

79-10-A #230 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Nottingham Properties, Inc.**, (formerly known as **Nottingham Properties, Inc.**)
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 233, 2 (233.2b) to permit a side street
setback (Washington Avenue) of 0 feet in lieu of the required 10 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (because hardship or practical difficulty) The Contract Purchaser
proposes to construct a three-story bank and office building and parking garage
containing 11,840 square feet. In order to provide sufficient space on the first
floor for the bank including drive-in location and adequate stacking room for
cars that may be waiting and to develop this project within reasonable economic
standards, it is necessary that the bank floor have a minimum of 3000 feet. No
therefore propose to begin construction at the property line, a standard which
was permitted on practically all of the office building projects constructed of
late in the Towns Court House square area.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance 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.

YORKSHIRE SERVICE CORPORATION
(formerly known as **Nottingham Properties, Inc.**)
Contract purchaser
1721 Old Court Road
Pikesville, Maryland 21208
Protestant's Attorney
701 Cathedral Street
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 1978, that the subject matter of this petition be advertised, as
of _____, 1978, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 _____ day of _____, 1978, at 10:30 o'clock
A.M.

(over)

August 25, 1978

Milton R. Smith, Jr., Esquire
Suite 600, 101 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/corner Washington and
Pennsylvania Avenues - 9th
Election District
Nottingham Properties, Inc. -
Legal Owner; Yorkridge Service
Corporation - Contract Purchaser
Case No. 79-10-A (Item No. 230)

Dear Mr. Smith:

Reference is made to your letter of July 7, 1978, requesting that
this office strike the appearance of your client, Nottingham Properties,
Inc., in the above case.

Please be advised that the striking of your client's appearance
has been duly noted, with a copy of your letter inserted in the official
file. All parties of record will be notified by copies of this correspondence.
No other action on your part is necessary.

Any questions concerning this matter should be referred to this
office at the earliest possible time.

Very truly yours,
George J. Martinak
Deputy Zoning Commissioner

GJM/JED/scw

RE: PETITION FOR VARIANCE
NE corner of Washington Ave. and
Pennsylvania Ave., 9th District
NOTTINGHAM PROPERTIES, INC.,
Petitioner

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 date which may be now or hereafter designated therefore,
and of the passage of any preliminary or final Order in connection therewith.

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of June, 1978, a copy of the foregoing
Order was mailed to Ronald L. Schreiber, Esquire, 701 Cathedral Street, Baltimore,
Maryland 21201, Attorney for Petitioner.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-66-2800
S. ERIC DINENNA
ZONING COMMISSIONER

July 13, 1978

Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21201
and
Paul Wartzman, Esquire
25 South Calvert Street
Baltimore, Maryland 21202

RE: Petition for Variance
NE/corner of Washington and
Pennsylvania Avenues - 9th
Election District
Nottingham Properties, Inc. -
Petitioner
NO. 79-10-A (Item No. 230)

Dear Messrs. Schreiber and Wartzman:

I have this date passed my Order in the above referenced matter,
in accordance with the attached.

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/jhm

Attachment

cc: John W. Hessian, III, Esquire
People's Counsel

EVANS, HAGAN & HOLDEPER, INC.
8012 BELAIR ROAD / BALTIMORE, MD 21201 (201) 660-1991
March 31, 1978

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE OF SETBACK FROM 10 FEET TO 0 FEET AT
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the intersection formed by the East side of
Washington Avenue, 80 feet wide, and the North side of Pennsylvania Avenue, 70 feet
wide, thence leaving said place of beginning and running and binding on said East side
of Washington Avenue, (1) North 08 degrees 56 minutes 29 seconds East 150.00 feet
to the South side of an alley 20 feet wide, thence situate, thence leaving said East
side of Washington Avenue and running and binding on the South side of said alley
(2) South 82 degrees 43 minutes 11 seconds East 75.00 feet, thence leaving the South
side of said alley and running (3) South 08 degrees 56 minutes 29 seconds West 150.00
feet to the aforesaid North side of Pennsylvania Avenue, thence running and binding
thence (4) North 82 degrees 43 minutes 31 seconds West 75.00 feet to the place of
beginning.

Containing 0.258 acres of land more or less.

NOTE: This description has been prepared for zoning purposes only and is not intended
to be used for conveyance.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-66-2800
S. ERIC DINENNA
ZONING COMMISSIONER

August 25, 1978

Milton R. Smith, Jr., Esquire
Suite 600, 101 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/corner Washington and
Pennsylvania Avenues - 9th
Election District
Nottingham Properties, Inc. -
Legal Owner; Yorkridge Service
Corporation - Contract Purchaser
Case No. 79-10-A (Item No. 230)

Dear Mr. Smith:

Reference is made to your letter of July 7, 1978, requesting that
this office strike the appearance of your client, Nottingham Properties,
Inc., in the above case.

Please be advised that the striking of your client's appearance
has been duly noted, with a copy of your letter inserted in the official
file. All parties of record will be notified by copies of this correspondence.
No other action on your part is necessary.

Any questions concerning this matter should be referred to this
office at the earliest possible time.

Very truly yours,
George J. Martinak
Deputy Zoning Commissioner

GJM/JED/scw

Milton R. Smith, Jr., Esquire
Page 2
August 25, 1978

cc: Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21201

Paul Wartzman, Esquire
25 South Calvert Street
Baltimore, Maryland 21202

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

Mr. S. Eric Dinenna
Zoning Commissioner

Mr. James E. Dyer
Zoning Supervisor

Case No. 79-10-A (Item No. 230)

ROYSTON, MUELLER & MCLEAN
ATTORNEYS AT LAW
101 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
201-66-2800

July 7, 1978

Mr. George Martinak
Deputy Zoning Commissioner
Office of Planning and Zoning
County Courts Building
Towson, MD 21204

RE: Petition for Zoning Variance from
Area and Height Regulations
Nottingham Properties, Inc., Legal Owner,
Yorkridge Service Corporation, Contract
Purchaser; Property Located at
NEC Pennsylvania and Washington Avenues,
Towson, Maryland and known as
32 West Pennsylvania Avenue

Dear Mr. Martinak:

Our offices represent Nottingham Properties, Inc. in
connection with the above entitled matter. I wish to advise you
that by Deed dated June 5, 1978, Nottingham Properties, Inc.
conveyed the above referred to property to Yorkridge Service
Corporation. Accordingly, Nottingham Properties, Inc. is no
longer a proper party to the above zoning proceedings, and I
your office take whatever formal action may be necessary to
strike Nottingham Properties, Inc. as a party thereto.

