

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, York Ridgely Joint Venture 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 an amendment to the site plan filed with Case #76-259 SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

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.

YORK RIDGELY JOINT VENTURE
Contract Purchaser
Address: P.O. Box 5381
Baltimore, Maryland 21209
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 24th day of March, 1980, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of May, 1980, at 10:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW corner of York Rd. and : OF BALTIMORE COUNTY
Aylesbury Rd., 8th District
YORK RIDGELY JOINT VENTURE, : Case No. 80-226-SPH
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 dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of April, 1980, a copy of the foregoing Order was mailed to Mr. Edward A. St. John, Partner, York Ridgely Joint Venture, P. O. Box 5381, Baltimore, Maryland 21209, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Edward A. St. John
P. O. Box 5381
Baltimore, Maryland 21209

cc: Daft McCune Walker, Inc.
530 Joppa Road
Towson, Maryland 21204

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 24th day of March, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner York Ridgely Joint Venture

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Edward A. St. John
P. O. Box 5381
Baltimore, Maryland 21209

RE: Item No. 76
Petitioners-York Ridgely
Joint Venture
Special Hearing Petition

Dear Mr. St. John:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

The subject property, partially zoned M.R. and M.L. is located on the southwest corner of York and Aylesbury Roads and is improved with an existing office building. This property was the subject of a previous zoning hearing (Case No. 76-259-SPH) in which approval was granted to construct additions to the existing building. Because of your proposal to revise this original plan by changing the floor area of the proposed additions and construct a bank building and restaurant on this site, this Special Hearing is required.

In view of the fact that revised site plans were submitted that satisfy the comments from the State Highway Administration and the Department of Traffic Engineering, concerning the relocation of the easternmost entrance along Aylesbury Road, this petition was scheduled for a hearing.

I have personally spoken with Mr. Jack Wimbley of the Planning Office and he indicated that since the revised plan was approved by the Planning Board on March 20, 1980, he has no further comment on this petition, provided the site is developed in accordance with the plan that was approved. Particular attention should be afforded to comment of the Health Department

Item No. 76
Special Hearing Petition
April 28, 1980

and the Department of Permits and Licenses. If you have any further questions or require additional explanation on the comments from the latter department, you may contact Mr. Ted Burnham at 594-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBChk

Enclosures

cc: Daft McCune Walker, Inc.
530 Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 11, 1975

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #76 (1979-1980)
Property Owner: York Ridgely Joint Venture
S/W cor. York Rd. and Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259 SPH (Item No. 237, 1975-1976)
Acres: 6.971 District: 8th

Dear Mr. Hammond:

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 which were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 75 Zoning Cycle VIII (October 1974-April 1975), 75-199-RPA, and, Item 237 (1975-1976), 76-259 SPH, are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 76 (1979-1980).

Very truly yours,

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

END:EAM:FWR:SS

S-SE Key Sheet
SONW 2 Pos. Sheet
NE 15 A Topo
60 Tax Map

Attachments

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

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

October 25, 1975

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

Re: Item #75 (Cycle VIII - October 1974 - April 1975)
Property Owner: Affiliated Services, Inc.
S/W corner of York & Aylesbury Rds.
Existing Zoning: M.R., P.L.
Proposed Zoning: M.L.R. w/Special Exception for public restaurant and bank
No. of Acres: 6.97 District: 8th

Dear Mr. DiNenna:

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

Highways:

York Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Aylesbury Road is an existing 48-foot curb and gutter street on an 80-foot right-of-way.

Storm Drains:

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.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sedimentation 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.

Water:

Public water exists within York Road and Aylesbury Road.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. On June 29, 1976, an Order was rendered for the subject property by former Zoning Commissioner S. Eric DiNenna granting approval to the development plan previously recommended by the Baltimore County Planning Board on May 13, 1976, and indicated therein as Petitioner's Exhibit 1 (Case No. 76-259-SPH).
2. Subsequent thereto, the Petitioner herein, as owner, filed the subject Petition for Special Hearing to approve "An amendment to the site plan filed with Case #76-259 SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant."
3. The Proposed Development Plan, as prepared by Daft, McCune, Walker, Inc., and dated February 21, 1980, was approved by the Baltimore County Planning Board on March 20, 1980 and by the Office of Planning and Zoning on March 24, 1980.
4. The Proposed Development Plan indicates the restaurant to be located in the M.L. Zone-I.M. District and the bank to be located in the M.R. Zone-I.M. District, both of which are uses permitted in the respective zones or permitted as the result of being in an I.M. District, except that Section 253.1.C.19 of the Baltimore County Zoning Regulations provides that in an I.M. District the restaurant shall not be a "drive-in".
5. Pursuant to Sections 500.7 and 240.3 of the regulations, a hearing was held, and, pursuant thereto, it is hereby determined that the Proposed Development Plan should be amended.
6. To approve the amendments will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the regulations.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1980, that the amendments to the Proposed Development Plan dated February 21, 1980, to reduce the square footage of the proposed office building and to allow the construction of a bank and restaurant, as requested in the herein Petition for Special Hearing, should be and the same are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the Proposed Development Plan herein incorporated by reference.
2. The restaurant shall not be constructed or operated as a "drive-in".
3. Approval of the Proposed Development Plan by the Maryland Department of Transportation, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County



James J. O'Donnell
Secretary
M. S. Callender
Administrator

October 30, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 16, 1979
ITEM: 76
Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd.
(Route 45) & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & N.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Dear Mr. Hammond:

We are concerned about the close proximity of the east entrance from Aylesbury Road to York Road. Vehicles going to the site, from southbound York Road, are required to negotiate an awkward reverse curve ("S" turn) to enter the site. Vehicles going northbound are required to make a "U" turn to enter the site. These movements could cause traffic problems at the intersection.

We strongly recommend that this entrance be moved farther back from York Road.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJEM:vrd

My telephone number is (301) 383-4320

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

Item #15 (Cycle VIII - October 1976 - April 1975)
Property Owner: Affiliated Services, Inc.
Page 2
October 25, 1974

Sanitary Sewer

Public sewer exists within Aylesbury Road. However, this site falls within the Jones Falls Drainage Area and will require State Health Department approval for additional service connections.

Very truly yours,

[Signature]
ELLSWORTH F. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:R:SPH:ms

S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map

July 1, 1976

Mr. S. Eric DiNenna
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.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve development plan.
Acres: 6.97 District: 8th

Dear Mr. DiNenna:

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

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #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.

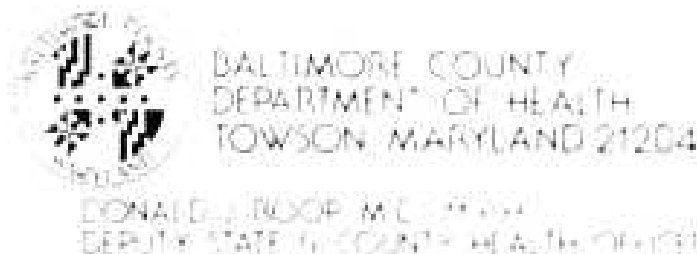
This property is tributary to the Jones Falls Sanitary Sewer System subject to State Health Department imposed moratorium restrictions.

Very truly yours,

[Signature]
ELLSWORTH F. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:R:ms

S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map



April 11, 1980

Mr. William E. Hammond
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Revised comments on Item #76, Zoning Advisory Committee Meeting of October 16, 1979, are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

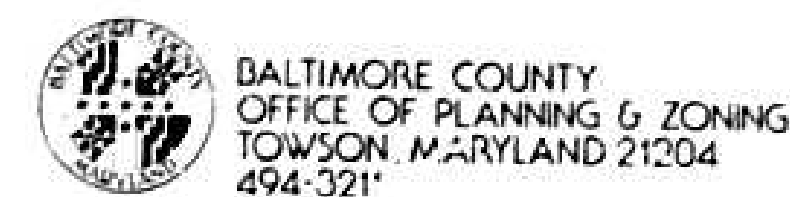
If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

cc: Air Pollution
Food Service



JOHN D. SEYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #76, Zoning Advisory Committee Meeting, October 16, 1979, are as follows:

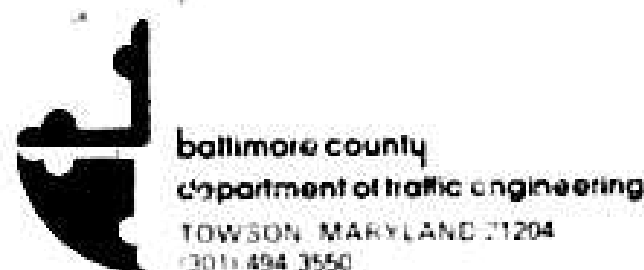
Property Owner: York Ridgely Joint Venture
Location: SW/C York Road and Aylesbury Road
Existing Zoning: MR-I.M. and M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

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 office will submit comments after the Planning Board meets and make its recommendation.

Very truly yours,

[Signature]
John L. Wimbley, Jr.
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

November 26, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 76 - ZAC - Meeting of October 16, 1979
Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76.)

Acres: 6.971
District: 8th

Dear Mr. Hammond:

The proposed office complex can be expected to generate approximately 1,250 trips per day.

The existing entrance on the corner at Aylesbury Road and York Road is too near the intersection and should be closed.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm



Paul H. Reincke
CHIEF

October 24, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner York Ridgely Joint Venture

Location: SW/C York Rd. & Aylesbury Rd.

Item No. 76

Zoning Agenda: Meeting of 10/16/79

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division

[Signature]
George M. Wigan
Fire Prevention Bureau

JOHN D. SEYFFERT
DIRECTOR

October 26, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 76 Zoning Advisory Committee Meeting, October 16, 1979
are as follows:

Property Owner: York Ridgely Joint Venture
Location: SWC York Road & Aylesbury Road
Existing Zoning: M.R. - I.M. & M.L. - I.M.
Proposed Zoning: Special Hearing to approve a modified development plan
as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)

Acres: 6.971
District: 8th

The items checked below are applicable:

- XA. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Landscape and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- XC. Existing Building shall be upgraded to new use may require alteration permit.
- E. Three sets of construction drawings will be required to file an
application for a building permit.
- XF. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____
- I. No Comment.
- J. Comment: (See "J" Comment on attached sheet (2))

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:rrj

-2-

October 26, 1979

ITEM NO. 76 Zoning Advisory Committee Meeting October 16, 1979

J. Comment- There is no guarantee the building as shown by architect
drawing A-4 will comply with the type of construction
allowed by Tables 5 and 6. If wood shingles are proposed
they will not be acceptable to Section 928.3 of the Building
Code. If the 30'-0" is proposed as fire separation (which may
be required) no construction will be allowed within that 30'-0"
distance. The building appears too large to be one structure
unless it is of Type 1A or 1B construction. Wood is not
permitted for most uses in these classifications.

Charles E. Burnham

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas A. Commodari
Zoning Advisory Commission
Date: October 17, 1979

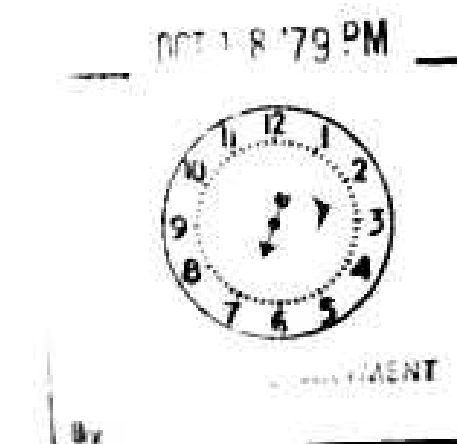
FROM: Sharon M. Caplan
Economic Development Commission

SUBJECT: Item No. 76-259-SPH (Item No. 237, 1975-76)
Property Owner: York Ridgely Joint Venture
Location: SWC York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve
a modified development plan
as approved in Case No. 76-
259-SPH (Item No. 237,
1975-76)

In recognition of Baltimore County's desire to foster a healthy
economic growth, we request the Zoning Officer to evaluate the
above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

ENCLOSURE



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1979 and
October 16, 1979

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

Z.A.C. Meeting of: October 9, 1979

RE: Item No: 66, 73, 74, 75, 76, 77, 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

KSP/bp

JOSEPH N. MCCOY, JR., PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBANK

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUR
ROGER B. FLYDEN

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT T. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
John D. Seyffert
Director of Planning and Zoning

TO: Zoning Commissioner
FROM: Director of Planning and Zoning
SUBJECT: Proposed development in M.R. Zone - SW corner York and Aylesbury Roads

Date: March 24, 1980

At its regular monthly meeting, held on March 20, 1980, the Baltimore County Planning
Board reviewed the subject M.R. site and subsequently favorably recommended approval
of the site plan.

As per Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding you
five copies of the Proposed Development Plan, which has been approved by this office.

John D. Seyffert
John D. Seyffert
Director of Planning and Zoning

PETITION FOR SPECIAL HEARING

8th District

ZONING: Petition for Special Hearing for an Amendment

LOCATION: Southwest corner of York Road and Aylesbury Road

DATE & TIME: Tuesday, May 6, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for 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 an amendment to the
site plan filed with Case No. 76-259-SPH to reduce the
square footage of the proposed office building approved
by this case and allow the construction of a bank and
restaurant

All that parcel of land in the Eighth District of Baltimore County

Being the property of York Ridgely Joint Venture as shown on plat plan filed with
the Zoning Department

Hearing Date: Tuesday, May 6, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

SURVEY DESCRIPTION
1830 York Road
Timonium, Maryland 21093

All that parcel of land in the eighth election district of
Baltimore County described as follows:

Beginning for the same at a point on the west side of York Road
82 feet wide, said point of beginning being located S 20°23'21"E,
73.00 feet from the center of Aylesbury Road and York Road as
shown on The State Highway Administration, Department of Trans-
portation Plat No. 41987 and recorded among the land records of
Baltimore County in Liber E.H.K., Jk. 5428, Folio 402, running
thence the following seven courses viz: (1) N 70°08'40"W, 45.879
feet, (2) S 70°14'17"W, 298.00 feet, (3) westerly, by a curve to
the right with the radius of 420.00 feet, the arc distance of
226.07 feet, the chord of said arc being S 85°39'32"W, 223.35 feet,
(4) S 11°04'43"W, 107.54 feet, (5) S 19°45'43"E, 480.00 feet, (6)
N 65°45'13"E, 607.995 feet, and (7) N 20°23'21"W, 435.737 feet to
the point of beginning.

Containing 6.971 acres of land, more or less.



P.O. Box 5381
Baltimore, MD 21209
October 2, 1979

Mr. William F. Hammond
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, MD 21204

RE: Proposed Office Building
1830 York Road
Timonium, Maryland

Dear Mr. Hammond:

We submit herewith three (3) copies of petition for special hearing
regarding modified development plan for this project, which is located
in a M-R zone. A prior development plan for this project was approved
in previous hearing 76-259-5 PH. We have enclosed also eleven (11)
copies of Surveyors' Plat, seven (7) copies of Surveyors' Description,
and eleven (11) copies of elevations of the building.

Please inform us if you require additional information or documents.

Sincerely,

YORK RIDGELY JOINT VENTURE, OWNER

Edward A. St. John
Edward A. St. John, Partner

Enclosures



Maryland Industrial Enterprises

York Ridgely Joint Venture

October 31, 1979

Mr. John L. Wienbley
Office of Current Planning and Development
Baltimore County Office Building
Towson, Maryland 21204

Re: Ridgely Office Park
M-R Zone Hearing for Proposed Development

Dear Mr. Wienbley:

Confirming our telephone conversation of this date, we request that you remove consideration of this request for hearing from the Agenda of Planning Advisory Committee Meeting scheduled for tomorrow, Thursday, November 1, 1979. We do not wish to withdraw our petition for special hearing, but require additional time to consolidate some details necessary for our own planning.

Very truly yours,

YORK-RIDGELY JOINT VENTURE

Edward A. St. John, Partner

ESJ:nce

cc: Nick Commodari
Baltimore County Zoning Department

Rutherford Plaza, 7133 Rutherford Road, Baltimore Md. 21207 30 265-5500

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Eugene A. Bober
TO: Chief, Current Planning and Development
FROM: Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
SUBJECT: Development of M.R. Zoned Property

Date: October 16, 1979

In accordance with Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding five (5) copies of the proposed development plan for the property located 1830 York Road and known as the Ridgely Office Park.

Since the Planning Board must review these plans, I am requesting that you process them and notify me of their actions in writing.

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Eugene Bober
Office of Current Planning & Development
TO: Nicholas Commodari
FROM: Chairman, Zoning Plans Advisory Committee
SUBJECT: Proposed development in M.R. Zone
SW/Corner York And Aylesbury Roads

Date: February 21, 1980

In accordance with Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding five copies of the proposed development plan for the York Ridge Business Park, located at 1830 York Road.

Since the Planning Board must review these plans, I am requesting that you process them and notify me of their actions in writing.

Nicholas Commodari

NBC/mkh

July 16, 1980

Mr. Edward A. St. John
York Ridgely Joint Venture
P.O. Box 5381
Baltimore, Maryland 21209

RE: Petition for Special Hearing
SW/Corner of York and Aylesbury
Roads - 8th Election District
York Ridgely Joint Venture -
Petitioner
NO. 80-226-SPH (Item No. 76)

Dear Mr. St. John:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ari

Attachments

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

April 8, 1980

York Ridgely Joint Venture
Mr. Edward A. St. John
P.O. Box 5381
Baltimore, Maryland 21209

NOTICE OF HEARING

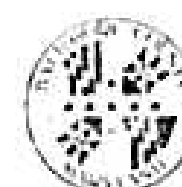
RE: SW/C of York Road and Aylesbury Road - Petition for Special Hearing -
Case No. 80-226-SPH

TIME: 1:30 P.M.

DATE: Tuesday, May 6, 1980

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

York Ridgely Joint Venture
c/o Mr. Edward A. St. John
P.O. Box 5381
Baltimore, Maryland 21209

RE: Petition for Special Hearing
SW/C York Rd & Aylesbury Rd
Case No. 80-226-SPH

Dear Mr. St. John:

This is to advise you that \$55.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-226-SPH Item 76

Date: April 14, 1980

petition for Special Hearing for an Amendment
Southwest corner of York Road and Aylesbury Road
Petitioner - York Ridgely Joint Venture

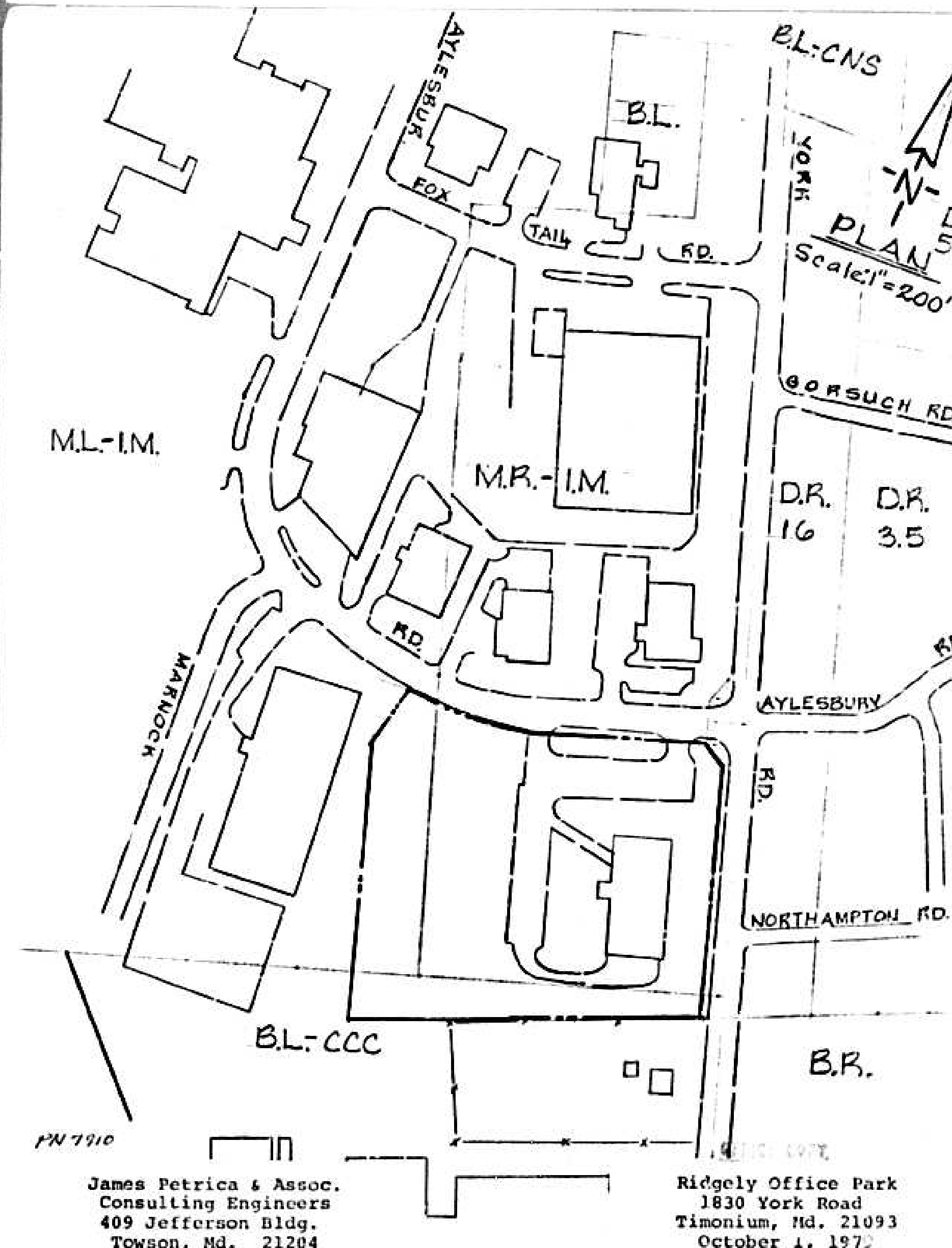
Eighth District

HEARING: Tuesday, May 6, 1980 (1:30 P.M.)

At its regular monthly meeting on March 20, 1980, the Baltimore County Planning Board reviewed the subject M.R. Site and favorably recommended approval of the site plan.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab



cc: James Petrica & Assoc., Inc.
Jefferson Building
Towson, Maryland 21204

James Petrica & Assoc.
Consulting Engineers
409 Jefferson Bldg.
Towson, Md. 21204

Ridgely Office Park
1830 York Road
Timonium, Md. 21093
October 1, 1979

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 17, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 6th day of May, 1980, the 17th day of April, 1980.

THE JEFFERSONIAN,

L. Leach Strickland
Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL HEARING

NOTICE: Petition for Special Hearing for an Amendment to the Zoning Ordinance of Baltimore County, Maryland.

LOCATION: Southwest corner of York Road and Ayresbury Road. Date & Time: Tuesday, May 6, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for an amendment to the Zoning Ordinance of Baltimore County, Maryland, filed with Case No. 80-226-SPH, to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the west side of York Road 82 feet wide, said point of beginning being located S 20° 25' 21" E, 71.00 feet from the center of Ayresbury Road and York Road as shown on the plat plan filed with the Zoning Department.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 17, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 6th day of May, 1980, the 17th day of April, 1980.

THE JEFFERSONIAN,

L. Leach Strickland
Manager

Cost of Advertisement, \$.....

The Essex Times

Essex, Md., April 17, 1980

This is to Certify, that the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 17th day of April, 1980.

Publisher.

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>OK</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

CERTIFICATE OF POSTING

Towson, Maryland

District: 8th Date of Posting: April 19, 1980

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: YORK RIDGE JOINT VENTURE

Location of property: SW/C YORK ROAD AND AYRESBURY ROAD

Location of Signs: SW/C YORK Rd. & Ayresbury Rd.

Remarks: *William E. Hammond*

Posted by: *William E. Hammond* Date of return: April 25, 1980

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received, this 19th day of October, 1979

Filing Fee \$ 25.00 Received: Check Cash Other

Petitioner: York Ridge Joint Venture Submitted by: *William E. Hammond*

Petitioner's Attorney: *None* Reviewed by: *William E. Hammond*

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

PETITION FOR SPECIAL HEARING

NOTICE: Petition for Special Hearing for an Amendment to the Zoning Ordinance of Baltimore County, Maryland.

LOCATION: Southwest corner of York Road and Ayresbury Road. Date & Time: Tuesday, May 6, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for an amendment to the Zoning Ordinance of Baltimore County, Maryland, filed with Case No. 80-226-SPH, to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the west side of York Road 82 feet wide, said point of beginning being located S 20° 25' 21" E, 71.00 feet from the center of Ayresbury Road and York Road as shown on the plat plan filed with the Zoning Department.

Being the property of York Ridge Joint Venture as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, MAY 6, 1980 AT 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

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

DATE: April 8, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

FROM: *James Patton & James, Inc.*

Paying Fee for Case No. 80-226-SPH

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: April 30, 1980 ACCOUNT: 01-662

AMOUNT: \$25.75

FROM: *Maryland Industrial Enterprises*

Advertising and Posting for Case No. 80-226-SPH

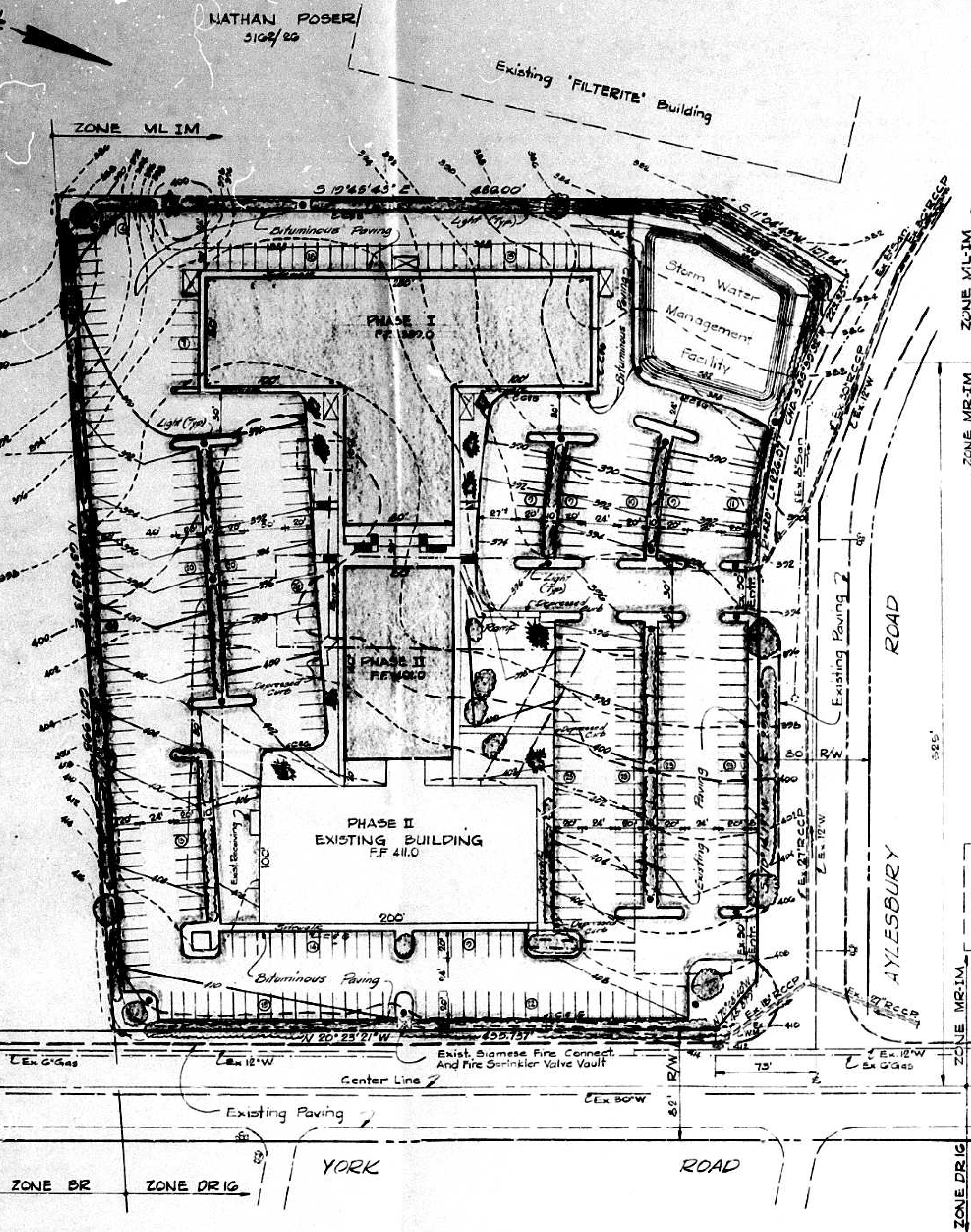
VALIDATION OR SIGNATURE OF CASHIER



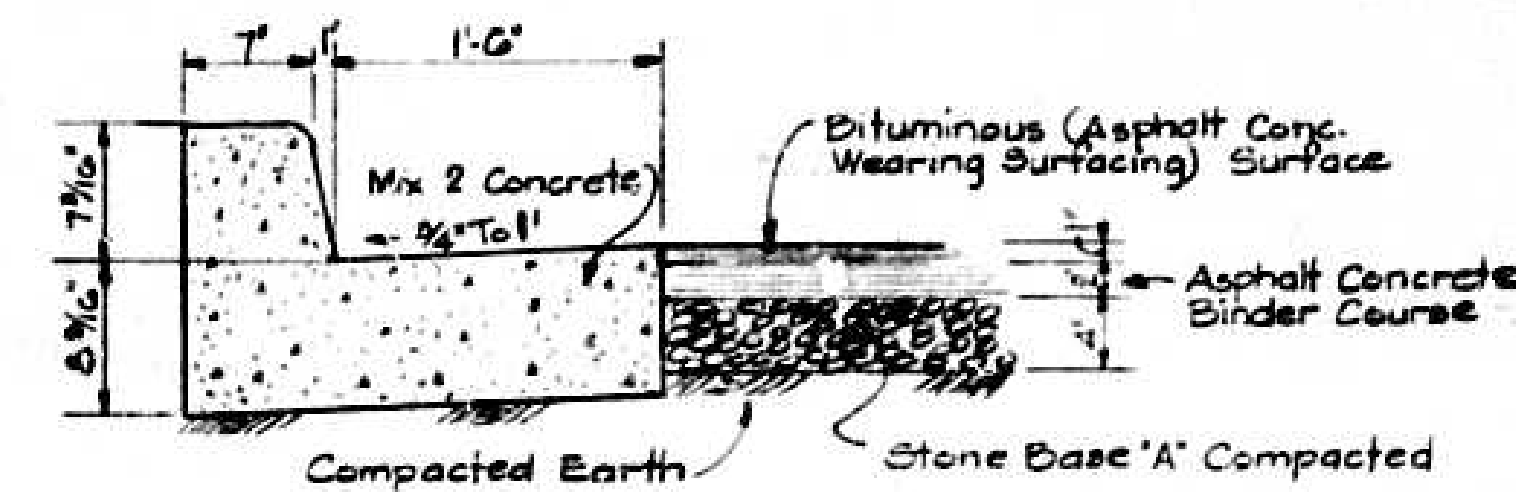
YORK RIDGE REALTY CO., INC.
2859/287

RIDGELY REALTY CO., INC.
5020/000

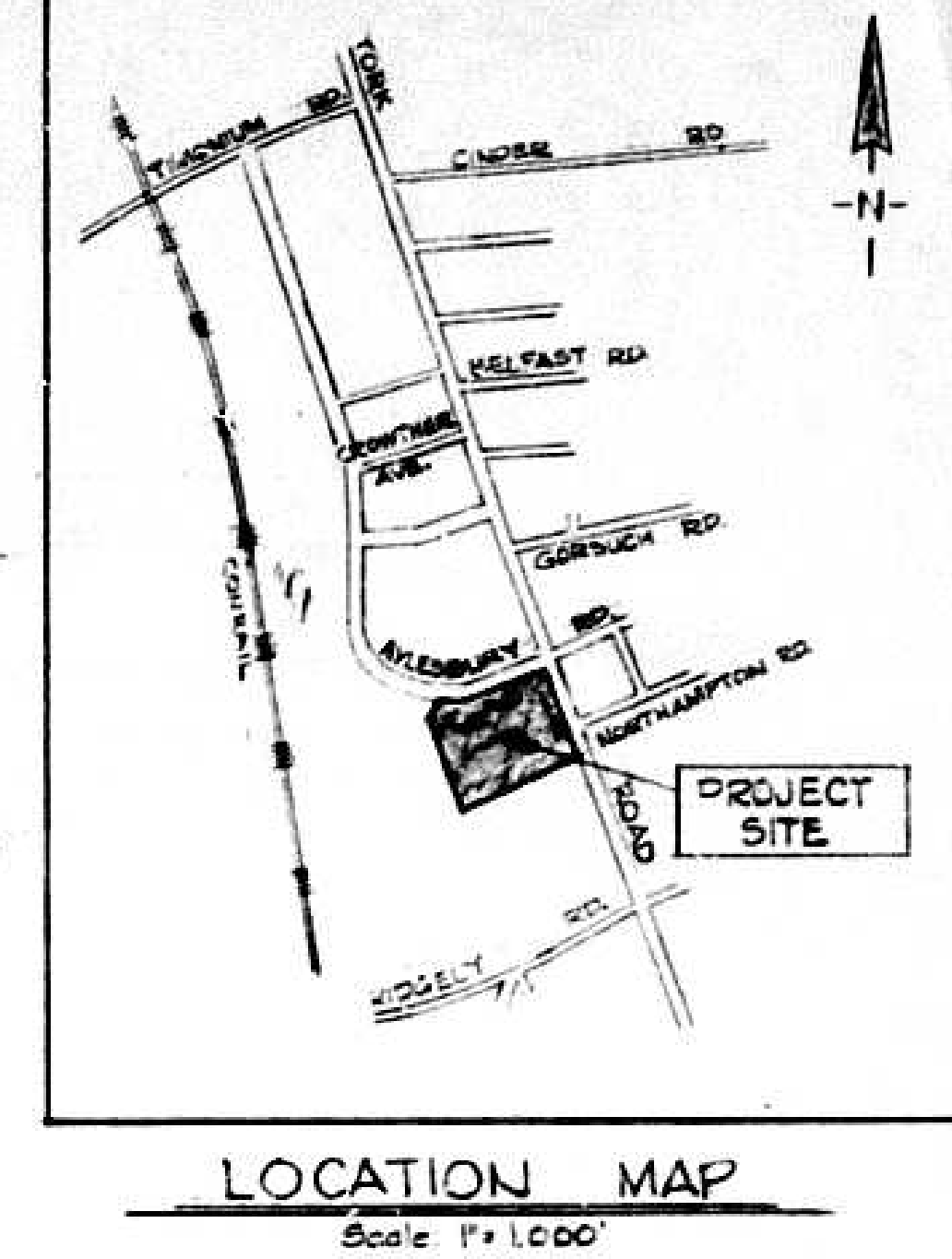
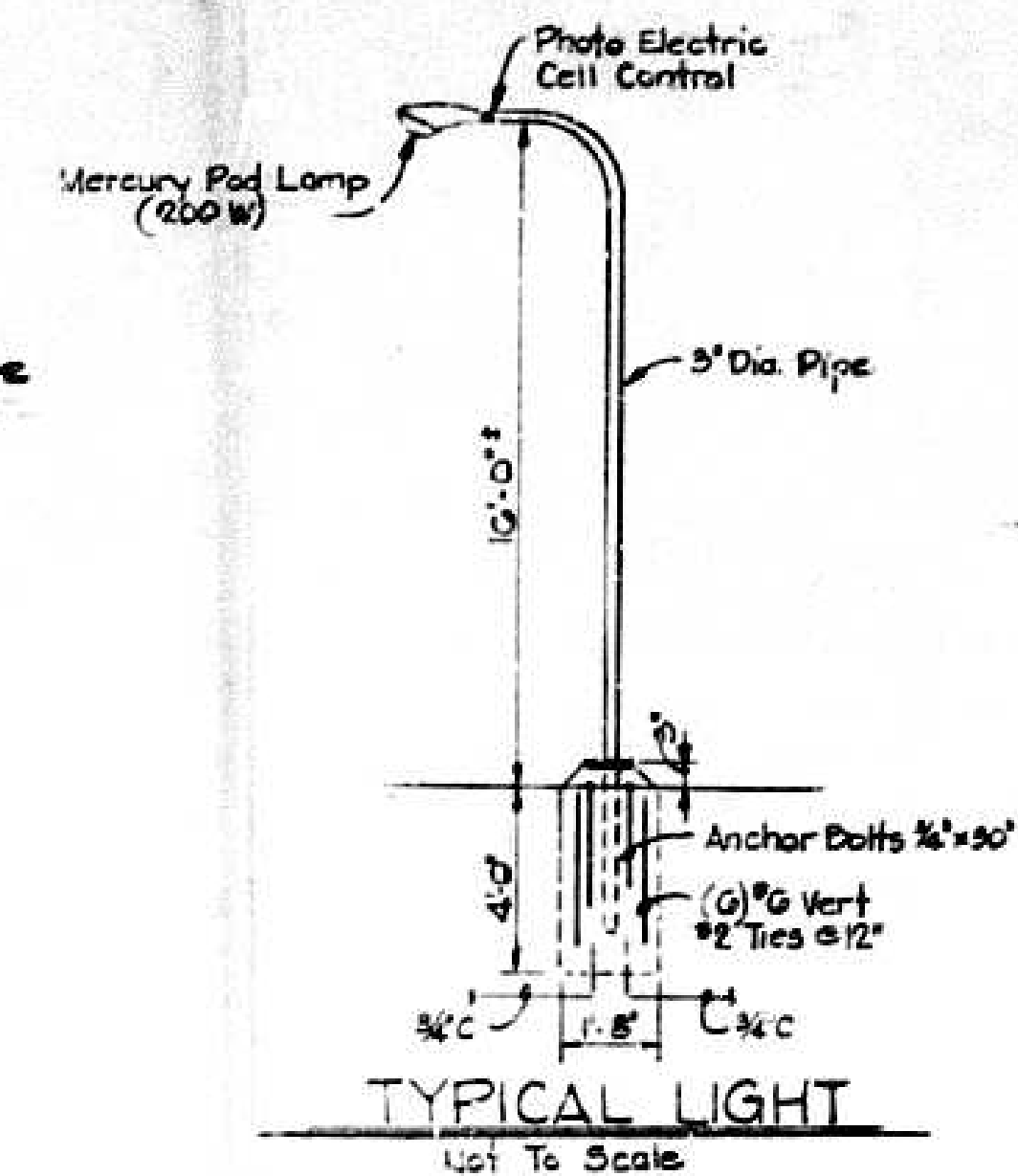
ZONE DL-CCC
ZONE DL-CCC
ZONE DL-CCC



SITE PLAN
Scale: 1" = 50'



7' COMBINATION CURB & GUTTER
Not To Scale



LANDSCAPING SCHEDULE

- (20) Shade trees to be selected from the following list:

Acer rubrum	Red Maple
Acer platanoides	Norway Maple
Acer saccharum	Sugar Maple
Platanus acerifolia	London Planetree
Quercus borealis	Northern Red Oak
Quercus phellos	Willow Oak
Zelkova serrata	Japanese Zelkova
- (10) Flowering trees to be selected from the following list:

Cornus florida	White Dogwood
Crataegus toba	Toba Hawthorn
Malus varieties	Flowering Crabapple
Prunus kwanzan	Kwanzan Cherry
- (20) Evergreen trees to be selected from the following list:

Juniperus capitata	Norway Spruce
Picea abies	White Pine
Pinus strobus	Canadian Hemlock
Tsuga canadensis	
- Evergreens and flowering shrubs to be selected from the following list:

Juniperus pht. hetzi	Hetz's Blue Juniper
Juniperus pht. wilsoni	Wilson Carpet Juniper
Taxus hicksi	Hicks Upright Yew
Ilex Cr. Compacta	Compact Holly
Thuja occidentalis	Dark Green Arborvita
Ligustrum lucidum	Glossy Privet

SUMMARY OF INFORMATION

PROPOSED & EXISTING OFFICE BUILDING PHASES I & II			
FIRST FLOOR			
Proposed Floor Area	41,600	Sq. Ft.	
Existing Floor Area	20,000	Sq. Ft.	
Total Floor Area	61,600	Sq. Ft.	
UPPER FLOOR			
Proposed Floor Area	41,600	Sq. Ft.	
Existing Floor Area	41,600	Sq. Ft.	
Total Floor Area	83,200	Sq. Ft.	
PARKING REQUIRED:			
First Floor Area	61,600/300		205 Spaces
Upper Floor Area	41,600/300		139 Spaces
Total Spaces Required			344 Spaces
Spaces Provided			390 Spaces
FLOOR AREA RATIO ALLOWED			
Zone ML	24,510 ± 0.8		97.736 Sq. Ft.
Zone ML	90,836 ± 2.0		118,072 Sq. Ft.
Total Area Allowed			210,408 Sq. Ft.
AREA PROPOSED IN MR ZONE			
Area proposed in MR Zone	96,800 Sq. Ft.	<	97,736 Sq. Ft.
Area proposed in ML Zone	70,400 Sq. Ft.	<	118,072 Sq. Ft.
HOURS OF OPERATION			
Typical business hours in Baltimore County			
AREA OF SITE 0.971 Acres			
PROPERTY ZONED MR-IM & ML-IM			

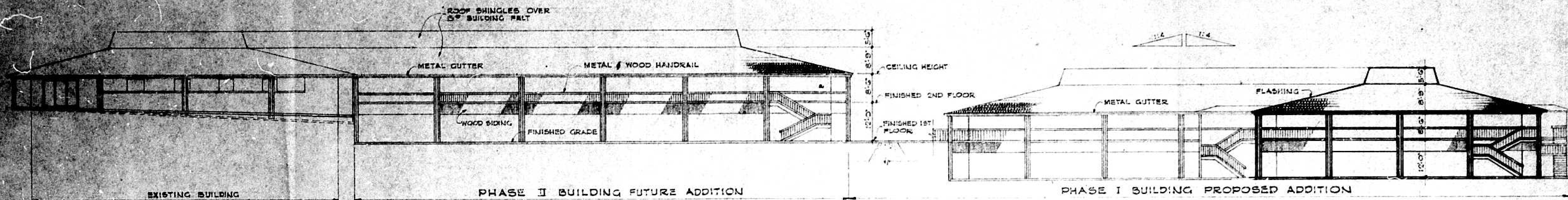
JAMES PETRICA & ASSOCIATES, INC.
CONSULTING ENGINEERS
409 JEFFERSON BUILDING
TOWSON, MARYLAND

OWNER
YORK-RIDGELY - JOINT VENTURE
P.O. BOX 8581
BALTIMORE, MARYLAND

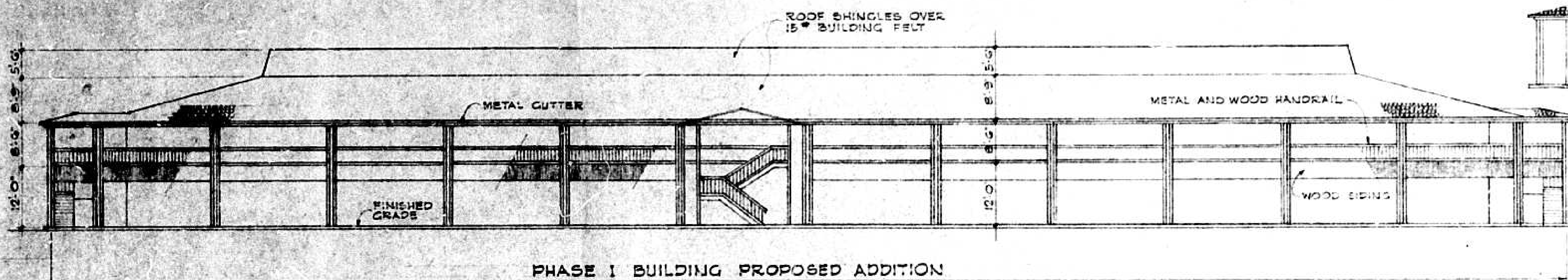
RIDGELY OFFICE PARK
1850 YORK ROAD
DEED 6081-795
8TH ELECTION DISTRICT
TIMONIUM, MARYLAND

PROPOSED DEVELOPMENT PLAN

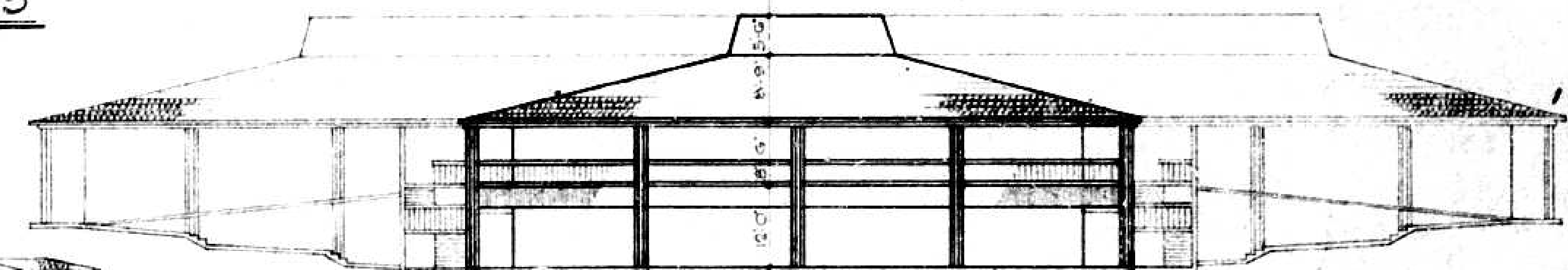
SCALE: AS SHOWN
DATE: OCT. 2, 1977
SHEET NO. 1 OF 1
PROJECT NO. 7710
DRAWING NO. 1



