LOT

THE FOLLOWING ITEMS ARE IN CONJUNCTION WITH SECTION 404 OF THE BALTIMORE COUNTY ZONING REGULATIONS:

- THIS RESIDENTIAL LAND USED FOR PARKING AROUND THE BUSINESS INVOLVED
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA
- NO LOADING, SERVICE, OR ANY OTHER USE OTHER THAN PARKING SHALL BE PERMITTED
- LIGHTING - SEE GEN. NOTE # 6.
- SCREENING - SEE GEN. NOTE # 7.
- PAVING - SEE GEN. NOTE # 8 & 12.
- PARKING ARRANGEMENT AND VEHICULAR ACCESS ARE AS SHOWN HEREON.
- HOURS OF OPERATION - SEE GEN. NOTE # 10.



VICINITY MAP SCALE 1" = 300'



GENERAL NOTES

- AREA OF TRACT = 1.962 AC
- EX. ZONING: BL & DR 16
- EX. USE OF PROPERTY: VACANT WITH EXISTING FOUNDATION WHICH IS TO BE REMOVED
- PROPOSED USE: 5 STORY BUILDING AND PARKING LOT.
- PROPOSED PARKING SHALL BE BITUMINOUS WITH CURBAGE ROADWAY AND SHALL BE PROPERLY DRAINED
- LIGHTING SHALL BE SO SELECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS AND SHALL NOT EXCEED A HEIGHT OF 10 FEET
- SCREENING IN AREAS DESIGNATED SCREEN PLANTING SHALL BE 4 FEET HIGH AND 4 FEET CENTER TO CENTER HELD AS (JAPANESE HOLLY) ON WEST PROPERTY LINE AND 4 FEET HIGH AND 4 FEET CENTER TO CENTER LINDEN LUCIDULA (SWEETGUM PINE) ON NORTH PROPERTY LINE
- LANDSCAPING SHALL CONSIST OF ASSORTED TREES SPECIFICATIONS AS SHOWN AND INDICATED HEREON.
- REFERENCE IS DIRECTED TO THE FOLLOWING:
 - ZONING CASE # 77-14-8 WHICH ADJUSTS ON SITE PARKING IN DR 16 ZONE AND LIGHTING.
 - DCA CASE # 77-40-X WHICH APPROVED THE ABOVE ZONING CASE WITH RESTRICTIVE ARTS PHASES OF THE JUDICIAL FOLLOWUP/CONTROL ACT. THIS INCLUDES LOTS #1 THRU #4 (SECOND PARCEL).
 - DCA CASE # 75-11-07 WHICH WAS APPROVED FOR ADDITIONAL PARKING ON LOTS 30 THRU 35 (FIRST PARCEL).
- IT IS TO BE NOTED THAT PERMITS APPROVAL OF ADDITIONAL PARKING IN AREAS DESIGNATED PROPOSED FUTURE PARKING, APPLICANT REQUESTS THAT THE FIRST FLOOR BE UTILIZED FOR RETAIL STORES WHICH ARE ALLOWED IN A BL ZONE - INDEX OF CERTAINITY SHALL BE OBTAINED FOR ADDITIONAL PARCEL LOTS #1 THRU #4 (SECOND PARCEL).
- STORM WATER MANAGEMENT WILL BE PROVIDED FOR 5 YEAR THROUGH 100 YEAR STORM.
- PERMITS SECTION 404 BE ESTABLISHED BY SOL. ENGINEER BUT SHALL BE A MINIMUM OF 10% CURBAGE ROADWAY AND 2% BITUMINOUS COLLECTOR. MATERIALS AND CONSTRUCTION SHALL CONFORM TO BALTIMORE COUNTY SPECIFICATIONS.

PARKING TABULATION

FOR 5 STORY BUILDING PLUS 1st FLOOR WITH STORAGE MANAGEMENT	
1st FLOOR GENERAL OFFICES	2540 SFT
4 FLOORS GENERAL OFFICES	26,360 SFT
TOTAL PARKING REQUIRED	101
TOTAL PARKING PROVIDED	102

* 101 TO 100 REQUIRES 6 SPACES OF TOTAL FOR HANDICAPPED PARKING AS PROVIDED HEREON.

SIZE OF PARKING SPACES: 1 STANDARD @ 8'0" X 18'
HANDICAPPED @ 8'10" X 18'

SITE PLAN

PADONIA PLAZA OFFICE BLDG
NORTHWEST COR. PADONIA RD & GREENGARDEN DR
BALTIMORE CO, MD EXIST. PAR. # 5
SCALE 1" = 50' APRIL 1978

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 8-11-78
77-154

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

OWNER
PADONIA ASSOCIATES
10 PARKS AVE
COCKEYSVILLE, MD. 21030