I am unaware of any formal procedure under the Baltimore
County zoning rules for the striking of a party's appearance, and
I would request that you advise me if any further action is neces-
sary on my part or on the part of my client in order to have my
client's participation in these proceedings terminated.

Of course, Yorkridge Service Corporation will continue
to prosecute the above zoning request in its own right and my
request in behalf of Nottingham Properties, Inc. has no bearing
on it. Thank you for your assistance.

Very truly yours,

Milton R. Smith, Jr.

MRSjr/jps
cc: Mr. P. Douglas Dollenberg
Ronald L. Schreiber, Esquire
Isaac M. Neuberger, Esquire

Nottingham Properties, Inc.
101 West Pennsylvania Avenue/Towson, Maryland 21204 (201) 625-0545

April 28, 1978

Development Control Section
Office of Zoning
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Attention: Mr. Nicholas S. Commodari
Zoning Coordinator

Re: Zoning Variance Application
Yorkridge Service Corporation/Nottingham Properties, Inc.
Towson Corner Pennsylvania Avenue/Washington Avenue

Gentlemen:

Attached is copy of the summary recently provided your office
of Nottingham Properties' Towson parking supply and demand. All
parking is supplied within 500 feet of every demand. The summary
shows a surplus supply of 195 spaces, most of which are located in
the Allegheny Parking Facility.

The zoning variance pending and the development anticipated
on the subject lot would necessitate the closing of Parking Lot C,
to which 13 spaces are attributed on the attached summary. If and
when the zoning variance is approved and development commences,
Nottingham will close Lot C and Nottingham's surplus supply would
be considered reduced from 195 to 162 spaces.

I hope that this transmittal is satisfactory for your review
of this application for variance.

Very truly yours,

Richard A. Jones
Manager of Marketing

RAJ/fp
Attachment
cc: Mr. P. E. Ogil
Planner II
Current Planning & Development

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side street setback (Washington Avenue) of 20 feet in lieu of the required 10 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of July, 1978, that the herein Petition for the aforementioned Variance 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, the Department of Health, the Department of Planning and Development, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include land-use planning approval by the Division of Deputy Zoning Commissioner of Baltimore County for current Planning and Development.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of July, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1978

Nicholas B. Commodari,
Chairman

Ronald L. Schreiber, Esquire
3725 Old Court Road
Pikesville, Maryland 21208

RE: Variance Petition
Item No. 230
Petitioner - Nottingham
Properties

Dear Mr. Schreiber:

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 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 suitability of the requested zoning.

Located on northeast corner of Pennsylvania and Washington Avenues in Towson, this B.M. zoned property is presently utilized as a parking facility. Because of your client's proposal to construct a three-story bank/office building on this property within 0' of the right-of-way of Washington Avenue in lieu of the required 10', this Variance is required.

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 10 nor 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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:asmw
cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Rd/Balto. M.D. 21236

Nottingham
Properties, Inc.

REVISED PARKING SUMMARY

NOTTINGHAM SUPPLY

LOT A (w/s Allegheny Parking Facility)..... 23
LOT B (w/s Alex. Brown Building)..... 39
LOT C (corner Pennsylvania/Washington)..... 33
ALEX. BROWN BUILDING DECK..... 23
ALEX. BROWN BUILDING GARAGE..... 41
YORK/WASHINGTON LOT..... 139
ALLEGHENY PARKING FACILITY..... 514

TOTAL SUPPLY..... 802 SPACES

NOTTINGHAM DEMAND

CAMPBELL BUILDING..... 55
ALLEGHENY BUILDING..... 126
ALEX. BROWN BUILDING..... 60
MERCANTILE-TOWSON BUILDING

REQUIRED..... 415*
NERC LOT at
25 W. PENN. AVE..... (49)..... 366

TOTAL DEMAND..... 607 SPACES

NOTTINGHAM SURPLUS MAY 1, 1978

195 SPACES

*Required 415 spaces include 169 spaces for a restaurant.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner

Date:

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-10-A, Petition for Variance
Northeast corner of Washington Avenue and Pennsylvania Avenue
Petitioner - Nottingham Properties, Inc.

9th District

HEARING: Monday, July 10, 1978 (10:30 A.M.)

This office is not opposed to the requested variance. It should be noted, however, that a consultant has been engaged by the County to prepare a streetscape plan for Towson; any construction such as the subject proposal should be designed within the context of said plan. This office has initiated discussions with the petitioner's representatives to pursue these matters.

Leslie H. Graef
Director of Planning

LHG:JGH:one

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #230 (1977-1978)

Property Owner: Nottingham Properties, Inc.

Page 2

June 28, 1978

Storm Drainage

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction or 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 Sewers

There is a 16-inch public water main, and also a section of water main in Pennsylvania and Washington Avenues, respectively. Additional fire hydrant protection is required in the vicinity.

There is 8-inch public sanitary sewerage within the alley as indicated.

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

Very truly yours,

Edmund M. Oliver, P.E.
Chief, Bureau of Engineering

END:ENR:PMES

cc: J. Tranner

M. Munchel

J. Somers

N-W Key Sheet

38 NE 2 & J Pos. Sheets

NE 10 A Togo

70 & 70A The Maps

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3011

LESLIE H. GRAEF
DIRECTOR

May 26, 1978

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

Dear Mr. DiNenna:

Comments on Item #230, Zoning Advisory Committee Meeting, May 2, 1978, are as follows:

Property Owner: Nottingham Properties, Inc.
Location: NE/C Washington Ave. and Pennsylvania Ave.
Existing Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit a side street setback 0' in lieu of the required 10'
Acre: 0.258
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.