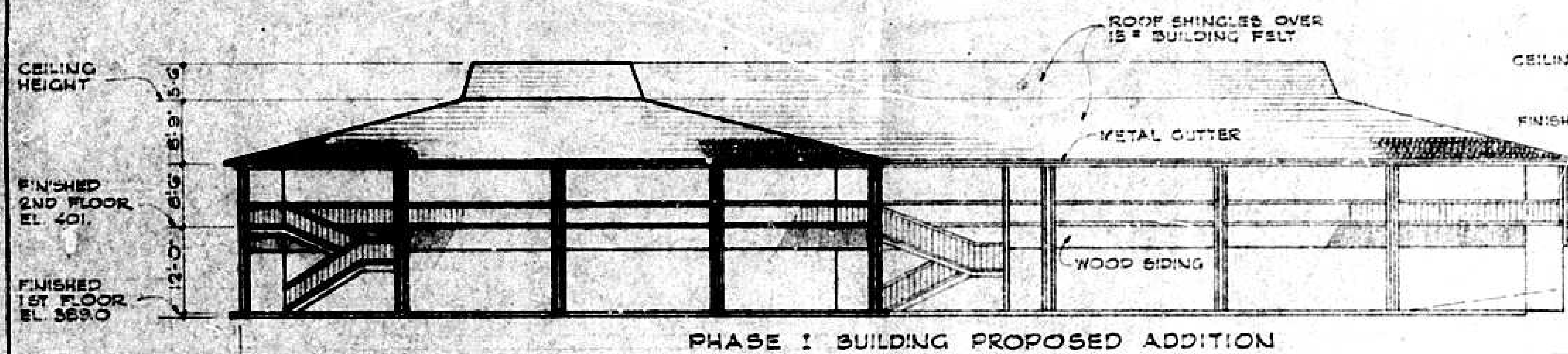
① NORTH ELEVATIONS
1/8" = 1'-0"



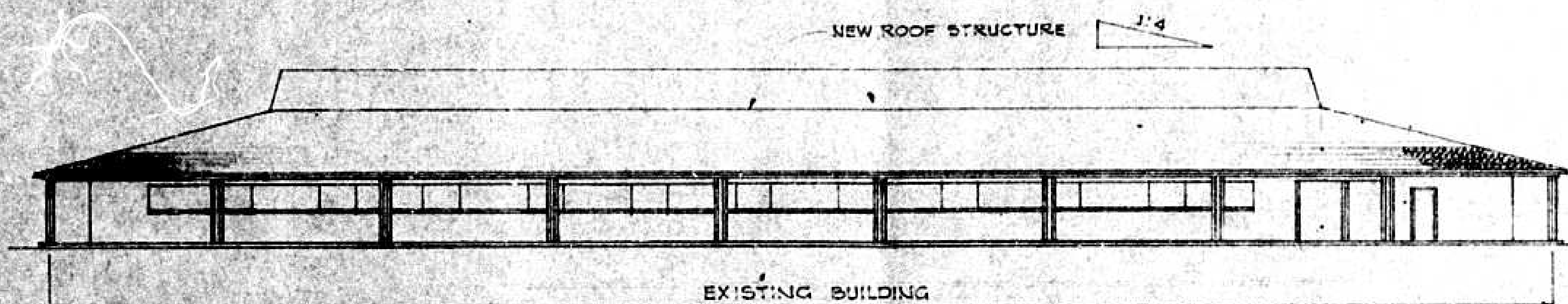
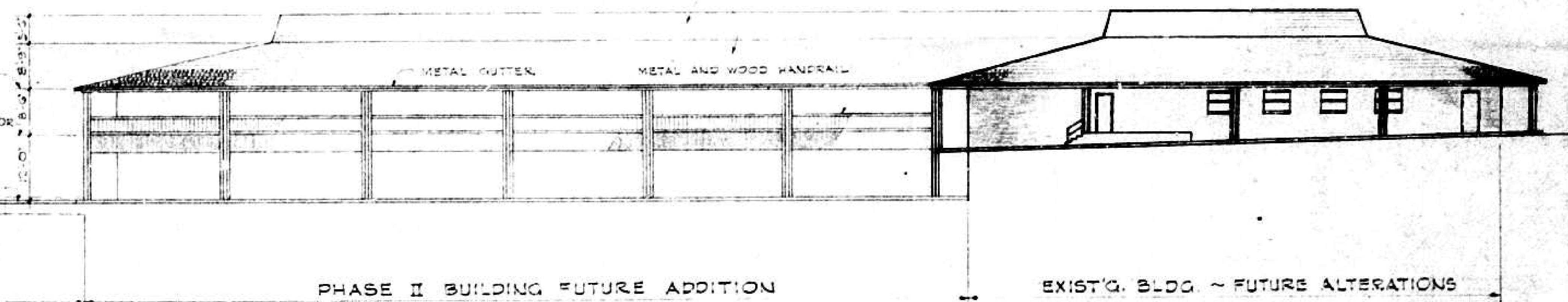
② WEST ELEVATIONS
1/8" = 1'-0"



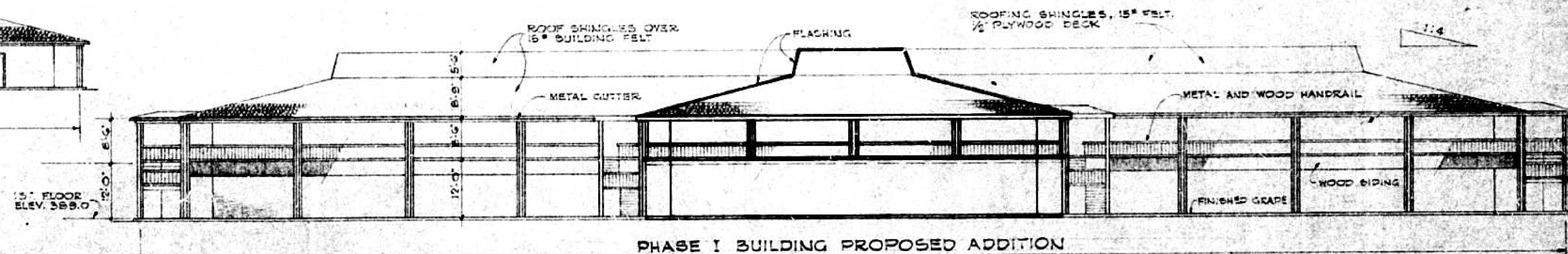
③ WEST ELEVATIONS
1/8" = 1'-0"



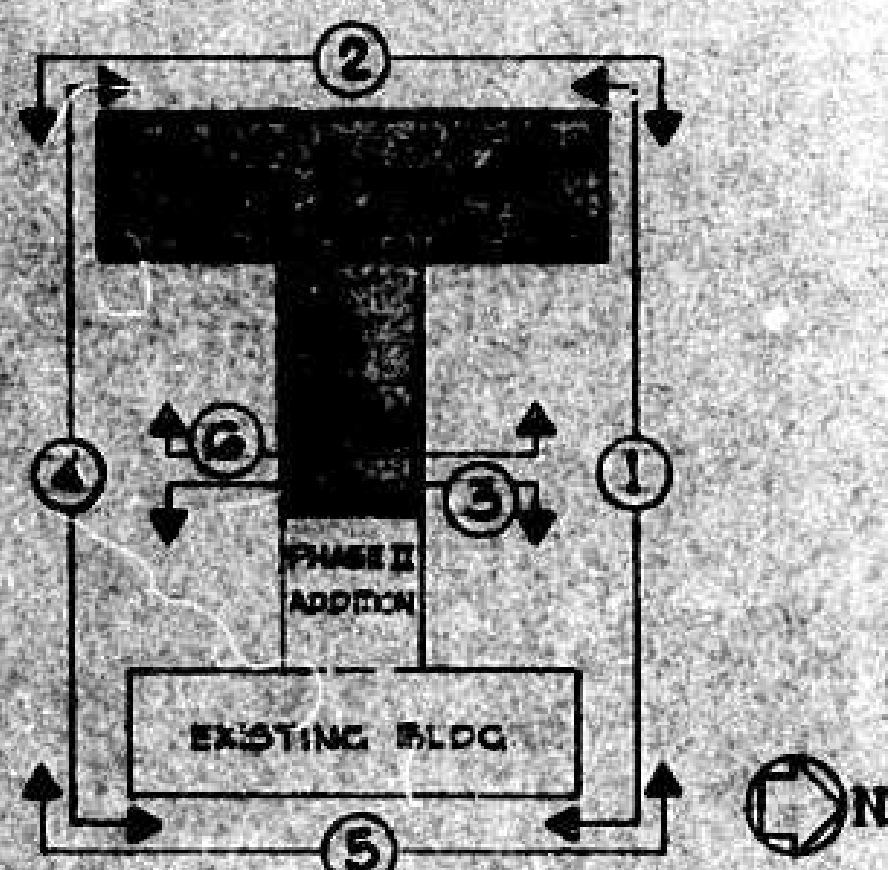
④ SOUTH ELEVATIONS
1/8" = 1'-0"



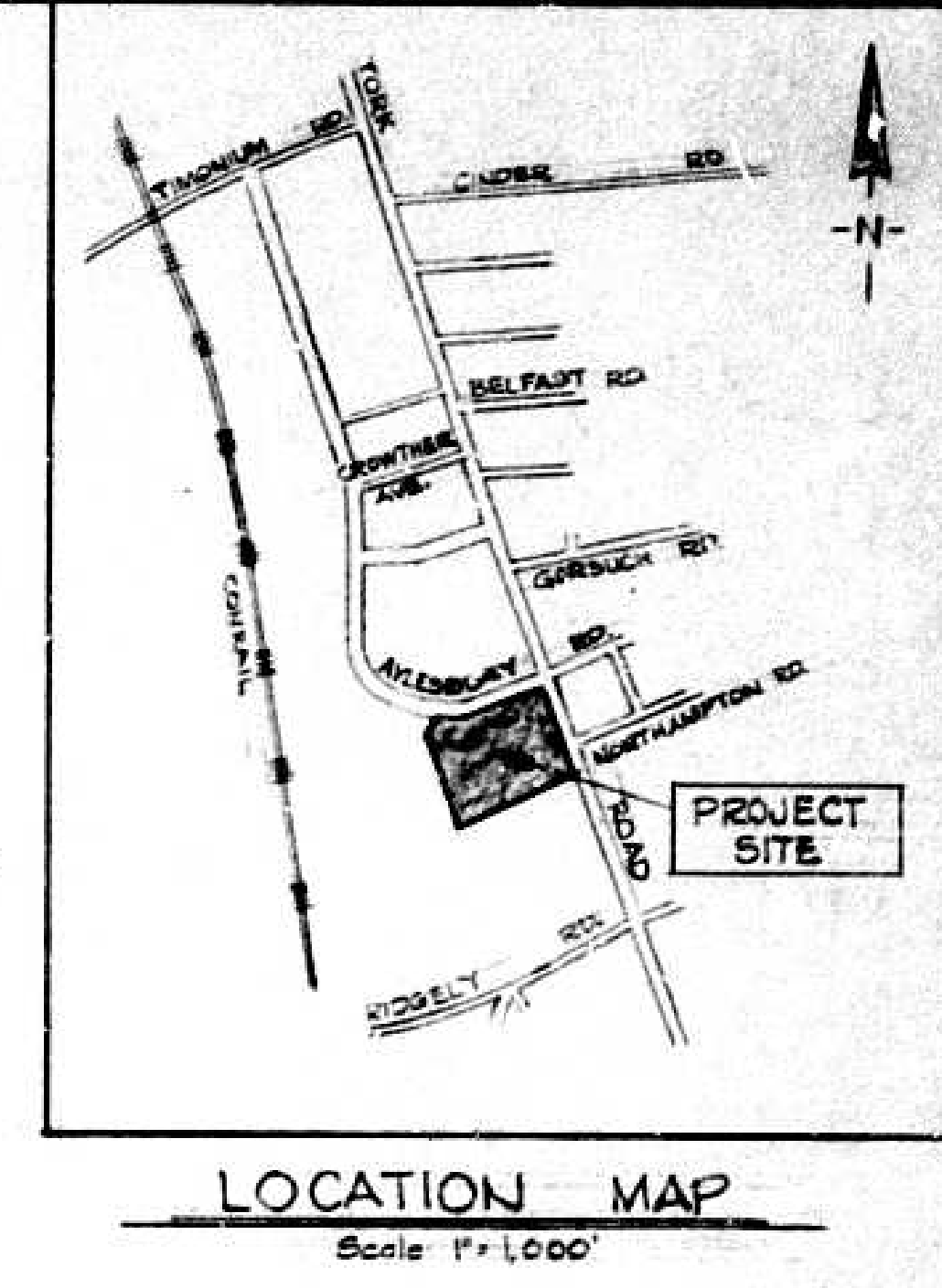
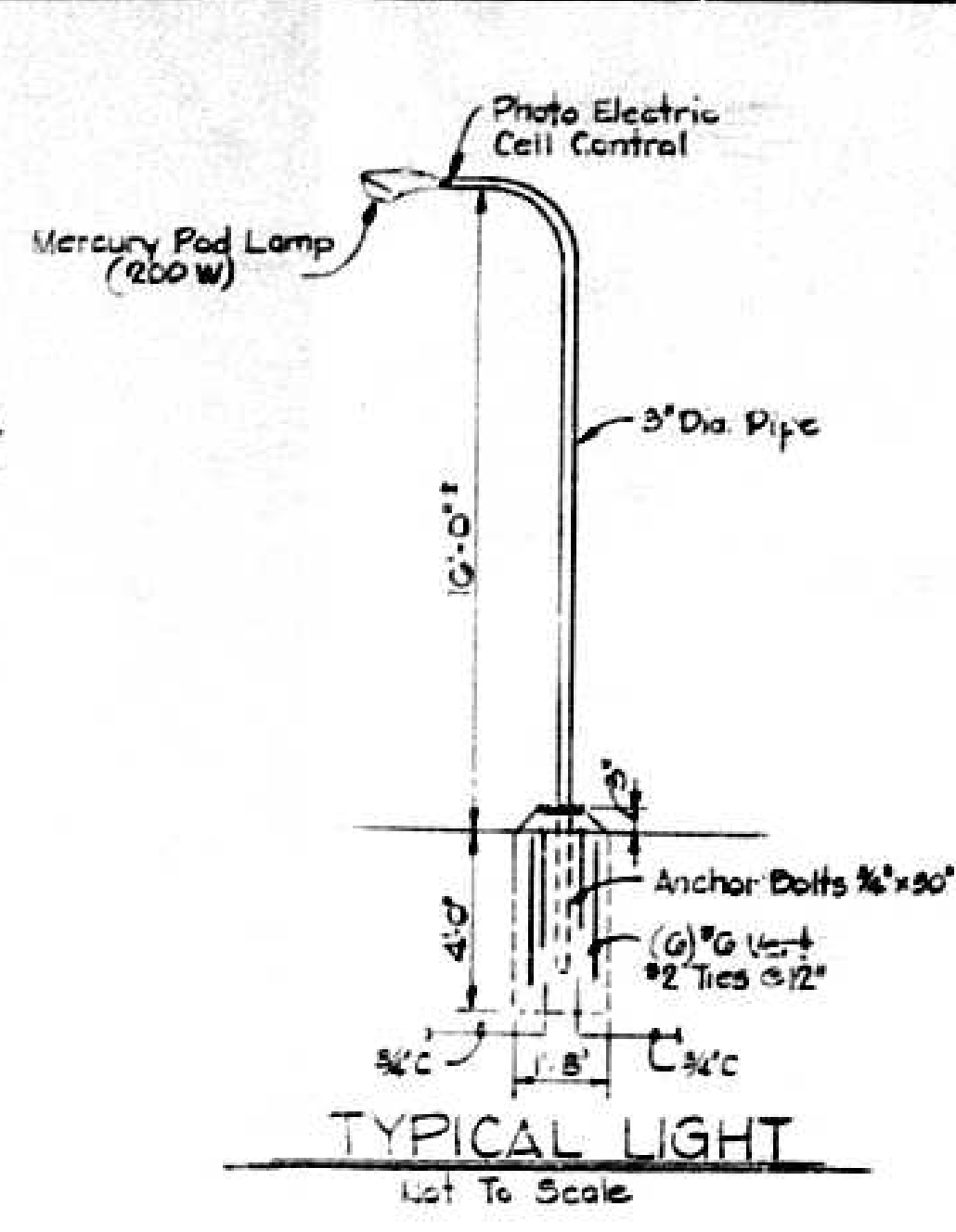
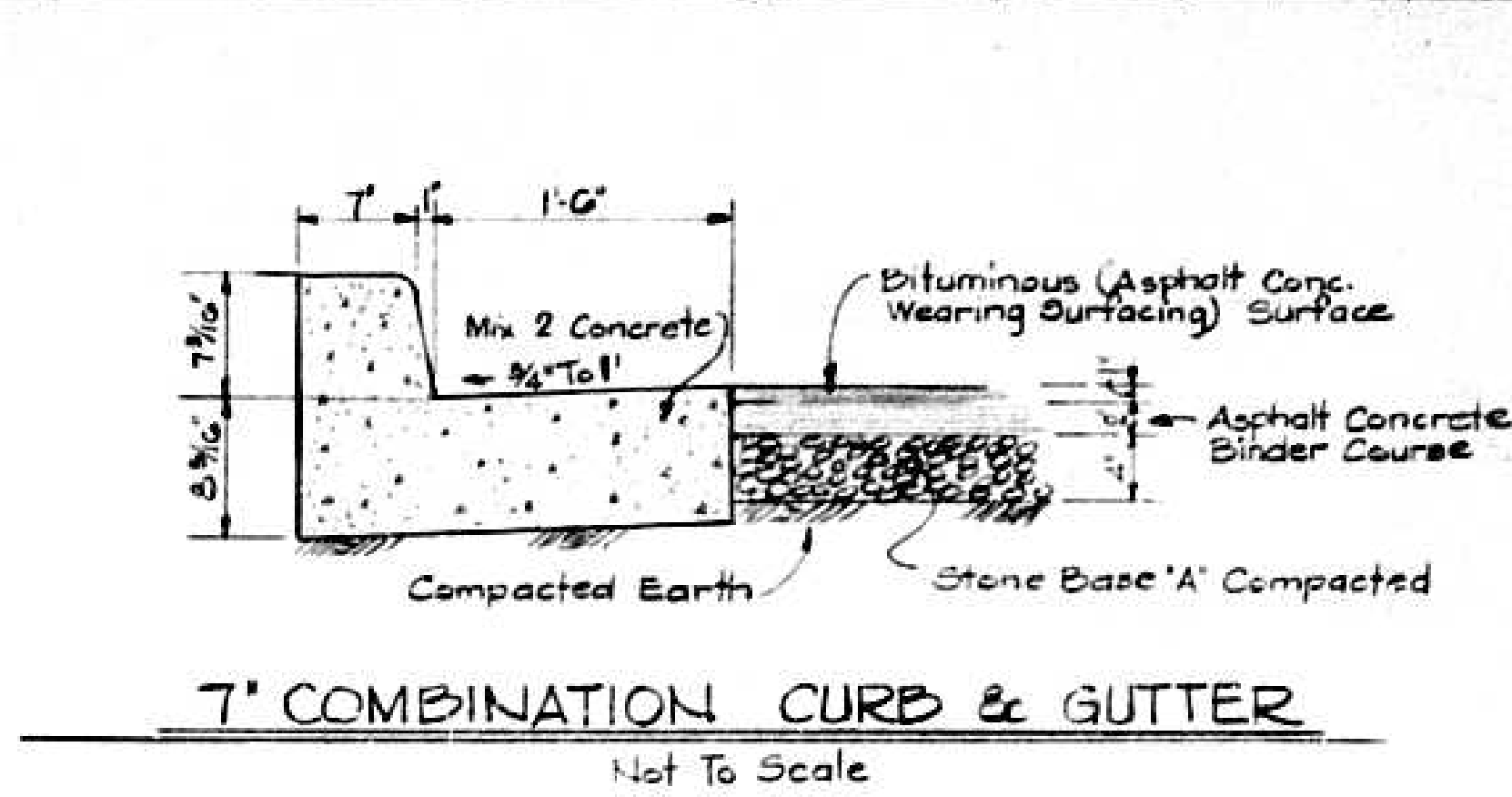
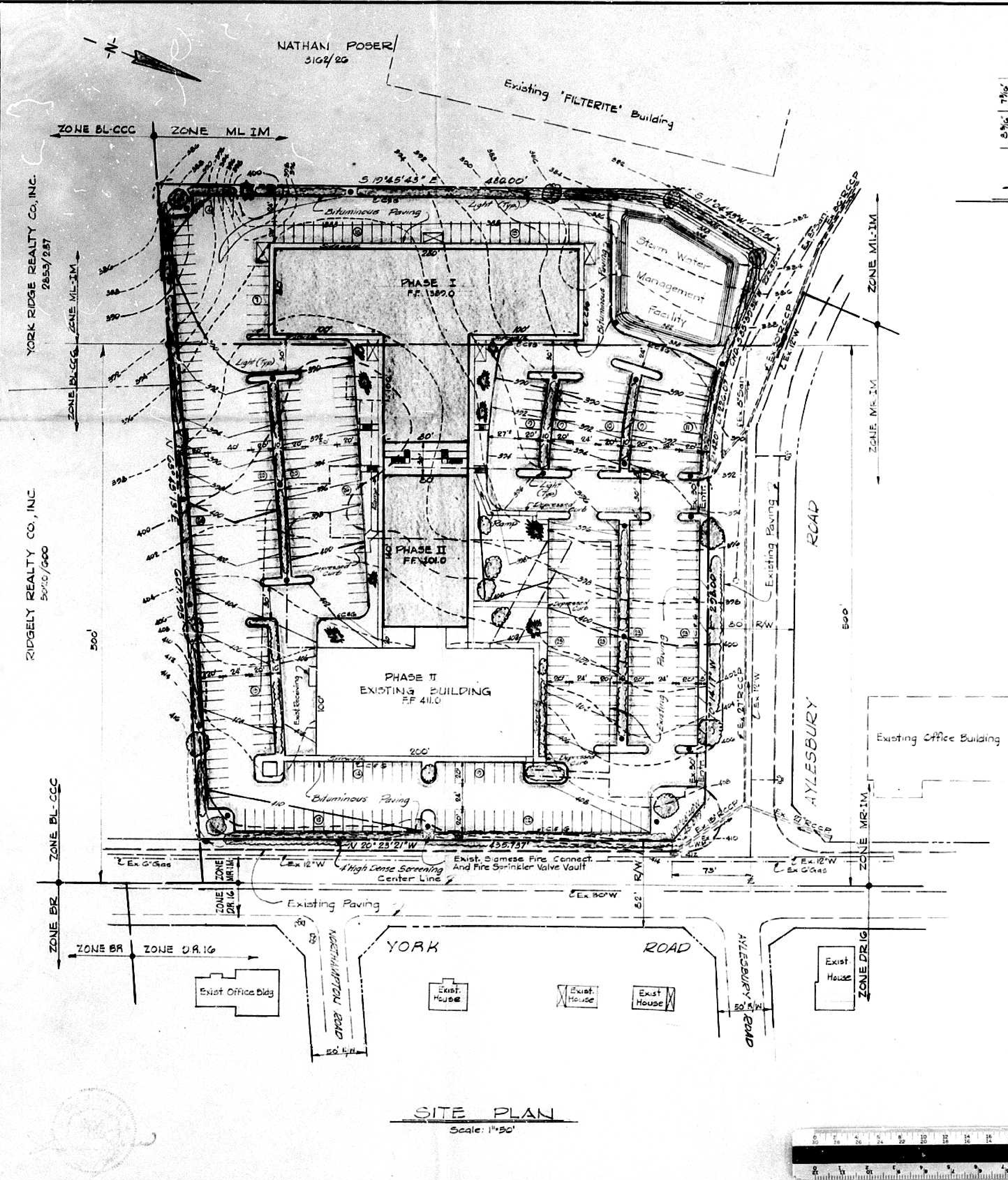
⑤ EAST ELEVATIONS
1/8" = 1'-0"



⑥ EAST ELEVATIONS
1/8" = 1'-0"



PHASE I BLDG ADDITION ELEVATIONS	
PHASE I BUILDING	
RIDGLEY OFFICE PARK	
1830 YORK RD	
TIMONIUM MARYLAND	
SCALE: 1/8" = 1'-0"	DATE: MAY 16 '79
DRWG NO.	A-4

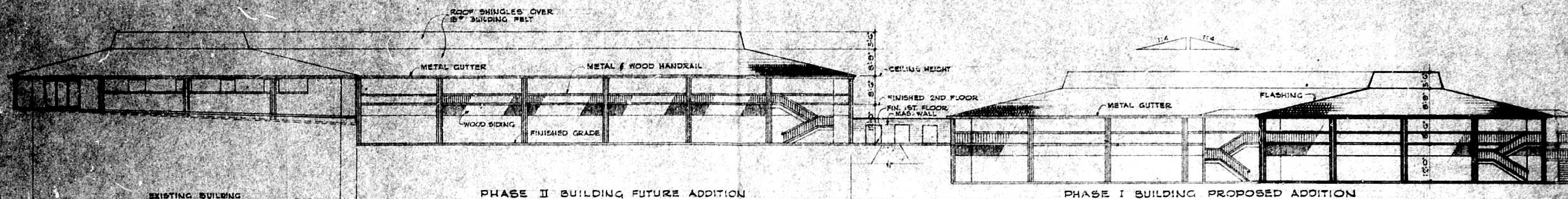


- LANDSCAPING SCHEDULE**
- (20) Shade trees to be selected from the following list:
Acer rubrum Red Maple
Acer platanoides Norway Maple
Acer saccharum Sugar Maple
Platanus acerifolia London Planetree
Quercus borealis Northern Red Oak
Quercus phellos Willow Oak
Zelkova serrata Japanese Zelkova
 - (10) Flowering trees to be selected from the following list:
Cornus florida White Dogwood
Crataegus toba Tobo Hawthorn
Malus varieties Flowering Crabapple
Prunus Kwanzan Kwanzan Cherry
 - (20) Evergreen trees to be selected from the following list:
Juniperus aspidata
Picea abies Norway Spruce
Pinus strobus White Pine
Tsuga canadensis Canadian Hemlock
 - Evergreens and flowering shrubs to be selected from the following list:
Juniperus pl. hetzi Hetz's Blue Juniper
Jun. wilsoni Wilton Carpet Juniper
Taxus hicksi Hicks Upright Yew
Ilex Cr. Compacta Compact Holly
Thuja occidentalis Dark Green Arborvite
Ligustrum Lucidum Glossy Privet

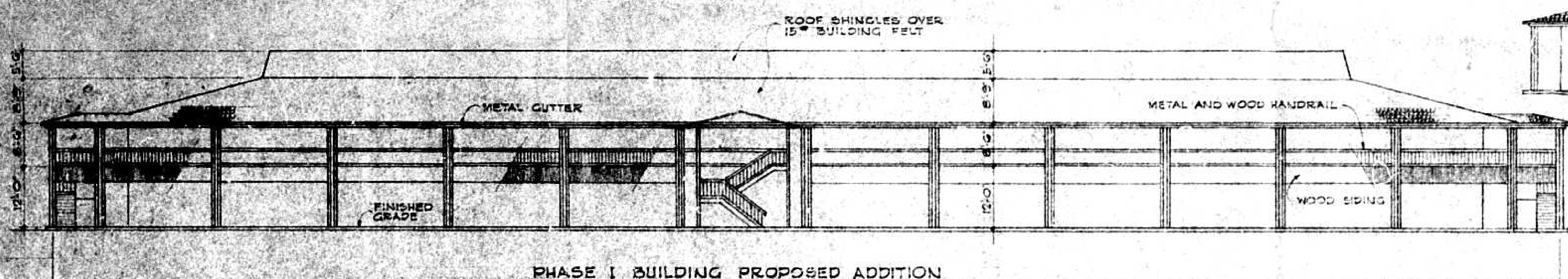
SUMMARY OF INFORMATION

PROPOSED & EXISTING OFFICE BUILDING PHASES I & II			
FIRST FLOOR			
Proposed Floor Area	41,600	Sq. Ft.	
Existing Floor Area	26,000	Sq. Ft.	
Total Floor Area	67,600	Sq. Ft.	
UPPER FLOOR			
Proposed Floor Area	41,600	Sq. Ft.	
Existing Floor Area	41,600	Sq. Ft.	
Total Floor Area	83,200	Sq. Ft.	
PARKING REQUIRED:			
First Floor Area	61,600/300		
Upper Floor Area	41,600/300		
Total Spaces Required	288	Spaces	
Spaces Provided	390	Spaces	
FLOOR AREA RATIO ALLOWED			
Zone MR	224,337	Sq. Ft.	
Zone ML	73,820	Sq. Ft.	
Total Area Allowed	298,157	Sq. Ft.	
Area proposed in MR Zone	36,600	Sq. Ft.	
Area proposed in ML Zone	24,400	Sq. Ft.	
Total Area Proposed	61,000	Sq. Ft.	
HOURS OF OPERATION			
Typical business hours in Baltimore County			
AREA OF SITE 0.971 Acres			
PROPERTY ZONED MR-IM & ML-IM			

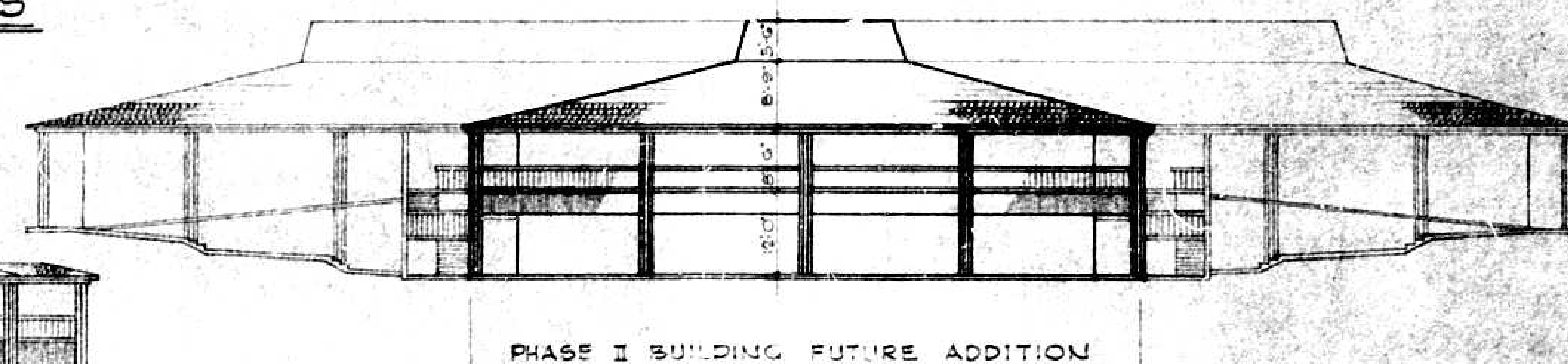
NOTE: Medical Offices will be Restricted To First Floor ONLY



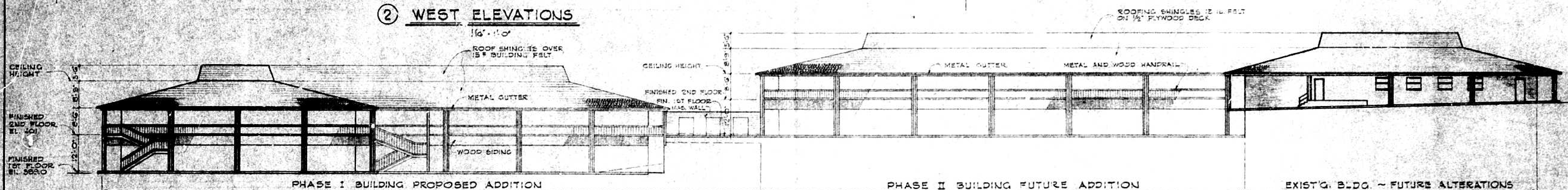
① NORTH ELEVATIONS
1/8" = 1'-0"



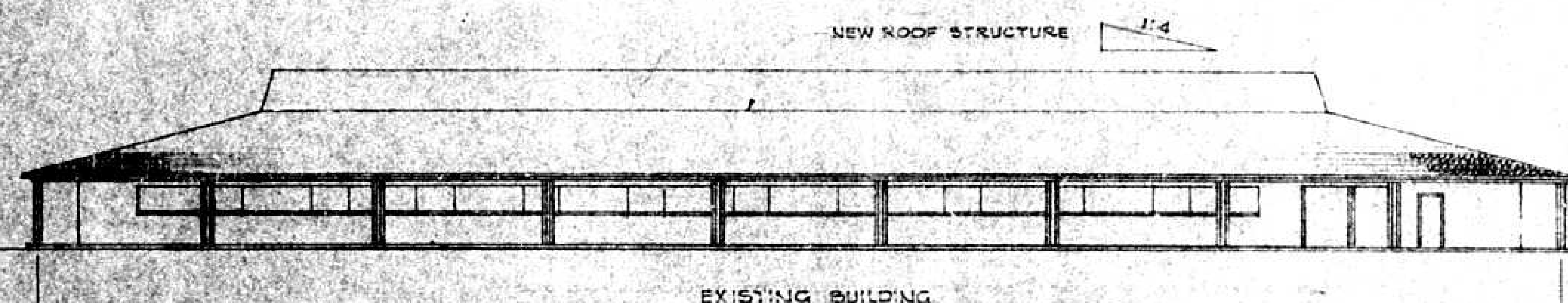
② WEST ELEVATIONS
1/8" = 1'-0"



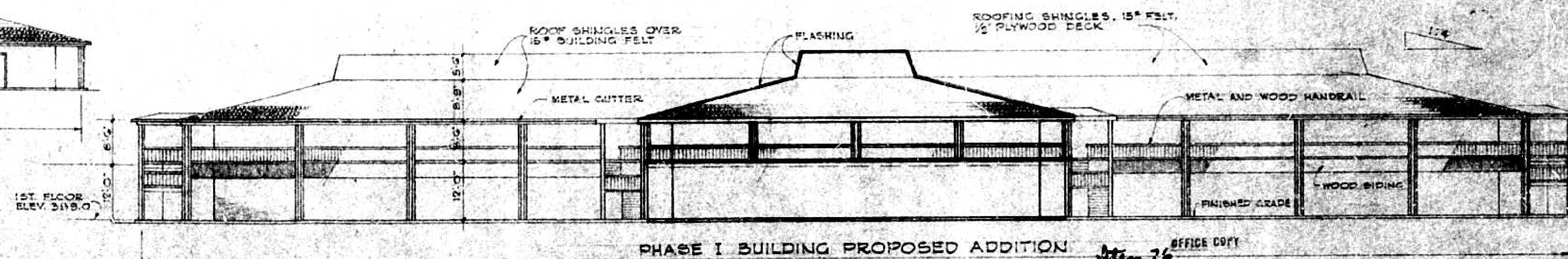
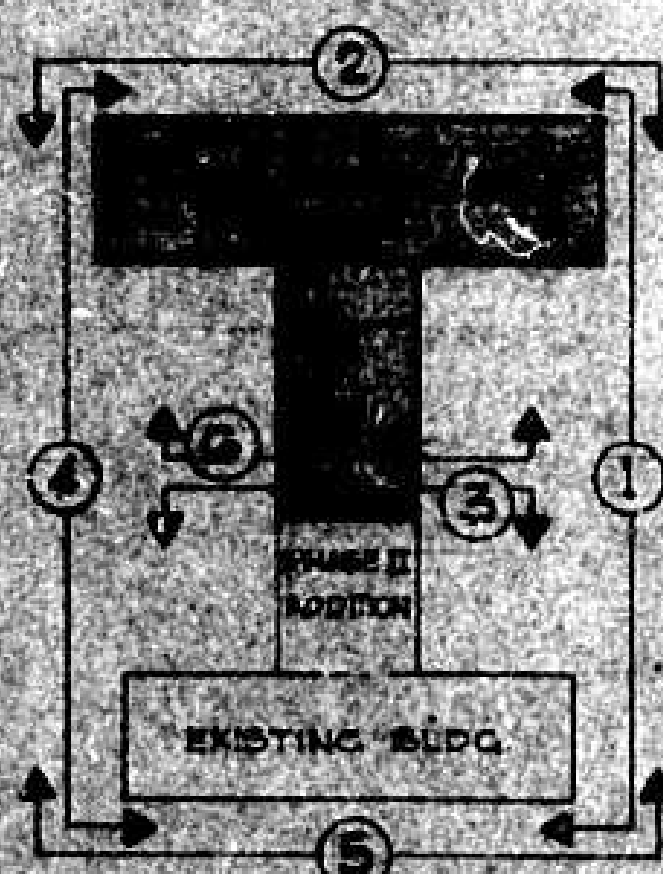
③ WEST ELEVATIONS
1/8" = 1'-0"



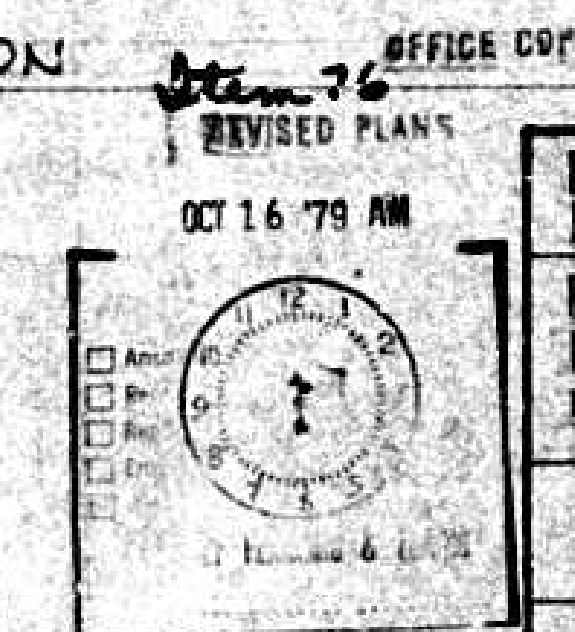
④ SOUTH ELEVATIONS
1/8" = 1'-0"



⑤ EAST ELEVATIONS
1/8" = 1'-0"

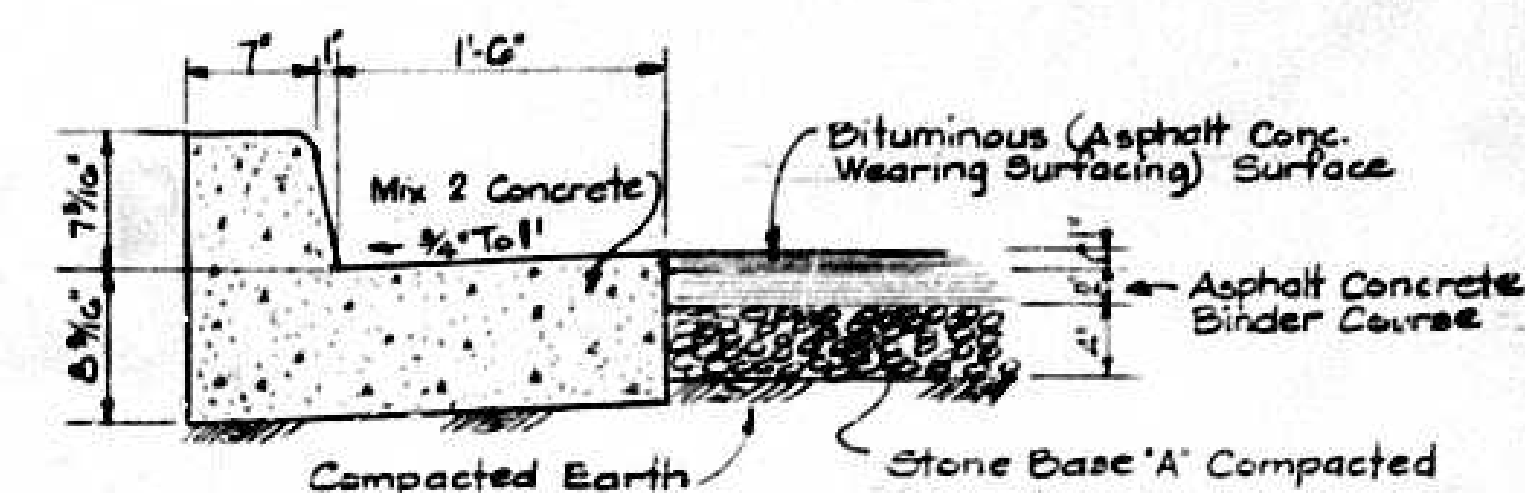
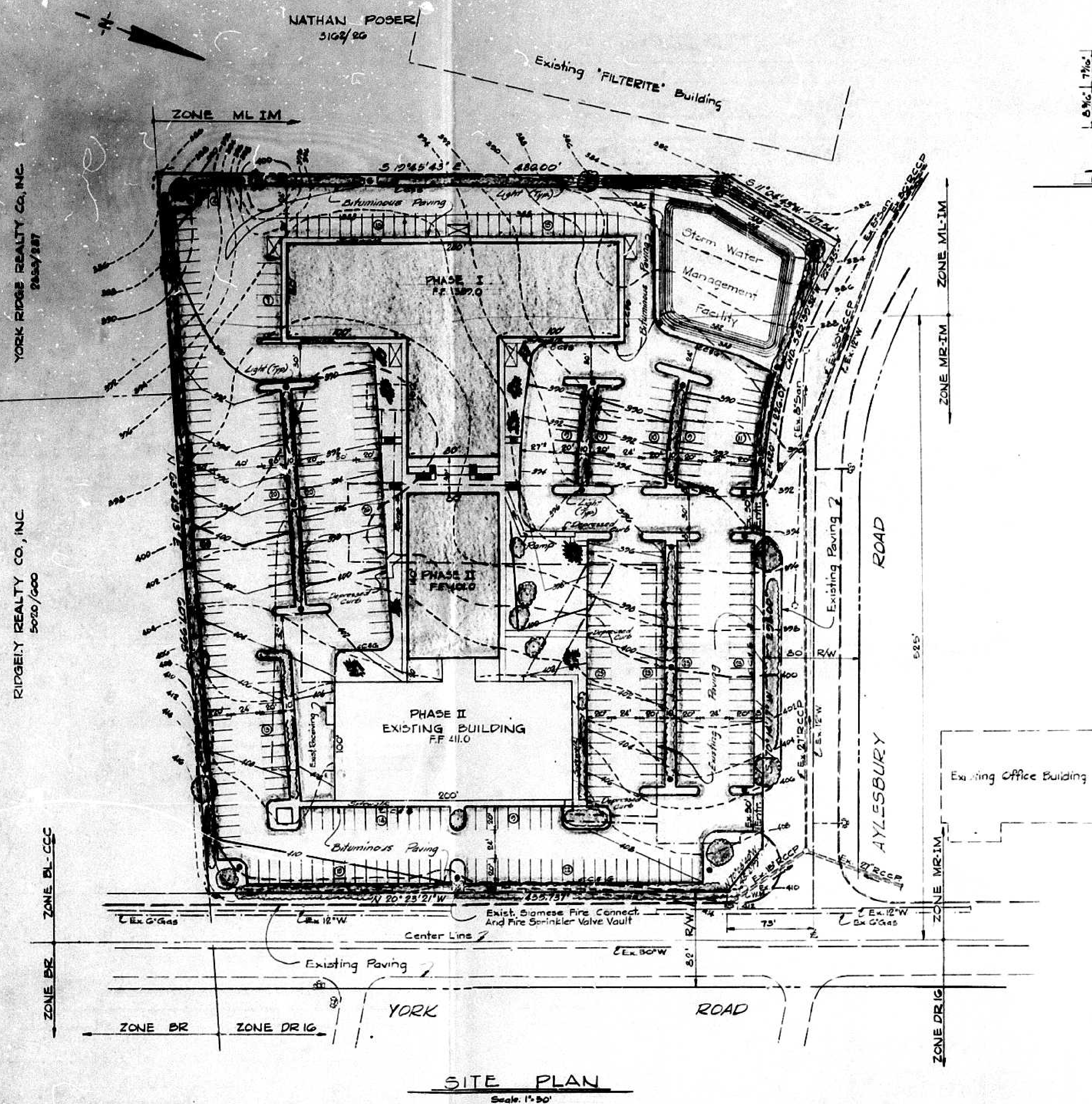


⑥ EAST ELEVATIONS
1/8" = 1'-0"

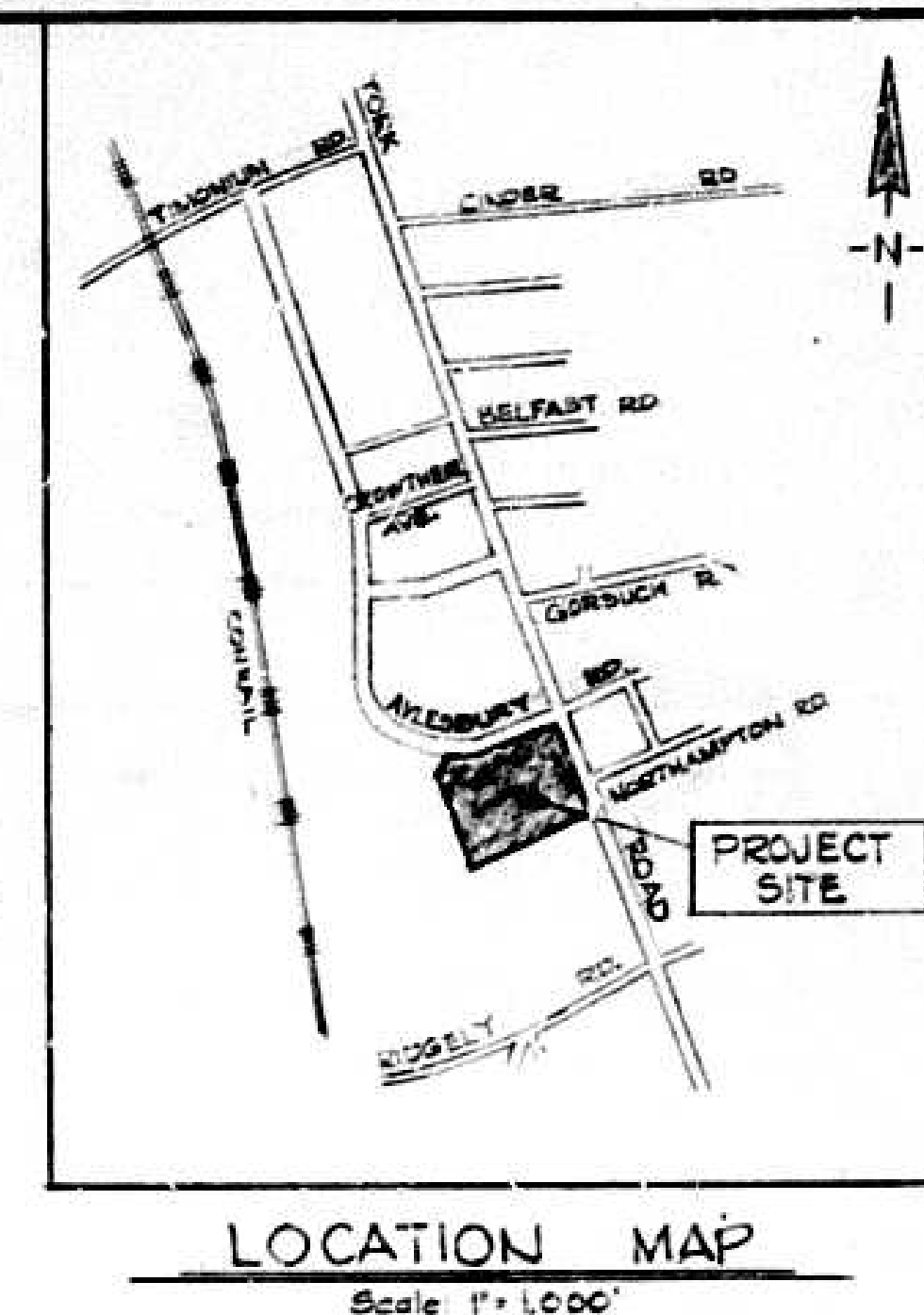
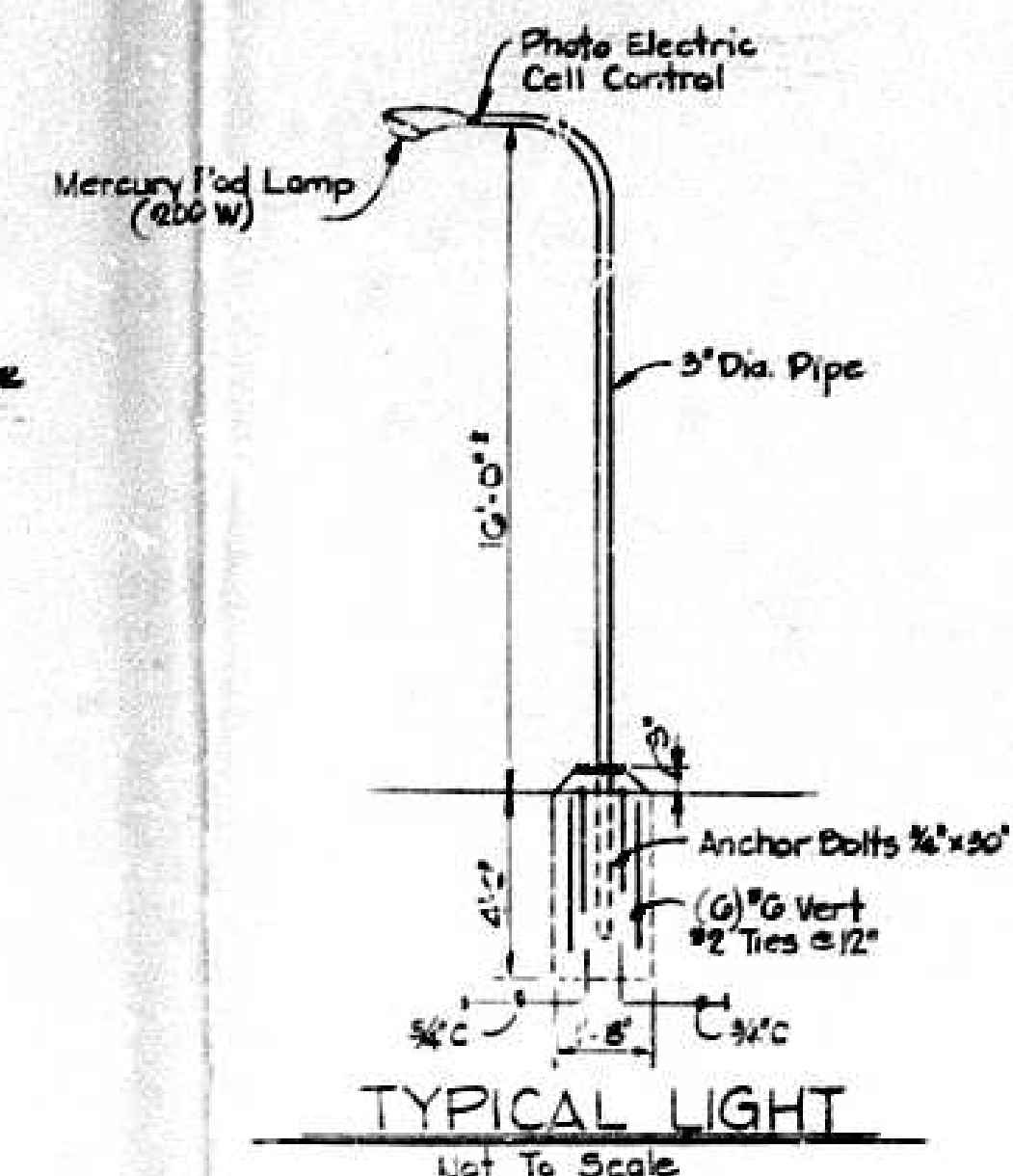


PHASE I BLDG ADDITION
ELEVATIONS
PHASE I BUILDING
RIDGLEY OFFICE PARK
1830 YORK RD.
TIMONIUM, MARYLAND

SCALE: 1/8" = 1'-0" DATE: MAY 16 79
DRWG NO. A-4



7' COMBINATION CURB & GUTTER
Not To Scale



LANDSCAPING SCHEDULE

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

<i>Cornus florida</i>	White Dogwood
<i>Crataegus toba</i>	Toba Hawthorn
<i>Malus varieties</i>	Flowering Crabapple
<i>Prunus kwanzan</i>	Kwanzan Cherry
3. (20) Evergreen trees to be selected from the following list:

<i>Juniperus scopulorum</i>	Juniper
<i>Picea abies</i>	Norway Spruce
<i>Pinus strobus</i>	White Pine
<i>Tsuga canadensis</i>	Canadian Hemlock
4. Evergreens and flowering shrubs to be selected from the following list:

<i>Juniperus pfit. hetzi</i>	Hetz's Blue Juniper
<i>Juniperus pfit. wilsoni</i>	Wilton Carpet Juniper
<i>Taxus nivalis</i>	Hicks Upright Yew
<i>Ilex Cr. Compacta</i>	Compact Holly
<i>Thuja occidentalis</i>	Dark Green Arborvita
<i>Ligustrum lucidum</i>	Glossy Privet

SUMMARY OF INFORMATION

PROPOSED & EXISTING OFFICE BUILDING PHASES I & II

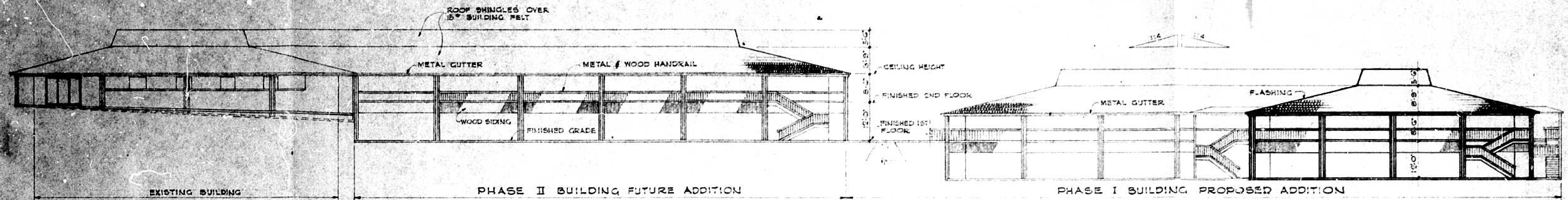
<u>FIRST FLOOR</u>		
Proposed Floor Area		41,600 Sq. Ft.
Existing Floor Area		20,000 Sq. Ft.
Total Floor Area		61,600 Sq. Ft.
<u>UPPER FLOORS</u>		
Proposed Floor Area		41,600 Sq. Ft.
Existing Floor Area		
Total Floor Area		41,600 Sq. Ft.
<u>PARKING REQUIRED:</u>		
First Floor Area	61,600/300	206 Spaces
Upper Floor Area	41,600/250	166 Spaces
Total Spaces Required		372 Spaces
Spaces Provided		390 Spaces
<u>FLOOR AREA RATIO ALLOWED</u>		
Zone MF2	24.350 x 0.4	9.735 Sq. Ft.
Zone ML	30.350 x 0.0	118.672 Sq. Ft.
Total Area Allowed		128.408 Sq. Ft.

Area proposed in MR Zone 26,800 Sq. Ft. < 27,756 Sq. Ft.
Area proposed in ML Zone 78,400 Sq. Ft. < 118,672 Sq. Ft.

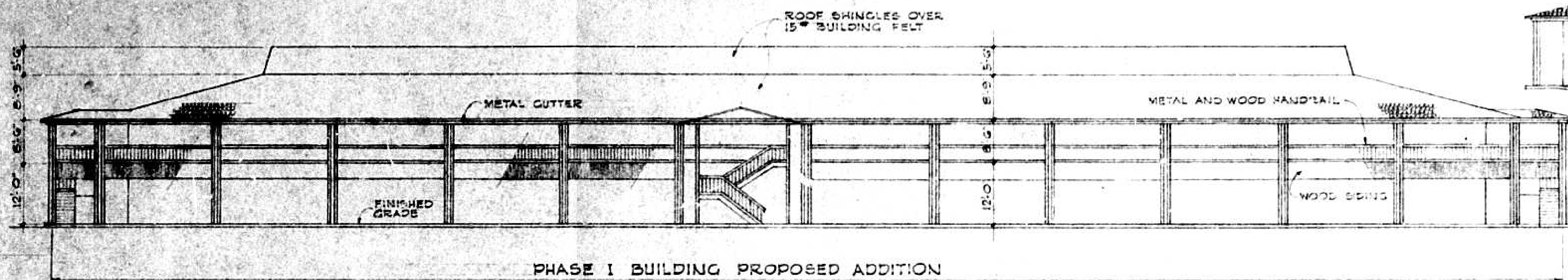
HOURS OF OPERATION
Typical business hours in Baltimore County

AREA OF SITE 0.971¹ Acres

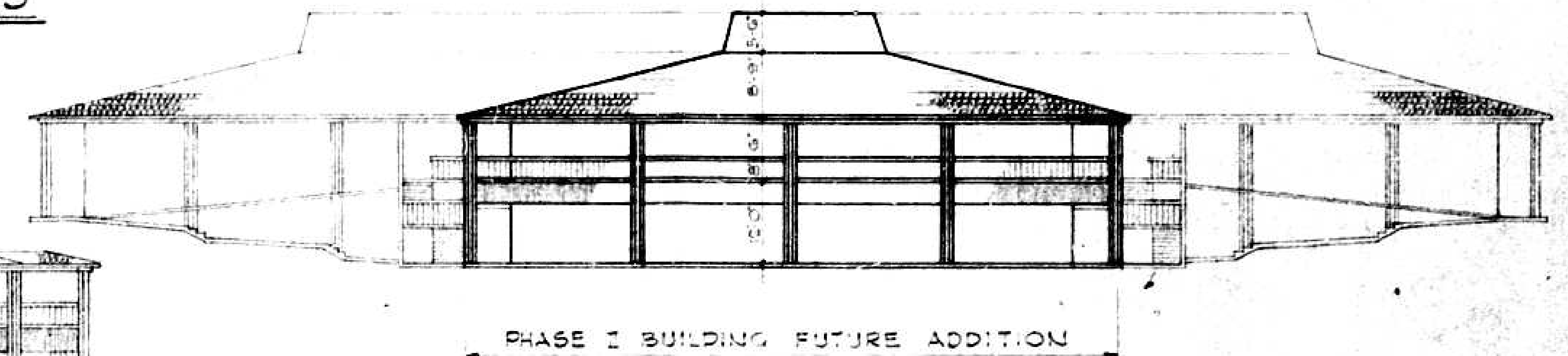
PROPERTY ZONED MR-IM & ML-IM



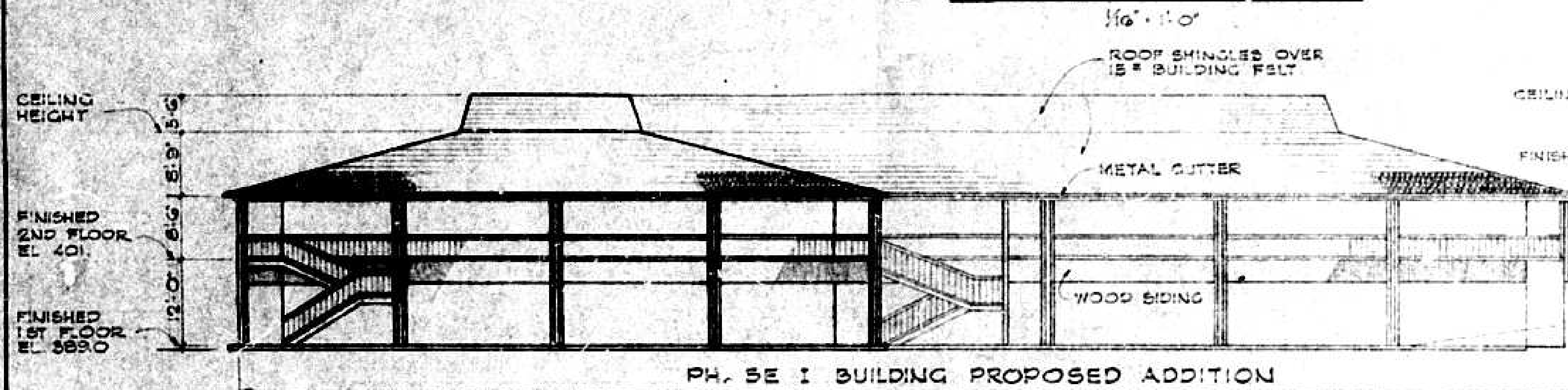
① NORTH ELEVATIONS
1/8" = 1'-0"



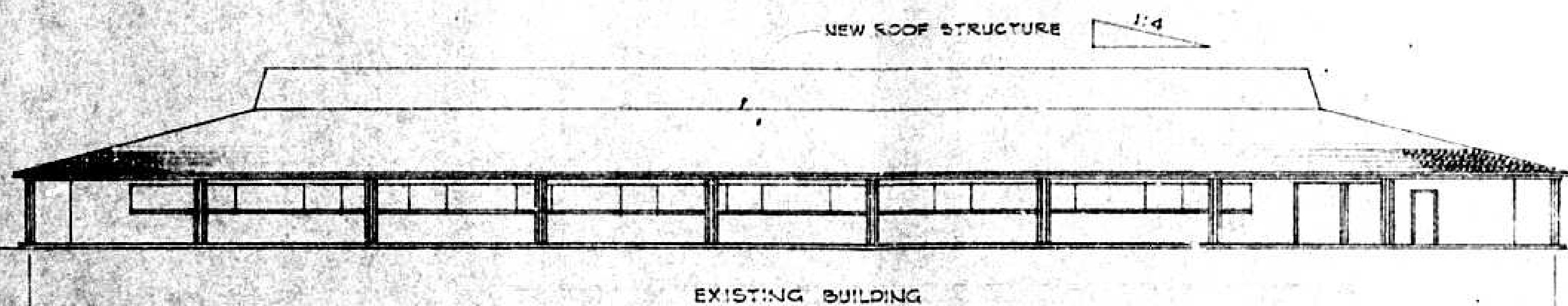
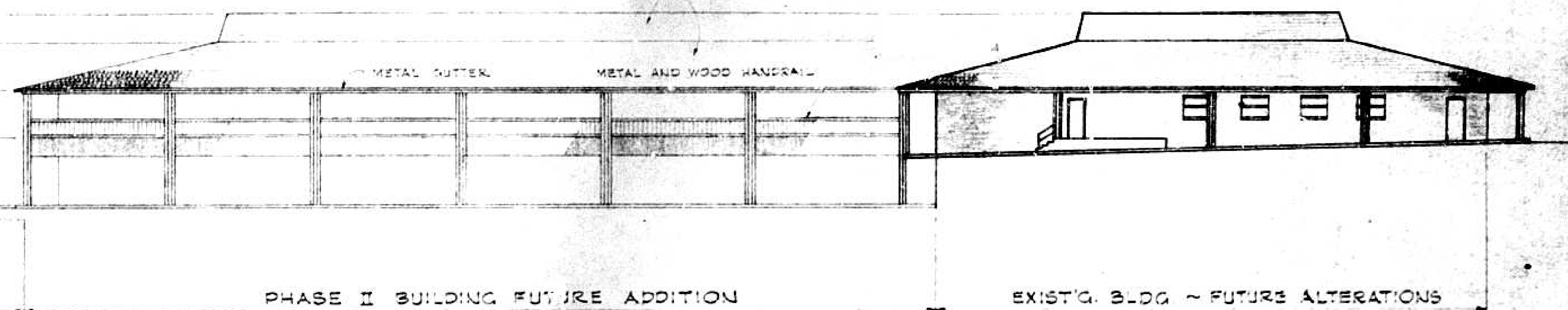
② WEST ELEVATIONS
1/8" = 1'-0"



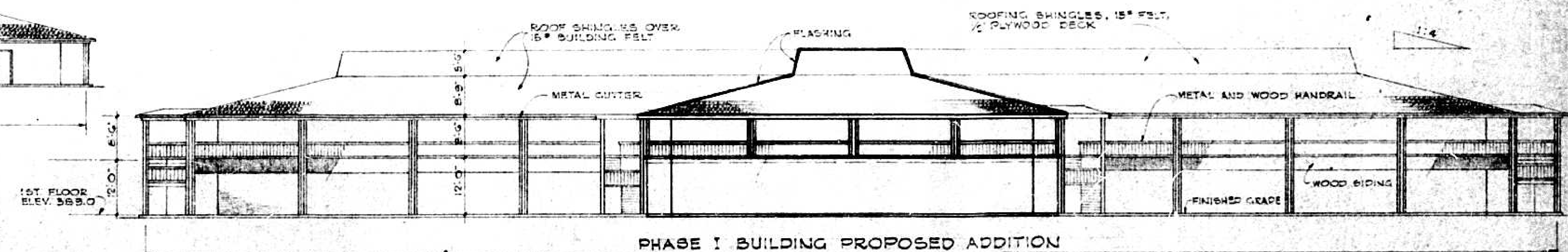
③ WEST ELEVATIONS
1/8" = 1'-0"



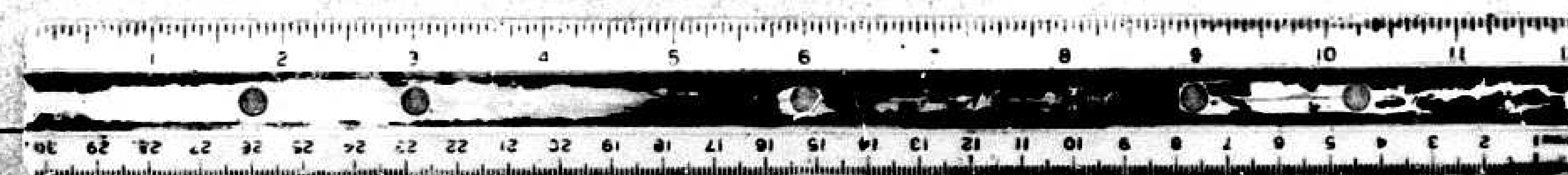
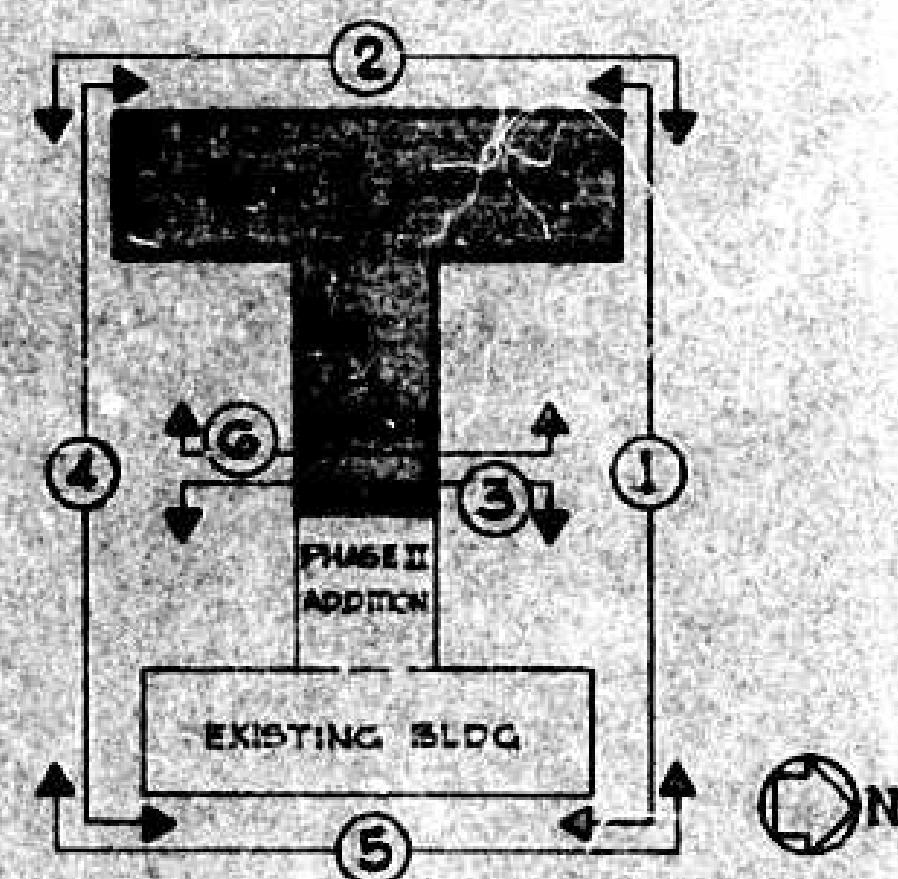
④ SOUTH ELEVATIONS
1/8" = 1'-0"



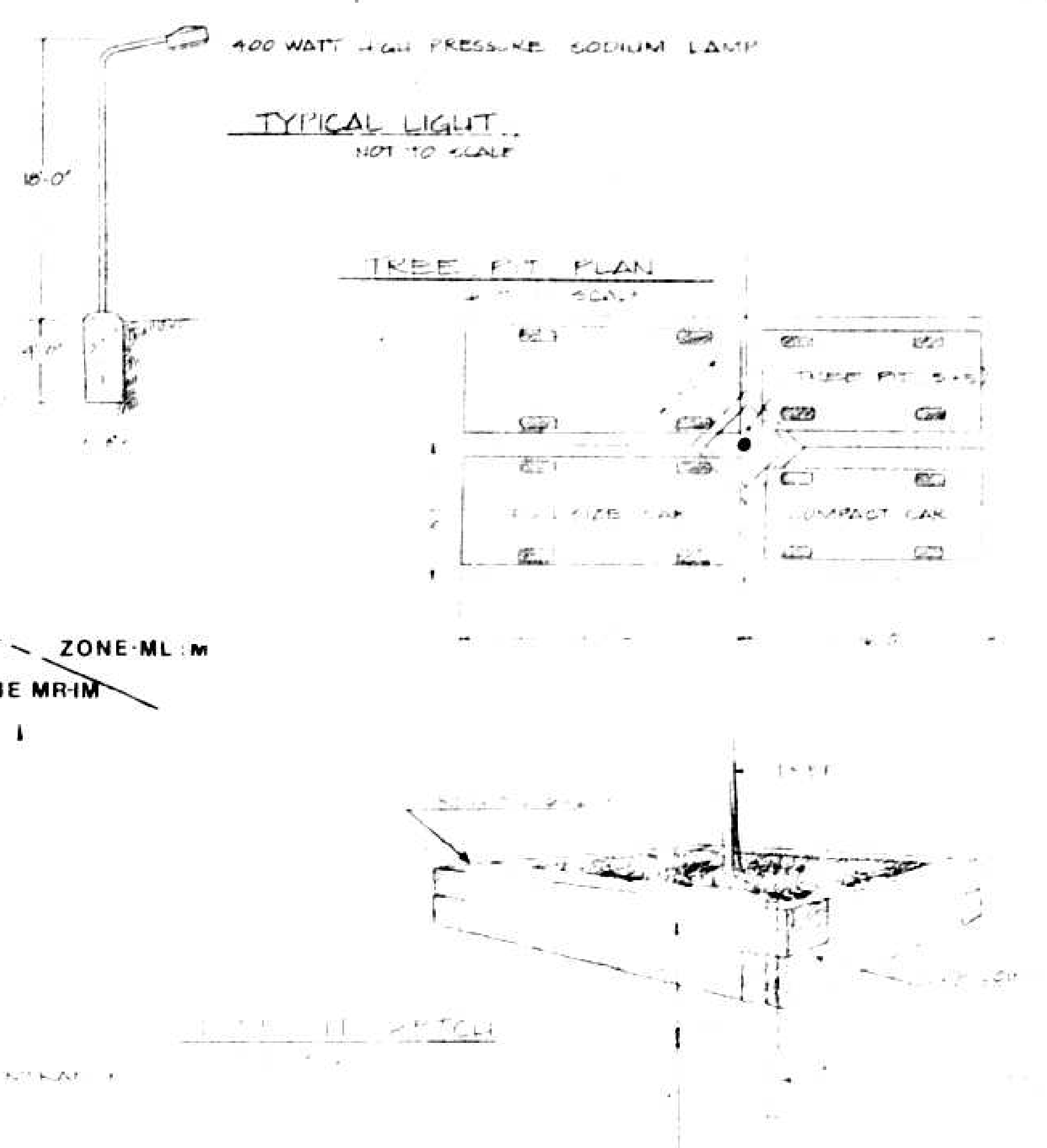
⑤ EAST ELEVATIONS
1/8" = 1'-0"



⑥ EAST ELEVATIONS
1/8" = 1'-0"



PHASE I BLDG ADDITION ELEVATIONS	
PHASE I BUILDING RIDGLEY OFFICE PARK	
1830 YORK RD. TIMONIUM, MARYLAND	
SCALE: 1/8" = 1'-0"	DATE: MAY 16 '79
DRWG NO. A-4	

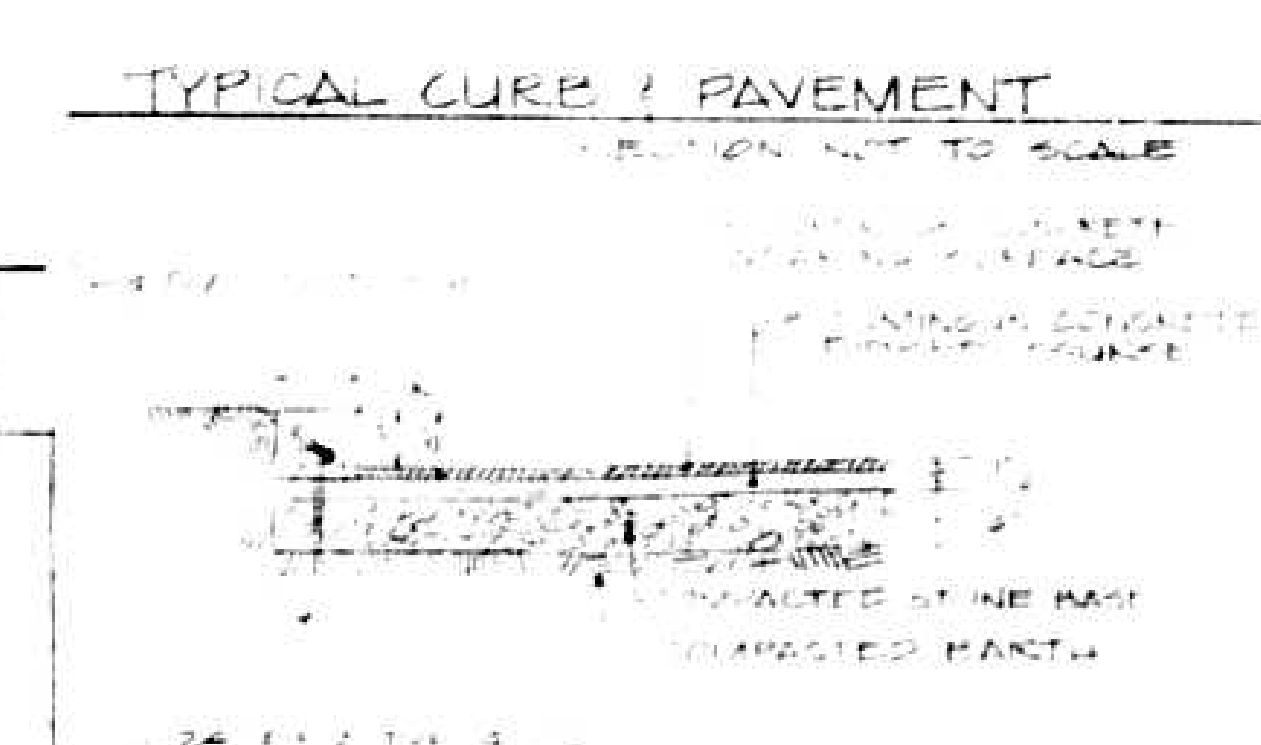


PLANTING INFORMATION		
PLANT MATERIAL WILL BE CHOSEN FROM THE FOLLOWING LIST SPECIES WILL BE WITHIN 10% OF THOSE SHOWN ON PLAN.		
EVERGREEN TREES		SYMBOL
PINUS NIGRA TSUGA CANADENSIS	AUSTRIAN PINE CANADIAN HEMLOCK	
DECIDUOUS SHADE TREES		
ALNUS INCURVUM ACRIS YACHTARUM QUERCUS CROCEA QUERCUS PALUSTRIS SOPHORA JAPONICA	RED MAPLE SUGAR MAPLE RED OAK PIN OAK SHED-LEAF TREE	
FLOWERING TREES		
PRUNUS GALLERIANA PRUNUS KOHUSA CATAGGUS PHAENOPYRUM PRUNUS SP. CR. LAT.	BRADFORD PEAR KOHUSA DOGWOOD WASHINGTON HAWTHORN KWANZAN CHERRY	
SHRUBS		
COTONASTER APICULATA EUONYMUS ALATUS JUNIPERUS HORIZONTALIS TAXUS BACCATA	CRANBERRY COTONEASTER WINGED EUONYMUS SPREADING JUNIPER ENGLISH YEW	

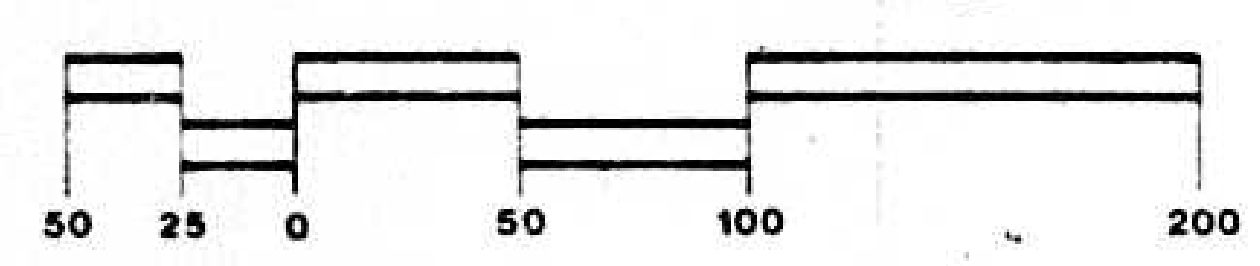
SITE DATA			
ZONE	SITE AREA	FLOOR AREA RATIO ALLOWED	FLOOR AREA PROVIDED
MR-1M	24,837 sf	$24,837 \times 0.4 = 9,935$ sf	60,400 sf
ML-1M	70,820 sf	$70,820 \times 2.0 = 141,640$ sf	37,400 sf

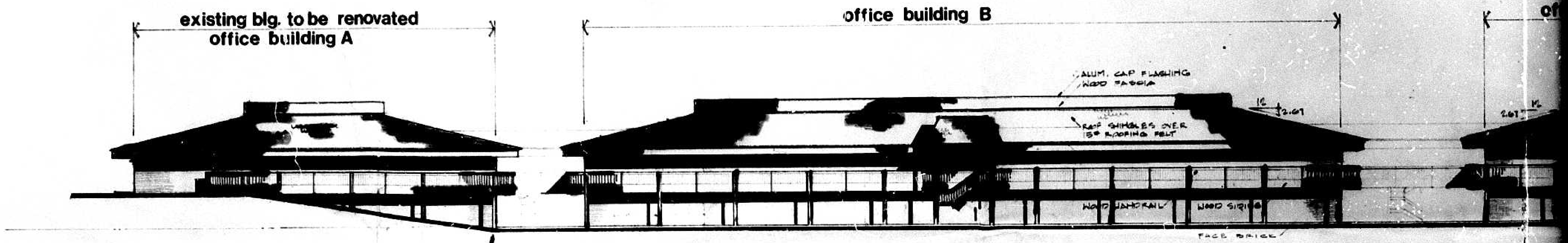
BUILDING & PARKING DATA			
BUILDING USE	BUILDING SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
EXISTING OFFICE BUILDING A	20,000 sf	20,000 ÷ 300 = 67 SPACES	
PROPOSED OFFICE BUILDING B	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	10,900 ÷ 300 = 36 10,900 ÷ 300 = 36	
PROPOSED OFFICE BUILDING C	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	10,900 ÷ 300 = 36 10,900 ÷ 300 = 36	
RESTAURANT	8,000 sf	8,000 ÷ 50 = 160	
BANK	2,400 sf	2,400 ÷ 300 = 8	
TOTAL	106,000 sf	457 SPACES	457 SPACES

* DOES NOT INCLUDE 43 COMPACT SPACES OR AN ADDITIONAL 14 SPACES GAINED AFTER PARKING HOURS.

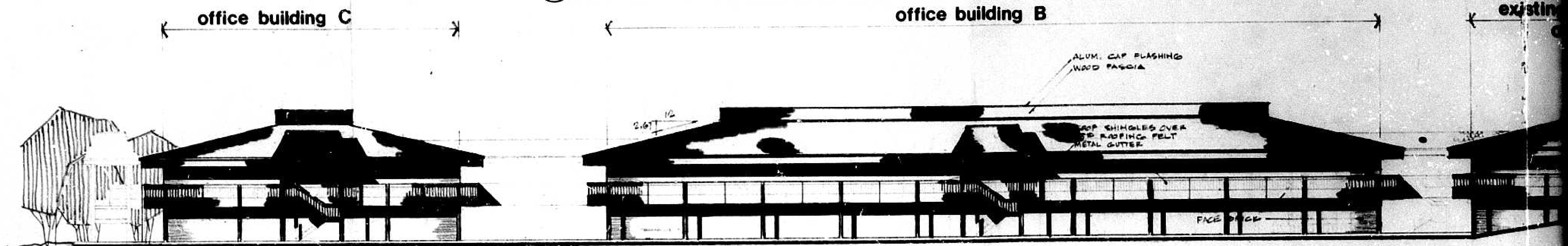


	DAFT MCCUNE WALKER INC. ARCHITECTS (INCORPORATED) 160 EAST ANNE STREET CHICAGO, ILL. 60601-1798
YORK RIDGE BUSINESS PARK PROPOSED DEVELOPMENT PLAN	
PREVIOUS REVISIONS: DATE BY DESCRIPTION 12-18-80 J.W. 1 1-15-81 J.W. 2 7-15-81 J.W. 3	
SCALE: 1" = 50'	
JOB ORDER TO: B 7960	
ISSUE DATE: J 21/80	

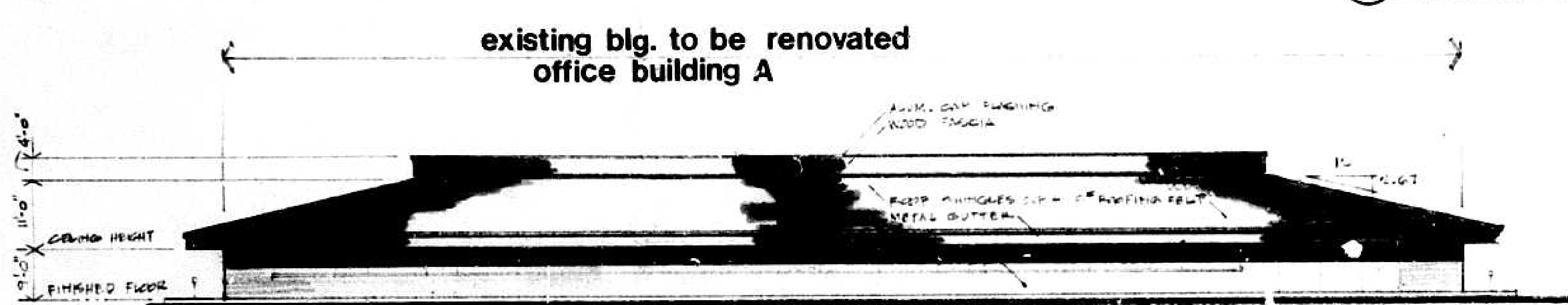




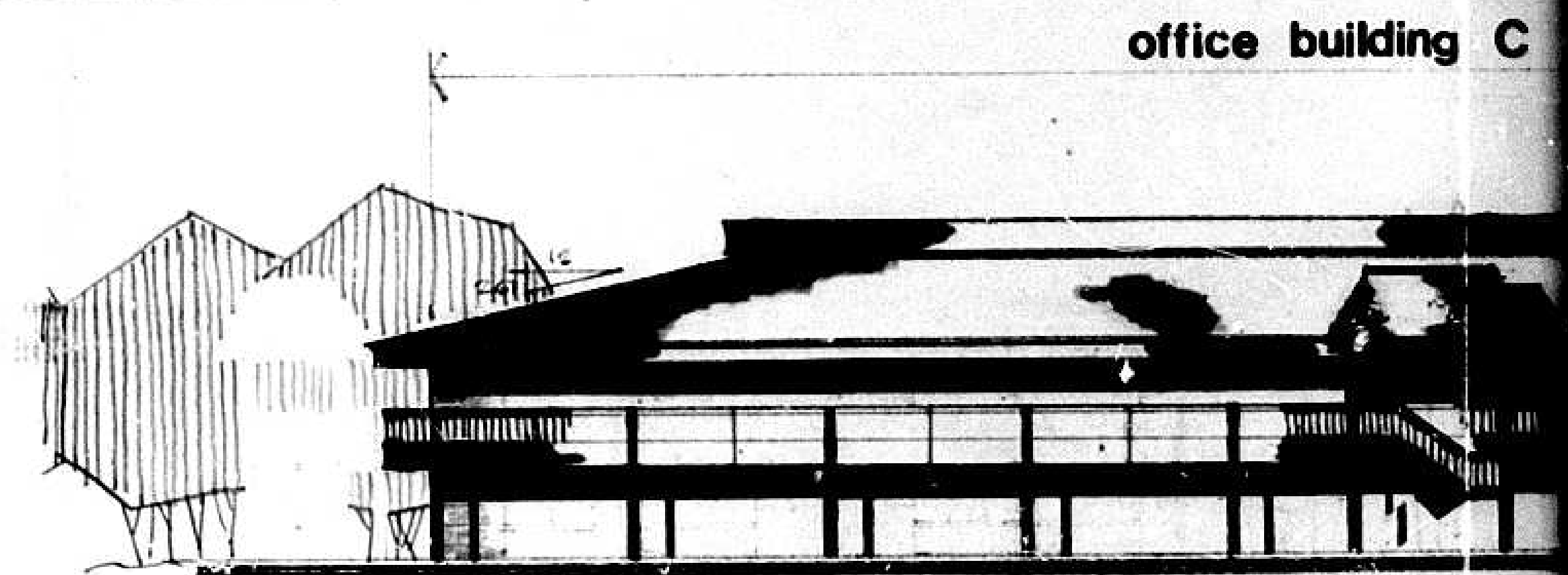
① NORTH ELEVATION



② SOUTH ELEVATION



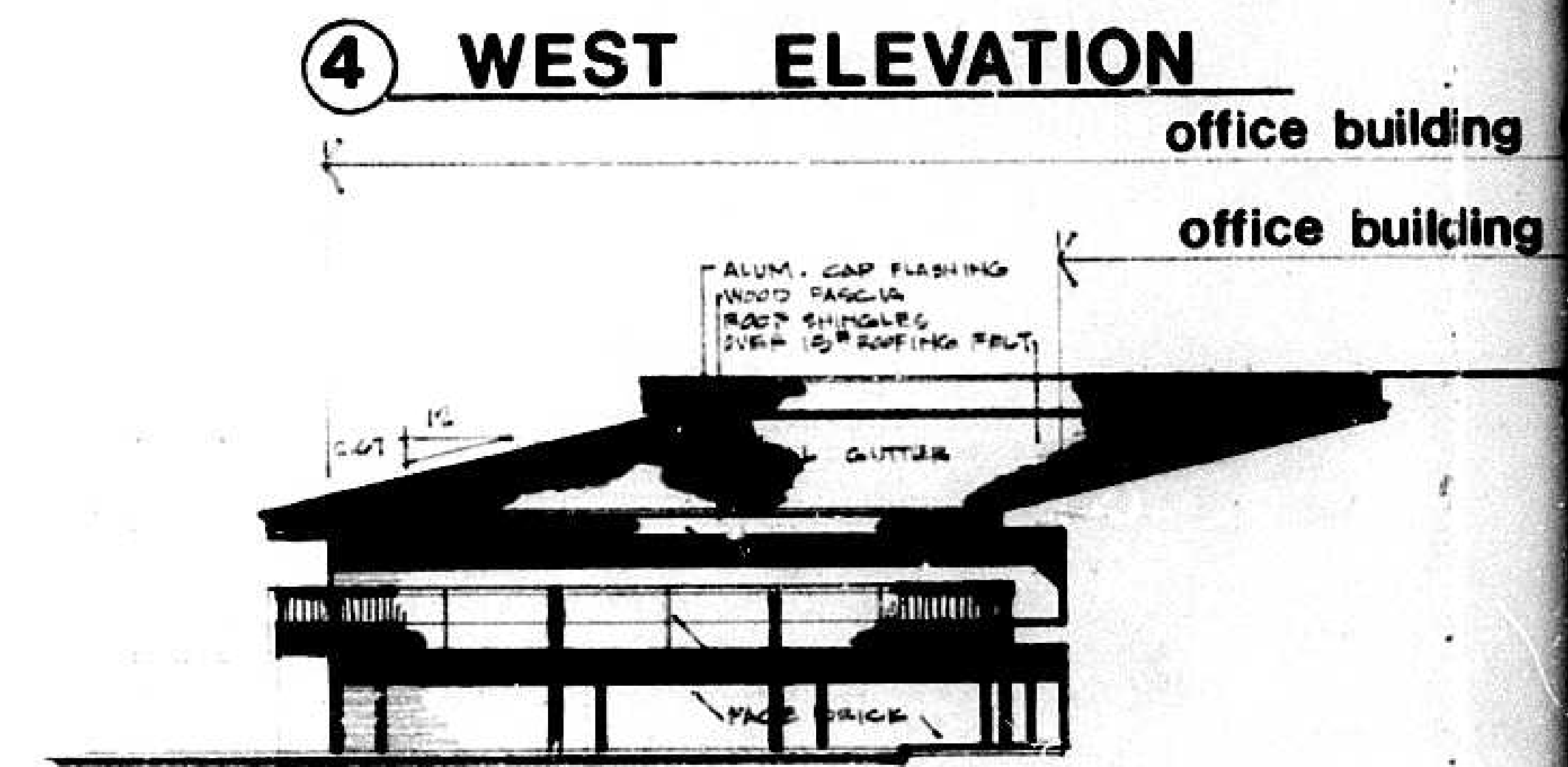
③ EAST ELEVATION



④ WEST ELEVATION

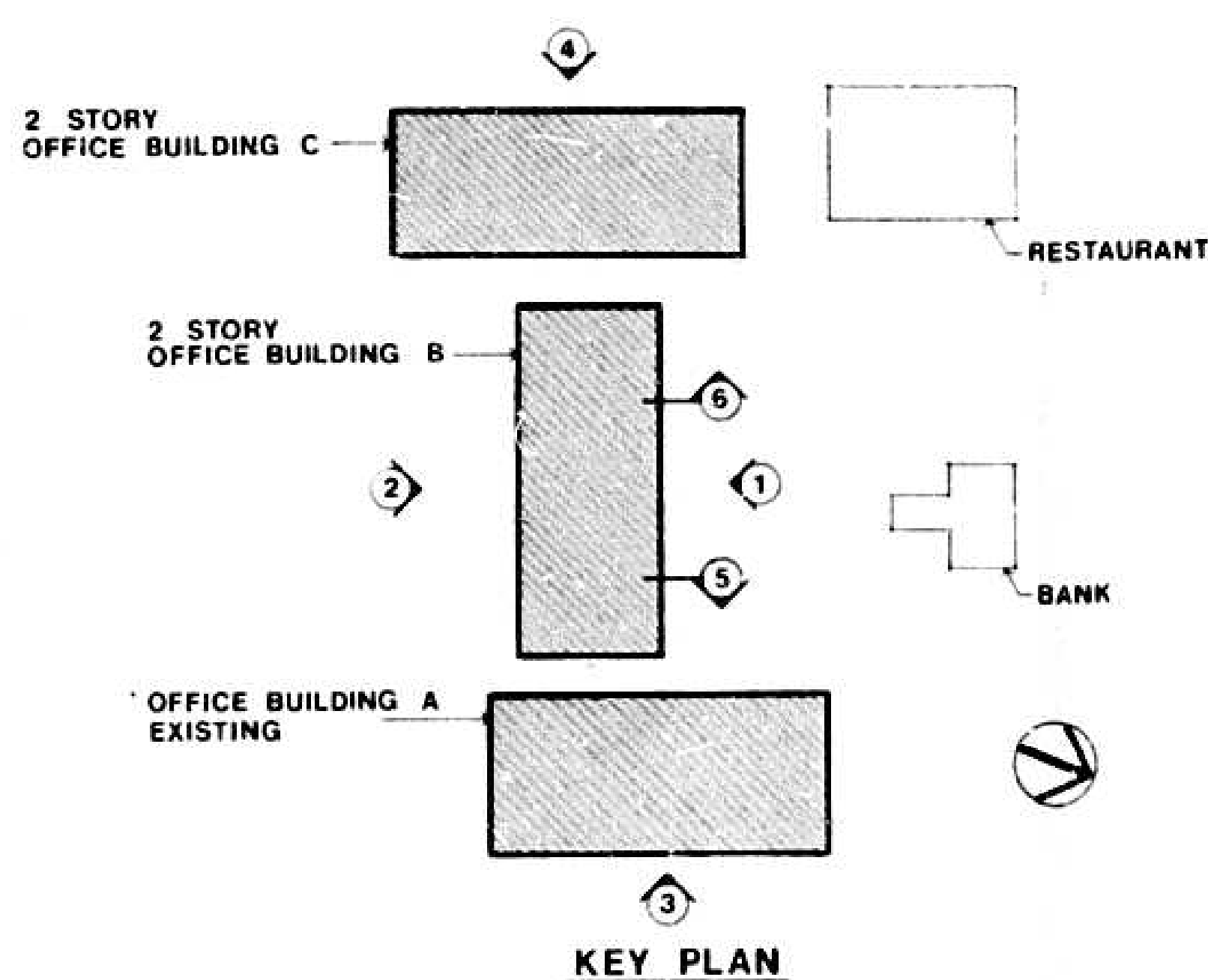


⑤ WEST ELEVATION



⑥ EAST ELEVATION

OFFICE BUILDINGS



Proposed Elevations for

RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

① NORTH ELEVATION

office building B

existing bldg. to be renovated
office building A

② SOUTH ELEVATION

office building C

④ WEST ELEVATION

office building C

office building B

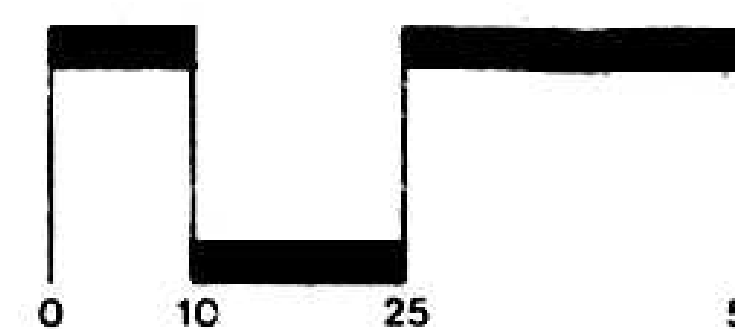
⑥ EAST ELEVATION

OFFICE BUILDINGS

Proposed Elevations for

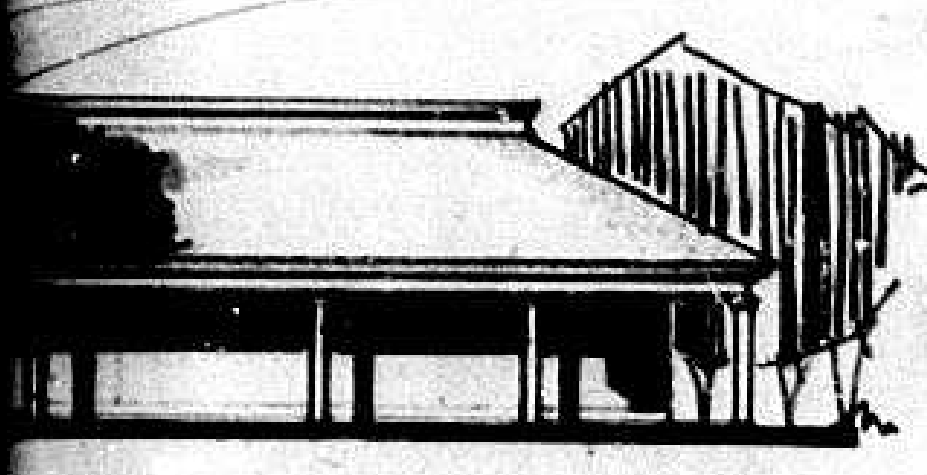
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