This office has met with the developer and the site plan must be revised in accordance with the requested changes.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

haltimore county department of health TOWSON, MARYLAND 21204

June 1, 1978

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

Dear Mr. DiNenna:

The following are comments on Item #230, Zoning Advisory Committee Meeting of May 2, 1978:

Property Owner: Nottingham Properties, Inc.
Location: NE/C Washington Ave. & Pennsylvania Ave.
Existing Zoning: B.M.-C-7.
Proposed Zoning: Variance to permit a side street setback of 0' in lieu of the required 10'.
Acres: 0.258
District: 9th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

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 prior to construction.

Any new installations of fuel burning equipment should contact the Division of Air Pollution Control, LG-3775, to obtain requirements for such installations before work begins.

Very truly yours,
Thomas A. Devlin
Thomas A. Devlin, Director
BUREAU OF METROPOLITAN SERVICES

TMD/JMD/fmh
cc: J. J. Hester
W. L. Phillips

haltimore county department of public engineering TOWSON, MARYLAND 21204 (301) 484-2880

June 22, 1978

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

Item No. 230 - SAC - May 2, 1978
Property Owner: Nottingham Properties, Inc.
Location: NE/C Washington Ave. & Pennsylvania Ave.
Existing Zoning: B.M. - C-7.
Proposed Zoning: Variance to permit a side street setback of 0' in lieu of the required 10'.
Acres: 0.58
District: 9th

Dear Mr. DiNenna:

Because the building is going to be used for a Savings & Loan rather than a bank, it is not anticipated that problems will exist because of an insufficient number of stacking spaces for the drive-in window. However, if this building is ever converted to a bank, or if savings & loan associations become able to offer banking type services (checking, etc.), it is probable that the queue for the drive-in window will extend onto Pennsylvania Avenue during peak hours of transactions. If this were a banking operation, it would be desirable to have a total of 14 stacking spaces in addition to the 2 service positions. At the present time there are provisions for a total of 7 stacking spaces.

The exit onto Washington Avenue should be at least 24' wide. The entrance into the underground garage should also be at least 24' wide. (There is a discrepancy in the dimensions between the 10 and 30 scale drawings).

Very truly yours,
Stephen E. Weber
Stephen E. Weber
Engineer I

SEM/Hes

haltimore county department of public engineering TOWSON, MARYLAND 21204 (301) 484-2880

Paul H. Reineke
CHIEF

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

Attention: H. Commandari, Chairman
Zoning Advisory Committee

Re: Property Owner: Nottingham Properties, Inc.
Location: NE/C Washington Ave. & Pennsylvania Ave.
Item No. 230 Zoning Agenda Meeting of 05/02/78

Entirely:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ within 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVISOR: J. Kelly
Special Inspection Division

Noted and Approved: George M. Kaganett
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 3, 1978

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

S.A.C. Meeting of: May 2, 1978

RE: Item No. 230
Property Owner: Nottingham Properties, Inc.
Location: NE/C Washington Ave. & Pennsylvania Ave.
Present Zoning: B.M.-C-7.
Proposed Zoning: Variance to permit a side street setback of 0' in lieu of the required 10'.
District: 9th
No. Acres: 0.258

Dear Mr. DiNenna:

No hearing on student population.

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

NWP/lp

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
NATHAN M. ROTHSCHILD

MRS. LORENA E. CHURCH
RODOLPH B. HARTMAN
RICHARD W. TRACY, DVM.

ALVIN LOCRECK
MRS. WALTER R. SMITH, JR.
RICHARD W. TRACY, DVM.

ROBERT W. DUGEL, SUPERINTENDENT

haltimore county department of permits and licenses TOWSON, MARYLAND 21204 (301) 484-2410

June 8, 1978

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

Dear Mr. DiNenna:

NOTIFIED
Comments on Item #230 Zoning Advisory Committee Meeting, June 13, 1978
are as follows:

Property Owner: Nottingham Properties, Inc.
Location: NE/C Washington Ave. & Pennsylvania Ave.
Existing Zoning: B.M.-C-7.
Proposed Zoning: Variance to permit a side street setback of 0' in lieu of the required 10'.
Acres: 0.258
District: 9th

The items checked below are applicable:

X1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and Code and other applicable codes.

X2. A building permit shall be required before construction can begin.

C. Additional _____ permits shall be required.

X3. Building shall be upgraded to new use - requires alteration permit.

X4. Three sets of construction drawings will be required to file an application for a building permit.

X5. Three sets of construction drawings with a registered Maryland Architect or Engineer's official seal will be required to file an application for a building permit.

C. 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.

X6. Requested setback variance conflict with the Baltimore County Building Code, See Section _____.

X7. No Comment.

X8. Comments: Site plan does not reflect compliance to the State Handicapped Code. See attached note.

Very truly yours,
Charles E. Shumaker
Charles E. Shumaker
Plans Review Chief

JOHN D. STEFFERT
DIRECTOR

RE: Permit No. Item #230 REVISED
District: 9th
Address: NE/C Washington Ave.
TOWSON, Md. 21204

Dear Sir:

Your revised site plan fails to reflect compliance with the Maryland State Code for the Handicapped and Apd. Specifically Section 316.3 and 316.1.

(x) Parking Spaces
(x) Parking Signs
(x) Ramp to Sidewalk
(x) Access to Structure
(x) Curb Cuts

Please review the above sections for total compliance.

Very truly yours,
Charles E. Shumaker
Charles E. Shumaker
Plans Review Chief

CEH:rtj

haltimore county department of permits and licenses TOWSON, MARYLAND 21204 (301) 484-2410

June 22, 1978

THE JEFFERSONIAN

TOWSON, MD. June 22, 1978.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the _____ day of _____, 1978, at _____ o'clock _____ before the _____ day of _____, 1978, the _____ publication appearing on the _____ day of _____, 1978.

THE JEFFERSONIAN
L. L. Smith, Jr.
Manager

Cost of Advertisement, \$ _____

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD 21204 June 22 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Nottingham Properties, Inc. was inserted in the following:

☐ 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 _____ successive weeks before the _____ day of _____, 1978, that is to say, the same was inserted in the issues of June 22, 1978.