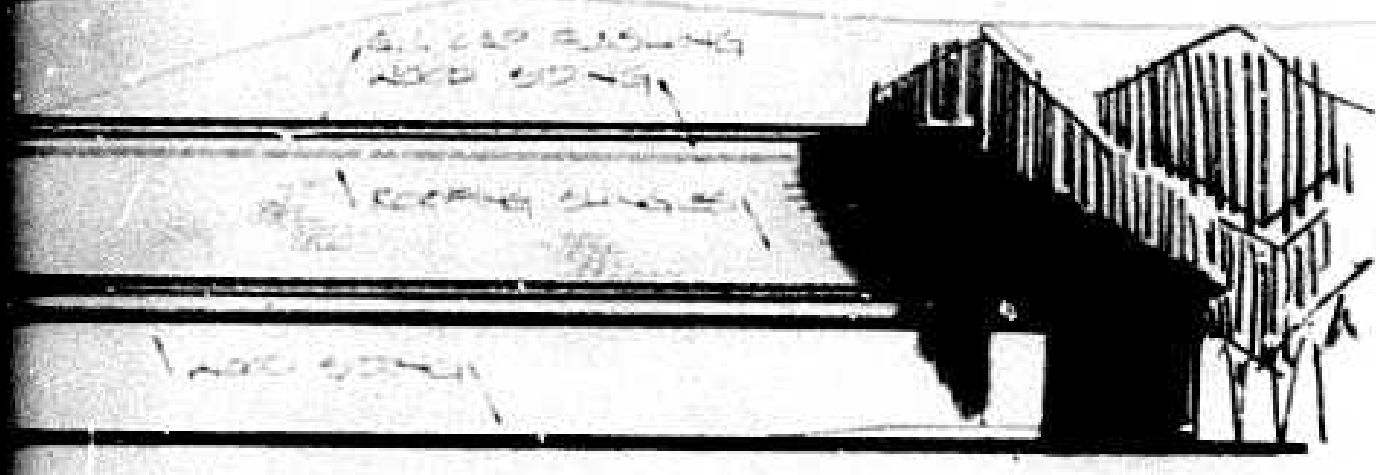




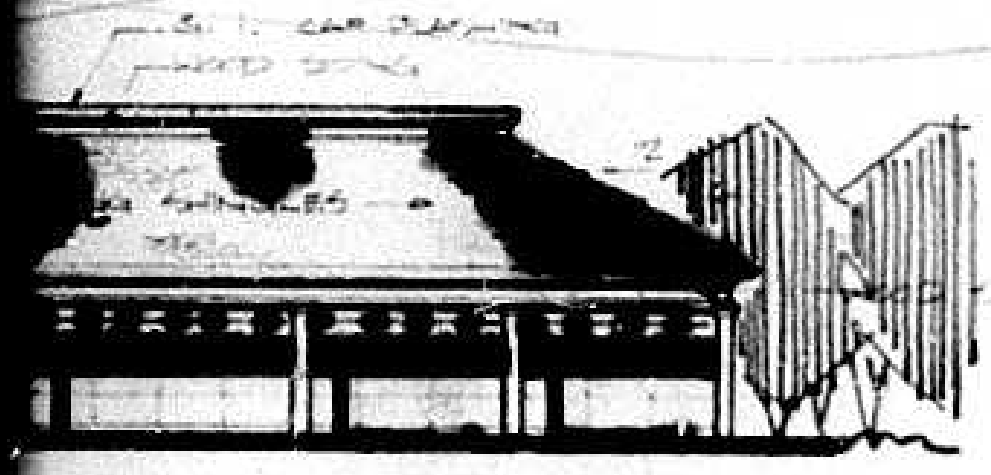
ELEVATION



ELEVATION

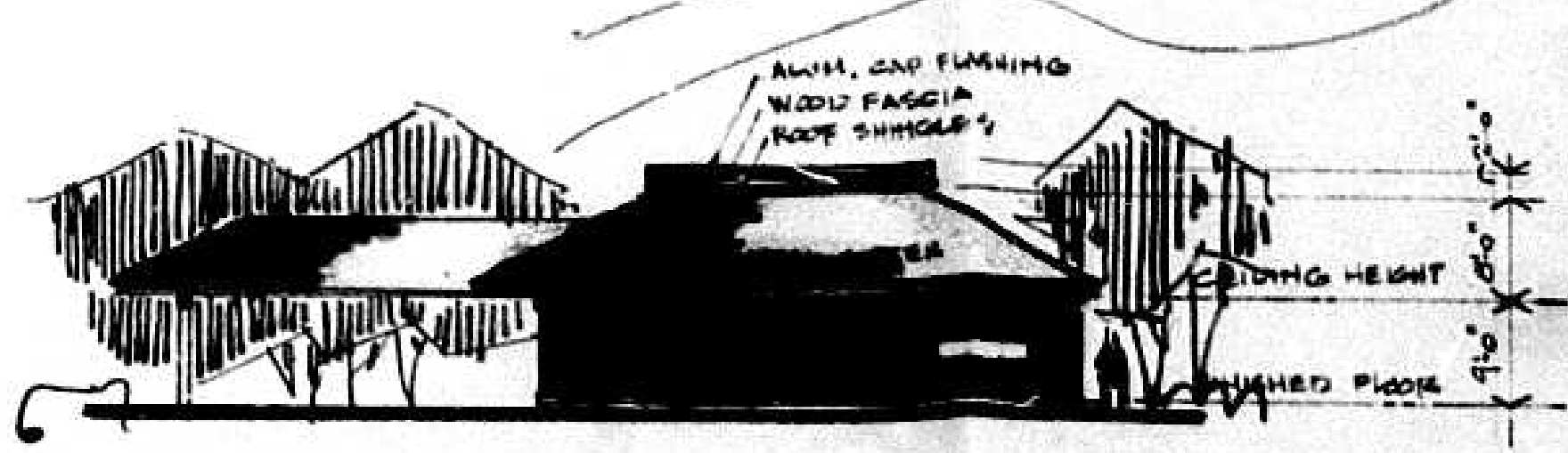


ELEVATION

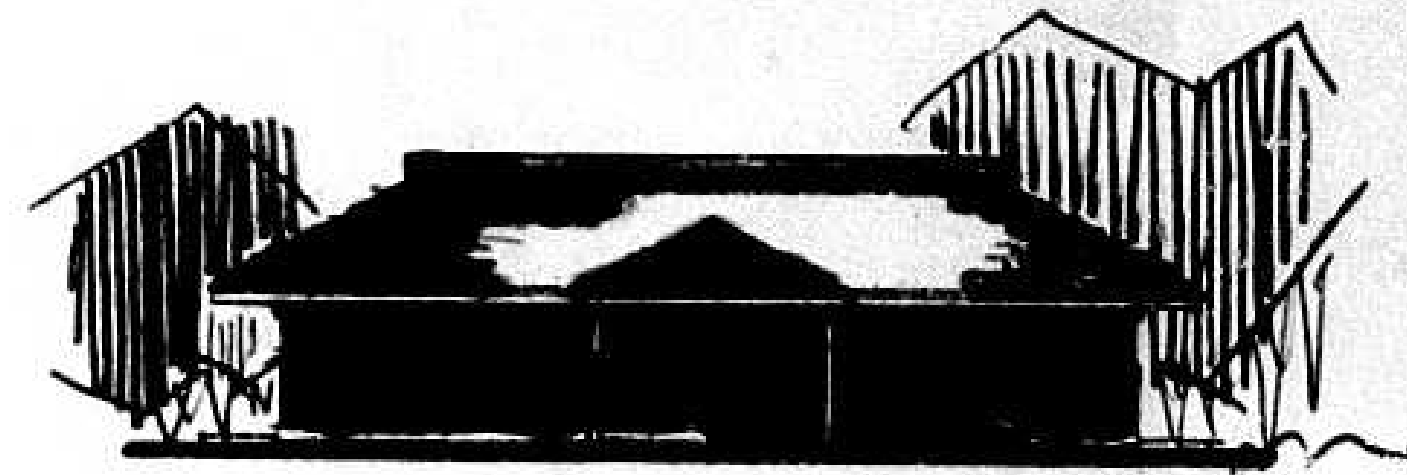


ELEVATION

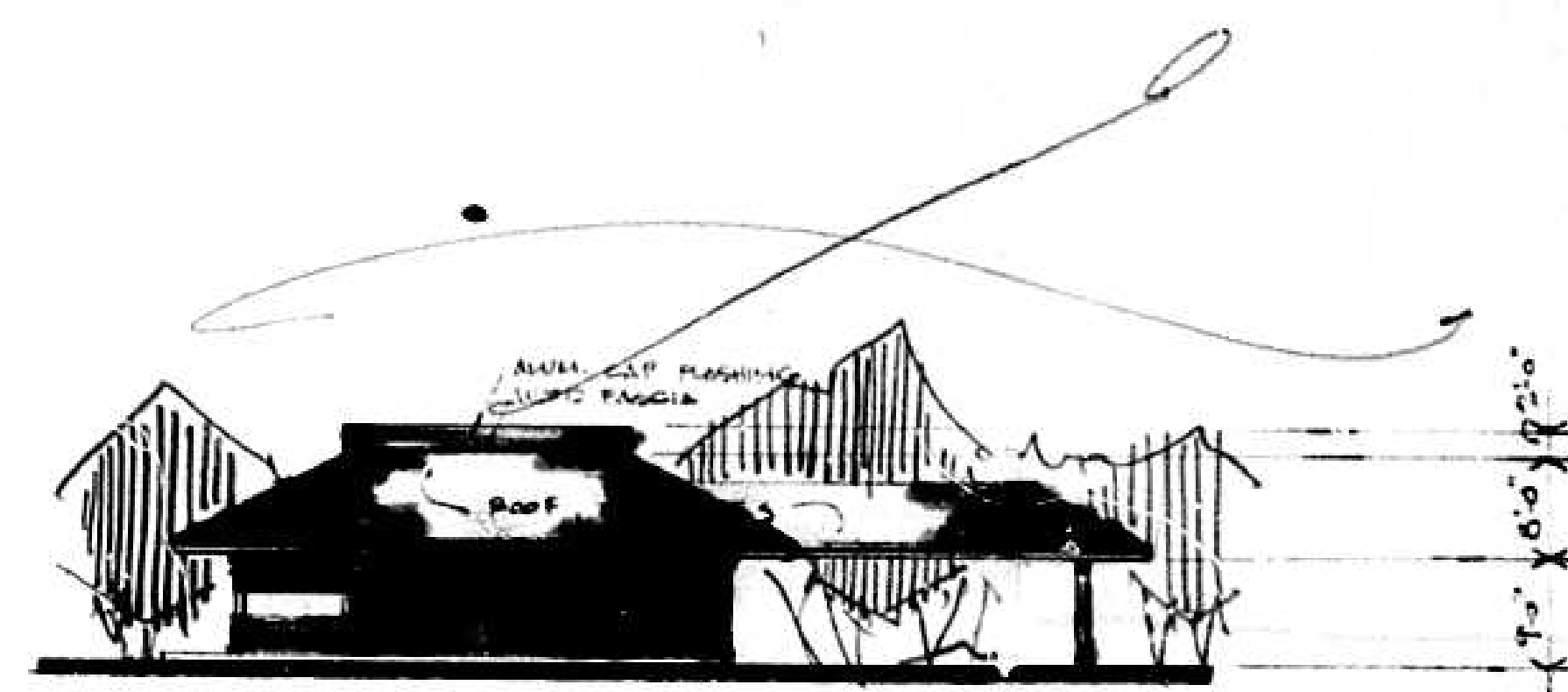
AURANT



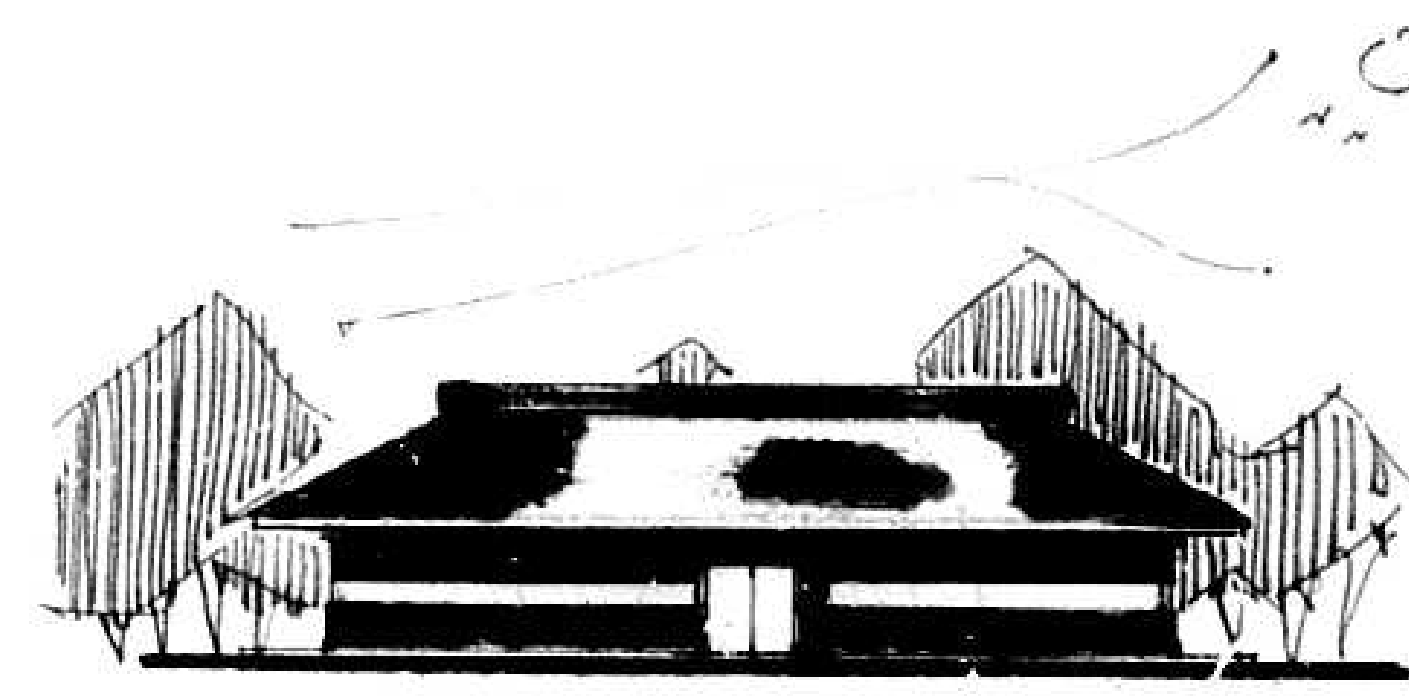
11 EAST ELEVATION



12 SOUTH ELEVATION



13 WEST ELEVATION



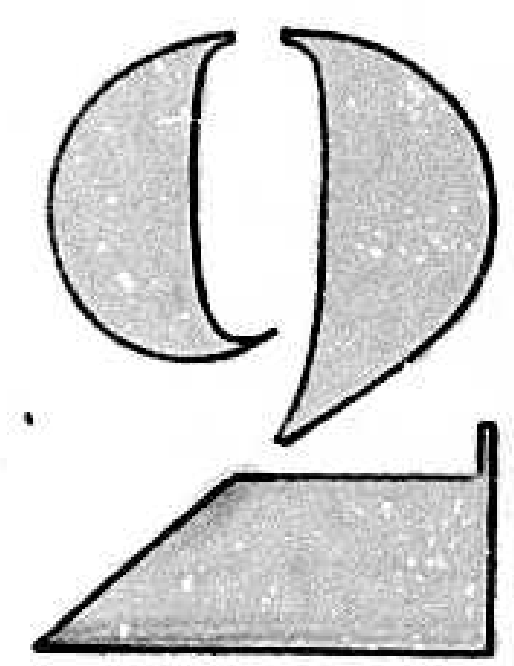
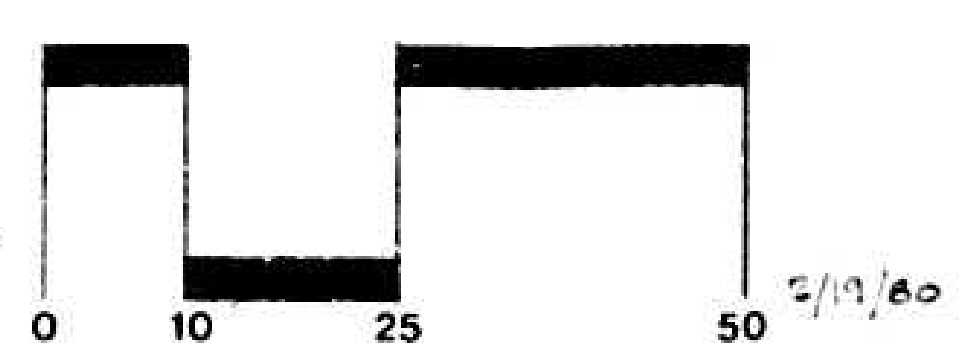
14 NORTH ELEVATION

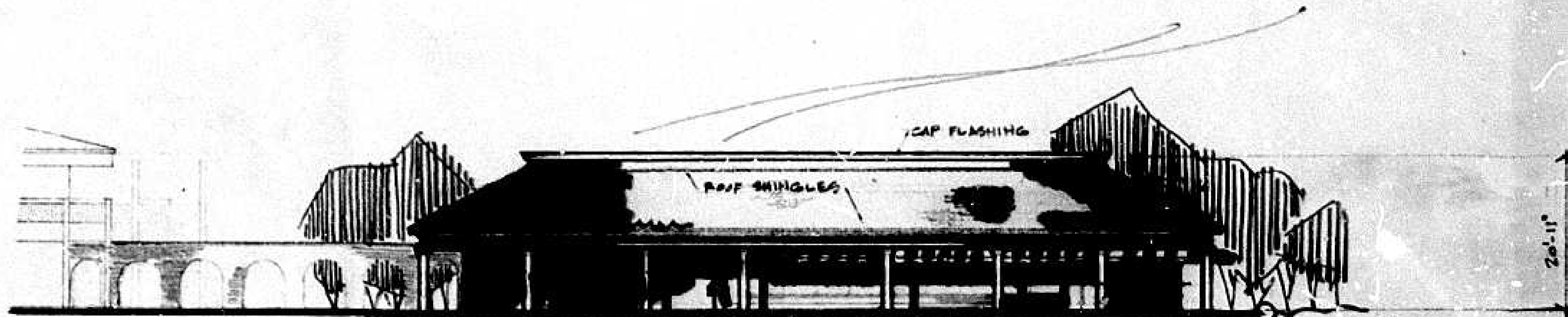
BANK

Proposed Elevations for

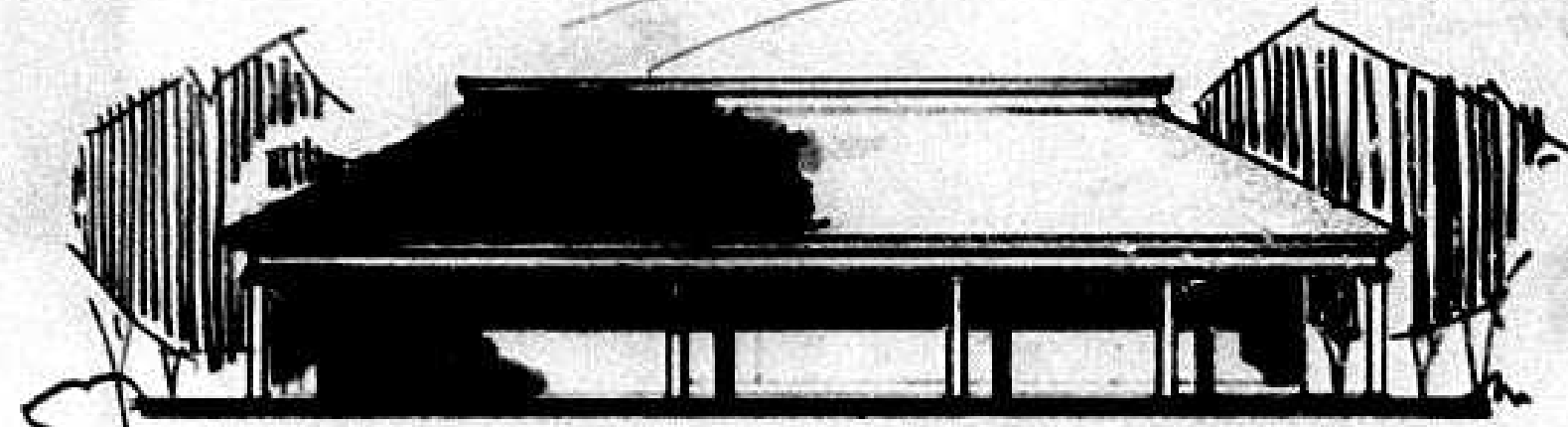
RIDGLEY OFFICE PARK

**DONALD B. RATCLIFFE ASSOC.
ARCHITECTS**

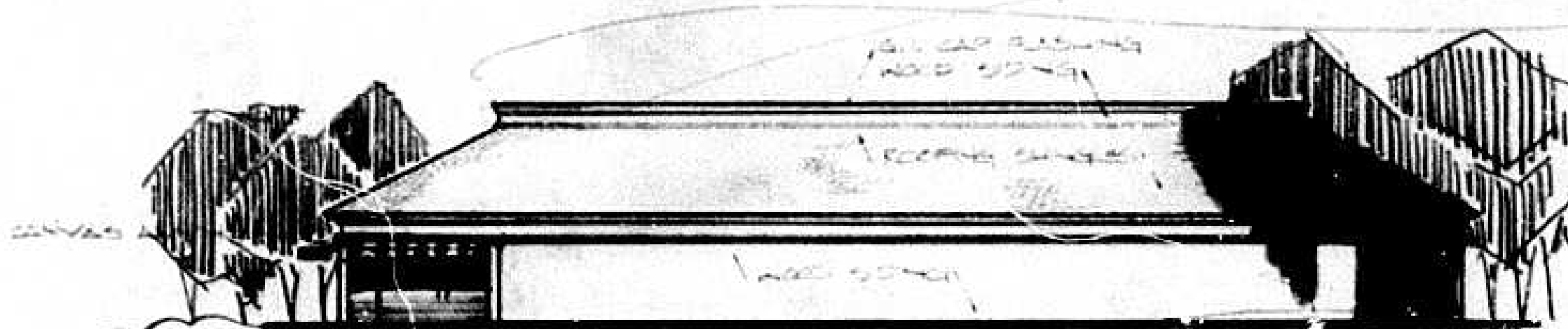




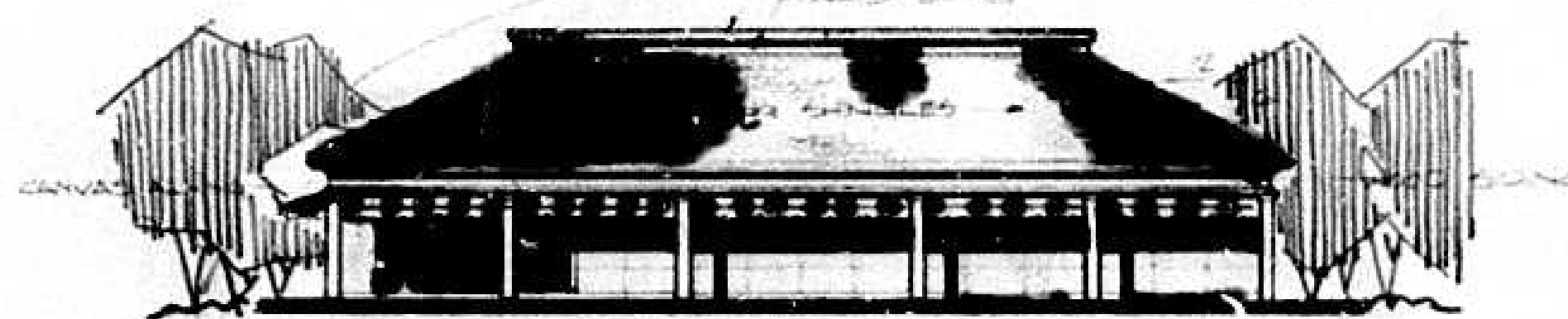
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

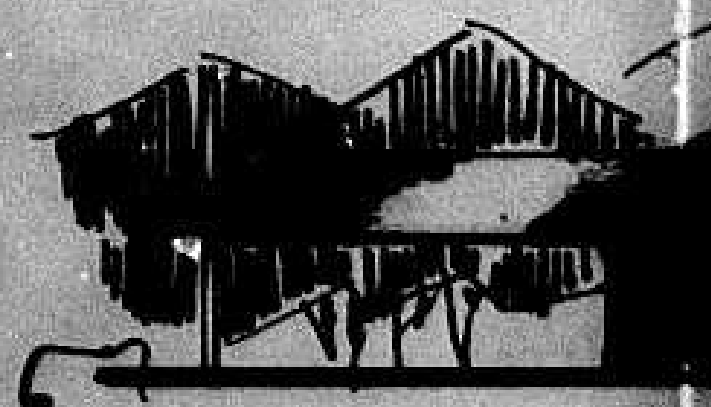


⑨ WEST ELEVATION

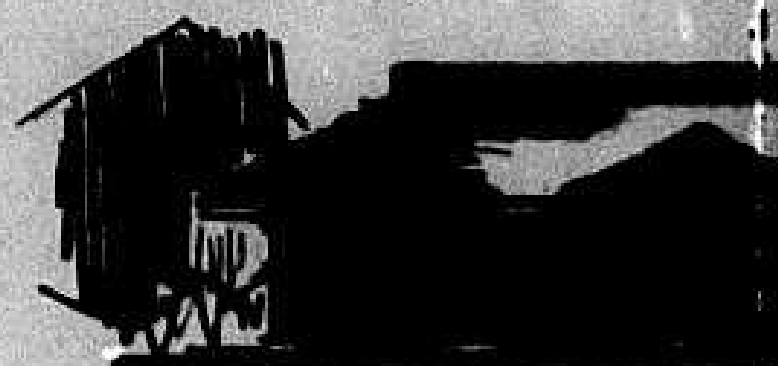


⑩ NORTH ELEVATION

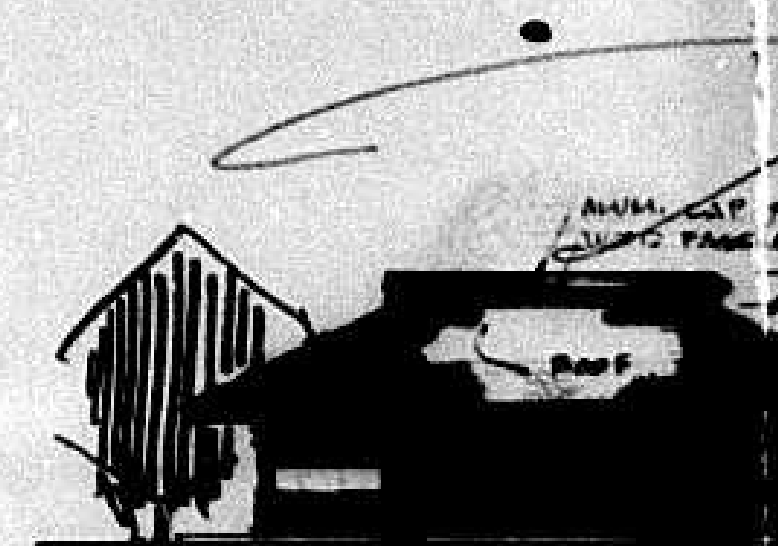
RESTAURANT



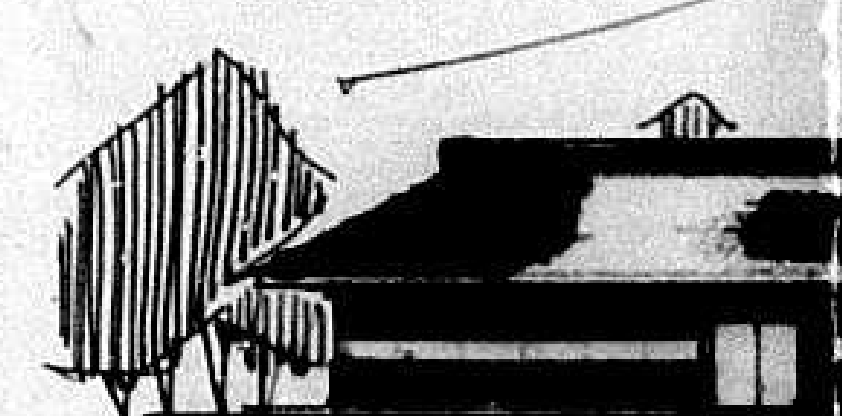
⑪ EAST EL



⑫ SOUTH E

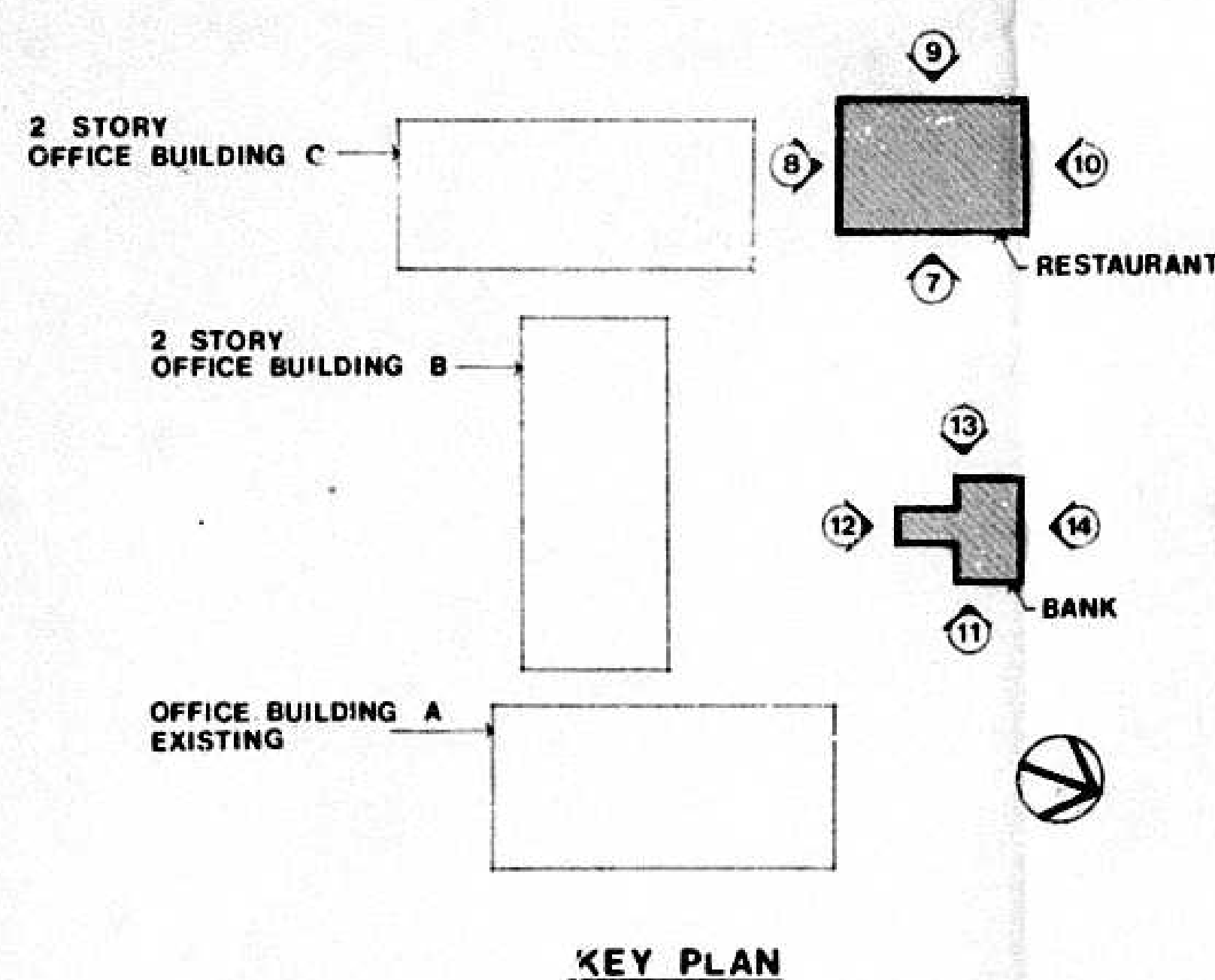


⑬ WEST EL



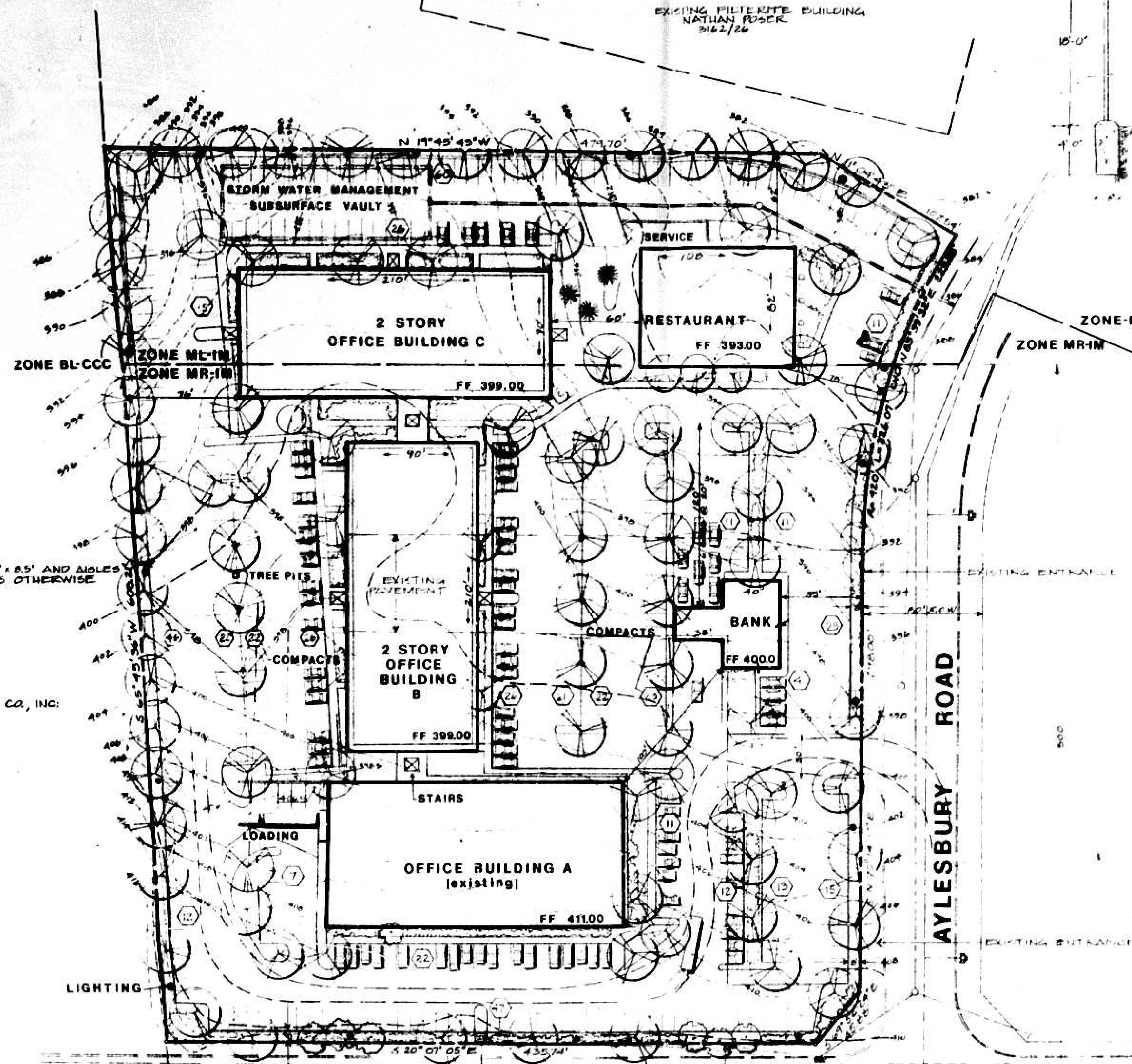
⑭ NORTH E

BANK



Proposed Elevations for RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
'ARCHITECTS

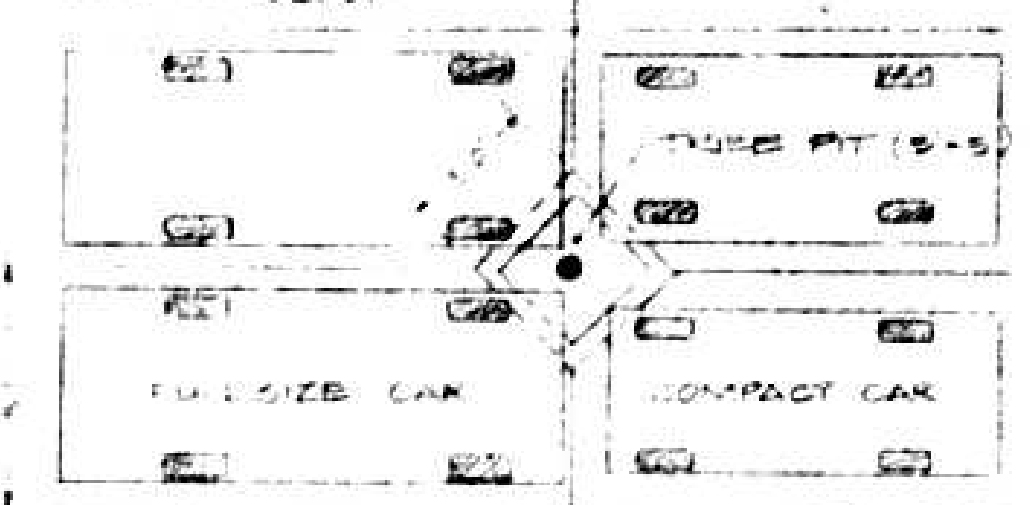


OWNER
RIDGELY REALTY CO., INC.
5080/600

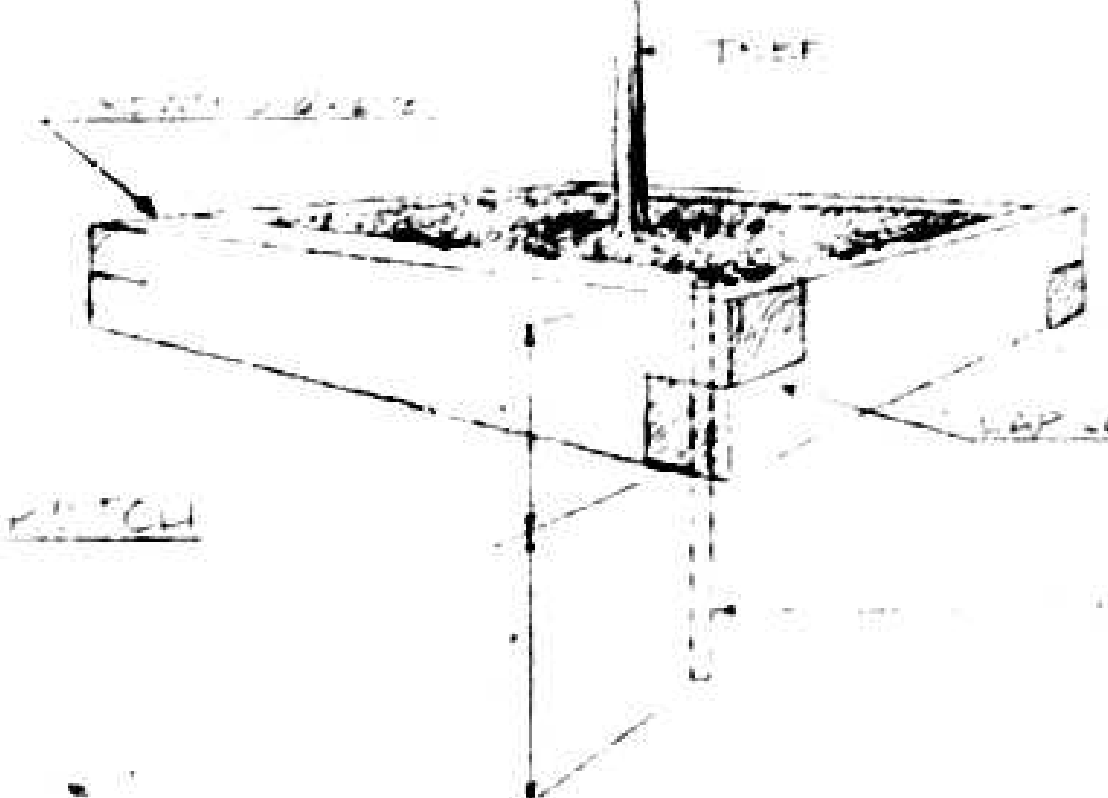
400 WATT HIGH PRESSURE SODIUM LAMP

TYPICAL LIGHT
NOT TO SCALE

TREE PIT PLAN
SCALE



DATA PIT KITCH
NOT TO SCALE



VICINITY MAP scale 1"=2000'

PLANTING INFORMATION

PLANT MATERIAL WILL BE CHOSEN FROM THE FOLLOWING LIST. QUANTITIES WILL BE WITHIN 10% OF THOSE SHOWN ON PLAN.