STROMBERG PUBLICATIONS, INC.
By: Father Burger

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

79-10A

District 94 Date of Posting 6/22/78
 Posted for: Value to permit a side street to be added to the rear of property
 Petitioner: Nottingham Properties, Inc.
 Location of property: N/E cor. of Washington & Pennsylvania Ave.
 Location of Sign: 50' from Pennsylvania & Washington Ave.
 Agg. 50' from the intersection of Pennsylvania & Wash. Ave. on Penn. Ave.
 Remarks: _____
 Posted by: [Signature] Date of return: 6/22/78
 Signature _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					<u>4/27</u>	<u>MP</u>				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>361</u>	Map # <u>NE10A</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21 day of April 1978. Filing Fee \$ 25.00. Received Check
 _____ Cash
 _____ Other

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner Nottingham Properties Submitted by Ronald L. Schreiber
 Petitioner's Attorney Ronald Schreiber Reviewed by [Signature]

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

No. 73390

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

DATE July 14, 1978 ACCOUNT 01-662
 AMOUNT \$52.25

RECEIVED FROM Ronald L. Schreiber, Esq. Cost of Advertising and Posting for Case No. 79-10-A
 FOR _____

JUL 17 1978 5929MS
 VALIDATION OR SIGNATURE OF CARRIER

No. 73330

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

DATE June 15, 1978 ACCOUNT 01-662
 AMOUNT \$25.00

RECEIVED FROM Ronald L. Schreiber, Esq.
823 N. Charles Street, Baltimore, Md. 21201
 FOR Filing Fee for Nottingham Properties, Inc.
Case No. 79-10-A

JUN 14 1978 500MS
 VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

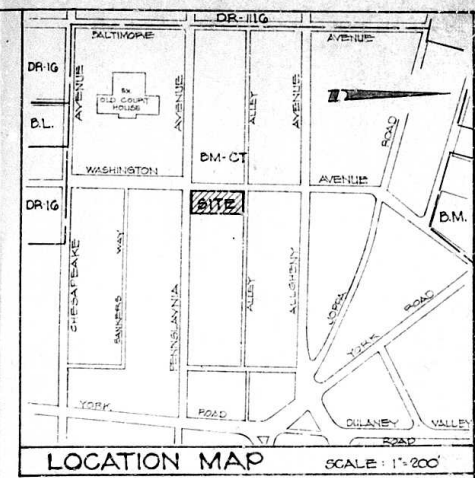
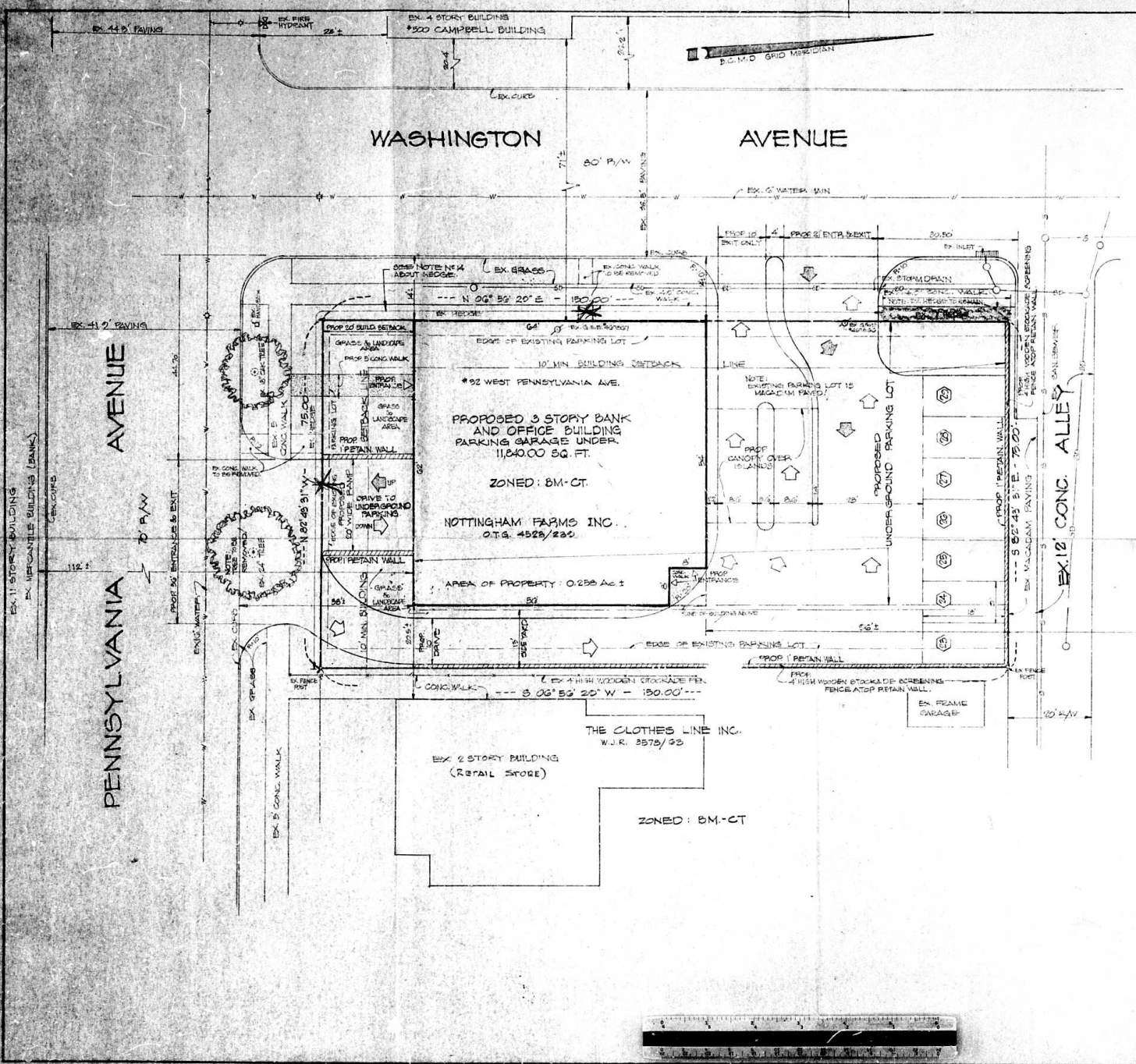
Your Petition has been received and accepted for filing this 2nd day of June 1978.

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

Petitioner's Attorney [Signature]
 Petitioner's Attorney [Signature] Reviewed by [Signature]

Nicholas P. Commodari
Chairman, Zoning Plans
Advisory Committee

R. Ann, Esq. & Associates, Inc.
5013 Belair Road
Baltimore, Maryland 21204



GENERAL NOTES

1. TOTAL AREA OF PROPERTY: 0.256 AC ±
2. EXISTING ZONING: BM-CT WITH REQUEST FOR A SETBACK VARIANCE OF 10' IN LIEU OF THE REQ'D 10' AS PER C.O.C. 235.1, 232.2-B
3. PROPOSED ZONING: 2-STORY RESIDENCE
4. EXISTING LAND USE: EXISTING PARKING LOT
5. PROPOSED LAND USE: 3-STORY BANK AND OFFICE BUILDING WITH PARKING UNDER
6. AREA OF PROPOSED BANK: 3,204 SQ. FT.
7. AREA OF PROPOSED OFFICE: 7,036 SQ. FT.
8. TOTAL AREA: 11,240 SQ. FT.
9. PARKING REQUIRED (BANK, OFFICE): 11 SPACES
10. PARKING REQUIRED (OFFICES, 2 PL): 16 SPACES
11. TOTAL PARKING REQUIRED: 27 SPACES
12. TOTAL PARKING PROVIDED: 26 SPACES (22 IN GARAGE)
13. PAVING IN PARKING LOT IS TO BE A DUSTLESS AND CURABLE SURFACE
14. HEDGE TO BE REMOVED EXCEPT WHERE NOTED!

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE OF SETBACK FROM
10' TO 0' AT 32' W. PENNSYLVANIA
AVENUE FOR 3 STORY BANK &
OFFICE BUILDING IN A DR-1G
ZONE.

9TH ELECTION DISTRICT TOWSON, MARYLAND 21204
FOR
YORKRIDGE SERVICE CORP.
3725 OLD COURT ROAD
PIKEVILLE, MARYLAND 21208



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BEAUFORT ROAD / BALTIMORE, MD 21206
(301) 548-1301

Paul M. Holdefer
DATE: 01/20/12 SCALE: 1"=10'

WASHINGTON AVENUE

PENNSYLVANIA AVENUE

WASHINGTON AVENUE

WASHINGTON AVENUE

PROPOSED 3 STORY BANK AND OFFICE BUILDING
PARKING GARAGE UNDER
11,840.00 SQ. FT.

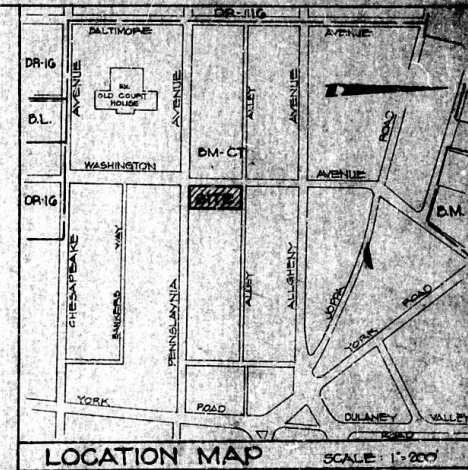
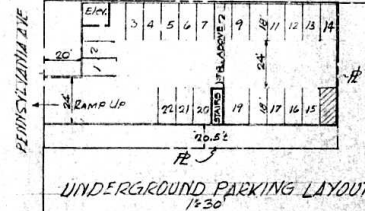
ZONED: BM-CT

NOTTINGHAM FARMS INC.
D.T.G. 4528/230

AREA OF PROPERTY: 0.250 AC ±

THE CLOTHES LINE INC.
W.R. 3878/03

ZONED: BM-CT



GENERAL NOTES

1. TOTAL AREA OF PROPERTY: 0.250 AC ±
2. EXISTING ZONING: BM-CT
3. PROPOSED ZONING: BM-CT WITH REQUEST FOR A SETBACK VARIANCE OF 10' FROM 10' TO 0' AT 32' W. PENNSYLVANIA AVENUE FOR 3 STORY BANK & OFFICE BUILDING WITH PARKING UNDER.
4. EXISTING LAND USE: EXISTING PARKING LOT
5. PROPOSED LAND USE: 3 STORY BANK AND OFFICE BUILDING WITH PARKING UNDER
6. AREA OF PROPOSED BANK & OFFICE BUILDING: 11,840 SQ. FT.
7. AREA OF PROPOSED OFFICE BUILDING: 11,840 SQ. FT.
8. TOTAL AREA: 11,840 SQ. FT.
9. PARKING REQUIRED (BANK & OFFICE): 18 SPACES
10. PARKING REQUIRED (OFFICE & RES.): 18 SPACES
11. TOTAL PARKING REQUIRED: 36 SPACES
12. TOTAL PARKING PROVIDED: 20 SPACES (12 IN GARAGE)
13. PAVING IN PARKING LOT IS TO BE A DUSTLESS AND DURABLE COURSE
14. HEDGE TO BE REMOVED EXCEPT WHERE NOTED

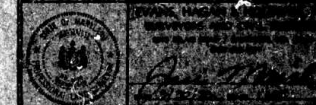
PLAT TO ACCOMPANY PETITION
FOR
VARIANCE OF SETBACK FROM
10' TO 0' AT 32' W. PENNSYLVANIA
AVENUE FOR 3 STORY BANK &
OFFICE BUILDING IN A DR-1G
ZONE.