EVERGREEN TREES		SYMBOL
KINUS NIGRA	AUSTRIAN PINE	
TSUGA CANADENSIS	CANADIAN HEMLOCK	
DECIDUOUS SHADE TREES		
ACER RUBRUM	RED MAPLE	
ACER SACCHARINUM	SUGAR MAPLE	
QUERCUS BOREALIS	RED OAK	
QUERCUS PALAESTRIS	PIN OAK	
SOPHORA JAPONICA	SCHOLAR TREE	
FLOWERING TREES		
PRUNUS GALLERIANA	BRADFORD PEAR	
PRUNUS SPUSA	KOJIMA DOGWOOD	
CATAEGUS PHAENOPYRUM	WASHINGTON LILAC	
PRUNUS S. C. ATA	KWAZEN CHERRY	
SHRUBS		
COTONEASTER APICULATA	CRANBERRY COTONEASTER	
ELONIMUS ALATUS	WINGED ELONIMUS	
JUNIPERUS HORIZONTALIS	SPREADING JUNIPER	
TAXUS BACCATA	ENGLISH YEW	

AREA OF SITE: 6.971 ACRES
HOURS OF OPERATION: TYPICAL BALTIMORE COUNTY BUSINESS HOURS FOR OFFICES PLUS EVENINGS FOR RESTAURANT.

SITE DATA

ZONE	SITE AREA	FLOOR AREA RATIO ALLOWED	FLOOR AREA PROVIDED
MR-1M	224,897 sf	224,897 x 0.4 = 89,959 sf	60,600 sf
ML-1M	70,020 sf	70,020 x 2.0 = 140,040 sf	37,400 sf

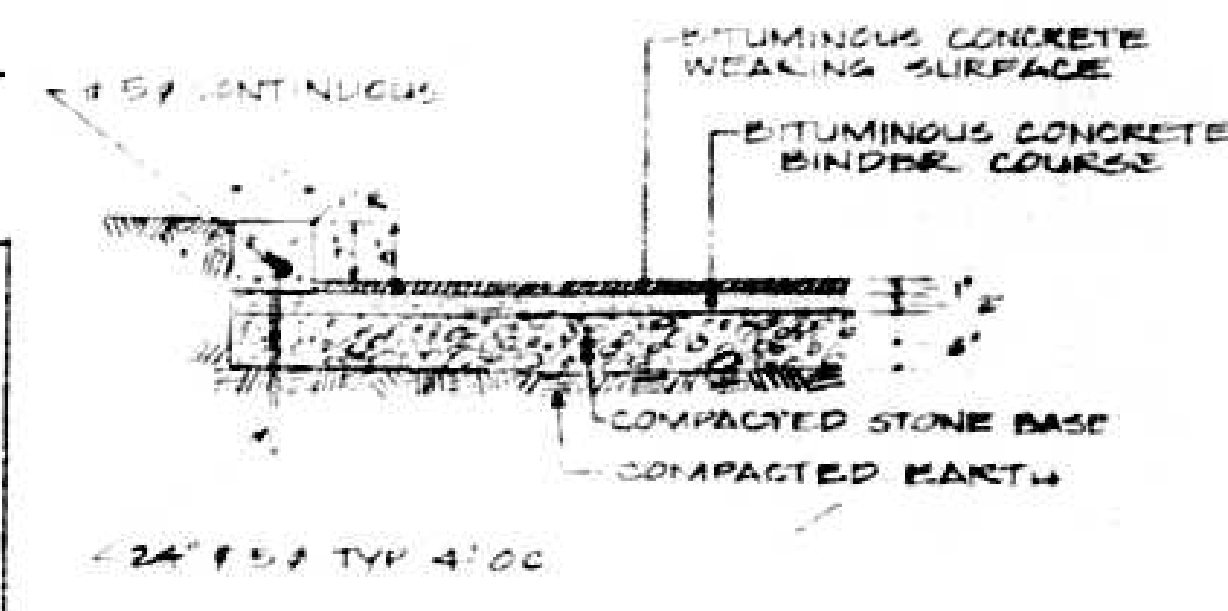
BUILDING & PARKING DATA

BUILDING USE	BUILDING SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
EXISTING OFFICE BUILDING A	20,000 sf	20,000 ÷ 300 = 67 SPACES	
PROPOSED OFFICE BUILDING B	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	10,900 ÷ 300 = 36 10,900 ÷ 300 = 36	
PROPOSED OFFICE BUILDING C	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	10,900 ÷ 300 = 36 10,900 ÷ 300 = 36	
RESTAURANT	8,000 sf	8,000 ÷ 50 = 160	
BANK	2,400 sf	2,400 ÷ 300 = 8	
TOTAL	106,000 sf	429 SPACES	457 SPACES

* DOES NOT INCLUDE 49 COMPACT SPACES OR AN ADDITIONAL 14 SPACES GAINED AFTER PARKING HOURS.

TYPICAL CURB & PAVEMENT

SECTION NOT TO SCALE



DAFT, McCUNE, WALKER INC.
LANDSCAPE ARCHITECTS
ENGINEERS
26.1331

YORK RIDGE BUSINESS PARK

PROPOSED DEVELOPMENT PLAN

PREVIOUS HEARINGS
CASE# 65-105 SPH
75-199 RZA
76-251 SPH

DATE
REVISIONS

SCALE:
1"=50'

JOB ORDER NO.
B-7968

ISSUE DATE
2/21/80

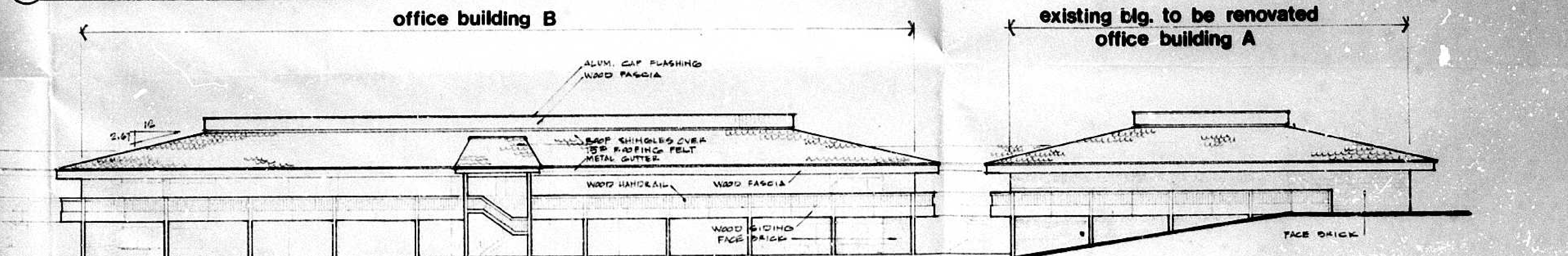
STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
SURVEYOR

NOTE: BOUNDARY SURVEY BY A.P.E. ASSOCIATES, INC.

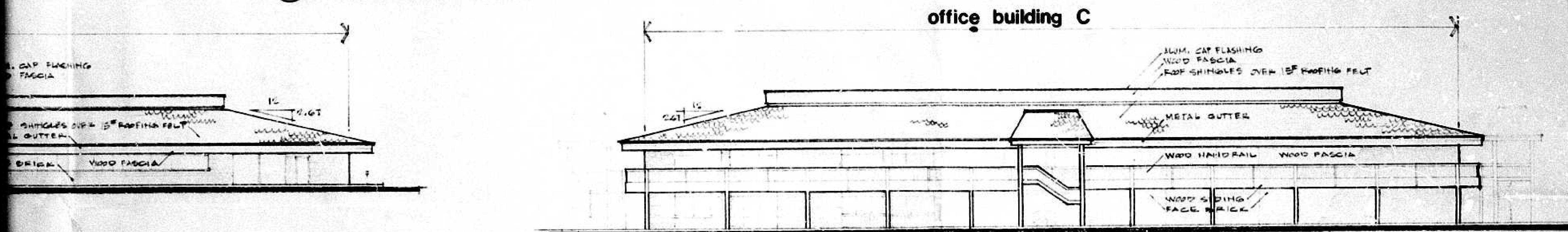
office building B

office building C

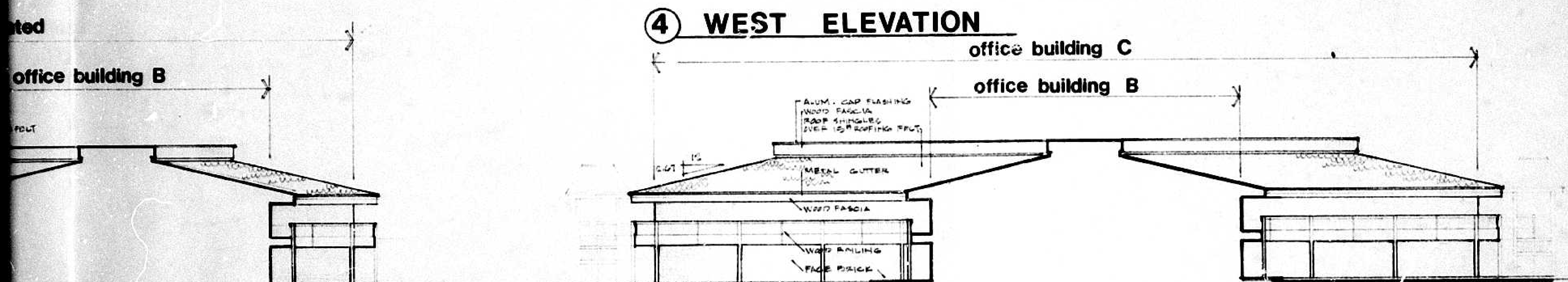
① NORTH ELEVATION



② SOUTH ELEVATION



④ WEST ELEVATION



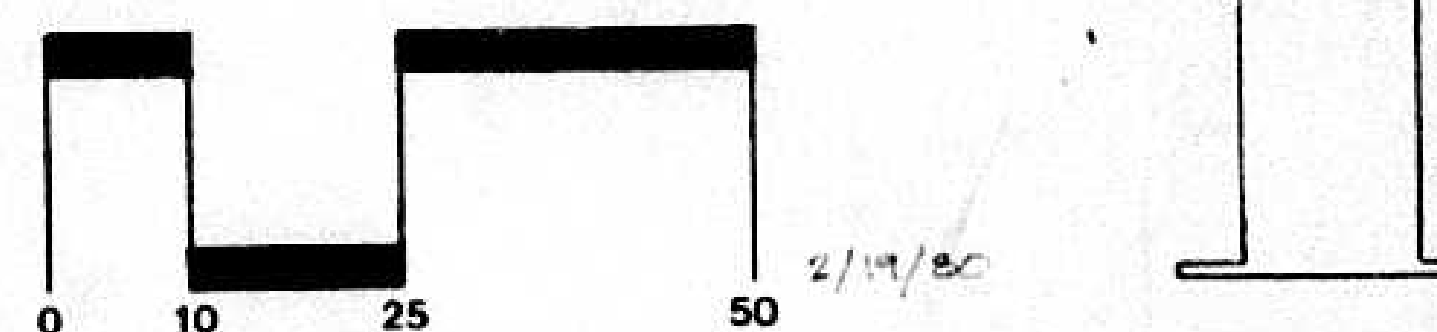
⑥ EAST ELEVATION

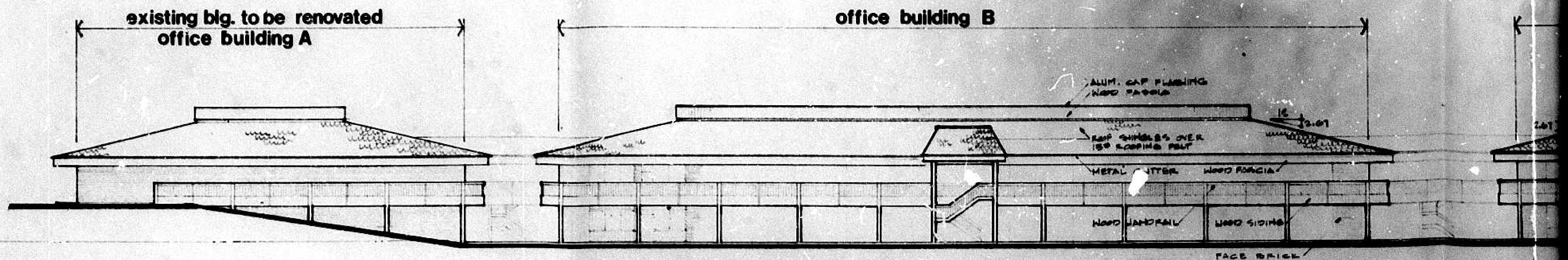
OFFICE BUILDINGS

Proposed Elevations for

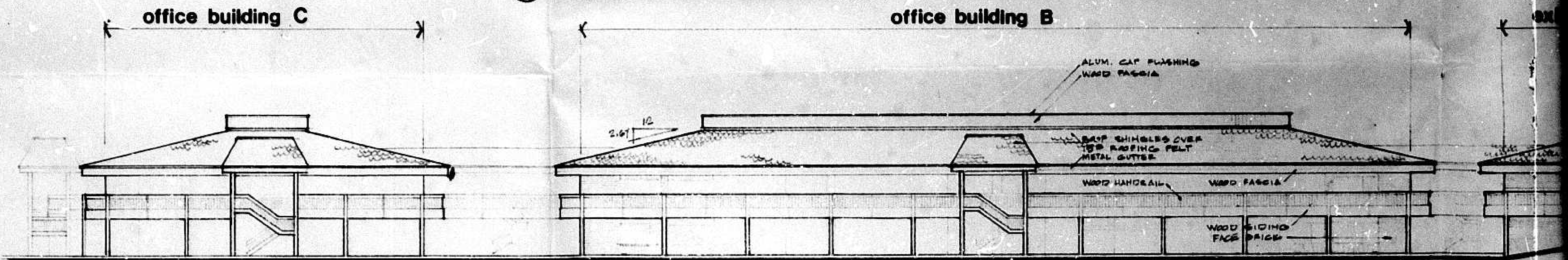
RIDGLEY OFFICE PARK

RONALD B. RATCLIFFE ASSOC.
ARCHITECTS

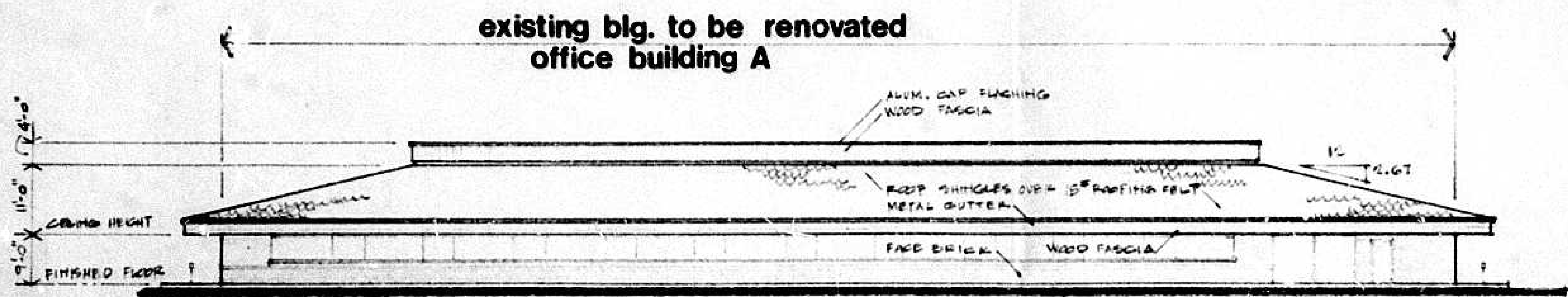




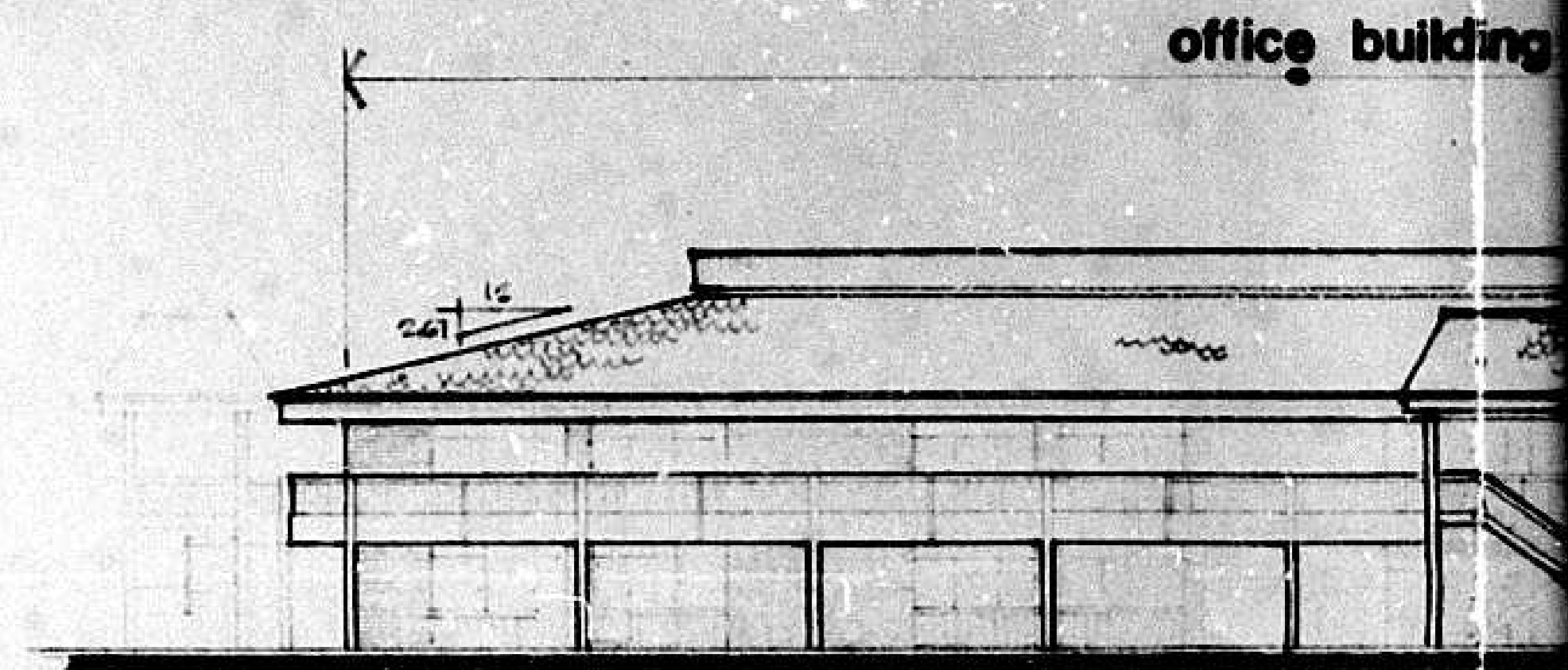
① NORTH ELEVATION



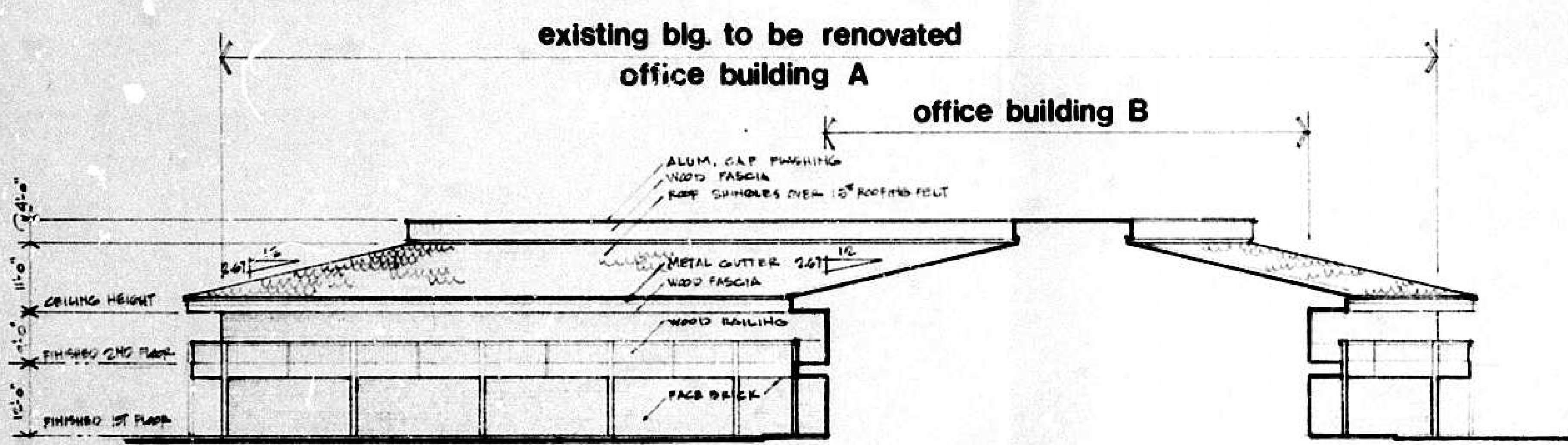
② SOUTH ELEVATION



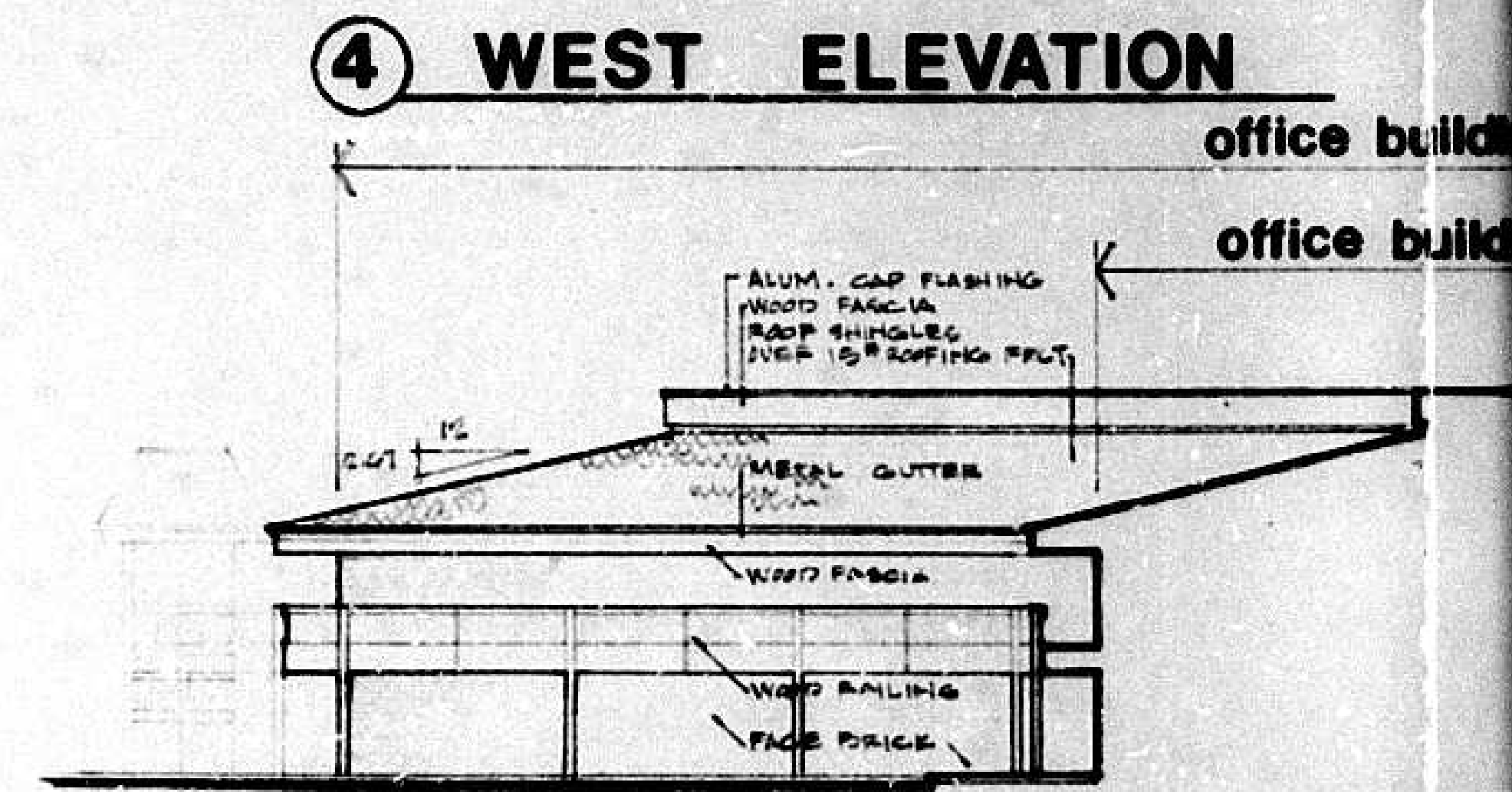
③ EAST ELEVATION



④ WEST ELEVATION

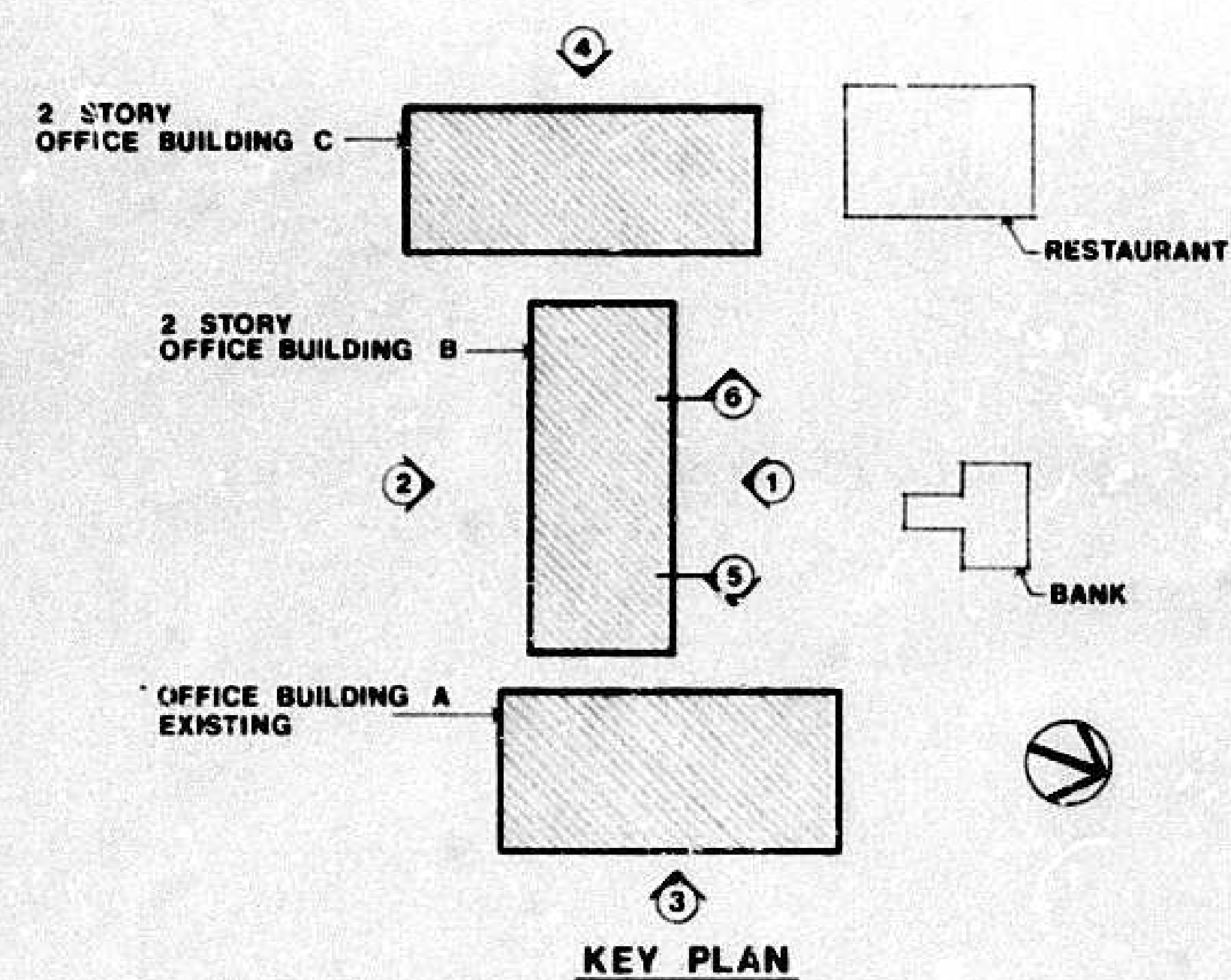


⑤ WEST ELEVATION



⑥ EAST ELEVATION

OFFICE BUILDINGS



Proposed Elevations for

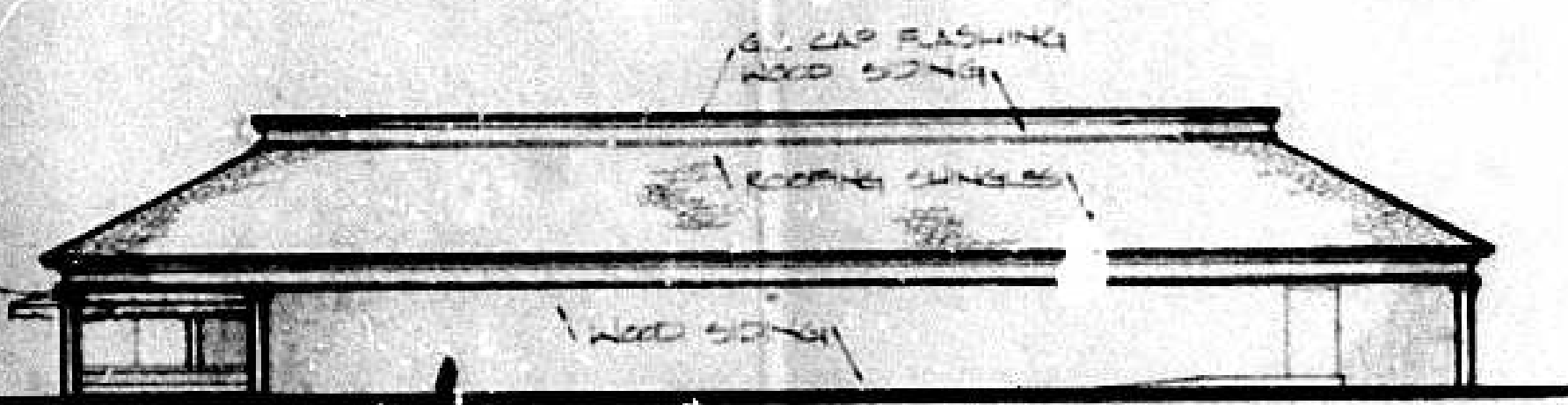
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

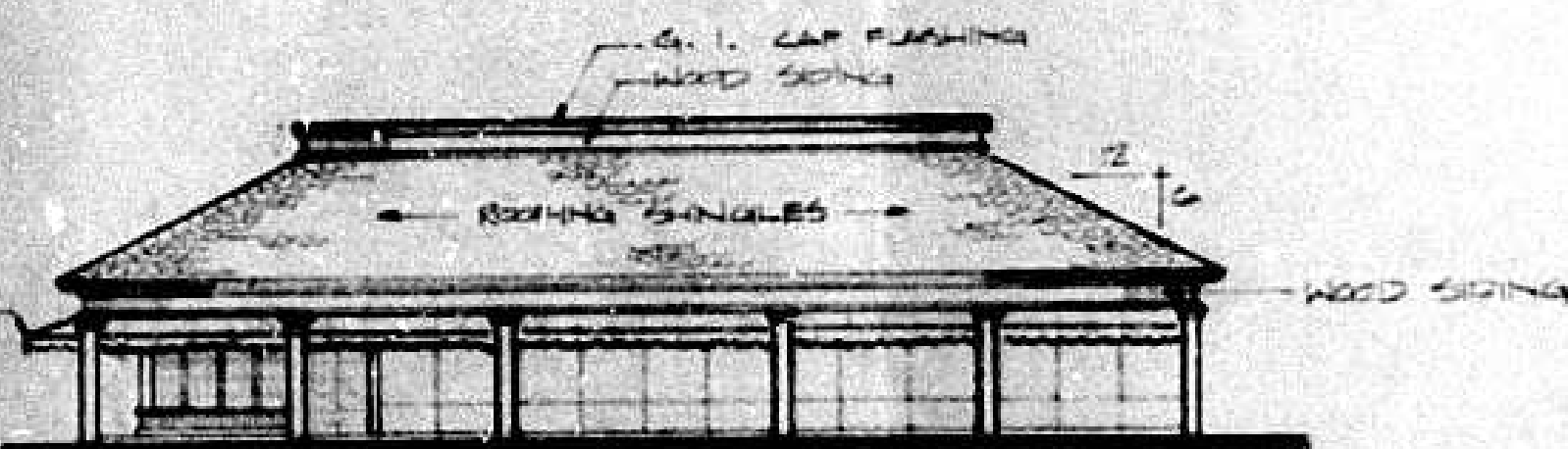
7 EAST ELEVATION



8 SOUTH ELEVATION



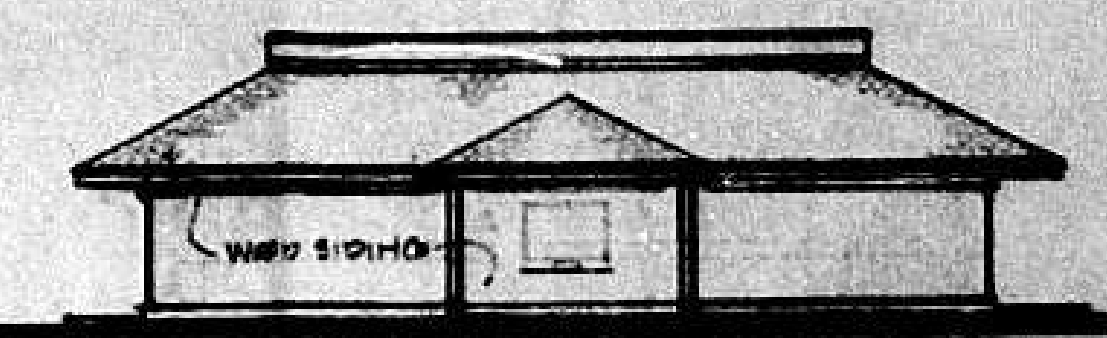
9 WEST ELEVATION



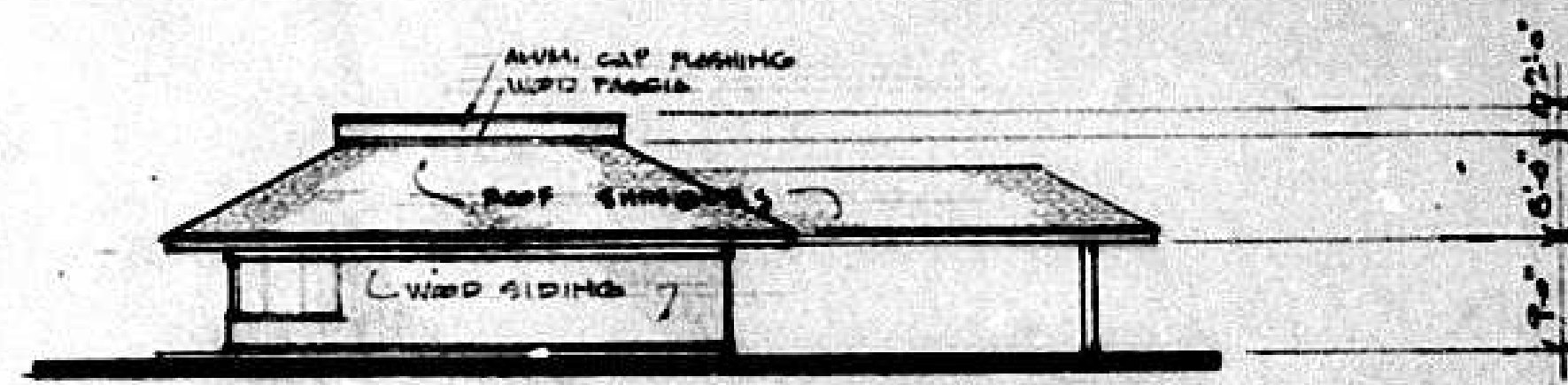
10 NORTH ELEVATION

RESTAURANT

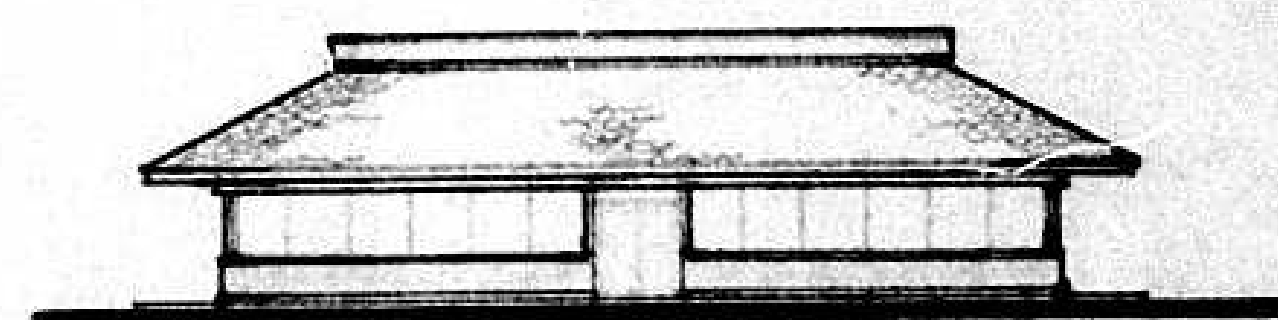
11 EAST ELEVATION



12 SOUTH ELEVATION



13 WEST ELEVATION



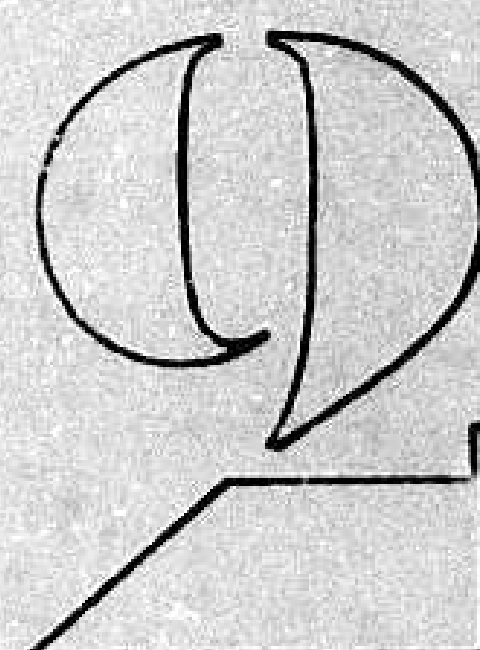
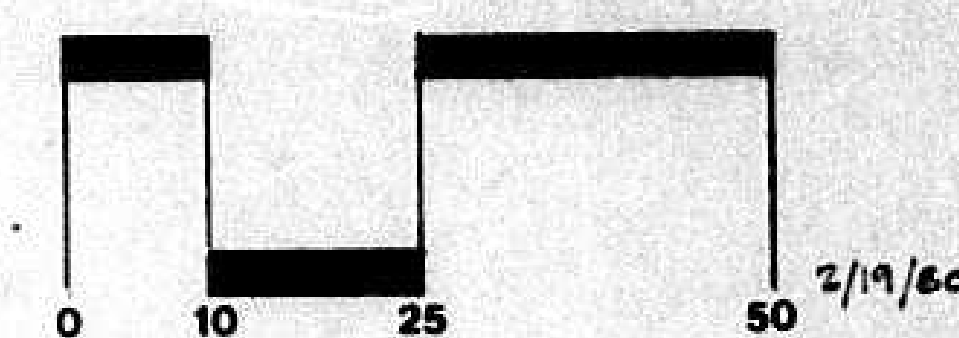
14 NORTH ELEVATION

BANK

Proposed Elevations for

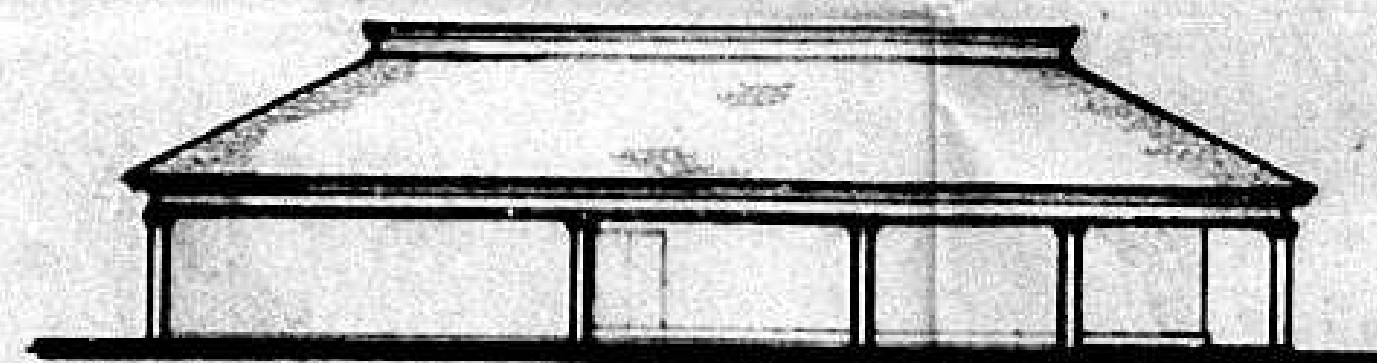
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