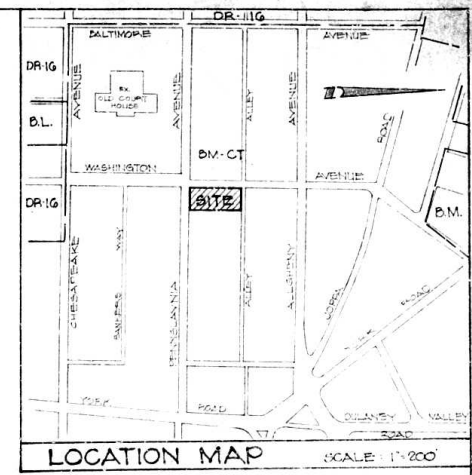
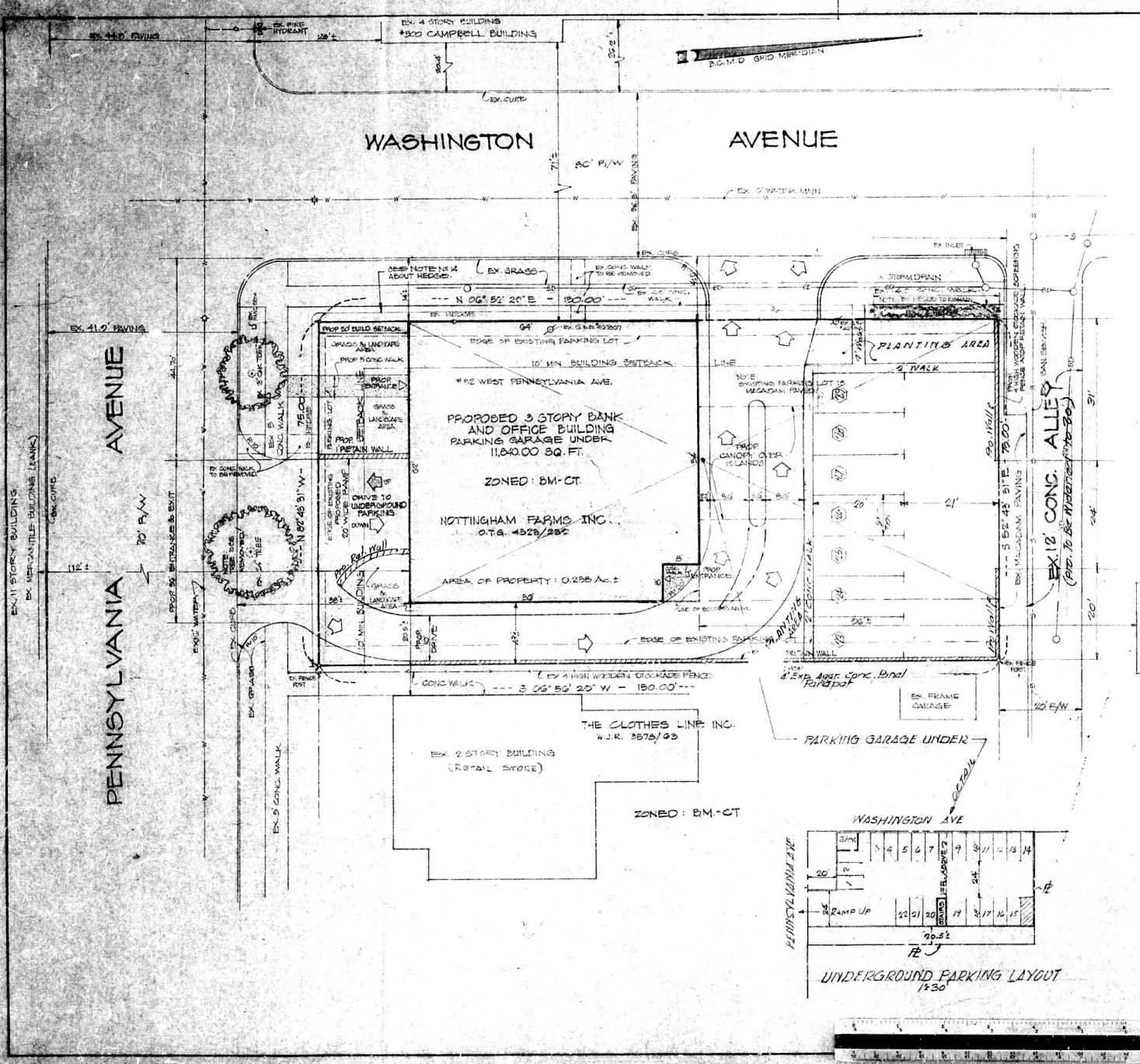
9TH ELECTION DISTRICT TOWSON, MARYLAND 21204

FOR

YORK RIDGE SERVICE CORP.
8725 OLD COURT ROAD
PARKVILLE, MARYLAND 21208

REVIEWED: 4/17/19 UNRECORDED VARIANCE



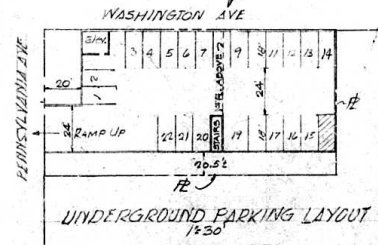


GENERAL NOTES

- TOTAL AREA OF PROPERTY: 0.256 AC ±
- EXISTING ZONING: BM-CT
- PROPOSED ZONING: BM-CT WITH REQUEST FOR A SETBACK VARIANCE OF 10' IN LIEU OF THE REQD 10' AS PER ORD. 235-1-202-2-B
- EXISTING LAND USE: EXISTING PARKING LOT
- PROPOSED LAND USE: 3 STORY BANK AND OFFICE BUILDING WITH PARKING UNDER
- AREA OF PROPOSED BANK: 3,004 SQ. FT.
- AREA OF PROPOSED OFFICE: 7,330 SQ. FT.
- TOTAL AREA: 11,240 SQ. FT.
- PARKING REQUIRED (BANK 1 FL.): 12 SPACES
- PARKING REQUIRED (OFFICE 2 FL.): 16 SPACES
- TOTAL PARKING REQUIRED: 28 SPACES
- TOTAL PARKING PROVIDED: 28 SPACES (17 IN GARAGE)
- PAVING IN PARKING LOT IS TO BE A DUSTLESS AND DURABLE SURFACE
- HEDGE TO BE REMOVED EXCEPT WHERE NOTED

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE OF SETBACK FROM
10' TO 0' AT 32 W. PENNSYLVANIA
AVENUE FOR 3 STORY BANK &
OFFICE BUILDING IN A DR-1G
ZONE.