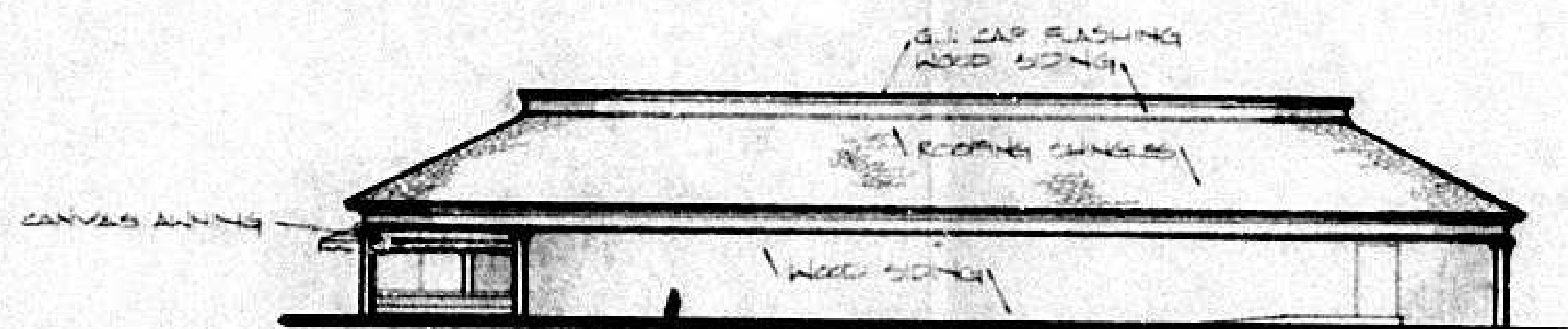




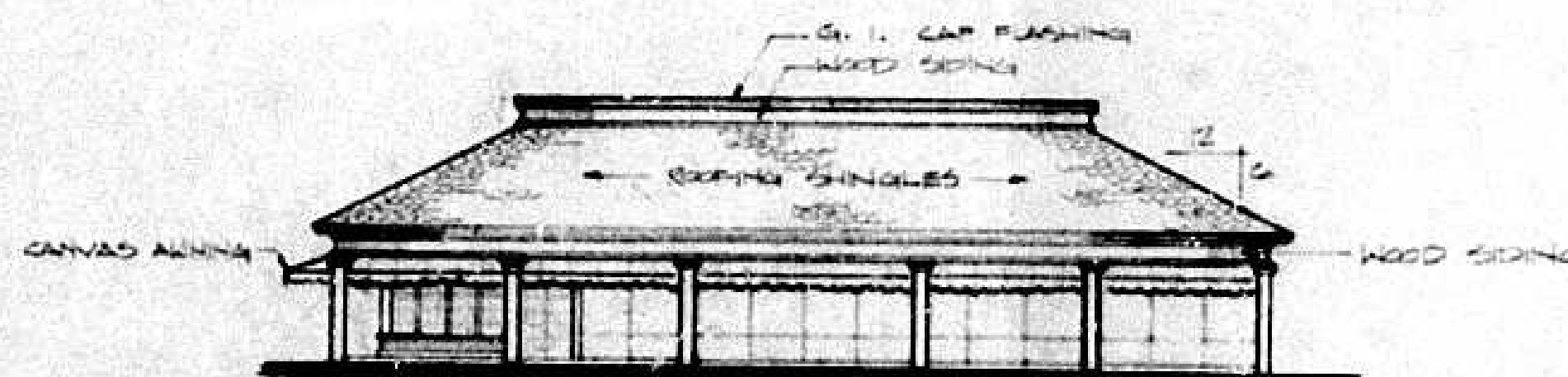
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

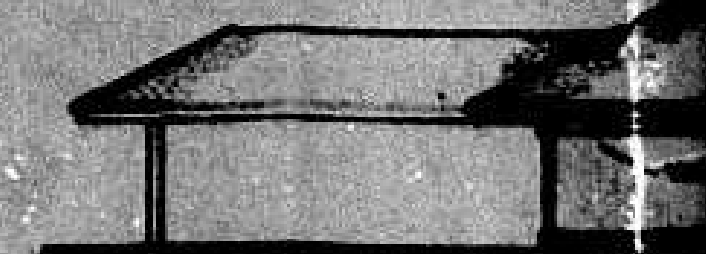


⑨ WEST ELEVATION



⑩ NORTH ELEVATION

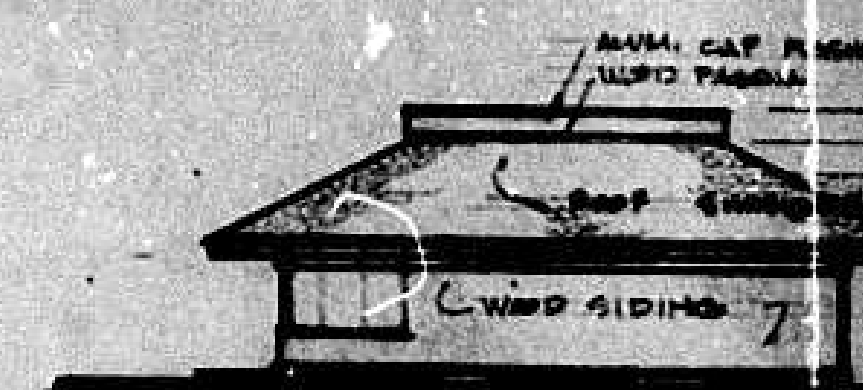
RESTAURANT



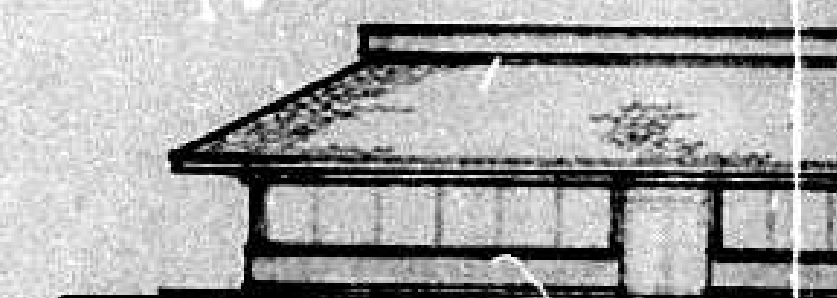
⑪ EAST ELEVATION



⑫ SOUTH ELEVATION

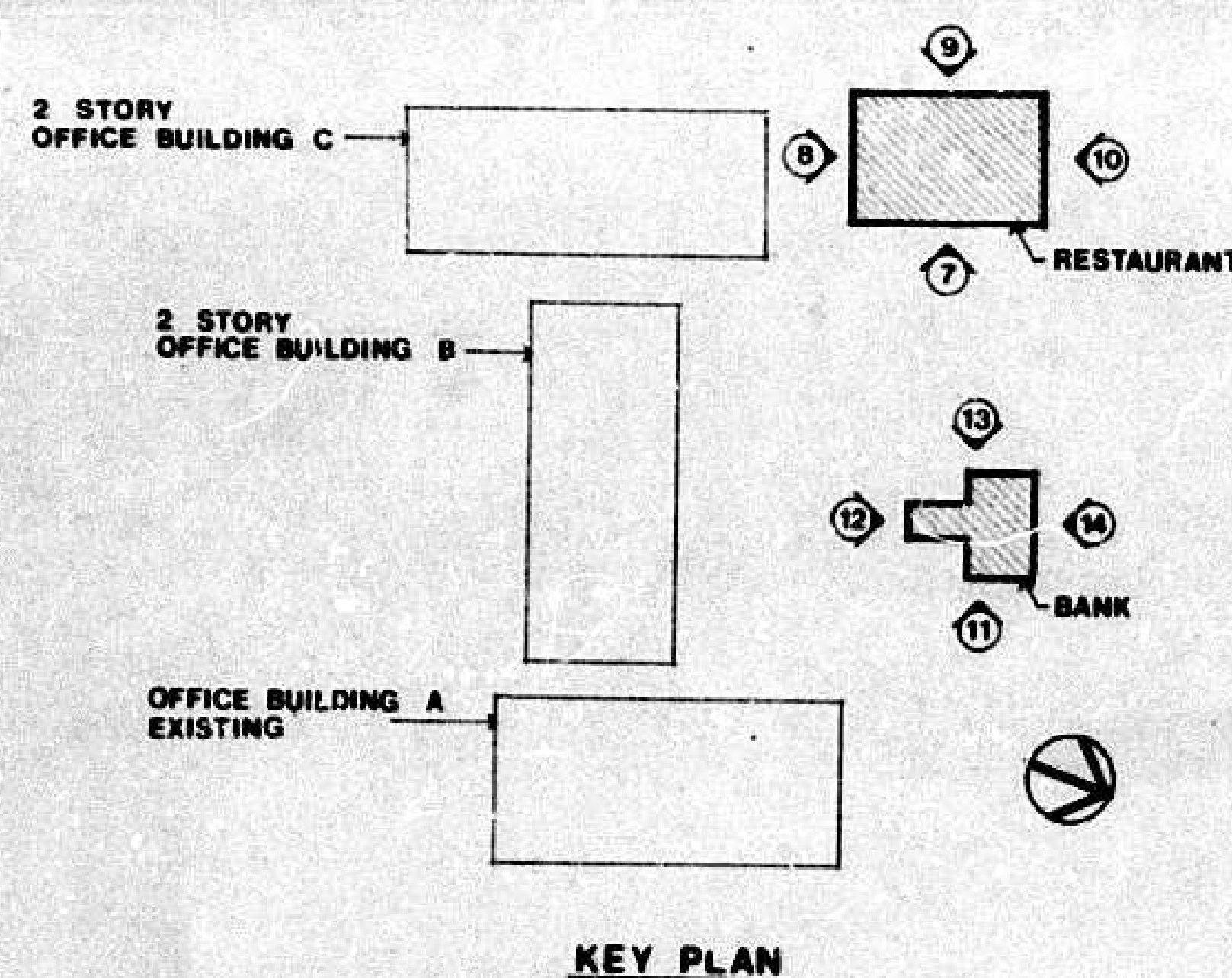


⑬ WEST ELEVATION



⑭ NORTH ELEVATION

BANK



Proposed Elevations for RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, York Ridgely Joint Venture 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 an amendment to the site plan filed with Case #76-259 SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

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.

YORK RIDGELY JOINT VENTURE
Contract Purchaser
Address P.O. Box 5381
Baltimore, Maryland 21209
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 24th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of May, 1980, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW corner of York Rd. and : OF BALTIMORE COUNTY
Aylesbury Rd., 8th District
YORK RIDGELY JOINT VENTURE, : Case No. 80-226-SPH
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 dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of April, 1980, a copy of the foregoing Order was mailed to Mr. Edward A. St. John, Partner, York Ridgely Joint Venture, P. O. Box 5381, Baltimore, Maryland 21209, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Edward A. St. John
P. O. Box 5381
Baltimore, Maryland 21209

cc: Daft McCune Walker, Inc.
530 Joppa Road
Towson, Maryland 21204

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 24th day of March, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner York Ridgely Joint Venture

Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Edward A. St. John
P. O. Box 5381
Baltimore, Maryland 21209

RE: Item No. 76
Petitioners-York Ridgely
Joint Venture
Special Hearing Petition

Dear Mr. St. John:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

The subject property, partially zoned M.R. and M.L. is located on the southwest corner of York and Aylesbury Roads and is improved with an existing office building. This property was the subject of a previous zoning hearing (Case No. 76-259-SPH) in which approval was granted to construct additions to the existing building. Because of your proposal to revise this original plan by changing the floor area of the proposed additions and construct a bank building and restaurant on this site, this Special Hearing is required.

In view of the fact that revised site plans were submitted that satisfy the comments from the State Highway Administration and the Department of Traffic Engineering, concerning the relocation of the easternmost entrance along Aylesbury Road, this petition was scheduled for a hearing.

I have personally spoken with Mr. Jack Wimbley of the Planning Office and he indicated that since the revised plan was approved by the Planning Board on March 20, 1980, he has no further comment on this petition, provided the site is developed in accordance with the plan that was approved. Particular attention should be afforded to comment of the Health Department

Item No. 76
Special Hearing Petition
April 28, 1980

and the Department of Permits and Licenses. If you have any further questions or require additional explanation on the comments from the latter Department, you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Daft McCune Walker, Inc.
530 Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 11, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

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 which were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 15 Zoning Cycle VIII (October 1974-April 1975), 75-199-EXA; and, Item 237 (1975-1976), 76-259 SPH, are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 76 (1979-1980).

Very truly yours,

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

END:EAM:FWR:ss

S-SE Key Sheet
SONW 2 Pos. Sheet
NE 13 A Topo
60 Tax Map

Attachments

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

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

October 25, 1974

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

Re: Item #25 (Cycle VIII - October 1974 - April 1975)
Property Owner: Affiliated Services, Inc.
S/W corner of York & Aylesbury Rds.
Existing Zoning: M.R., F.L.
Proposed Zoning: M.L.R. W/Special Exception for public restaurant and bank
No. of Acres: 6.97 District: 8th

Dear Mr. McNenna:

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.

Highways:

York Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Aylesbury Road is an existing 48-foot curb and gutter street on an 80-foot right-of-way.

Storm Drainage:

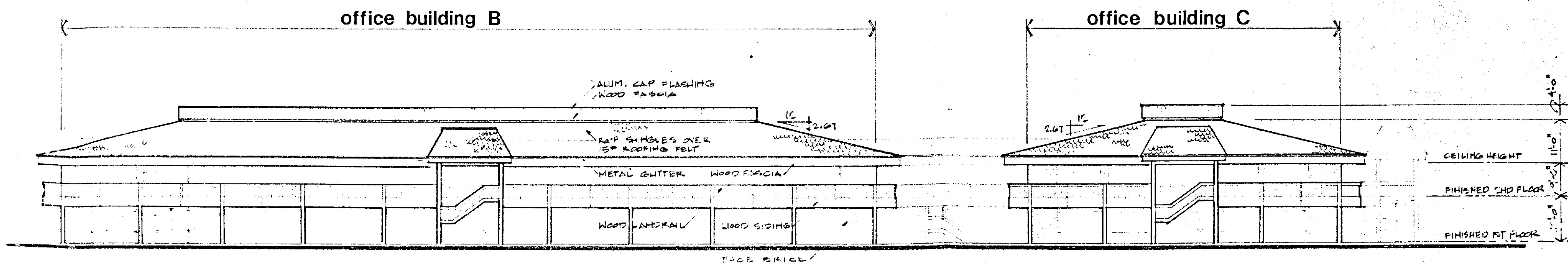
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

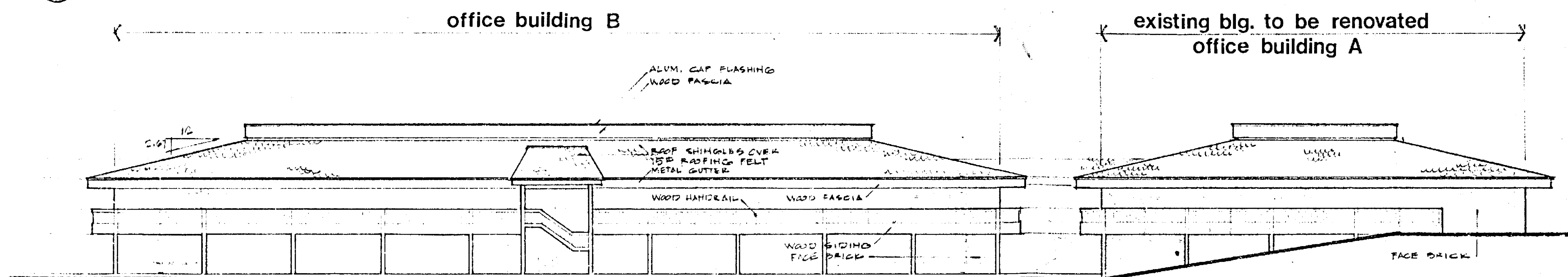
Development of this property through stripping, grading and stabilization could result in a sedimentation problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

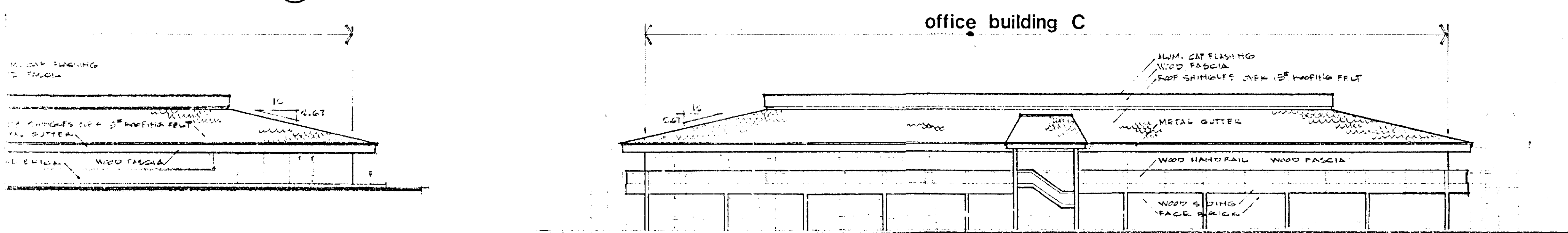
Public water exists within York Road and Aylesbury Road.



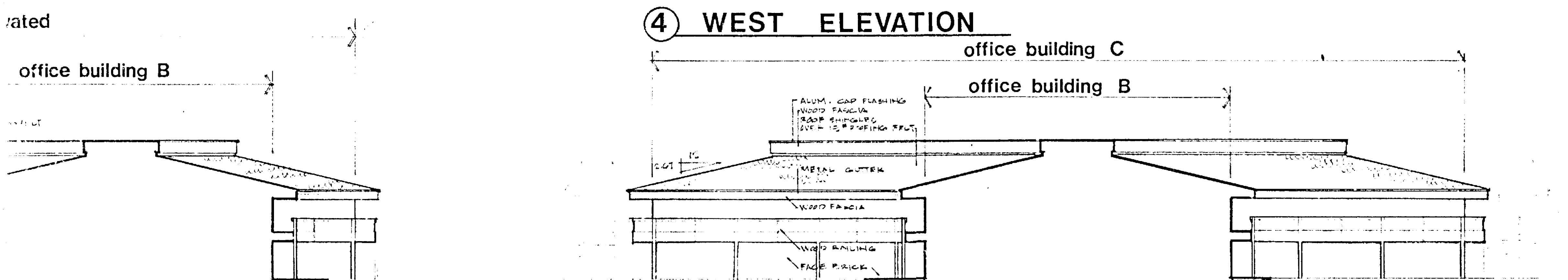
① NORTH ELEVATION



② SOUTH ELEVATION



④ WEST ELEVATION



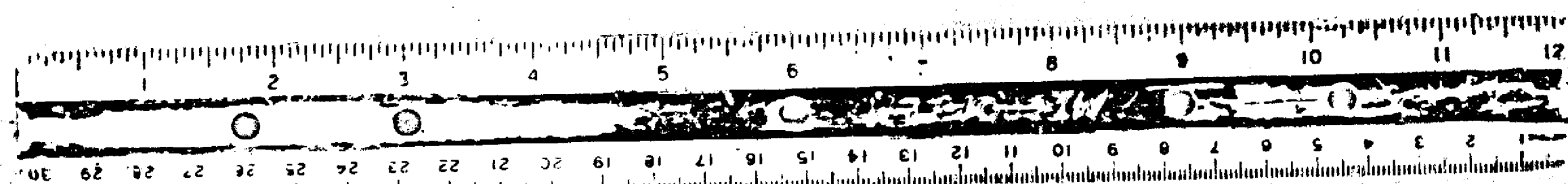
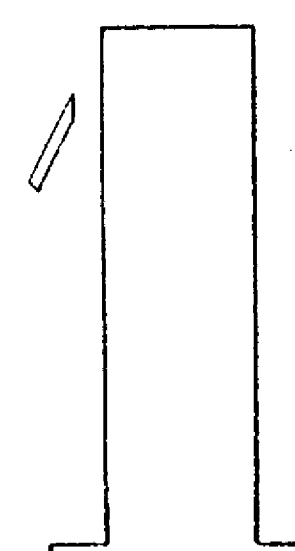
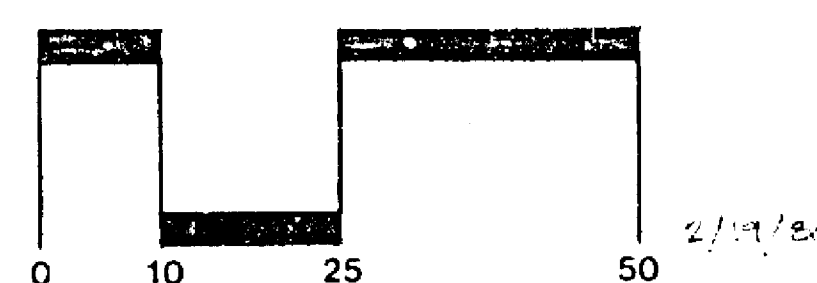
⑥ EAST ELEVATION

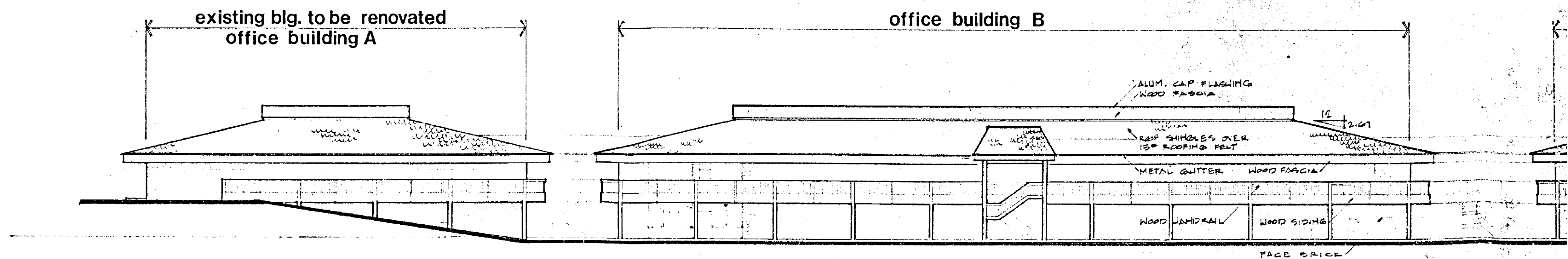
OFFICE BUILDINGS

Proposed Elevations for

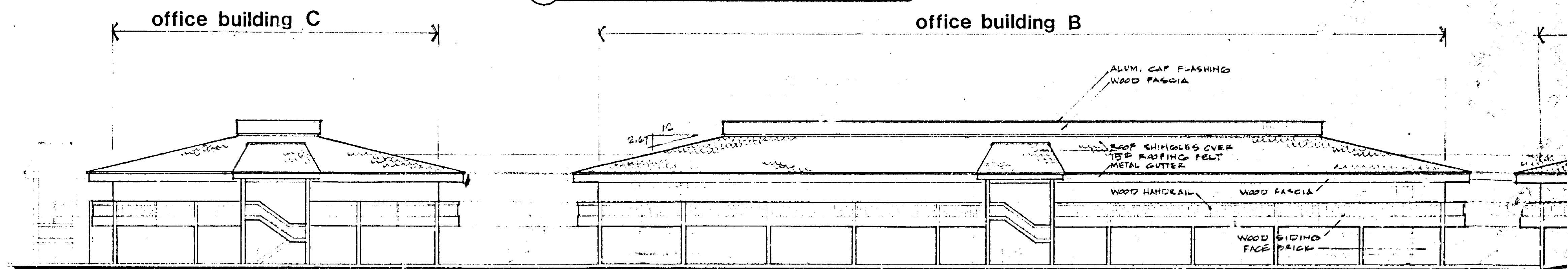
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

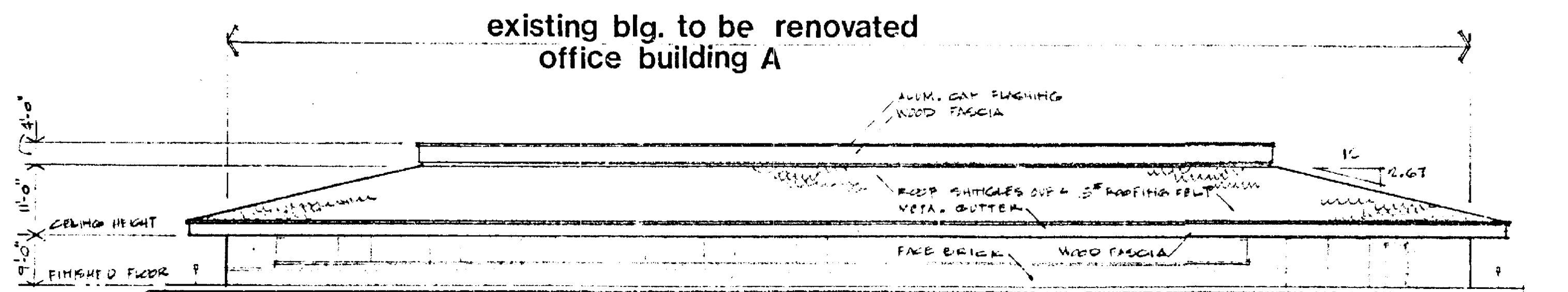




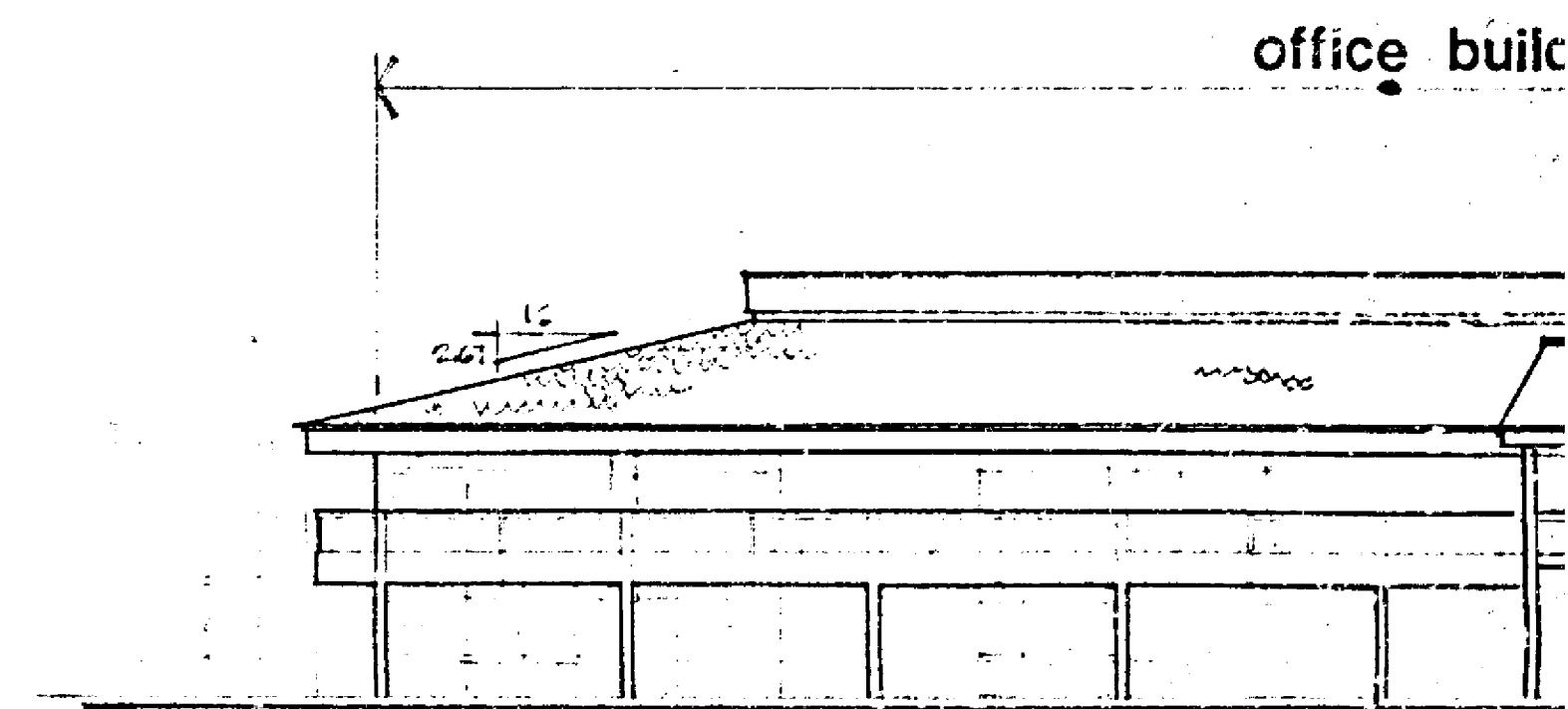
① NORTH ELEVATION



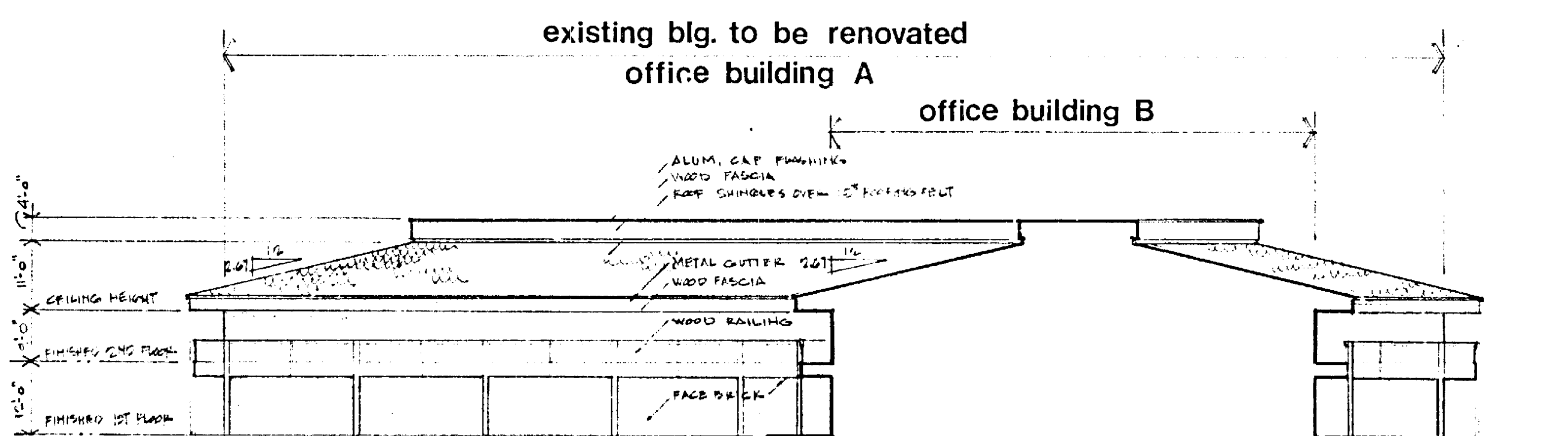
② SOUTH ELEVATION



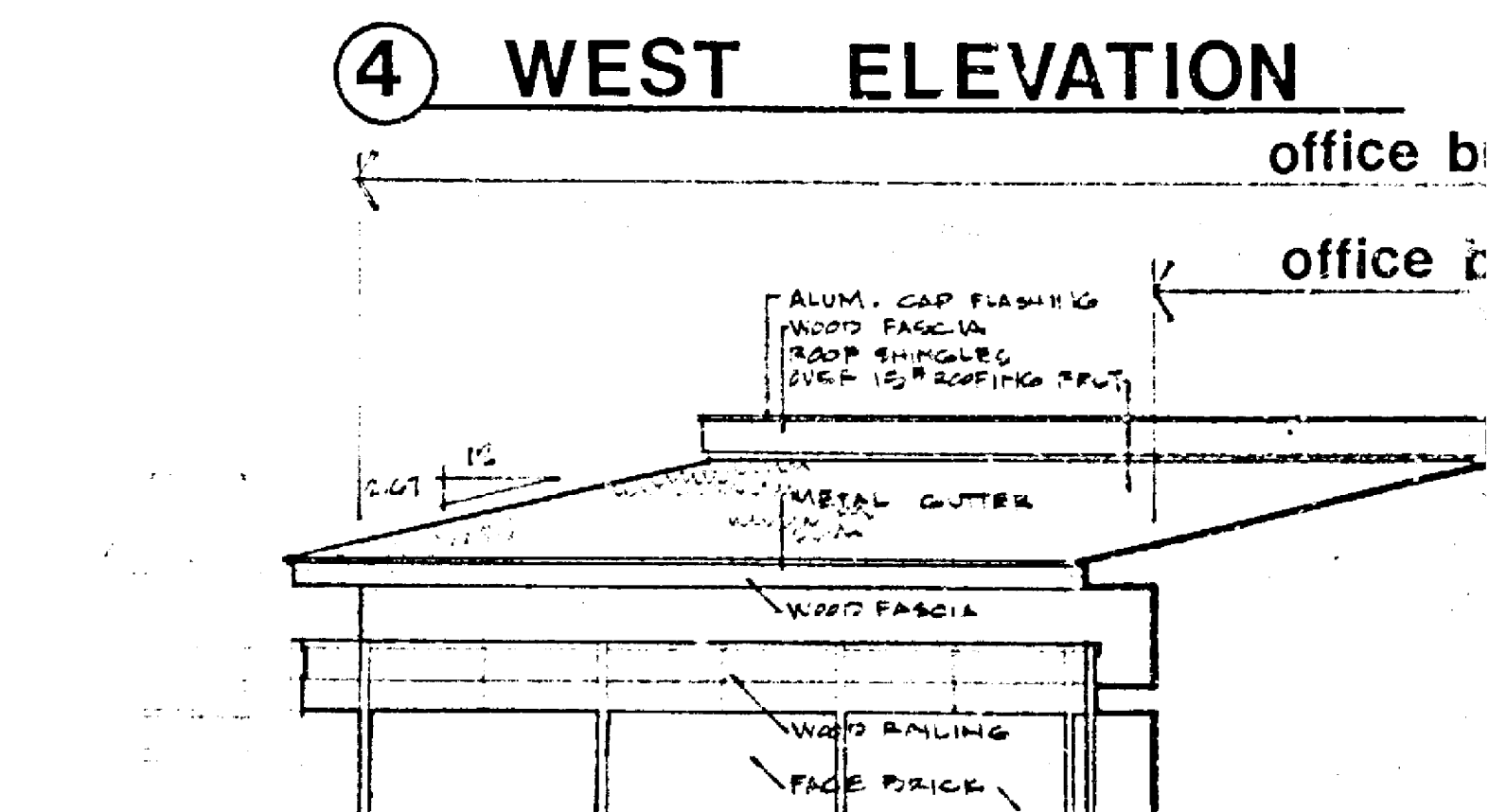
③ EAST ELEVATION



④ WEST ELEVATION

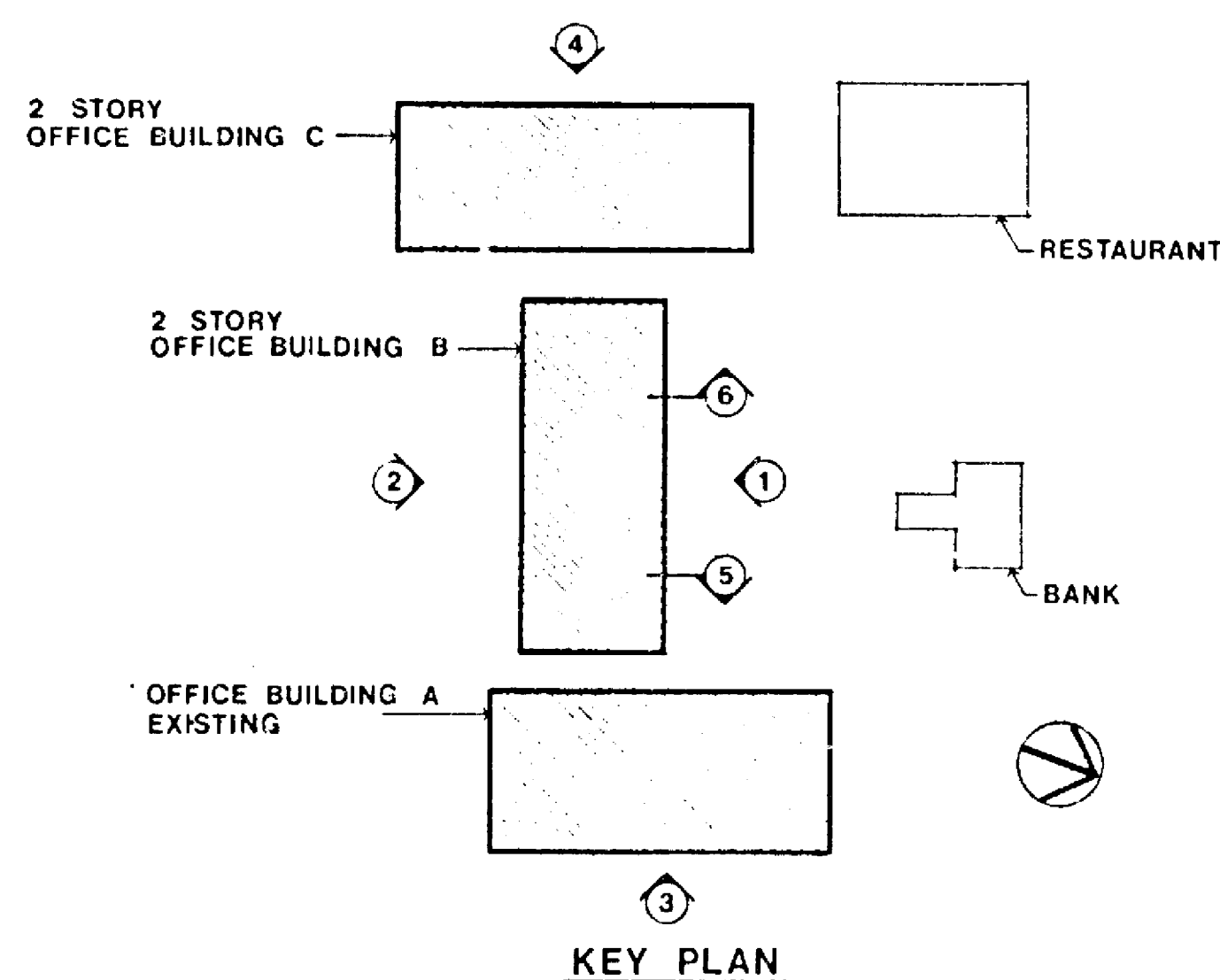


⑤ WEST ELEVATION



⑥ EAST ELEVATION

OFFICE BUILDINGS



KEY PLAN

Proposed Elevations for

RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. On June 29, 1976, an Order was rendered for the subject property by former Zoning Commissioner S. Eric DiNenna granting approval to the development plan previously recommended by the Baltimore County Planning Board on May 13, 1976, and indicated therein as Petitioner's Exhibit (Case No. 76-259-SPH).
2. Subsequent thereto, the Petitioner herein, as owner, filed the subject Petition for Special Hearing to approve "An amendment to the site plan filed with Case #76-259 SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant."
3. The Proposed Development Plan, as prepared by Daft, McCune, Walker, Inc., and dated February 21, 1980, was approved by the Baltimore County Planning Board on March 20, 1980 and by the Office of Planning and Zoning on March 24, 1980.
4. The Proposed Development Plan indicates the restaurant to be located in the M.L. Zone-I.M. District and the bank to be located in the M.R. Zone-I.M. District, both of which are uses permitted in the respective zones or permitted as the result of being in an I.M. District, except that Section 253.1.C.19 of the Baltimore County Zoning Regulations provides that in an I.M. District the restaurant shall not be a "drive-in".
5. Pursuant to Sections 500.7 and 240.3 of the regulations, a hearing was held, and, pursuant thereto, it is hereby determined that the Proposed Development Plan should be amended.
6. To approve the amendments will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the regulation.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1980, that the amendments to the Proposed Development Plan dated February 21, 1980, to reduce the square footage of the proposed office building and to allow the construction of a bank and restaurant, as requested in the herein Petition for Special Hearing, should be and the same are hereby GRANTED, from and after the date of this order, subject, however, to the following restrictions:

1. Compliance with the Proposed Development Plan herein incorporated by reference.
2. The restaurant shall not be constructed or operated as a "drive-in".
3. Approval of the Proposed Development Plan by the Maryland Department of Transportation, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County



James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

October 30, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 16, 1979
ITEM: 76.
Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
(Route 45) & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Dear Mr. Hammond:

We are concerned about the close proximity of the east entrance from Aylesbury Road to York Road. Vehicles going to the site, from southbound York Road, are required to negotiate an awkward reverse curve ("S" turn) to enter the site. Vehicles going northbound are required to make a "U" turn to enter the site. These movements could cause traffic problems at the intersection.

We strongly recommend that this entrance be moved farther back from York Road.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Mayers

CL:JEM:vrđ

My telephone number is (301) 383-4320

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

Item #15 (Cycle VIII - October 1974 - April 1975)
Property Owner: Affiliated Services, Inc.
Page 2
October 25, 1974

Sanitary Sewer

Public sewer exists within Aylesbury Road. However, this site falls within the Jones Falls Drainage Area and will require State Health Department approval for additional service connections.

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

END: EAM:HMS:ROP:ms

S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map

July 1, 1976

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

Re: Item #237 (1975-1976)
Property Owner: Affiliated Building, Inc.
W/C 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

Dear Mr. DiNenna:

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

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #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.

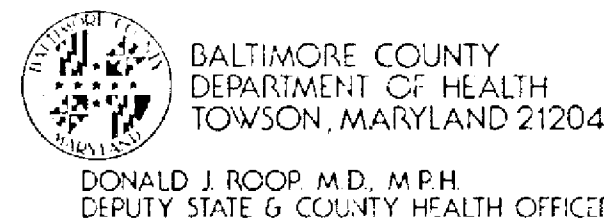
The construction of sidewalks, curb and gutter, entrances, aprons, etc. as may be required will be the full responsibility of the Petitioner.

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

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

END: EAM:HMS:ms

S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map



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

April 11, 1980

Mr. William R. Hammond
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Revised comments on Item #76, Zoning Advisory Committee Meeting of October 16, 1979, are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Metropolitan water and sewer are available.

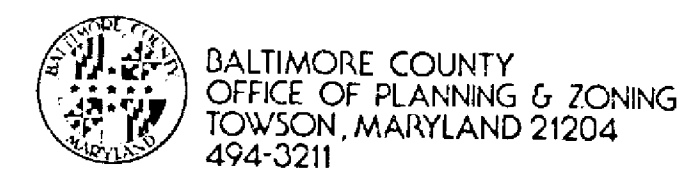
Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,
Ian J. Forrest
IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

cc: Air Pollution
Food Service



JOHN D. SEYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #76, Zoning Advisory Committee Meeting, October 16, 1979, are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW/C York Road and Aylesbury Road
Existing Zoning: MR-I.M. and M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
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 office will submit comments after the Planning Board meets and make its recommendation.

Very truly yours,

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



STEPHEN E. COLLINS
DIRECTOR

November 26, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 76 - ZAC - Meeting of October 16, 1979
Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76.)

Acres: 6.971
District: 8th

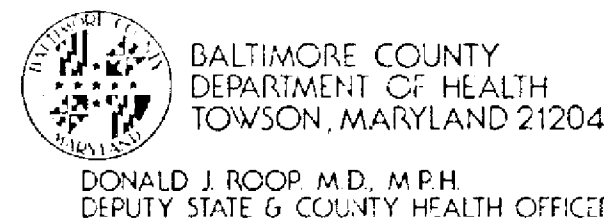
Dear Mr. Hammond:

The proposed office complex can be expected to generate approximately 1,250 trips per day.

The existing entrance on the corner at Aylesbury Road and York Road is too near the intersection and should be closed.

Very truly yours,
Michael S. Flanagan
MICHAEL S. FLANAGAN
Traffic Engineering Associate II

MSF/mjm



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

April 11, 1980

Mr. William R. Hammond
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Revised comments on Item #76, Zoning Advisory Committee Meeting of October 16, 1979, are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,
Ian J. Forrest
IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

cc: Air Pollution
Food Service



Paul H. Reincke
CHIEF

October 24, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner York Ridgely Joint Venture

Location: SW/C York Rd. & Aylesbury Rd.

Item No. 76

Zoning Agenda: Meeting of 10/16/79

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 or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

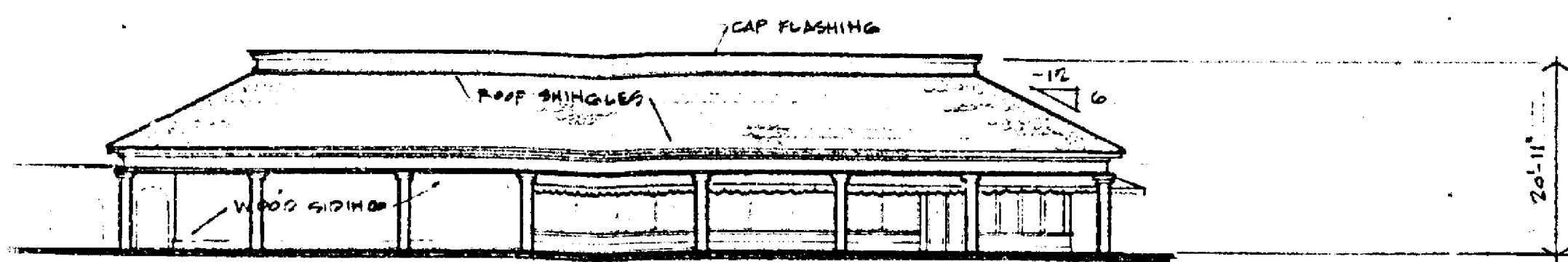
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

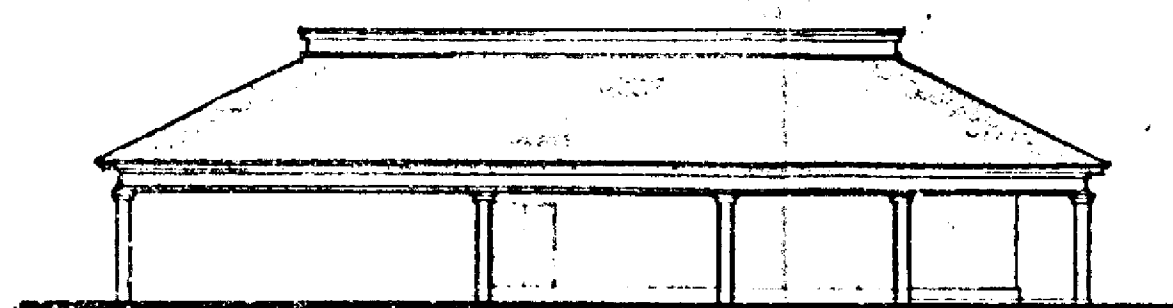
() 6. Site plans are approved as drawn.

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

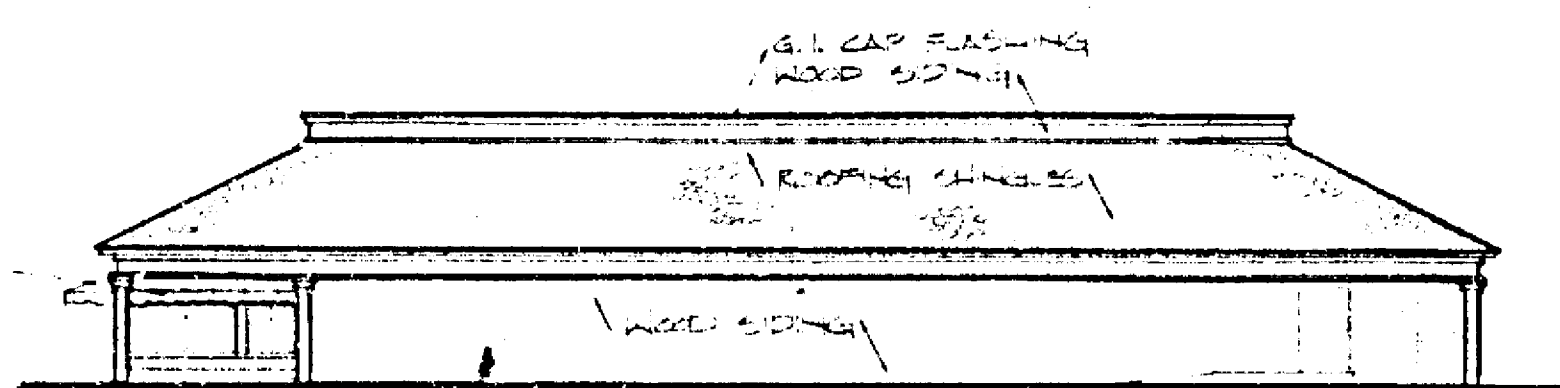
REVIEWER: *George M. McLaughlin*
Planning Group
Special Inspection Division
Approved: *George M. McLaughlin*
Fire Prevention Bureau



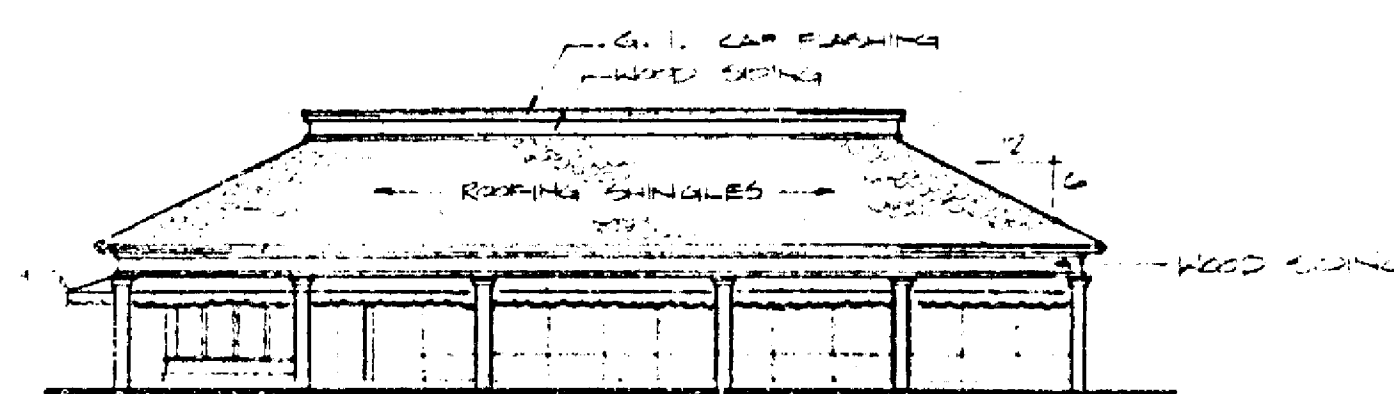
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

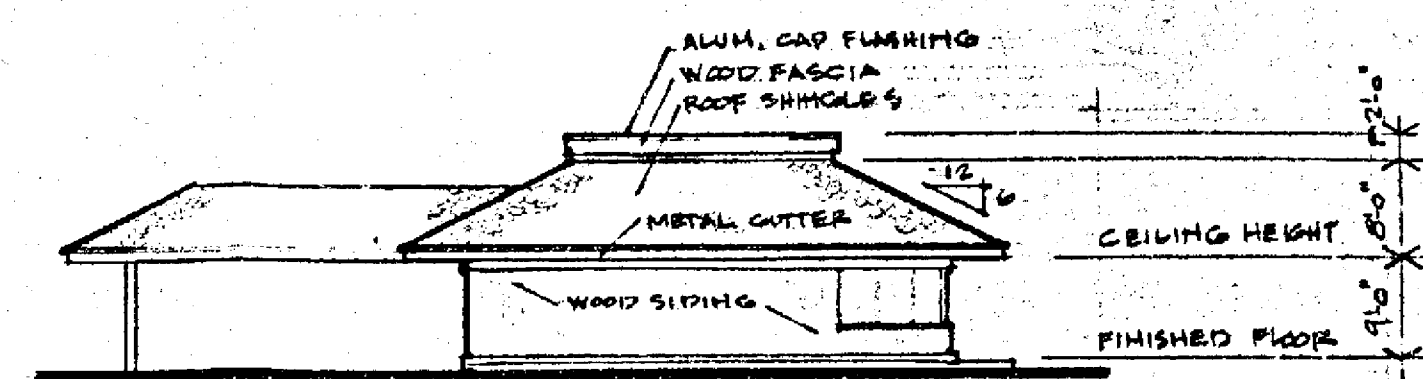


⑨ WEST ELEVATION



⑩ NORTH ELEVATION

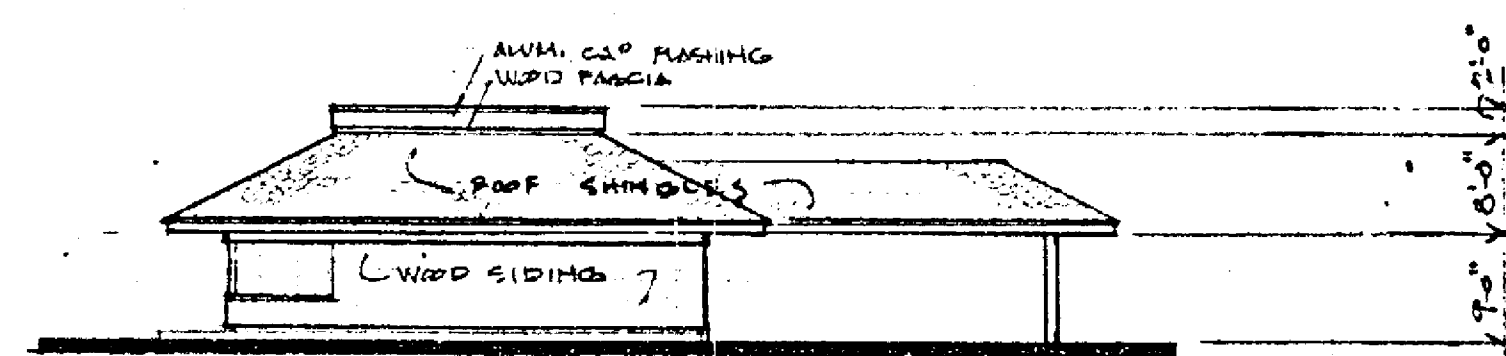
RESTAURANT



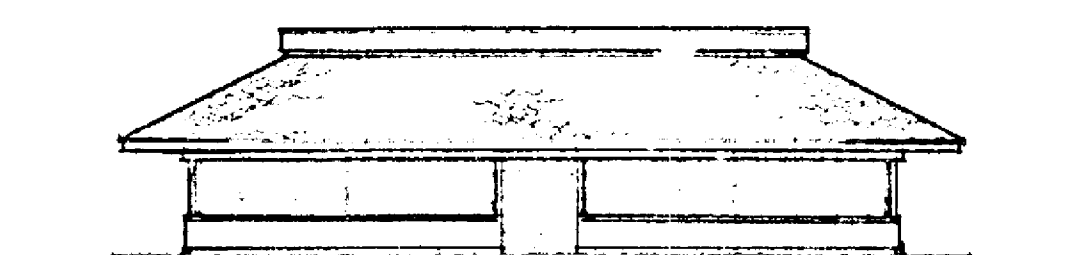
⑪ EAST ELEVATION



⑫ SOUTH ELEVATION



⑬ WEST ELEVATION



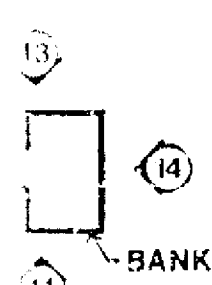
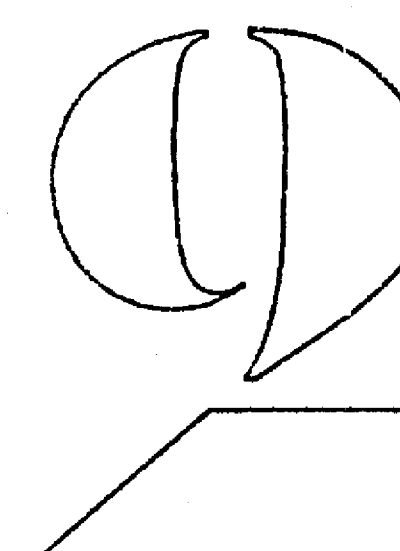
⑭ NORTH ELEVATION

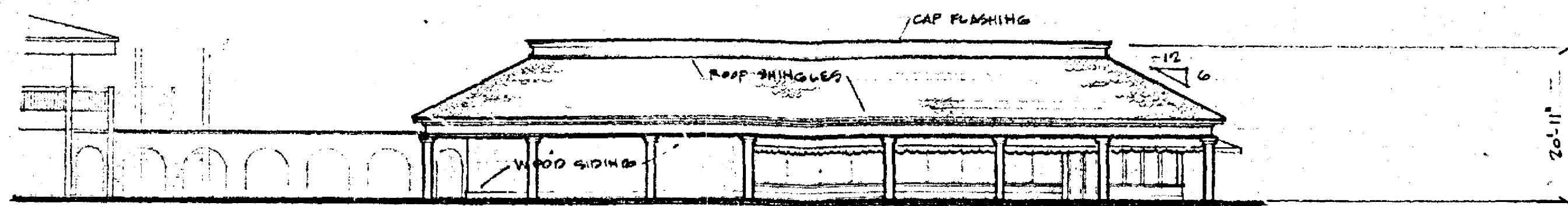
BANK

Proposed Elevations for

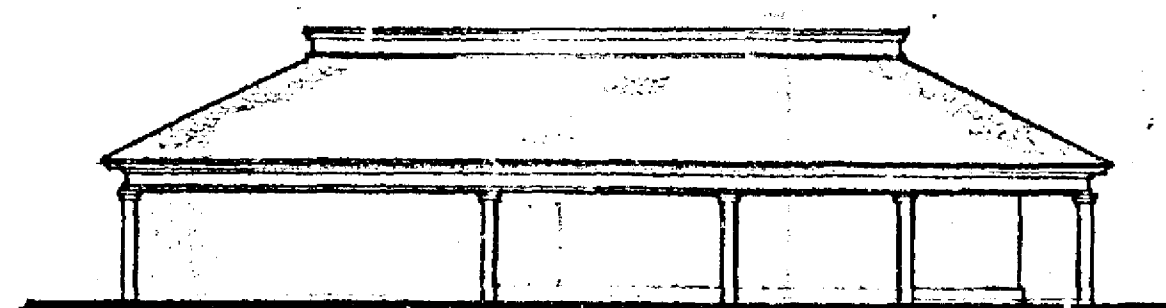
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

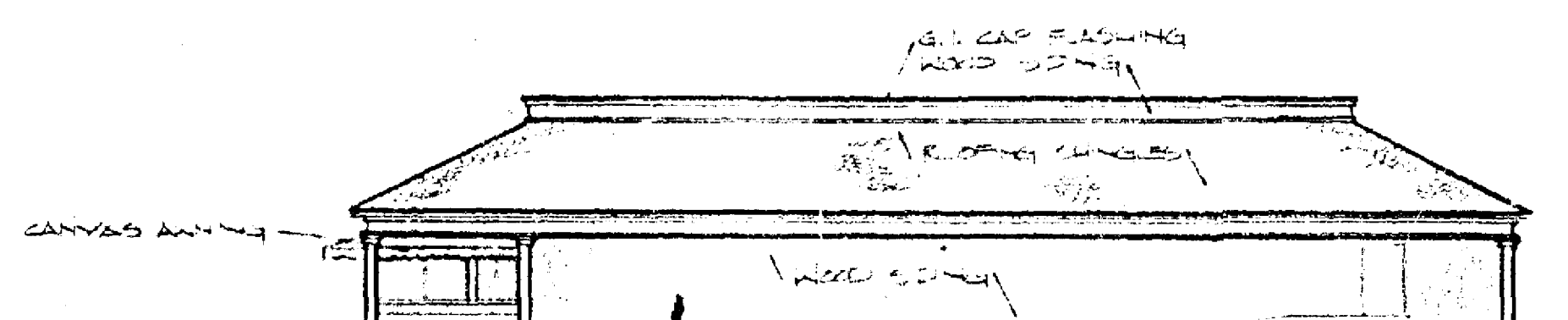




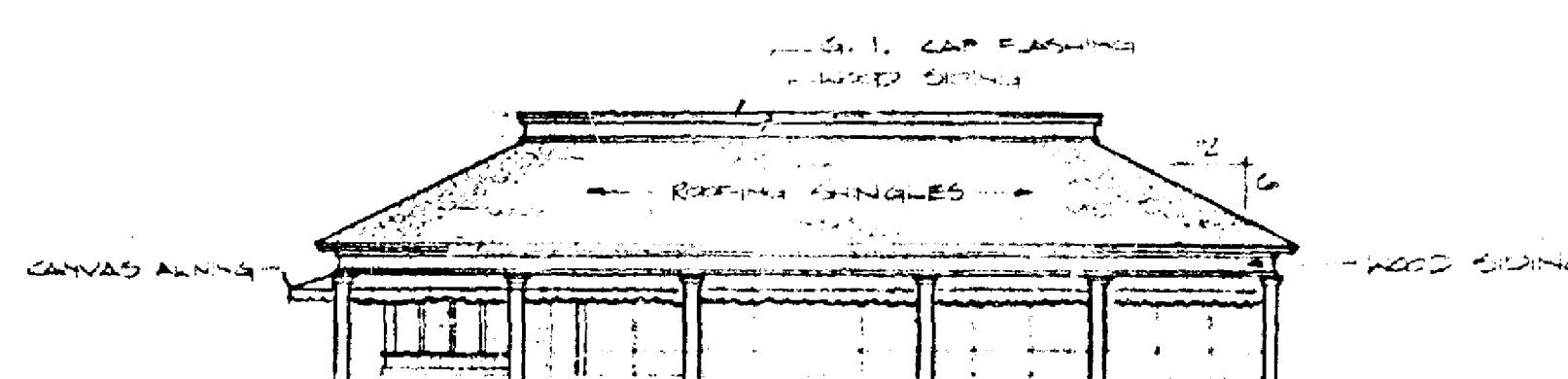
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

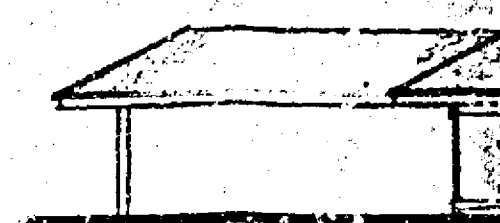


⑨ WEST ELEVATION

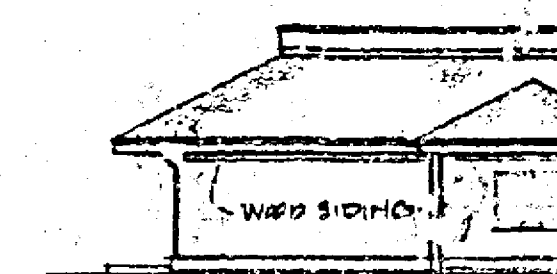


⑩ NORTH ELEVATION

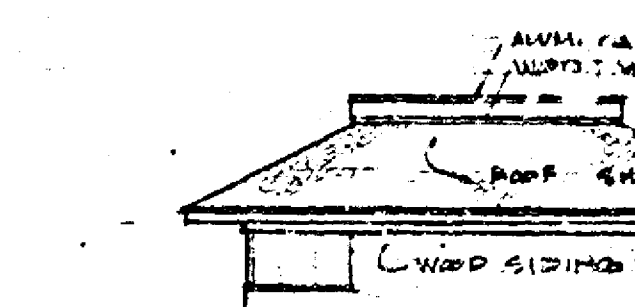
RESTAURANT



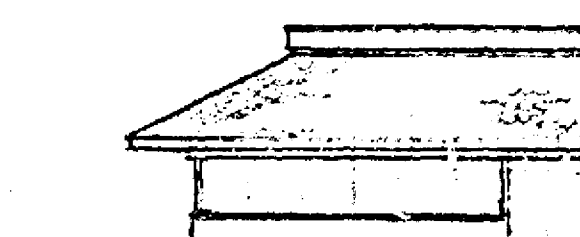
⑪ EAST E



⑫ SOUTH

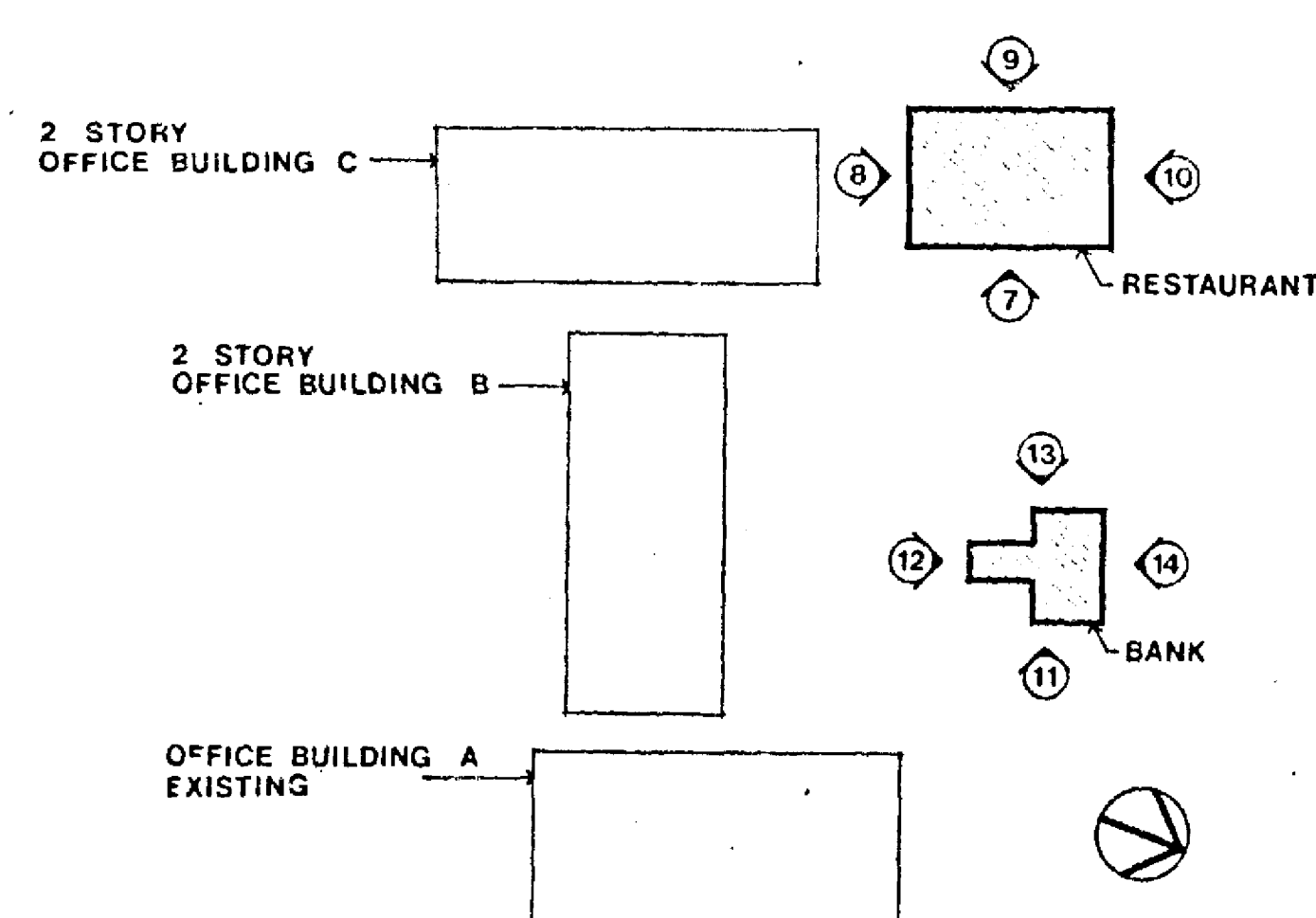


⑬ WEST EL



⑭ NORTH

BANK

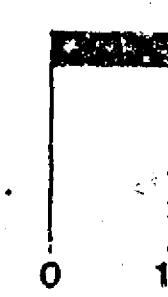
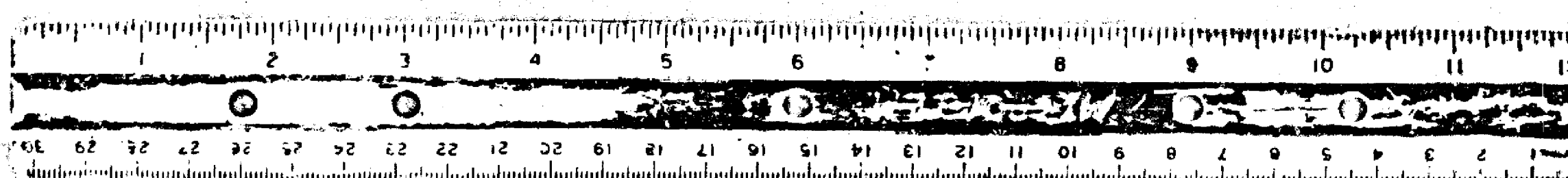


KEY PLAN

Proposed Elevations for

RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS



JOHN D. SEYFFERT
DIRECTOR

October 26, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 76 Zoning Advisory Committee Meeting, October 16, 1979
are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW York Road & Aylesbury Road
Existing Zoning: M.R. - I.M. & M.L. - I.M.
Proposed Zoning: Special Hearing to approve a modified development plan
as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)

Acres: 6.971
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
Razing permit required, building use shall be change to Use Group "E"
business.
- X C. Additional Permits shall be required.
- X D. Building shall be upgraded to new use ^{any} require alteration permit.
- E. Three sets of construction drawings will be required to file an
application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.
- I. No Comment.
- J. Comment: (See "J" Comment on attached sheet (2))

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

-2-

October 26, 1979

ITEM NO. 76 Zoning Advisory Committee Meeting October 16, 1979

J. Comment- There is no guarantee the building as shown by architect
drawing A-4 will comply with the type of construction
allowed by Tables 5 and 6. If wood shingles are proposed
they will not be acceptable to Section 928.3 of the Building
Code. If the 30'-0 is proposed as fire separation (which may
be required) no construction will be allowed within that 30'-0
distance. The building appears too large to be one structure
unless it is of Type 1A or 1B construction. Wood is not
permitted for most uses in these classifications.

Charles E. Burnham

BALTIMORE COUNTY, MARYLAND

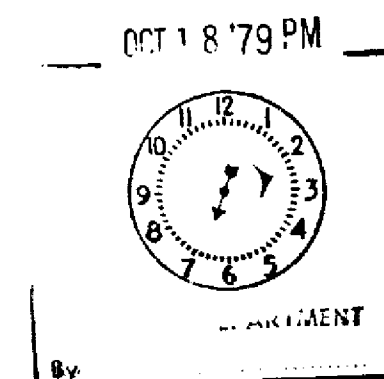
INTER-OFFICE CORRESPONDENCE

TO: Nicholas P. Commodari, Zoning Advisory Commission
Date: October 17, 1979
FROM: Sharon M. Caplan, Economic Development Commission
SUBJECT: Item No. 76 - Property Owner: York Ridgely Joint Venture
Location: SW York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve
a modified development plan
as approved in Case No. 76-
259-SPH (Item No. 237,
1975-76)

In recognition of Baltimore County's desire to foster a healthy
economic growth, we request the Zoning Officer to evaluate the
above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMC:jet



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1979 and
October 16, 1979

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

Z.A.C. Meeting of: October 9, 1979

RE: Item No: 66, 73, 74, 75, 76, 77, 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. SATARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. SOTABARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER S. HAYDEN
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
TO: Zoning Commissioner
John D. Seyffert
FROM: Director of Planning and Zoning
SUBJECT: Proposed development in M.R. Zone - SW corner York and Aylesbury Roads

At its regular monthly meeting, held on March 20, 1980, the Baltimore County Planning
Board reviewed the subject M.R. site and subsequently favorably recommended approval
of the site plan.

As per Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding you
five copies of the Proposed Development Plan, which has been approved by this office.

John D. Seyffert
John D. Seyffert
Director of Planning and Zoning

PETITION FOR SPECIAL HEARING

8th District

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Southwest corner of York Road and Aylesbury Road
DATE & TIME: Tuesday, May 6, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for 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 an amendment to the
site plan filed with Case No. 76-259-SPH to reduce the
square footage of the proposed office building approved
by this case and allow the construction of a bank and
restaurant

All that parcel of land in the Eighth District of Baltimore County

Being the property of York Ridgely Joint Venture as shown on plat plan filed with
the Zoning Department

Hearing Date: Tuesday, May 6, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

SURVEY DESCRIPTION
1830 York Road
Timonium, Maryland 21093

All that parcel of land in the eighth election district of
Baltimore County described as follows:

Beginning for the same at a point on the west side of York Road
82 feet wide, said point of beginning being located S 20°23'21"E,
73.00 feet from the center of Aylesbury Road and York Road as
shown on The State Highway Administration, Department of Trans-
portation Plat No. 41987 and recorded among the land records of
Baltimore County in Liber E.H.K., JR. 5428, Folio 402, running
thence the following seven courses viz: (1) N 70°08'40"W, 45.879
feet, (2) S 70°14'17"W, 298.00 feet, (3) westerly, by a curve to
the right with the radius of 420.00 feet, the arc distance of
226.07 feet, the chord of said arc being S 85°39'32"W, 223.35 feet,
(4) S 11°04'43"W, 107.54 feet, (5) S 19°45'43"E, 480.00 feet, (6)
N 65°45'13"E, 667.995 feet, and (7) N 20°23'21"W, 435.737 feet to
the point of beginning.

Containing 6.971 acres of land, more or less.



P.O. Box 5381
Baltimore, MD 21209
October 2, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, MD 21204

RE: Proposed Office Building
1830 York Road
Timonium, Maryland

Dear Mr. Hammond:

We submit herewith three (3) copies of petition for special hearing
regarding modified development plan for this project, which is located
in a M-R zone. A prior development plan for this project was approved
in previous hearing 76-259-5 PH. We have enclosed also eleven (11)
copies of Surveyors' Plat, seven (7) copies of Surveyors' Description,
and eleven (11) copies of elevations of the building.

Please inform us if you require additional information or documents.

Sincerely,

YORK RIDGELY JOINT VENTURE, OWNER

Edward A. St. John
Edward A. St. John, Partner

Enclosures

OFFICE COPY



Maryland Industrial Enterprises

YORK RIDGELY JOINT VENTURE

October 31, 1979

Mr. John L. Wienbley
Office of Current Planning and Development
Baltimore County Office Building
Towson, Maryland 21204

Re: Ridgely Office Park
M-R Zone Hearing for Proposed Development

Dear Mr. Wienbley:

Confirming our telephone conversation of this date, we request that you remove consideration of this request for hearing from the Agenda of Planning Advisory Committee Meeting scheduled for tomorrow, Thursday, November 1, 1979. We do not wish to withdraw our petition for special hearing, but require additional time to consolidate some details necessary for our own planning.

Very truly yours,

YORK-RIDGELY JOINT VENTURE

Edward A. St. John
Edward A. St. John, Partner

ESJ:ncc

cc: Nick Commodari
Baltimore County Zoning Department

Rutherford Plaza, 7133 Rutherford Road, Baltimore Md. 21207 301-265-5500

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Eugene A. Bober
TO: Chief, Current Planning and Development
FROM: Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
SUBJECT: Development of M.R. Zoned Property
Date: October 16, 1979

In accordance with Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding five (5) copies of the proposed development plan for the property located 1830 York Road and known as the Ridgely Office Park.

Since the Planning Board must review these plans, I am requesting that you process them and notify me of their actions in writing.

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Eugene Bober
TO: Office of Current Planning & Development
FROM: Nicholas Commodari
Chairman, Zoning Plans Advisory Committee
SUBJECT: Proposed development in M.R. Zone
SW/Corner York And Aylesbury Roads
Date: February 21, 1980

In accordance with Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding five copies of the proposed development plan for the York Ridge Business Park, located at 1830 York Road.

Since the Planning Board must review these plans, I am requesting that you process them and notify me of their actions in writing.

NBC
Nicholas Commodari

NBC/mch

July 16, 1980

Mr. Edward A. St. John
York Ridgely Joint Venture
P.O. Box 5381
Baltimore, Maryland 21209

RE: Petition for Special Hearing
SW/Corner of York and Aylesbury
Roads - 8th Election District
York Ridgely Joint Venture -
Petitioner
NO. 80-226-SPH (Item No. 76)

Dear Mr. St. John:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

York Ridgely Joint Venture
Mr. Edward A. St. John
P.O. Box 5381
Baltimore, Maryland 21209

April 8, 1980

NOTICE OF HEARING

RE: SW/C of York Road and Aylesbury Road - Petition for Special Hearing -
Case No. 80-226-SPH

TIME: 1:30 P.M.

DATE: Tuesday, May 6, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

York Ridgely Joint Venture
c/o Mr. Edward A. St. John
P.O. Box 5381
Baltimore, Maryland 21209

RE: Petition for Special Hearing
SW/C York Rd & Aylesbury Rd
Case No. 80-226-SPH

Dear Mr. St. John:

This is to advise you that \$55.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 80-226-SPH Item 76
Date: April 14, 1980

Petition for Special Hearing for an Amendment
Southwest corner of York Road and Aylesbury Road
Petitioner - York Ridgely Joint Venture

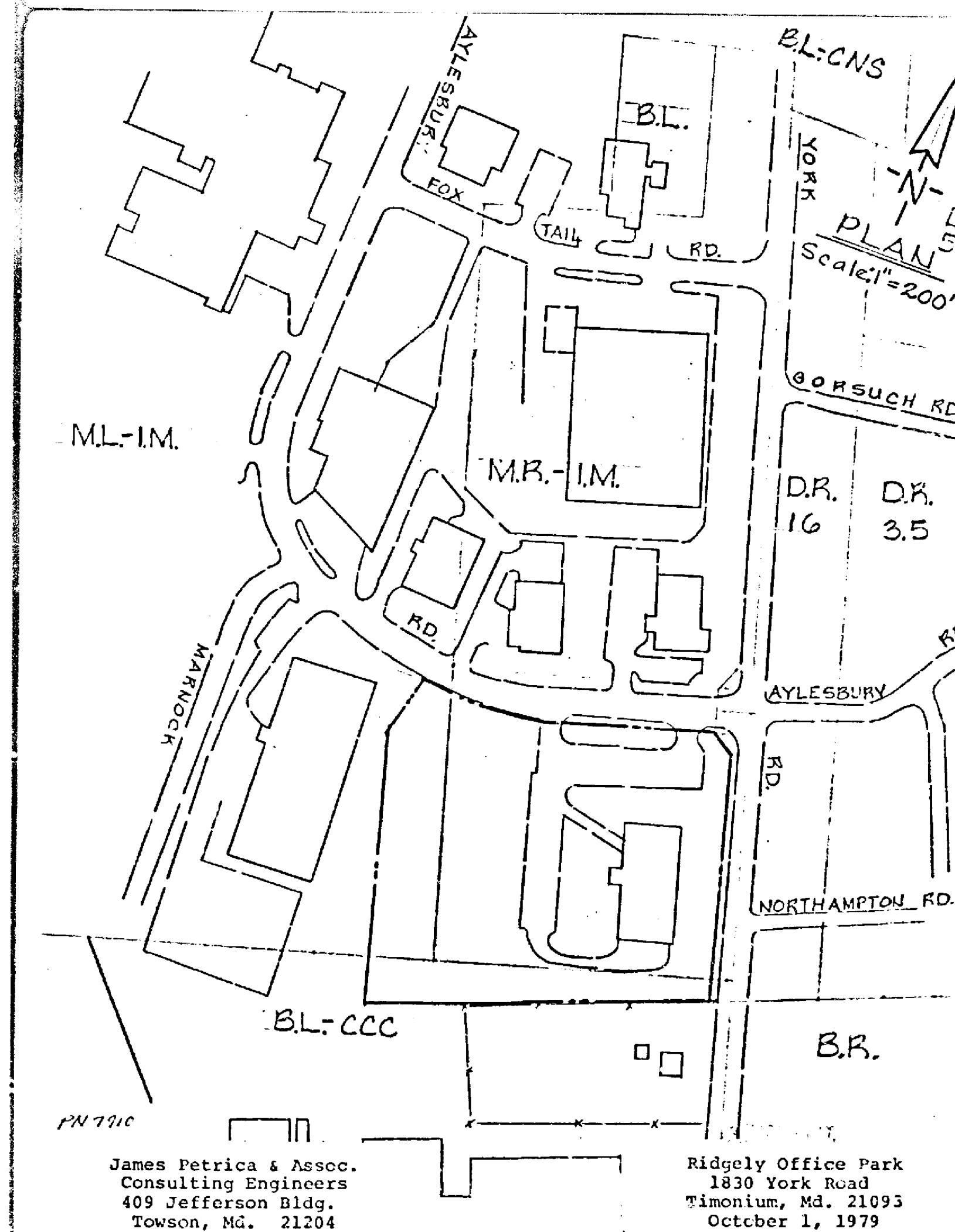
Eighth District

HEARING: Tuesday, May 6, 1980 (1:30 P.M.)

At its regular monthly meeting on March 20, 1980, the Baltimore County Planning Board reviewed the subject M.R. Site and favorably recommended approval of the site plan.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab



James Petrica & Assoc., Inc.
Consulting Engineers
409 Jefferson Bldg.
Towson, Md. 21204

Ridgely Office Park
1830 York Road
Timonium, Md. 21093
October 1, 1979

cc: James Petrica & Assoc., Inc.
Jefferson Building
Towson, Maryland 21204

PETITION FOR SPECIAL HEARING
8th DISTRICT

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Southwest corner of York Road and Aylesbury Road
DATE & TIME: Tuesday, May 8, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for 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 an amendment to the site plan filed with Case No. 76-259-SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the west side of York Road 82 feet wide, said point of beginning being located S 20° 23' 21" E, 73.00 feet from the center of Aylesbury Road and York Road as shown on The State Highway Administration, Department of Transportation Plat No. 41987 and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 5428, Folio 402, running thence the following seven courses viz: (1) N 70° 08' 40" W, 45.879 feet, (2) S 70° 14' 17" W, 298.00 feet, (3) westerly, by a curve to the right with the radius of 420.00 feet, the arc distance of 226.07 feet, the chord of said arc being S 85° 39' 32" W, 223.35 feet, (4) S 11° 04' 43" W, 107.54 feet, (5) S 19° 45' 43" E, 480.00 feet, (6) N 65° 45' 13" E, 607.995 feet, and (7) N 20° 23' 21" W, 435.737 feet to the point of beginning.

Containing 6.971 acres of land, more or less.

Being the property of York Ridgely Joint Venture as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 8, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1980

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 of 203 days successive weeks before the 6th day of May, 1980, the first publication appearing on the 17th day of April, 1980.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING
8th DISTRICT

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Southwest corner of York Road and Aylesbury Road
DATE & TIME: Tuesday, May 8, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Petition for 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 an amendment to the site plan filed with Case No. 76-259-SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

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Hearing Date: Tuesday, May 8, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1980

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THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting APRIL 19, 1980

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: YORK RIDGELY JOINT VENTURE

Location of property: SW/C YORK ROAD AND AYLESBURY ROAD

Location of Signs: SW/C YORK Rd. & AYLESBURY Rd.

Remarks:

Posted by Thomas S. Roland Date of return: APRIL 25, 1980
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25th day of October, 1979

Filing Fee \$ 25.00 Received: Check
 Cash
 Other

Petitioner York Ridgely Joint Venture Submitted by William E. Hammond
Petitioner's Attorney none Reviewed by

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

PETITION FOR SPECIAL HEARING

8th District
Zoning: Petition for Special Hearing for an Amendment
Location: Southwest corner of York Road and Aylesbury Road.
Date & Time: Tuesday, May 8, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Petition for 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 an amendment to the site plan filed with Case No. 76-259-SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

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Containing 6.971 acres of land, more or less.

Being the property of York Ridgely Joint Venture as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, MAY 8, 1980 AT 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

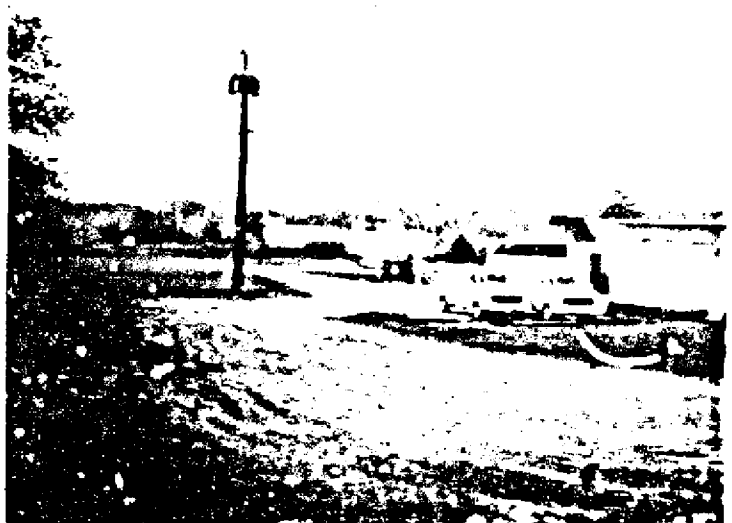
The Essex Times

Essex, Md., April 17, 1980

Petition
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 17th day of April, 1980
 Publisher.

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u> </u>	Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No <u> </u>									
Previous case: <u> </u>	Map # <u> </u>									



ZONE BR ZONE DRIG

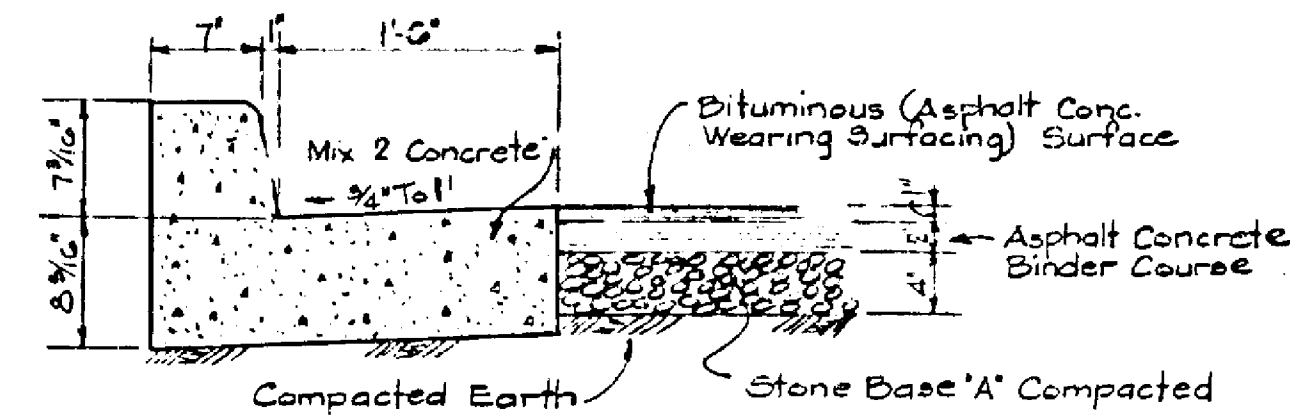
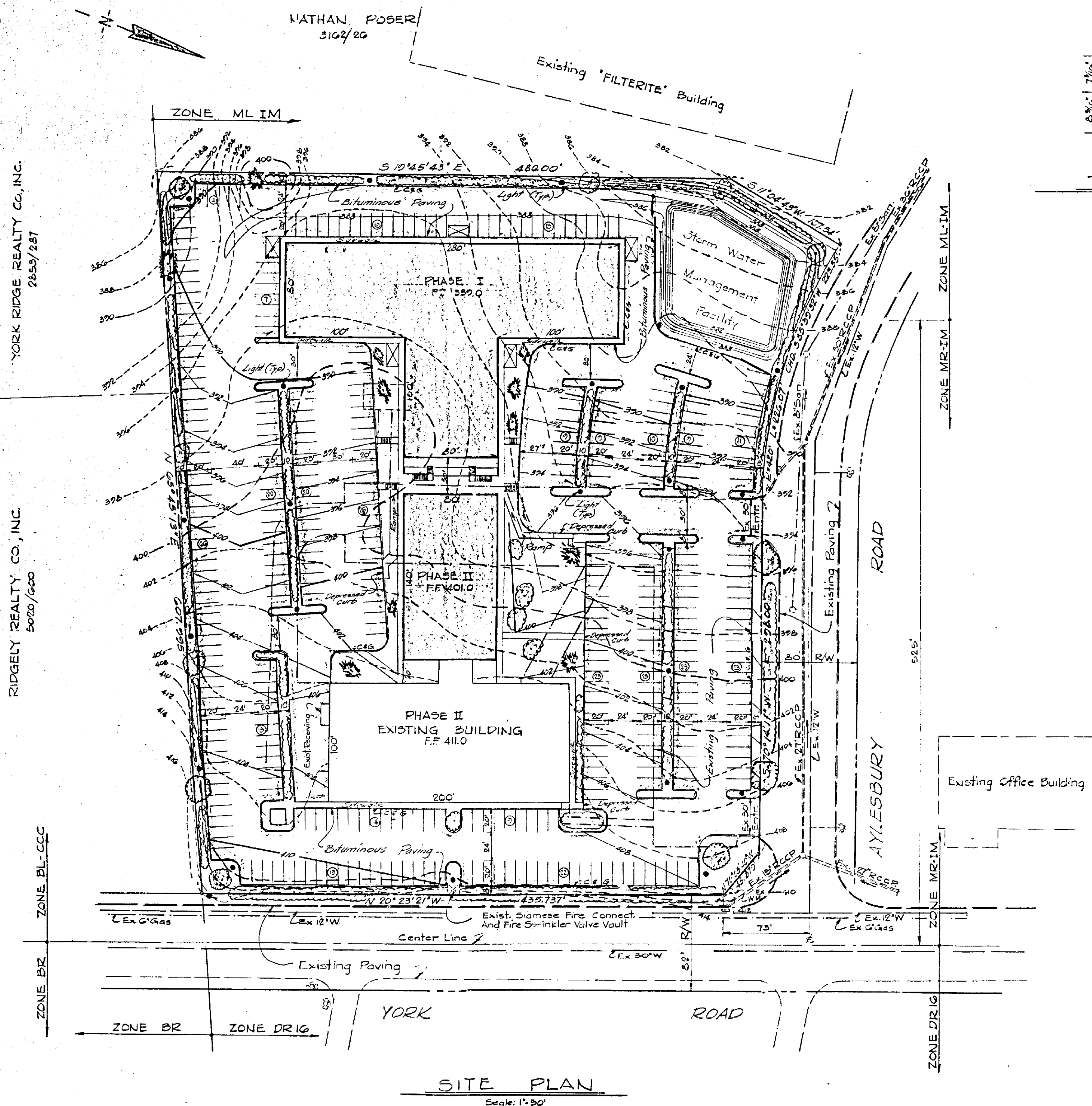
JAMES PETRICA & ASSOCIATES, INC.
CONSULTING ENGINEERS
409 JEFFERSON BUILDING
TOWSON, MARYLAND

OWNER
YORK-RIDGELY - JOINT VENTURE
P.O. BOX 5381
BALTIMORE, MARYLAND

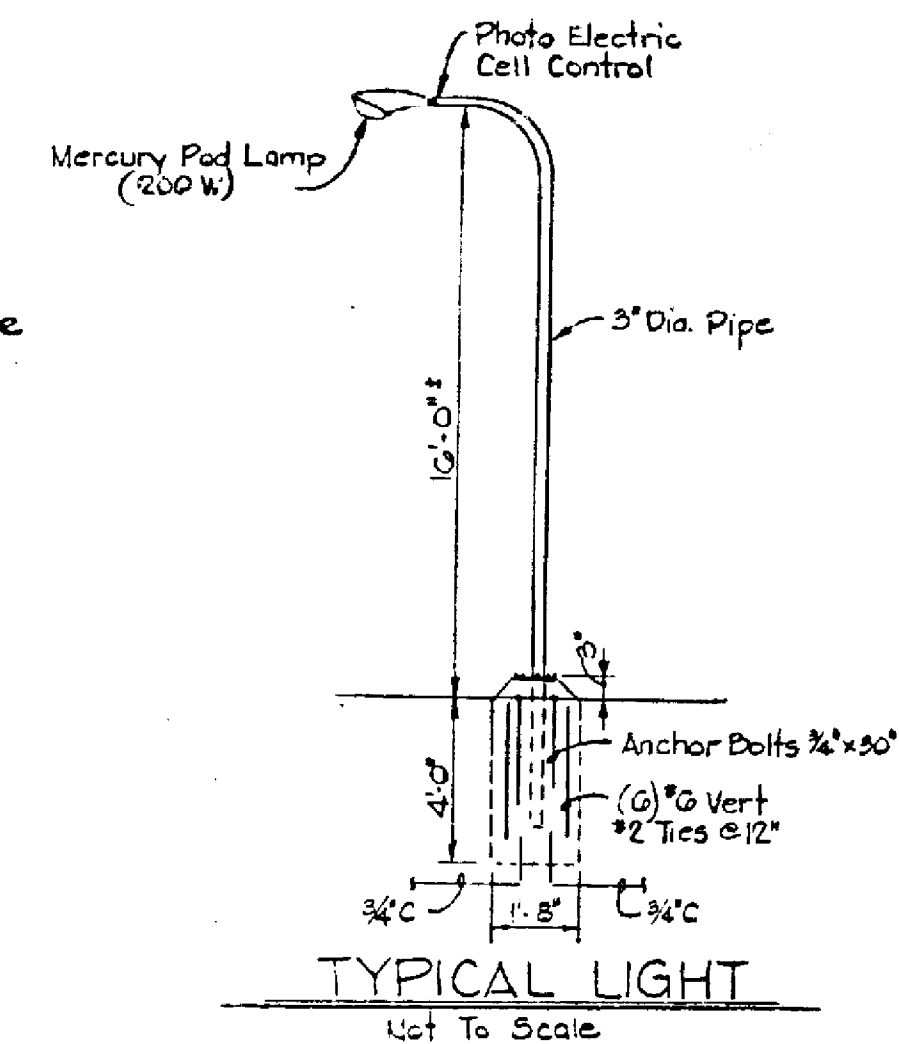
RIDGELY OFFICE PARK
1830 YORK ROAD
DEED 6081-795
8TH. ELECTION DISTRICT
TIMONIUM, MARYLAND

PROPOSED DEVELOPMENT PLAN

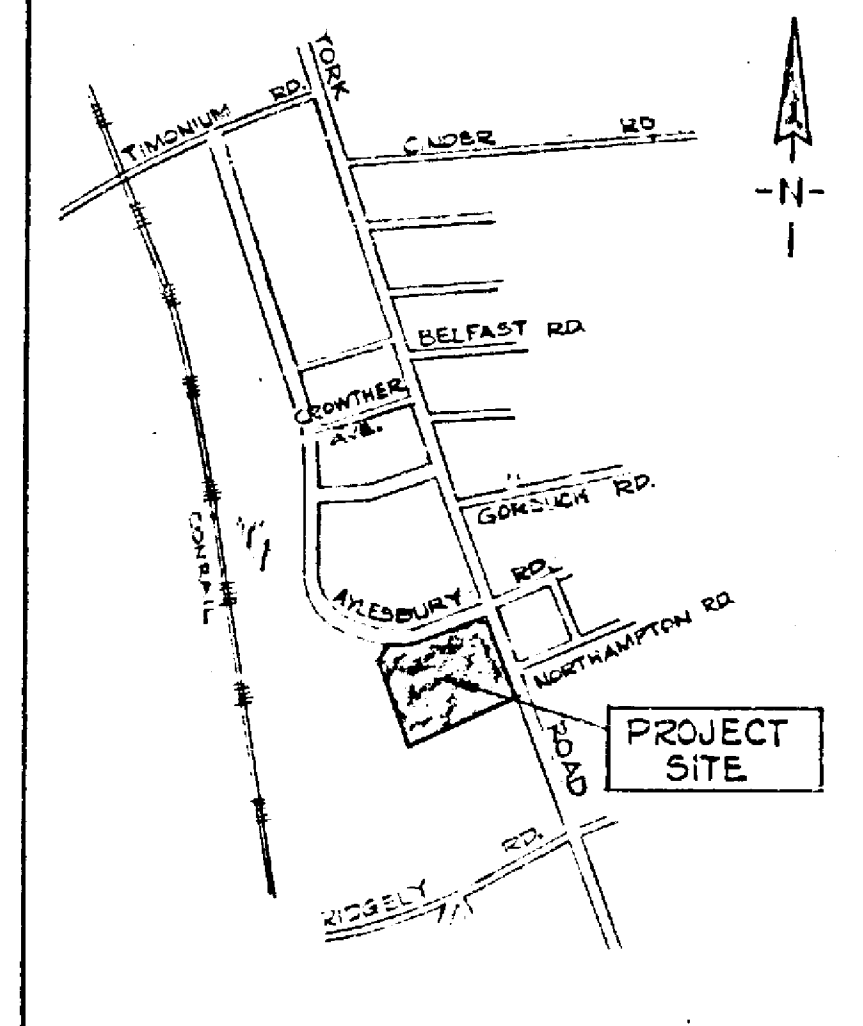
SCALE : AS SHOWN	DRAWING NO. 1
DATE : OCT. 2 1977	
SHEET NO. 1 OF 1	
PROJECT NO. 7210	



7" COMBINATION CURB & GUTTER
Not To Scale



TYPICAL LIGHT
Not To Scale



LOCATION MAP

LANDSCAPING SCHEDULE

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

Acer rubrum	Red Maple
Acer platanoides	Norway Maple
Acer saccharum	Sugar Maple
Platanus acerifolia	London Planetree
Quercus borealis	Northern Red Oak
Quercus phellos	Willow Oak
Zelkova serrata	Japanese Zelkova
2. (10) Flowering trees to be selected from the following list:

Cornus florida	White Dogwood
Crataegus toba	Toba Hawthorn
Malus varieties	Flowering Crabapple
Prunus kwanzan	Kwanzan Cherry
3. (20) Evergreen trees to be selected from the following list:

Junipers canadada	
Picea abies	Norway Spruce
Pinus strobus	White Pine
Tsuga canadensis	Canadian Hemlock
4. Evergreens and flowering shrubs to be selected from the following list:

Juniperus plk. heteri	Hetz's Blue Juniper
har. wiltoni	Wilton Carpet Juniper
Taxus hicksi	Hicks Upright Yew
Ilex Cr. Compacta	Compact Holly
Thuja occidentalis	Dark Green Arborvita
Ligustrum lucidum	Glossy Privet

SUMMARY OF INFORMATION

PROPOSED & EXISTING OFFICE BUILDING PHASES I & II

<u>FIRST FLOOR</u>		
Proposed Floor Area		41,000 Sq. Ft.
Existing Floor Area		22,000 Sq. Ft.
Total Floor Area		63,000 Sq. Ft.