9TH ELECTION DISTRICT TOWSON, MARYLAND 21204
FOR
YORKRIDGE SERVICE CORP.
3725 OLD COURT ROAD
PIKESVILLE, MARYLAND 21208



REVISED 6/2/78 - Parking Area & Entrances
REVISED 4/27/78 - UNDERGROUND PARKING

EVANS HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
3013 BELAIR ROAD / BALTIMORE, MD. 21204
(301) 448-1501

Eric Maule
DATE 5/21/78 SCALE 1"=50'

October 3, 1978

Mr. John France
Department of Public Works & Licenses
Room 100
Baltimore County Office Building
Towson, Maryland 21204

Re: Comm. Building Application #C-1063-78
Office Tower
4312 N. Pennsylvania Avenue
Project No. 8187
District 9

Dear Mr. France:

The referenced plat has been revised in accordance with Baltimore County Department of Public Works Comments dated September 26, 1978, as follows:

1. Ultimate right-of-way and paving widths of Pennsylvania Avenue and Washington Avenue.
2. Two foot widening of existing alley right-of-way from Washington Avenue.
3. Concrete sidewalks along Pennsylvania and Washington Avenues.
4. Three foot walk eliminated on parking deck - parking spaces changed.
5. Parking layout in garage revised.
6. Note #12 changed.
7. Note #16 eliminated.

Very truly yours,

EVANS, HAGAN & HOLDEFER, INC.

Juri Kriete, L.S.
Vice President

cc: Jeff Kroll
Mr. Brandt, c/o Bonnet & Brandt
enclosure

1. TOTAL AREA
2. EXISTING
3. PROPOSED

4. EXISTING
5. PROPOSED

6. AREA OF PROPOSED BANK: 3,004 SQ. FT.
7. AREA OF PROPOSED OFFICE: 4,000 SQ. FT.
8. TOTAL AREA: 11,804 SQ. FT.
9. PARKING REQUIRED (BANK, OFFICE): 15 SPACES
10. PARKING REQUIRED (OFFICE, 2 FLOORS): 10 SPACES
11. TOTAL PARKING REQUIRED: 25 SPACES
12. TOTAL PARKING PROVIDED: 29 SPACES (2 IN GARAGE)
13. PAVING IN PARKING LOT IS TO BE A DUSTLESS AND DURABLE SURFACE.
14. HEDGE TO BE REMOVED.

UTILITY NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON HAS BEEN TAKEN FROM PLANS PREPARED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SAME, AND THEIR ACCURACY IS NOT GUARANTEED.

PLANS APPROVED

OFFICE OF PLANNING & ZONING
By: *John Z. Winkler*
DATE: 10-11-78

79-10 A
C-1063-78

SITE & GRADING PLAN
3-STORY BANK & OFFICE BLDG.
30 WEST PENNSYLVANIA AVENUE
DTH ELECTION DISTRICT TOWSON, MARYLAND 21204

FOR

YORK RIDGE SERVICE CORP.
5725 OLD COURT ROAD
PIRESVILLE, MARYLAND 21208

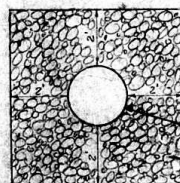
REVISION: 9/27/78 - For County Comments of 6/27/78
REVISION: 9/27/78 - 2106 - 315 - parking
REVISION: 9/27/78 - 10-0000 - 0100 - 0100 - 0100
REVISION: 6/15/78 - Parking Area & Entrance
REVISION: 6/15/78 - UNDESIGNED PARKING

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
4312 BELAIR ROAD / BALTIMORE, MD. 21206
(301) 688-1501
John M. Maize
10/12/78

WASHINGTON AVENUE

AVENUE

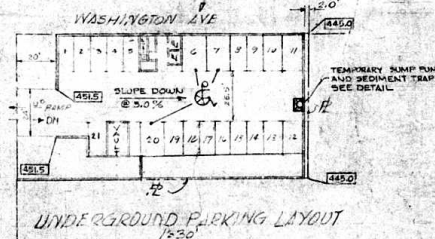
PENNSYLVANIA



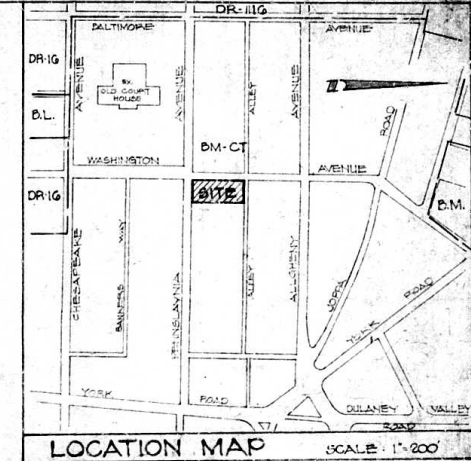
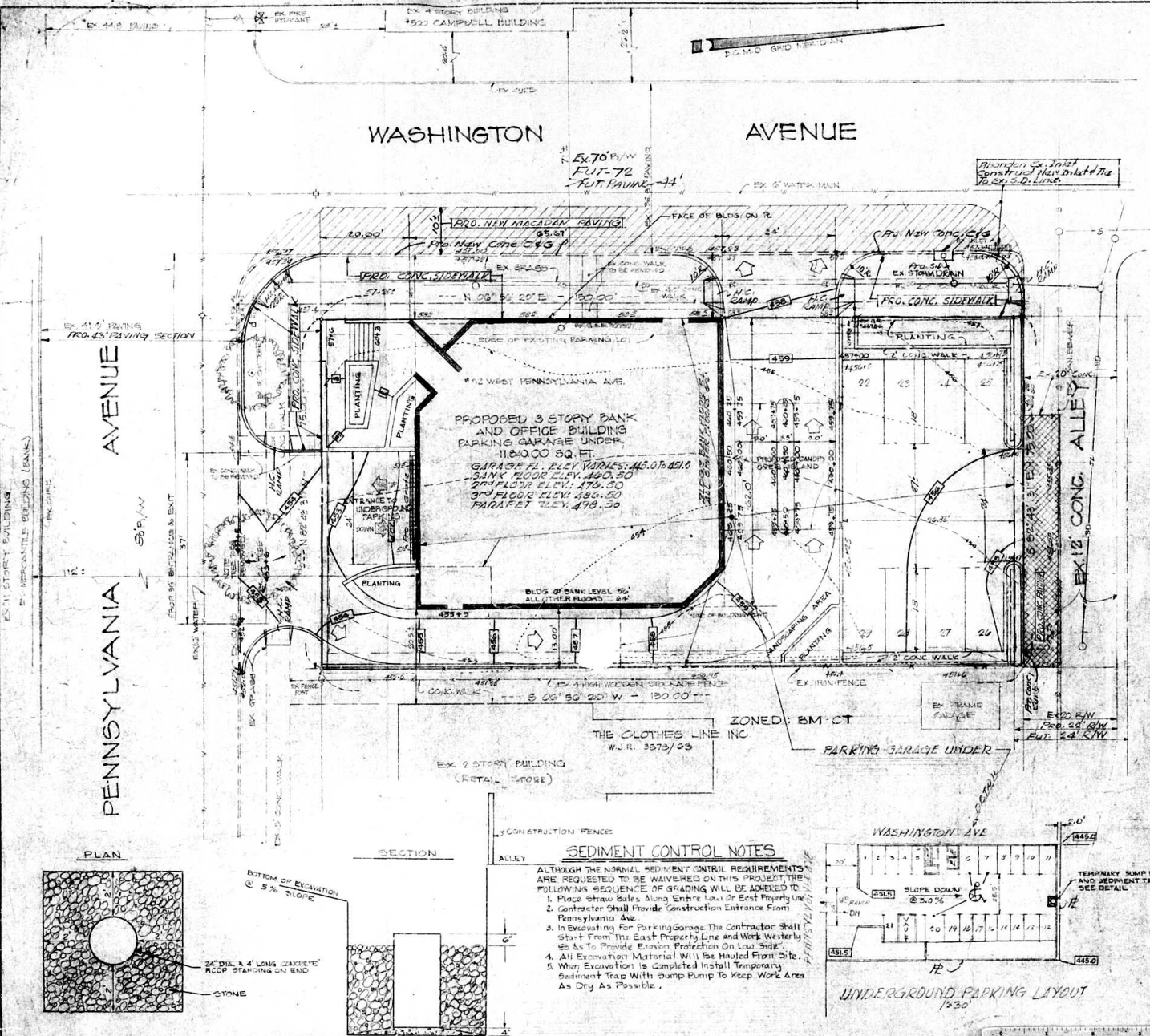
TEMPORARY SUMP PUMP AND SEDIMENT TRAP
NOT TO SCALE

SEDIMENT CONTROL NOTES

- ALTHOUGH THE NORMAL SEDIMENT CONTROL REQUIREMENTS ARE REQUESTED TO BE WAIVED ON THIS PROJECT, THE FOLLOWING SEQUENCE OF GRADING WILL BE ADHERED TO:
1. Place straw bales along entire low or east property line.
 2. Contractor shall provide construction entrance from Pennsylvania Ave.
 3. In excavating for parking garage, the contractor shall start from the East Property Line and work westerly so as to provide erosion protection on low side.
 4. All excavation material will be hauled from site.
 5. When excavation is completed install temporary sediment trap with sump pump to keep work area as dry as possible.



UNDERGROUND PARKING LAYOUT
1980



GENERAL NOTES

1. TOTAL AREA OF PROPERTY 0.256 AC ±
2. EXISTING ZONING BM-CT
3. PROPOSED ZONING BM-CT WITH REQUEST FOR A SETBACK VARIANCE OF 10' IN LIEU OF THE REQ'D 15' AS PER SEC. 235.11.002.2.B.
4. EXISTING LAND USE EXISTING PARKING LOT
5. PROPOSED LAND USE 3 STORY BANK AND OFFICE BUILDING WITH PARKING UNDER
6. AREA OF PROPOSED BANK 3,004 SQ. FT.
7. AREA OF PROPOSED OFFICE 4,000 ± SQ. FT.
8. TOTAL AREA 11,840 ± SQ. FT.
9. PARKING REQUIRED (BANK 1 FL.) 13 SPACES
10. PARKING REQUIRED (OFFICES 2 FL.) 13 SPACES
11. TOTAL PARKING REQUIRED 26 SPACES
12. TOTAL PARKING PROVIDED 23 SPACES (21 IN GARAGE)
13. PAVING IN PARKING LOT IS TO BE A DUSTLESS AND DURABLE SURFACE.
14. HEDGES TO BE REMOVED.

UTILITY NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON HAS BEEN TAKEN FROM PLANS PREPARED BY LOCAL UTILITIES HAVING JURISDICTION OVER SAME AND THEIR ACCURACY IS NOT GUARANTEED.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE **10-11-78**
 79-10 A
 C-1063-78

SITE & GRADING PLAN
3-STOREY BANK & OFFICE BLDG.
32 WEST PENNSYLVANIA AVENUE
 5TH ELECTION DISTRICT TOWSON, MARYLAND 21204

FOR
YORKRIDGE SERVICE CORP.
 9725 OLD COURT ROAD
 PIRESVILLE, MARYLAND 21226

*Revised 10/11/78 By County Commissioners of 10/11/78
 Revised 11/17/78 By City of Towson
 Revised 12/17/78 Proposed changes added
 Revised 1/17/79 Building Area & Elevation
 Revised 1/17/79 Undergr. Parking*

EVANS, HAGAN & HOLTZ, INC.
 SURVEYORS AND CIVIL ENGINEERS
 2015 BELAIR ROAD, BALTIMORE, MD. 21206
 (410) 644-1101

[Signature]
 DATE 10/20/78 SCALE 1" = 20'