<u>UPPER FLOOR</u>		
Proposed Floor Area		41,600 Sq. Ft.
Existing Floor Area		
Total Floor Area		41,600 Sq. Ft.

<u>PARKING REQUIRED:</u>		
First Floor Area	6,600/300	206 Spaces
Upper Floor Area	4,600/500	84 Spaces
Total Spaces Required		290 Spaces
Spaces Provided		370 Spaces

FLOOR AREA RATIO ALLOWED

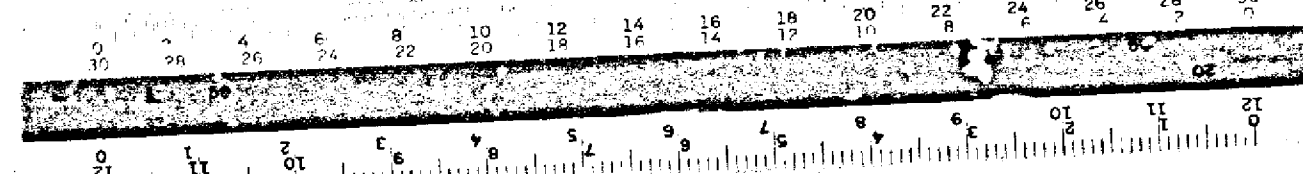
Zone MR	$244,340 \times 0.4$	97,736 Sq. Ft.
Zone ML	$59,336 \times 2.0$	118,672 Sq. Ft.
Total Area Allowed		216,408 Sq. Ft.

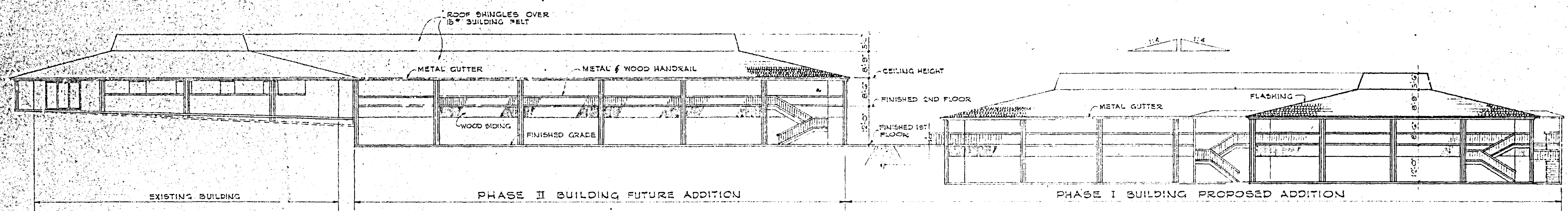
Area proposed in MR Zone	96,800 Sq. Ft.	<	97,736 Sq. Ft.
Area proposed in ML Zone	78,400 Sq. Ft.	<	118,672 Sq. Ft.

HOURS OF OPERATION
Typical business hours in Baltimore County

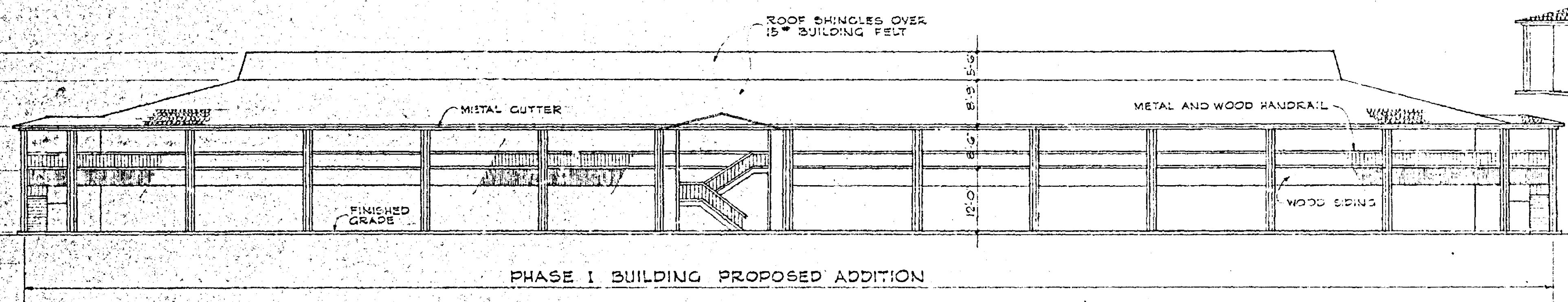
AREA OF SITE 6.971² Acres

PROPERTY ZONED MR-IM & ML-IM

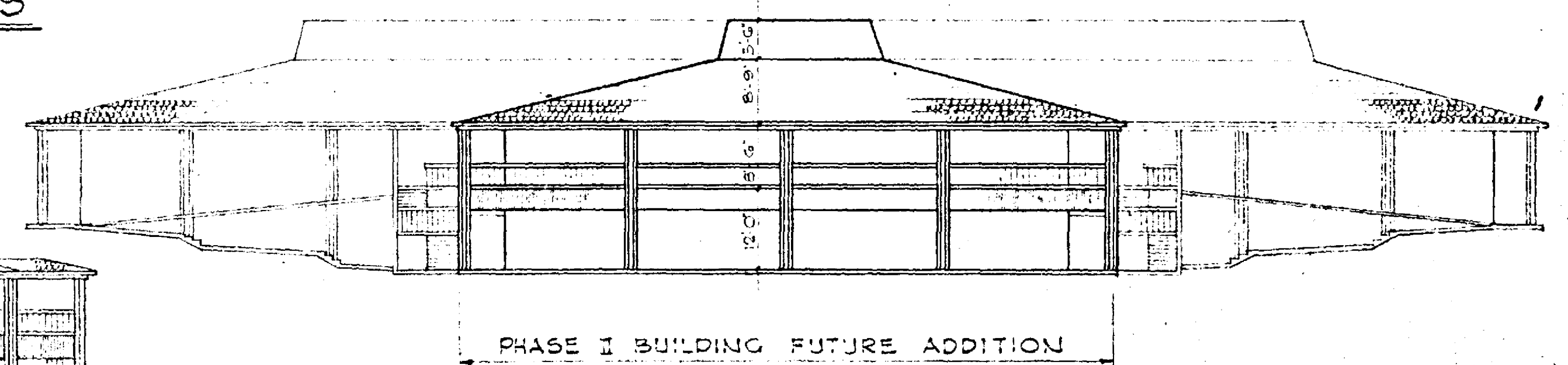




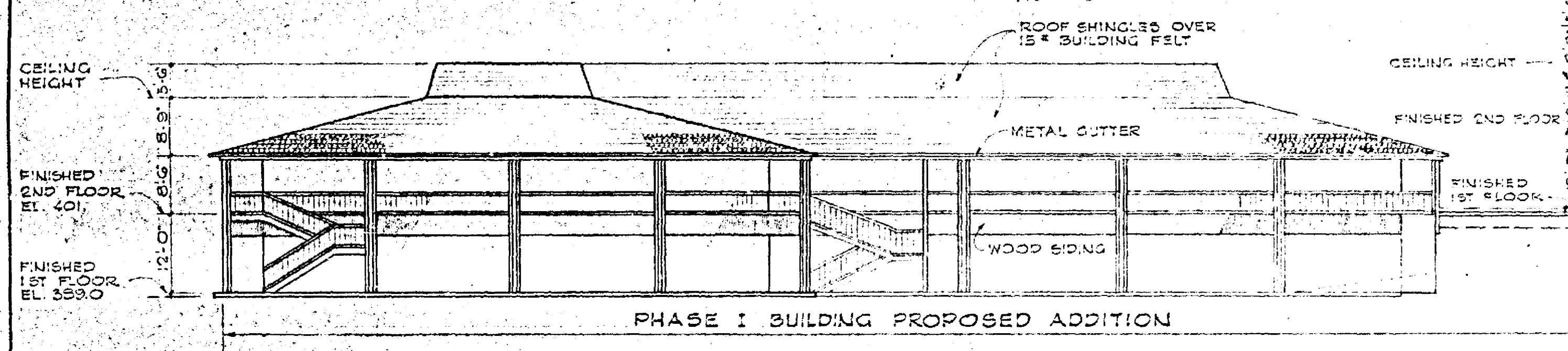
① NORTH ELEVATIONS
1/8" = 1'-0"



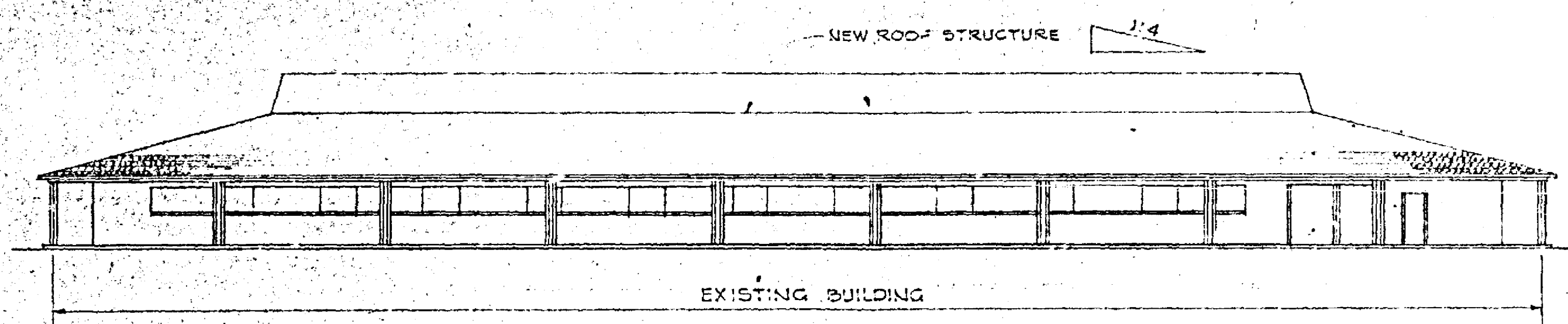
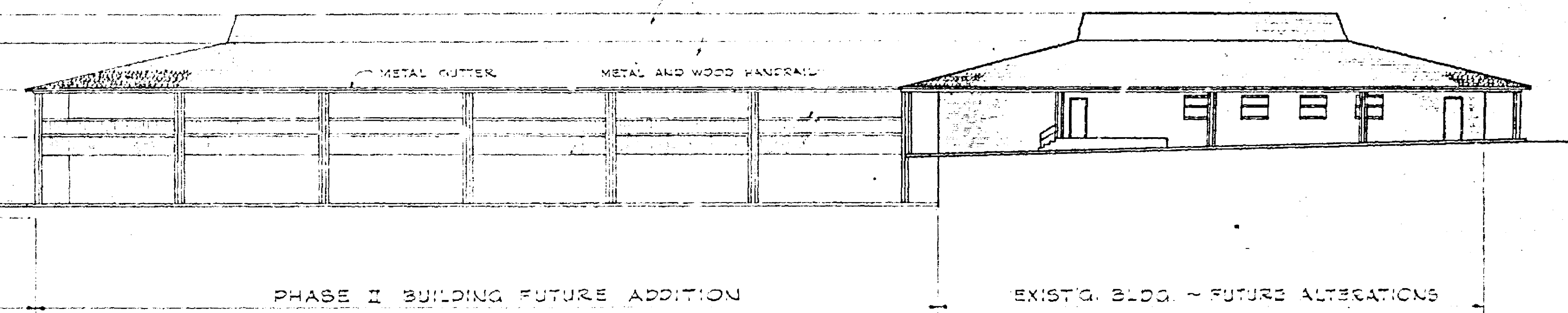
② WEST ELEVATIONS
1/8" = 1'-0"



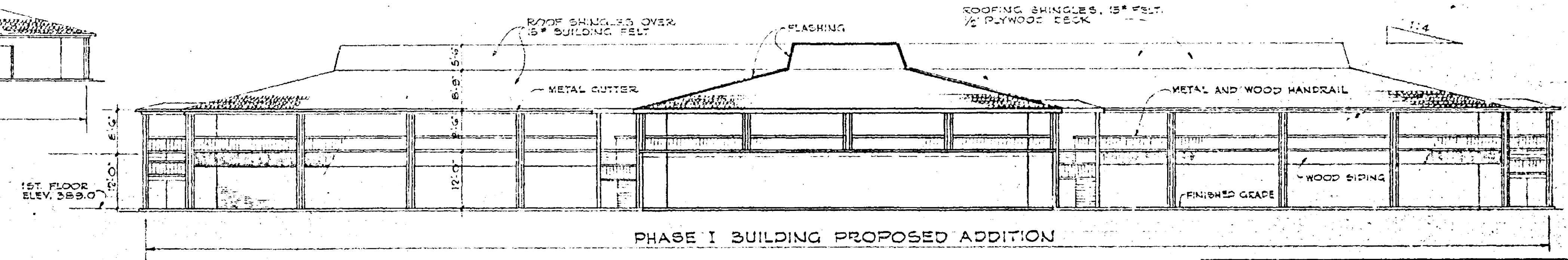
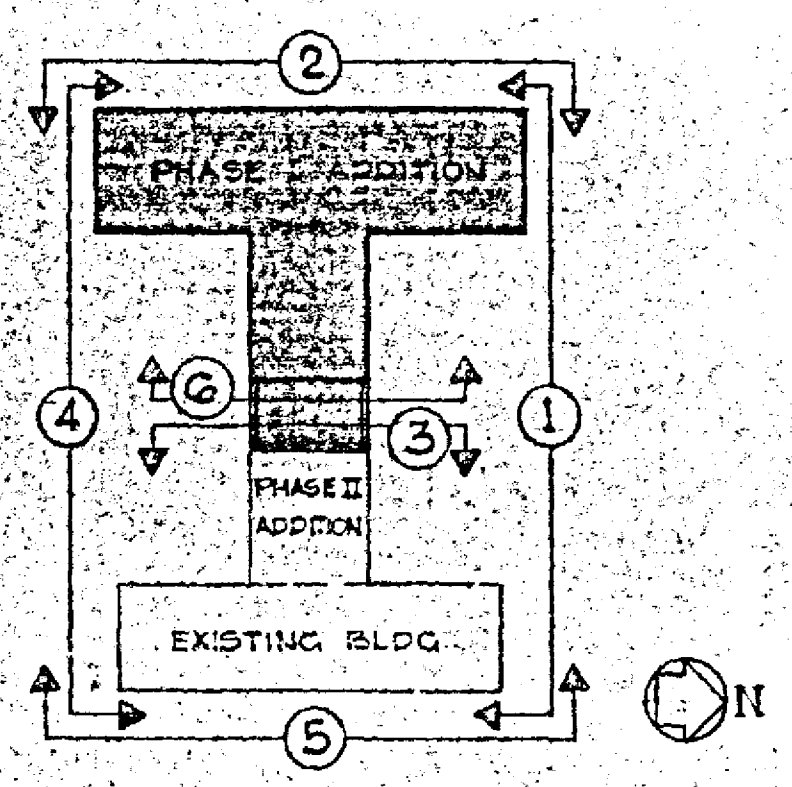
③ WEST ELEVATIONS
1/8" = 1'-0"



④ SOUTH ELEVATIONS
1/8" = 1'-0"

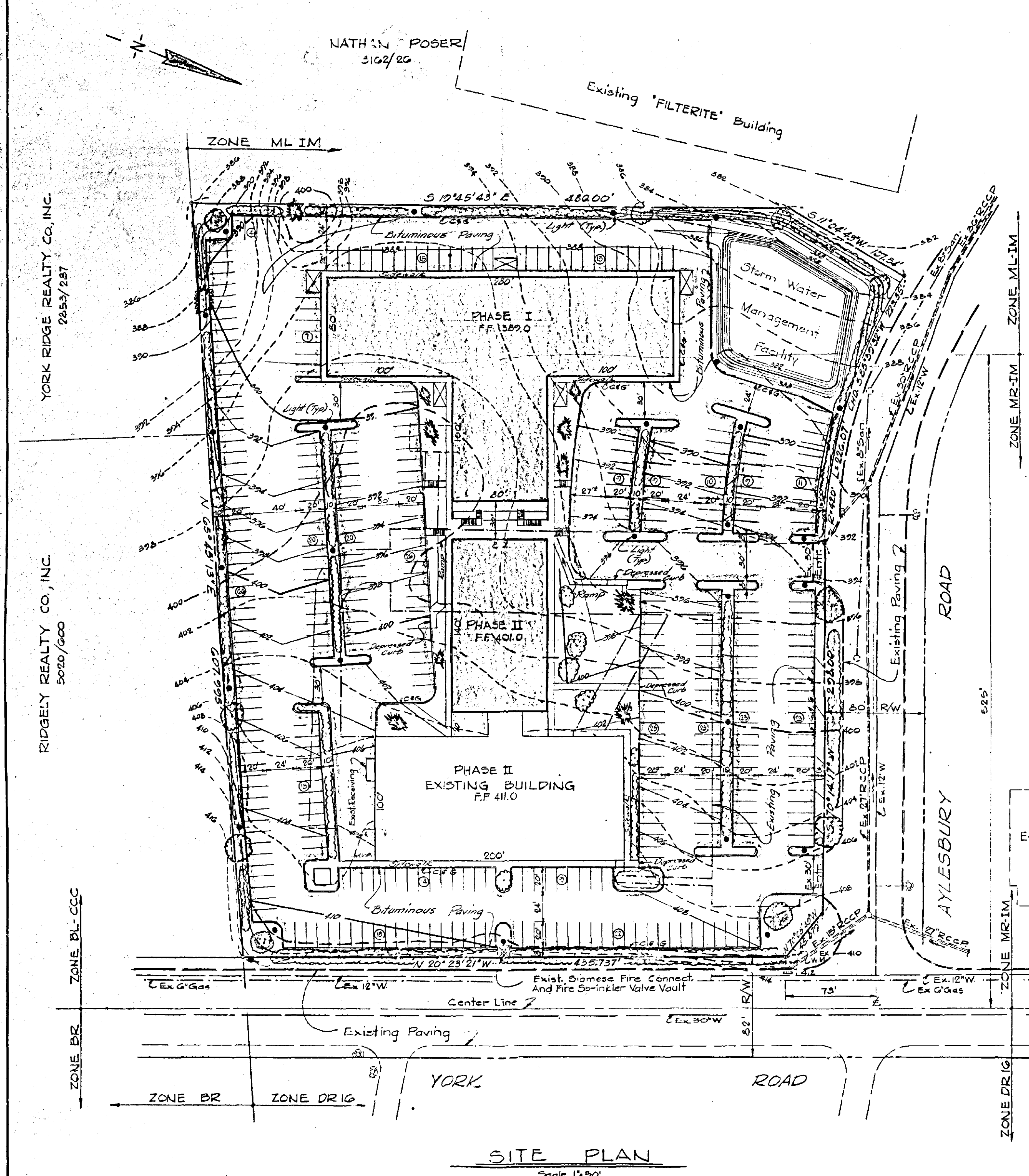


⑤ EAST ELEVATIONS
1/8" = 1'-0"

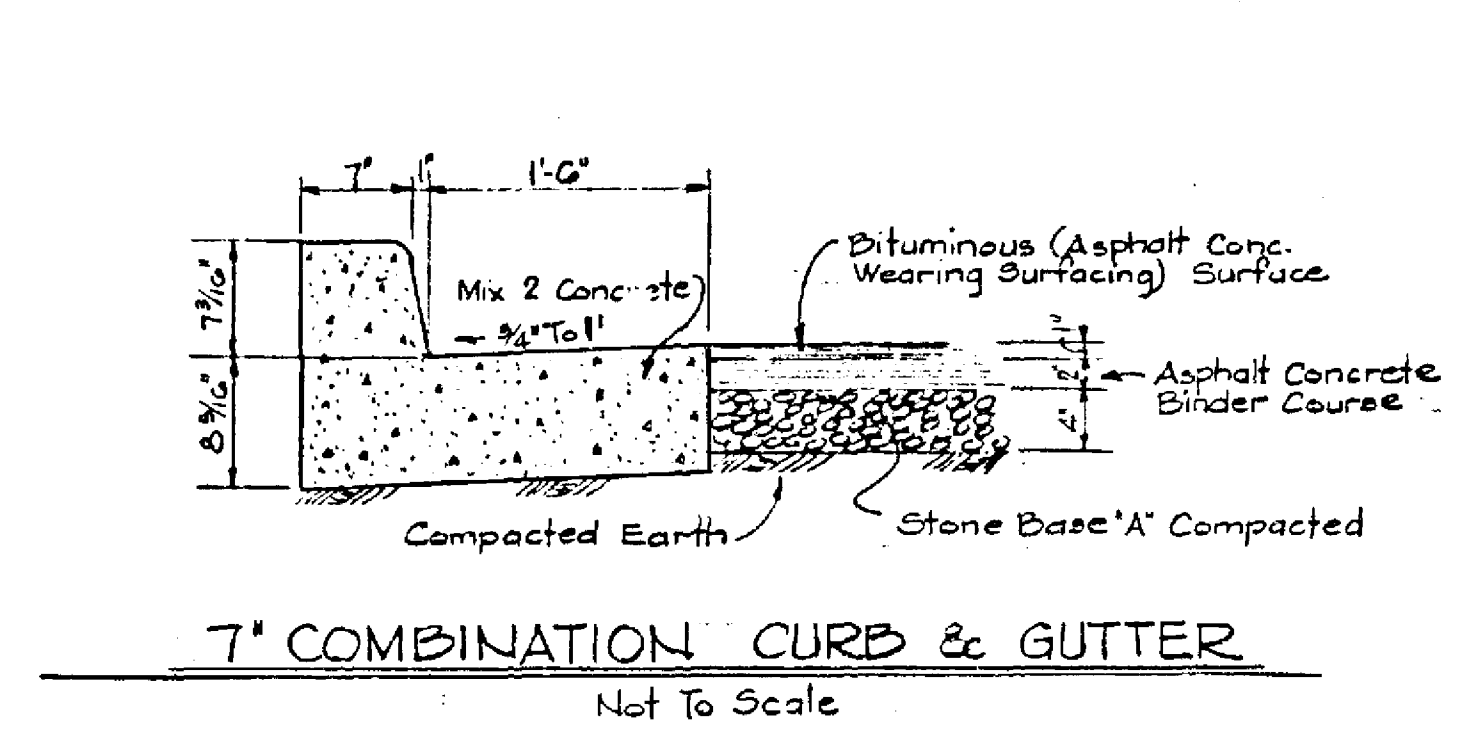


⑥ EAST ELEVATIONS
1/8" = 1'-0"

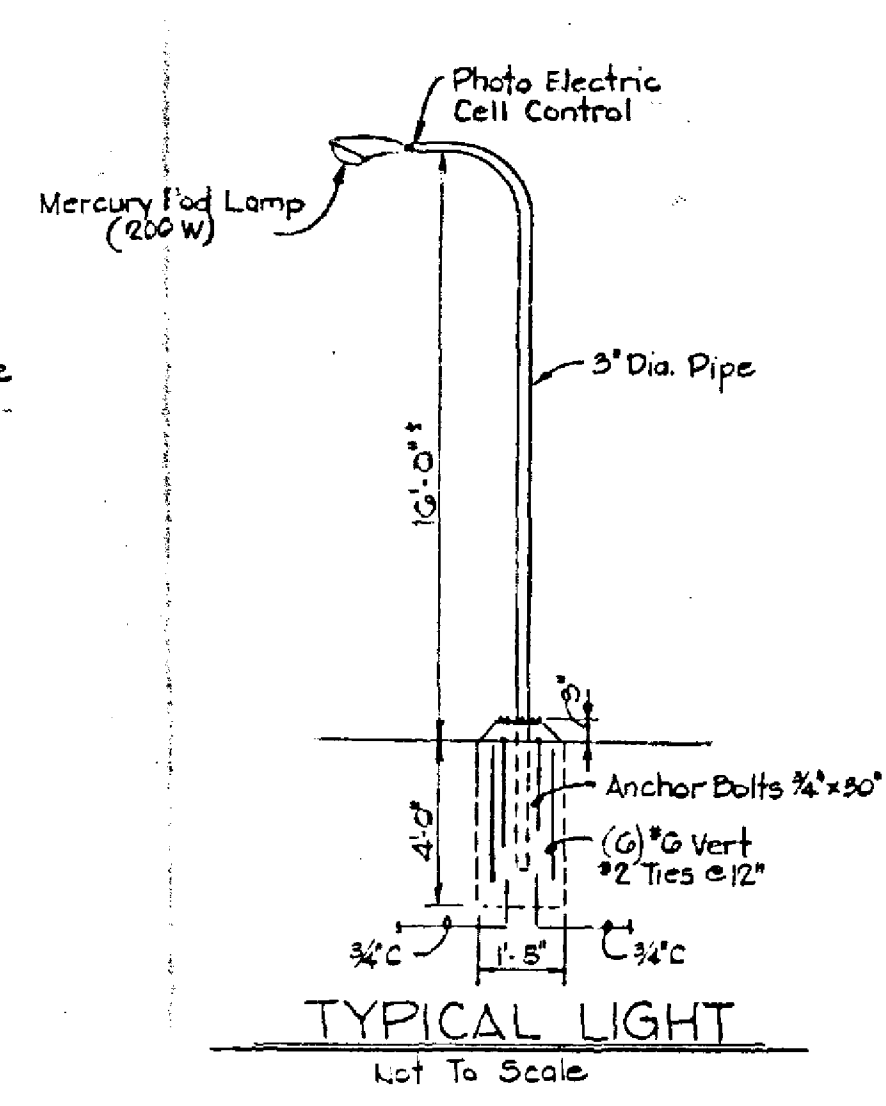
PHASE I BLDG ADDITION ELEVATIONS	
PHASE I BUILDING RIDGLEY OFFICE PARK, 1830 YORK RD. TIMONIUM, MARYLAND	
SCALE: 1/8" = 1'-0"	DATE: MAY 16 '79
DRWG NO. A-4	



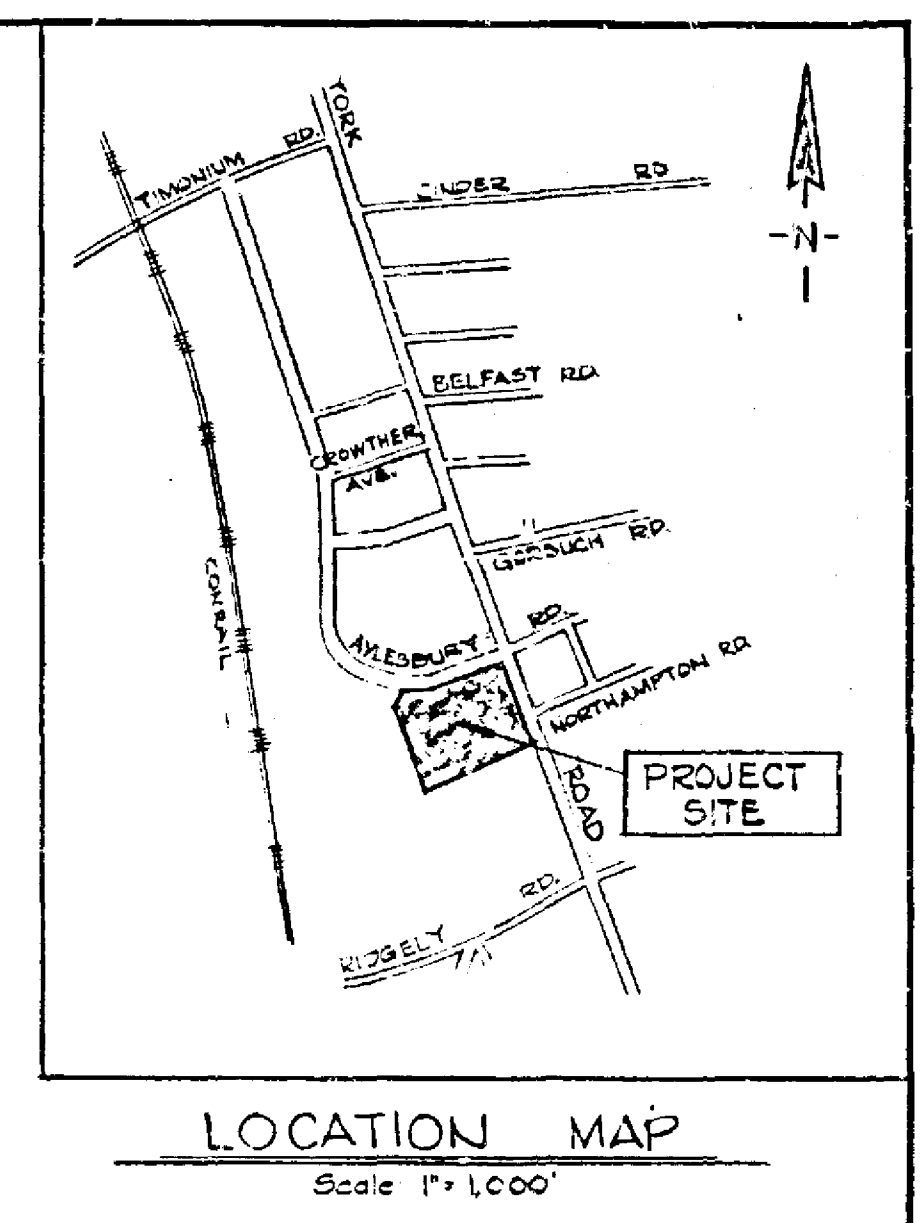
SITE PLAN
Scale: 1" = 30'



7' COMBINATION CURB & GUTTER
Not To Scale



TYPICAL LIGHT
Not To Scale



LOCATION MAP
Scale: 1" = 1000'

LANDSCAPING SCHEDULE

- (20) Shade trees to be selected from the following list:

Acer rubrum	Red Maple
Acer platanoides	Norway Maple
Acer saccharum	Sugar Maple
Platanus acerifolia	London Planetree
Quercus borealis	Northern Red Oak
Quercus phellos	Willow Oak
Zelkova serrata	Japanese Zelkova
- (10) Flowering trees to be selected from the following list:

Cornus florida	White Dogwood
Crataegus toba	Toba Hawthorn
Malus varieties	Flowering Crabapple
Prunus kwanzan	Kwanzan Cherry
- (20) Evergreen trees to be selected from the following list:

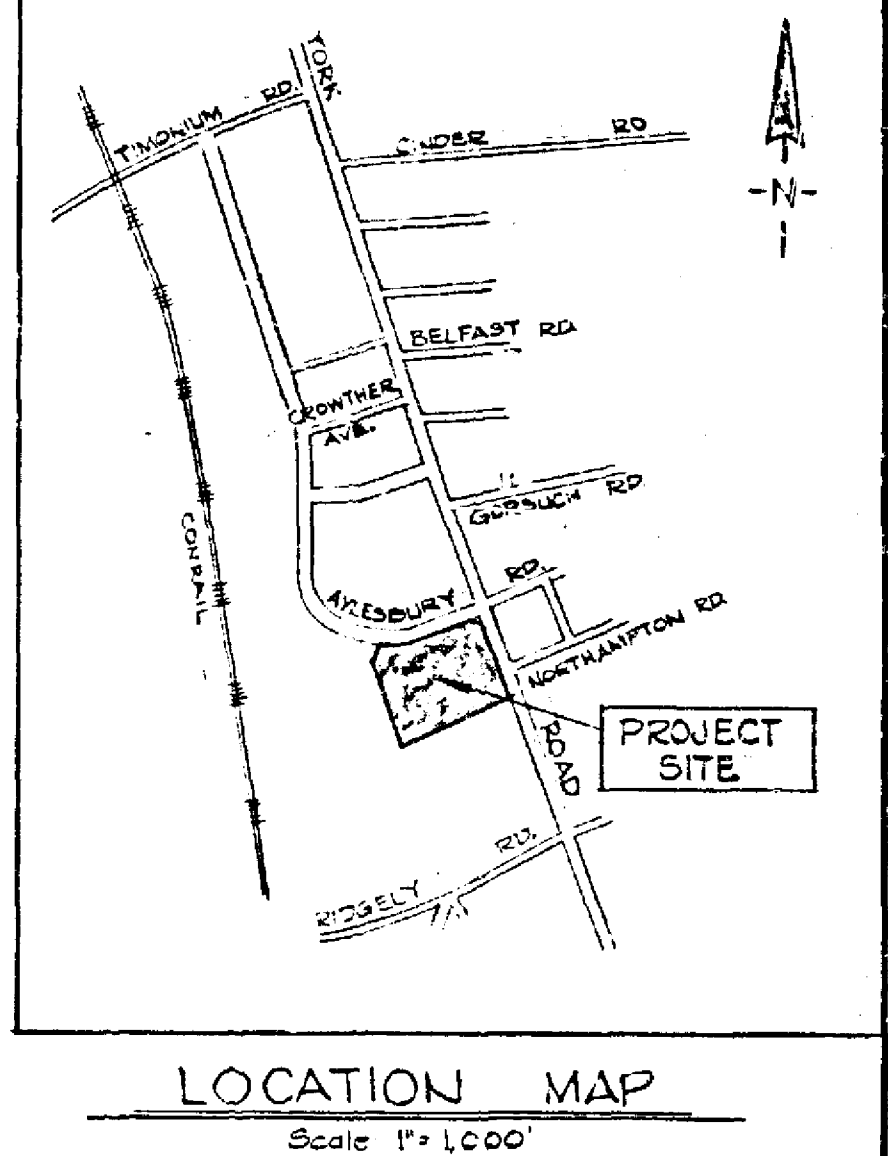
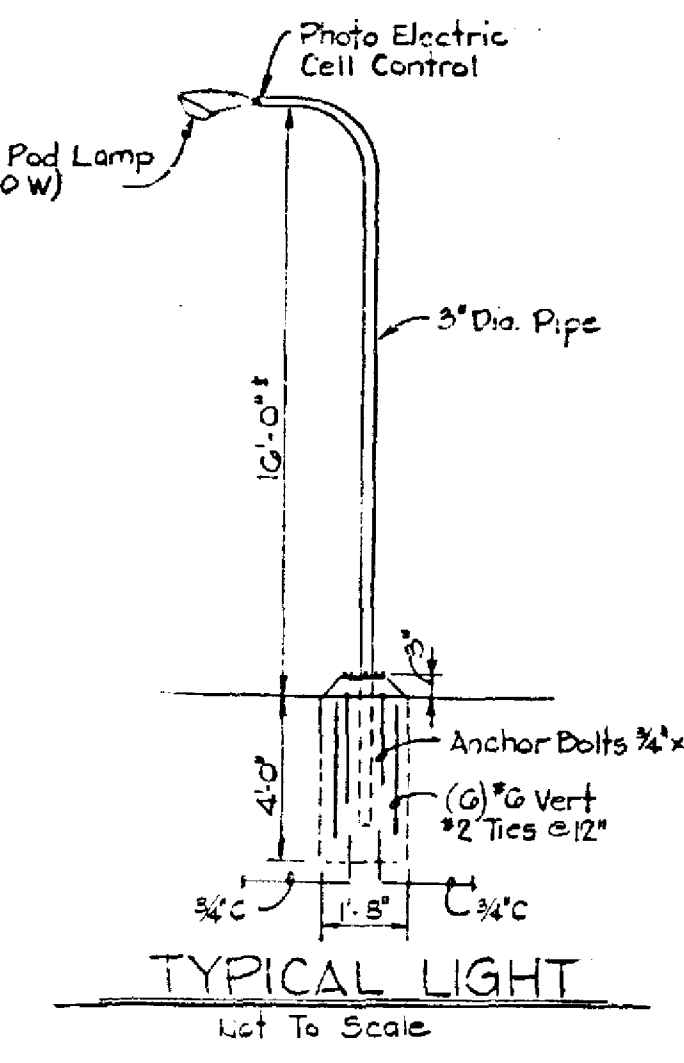
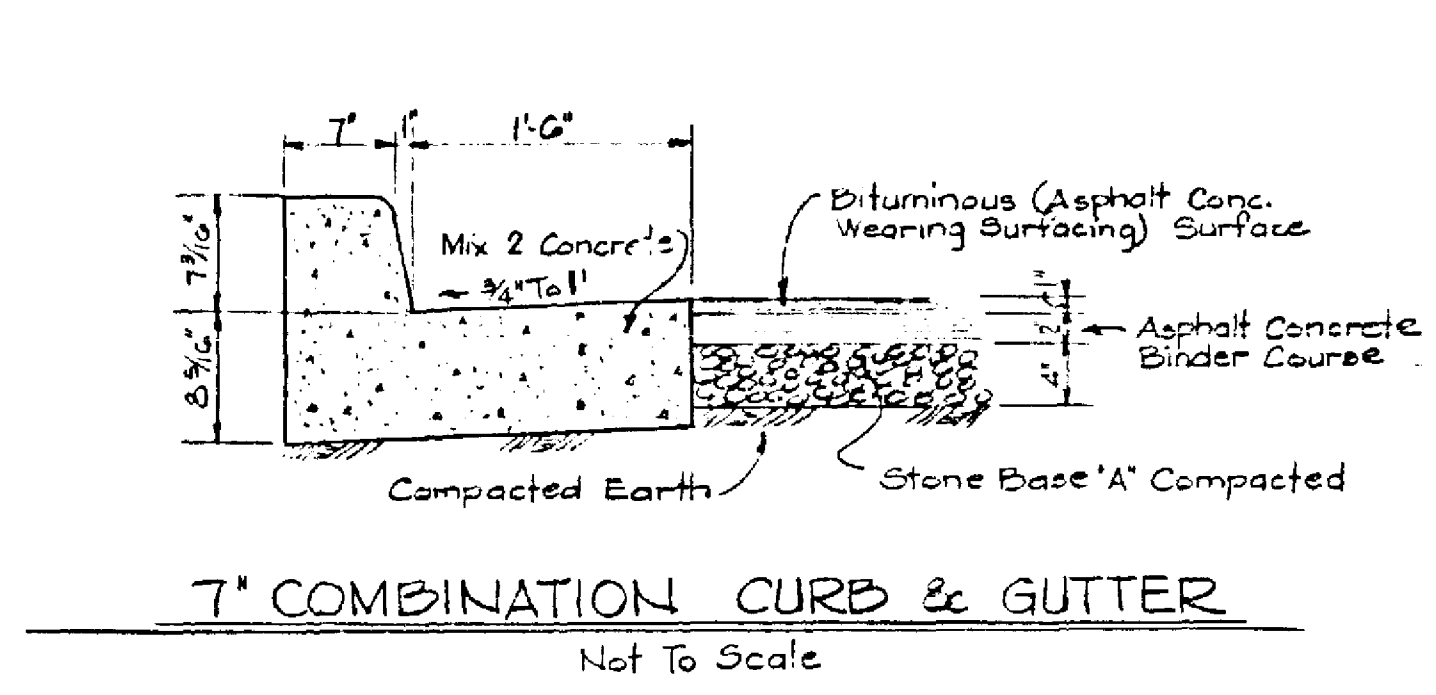
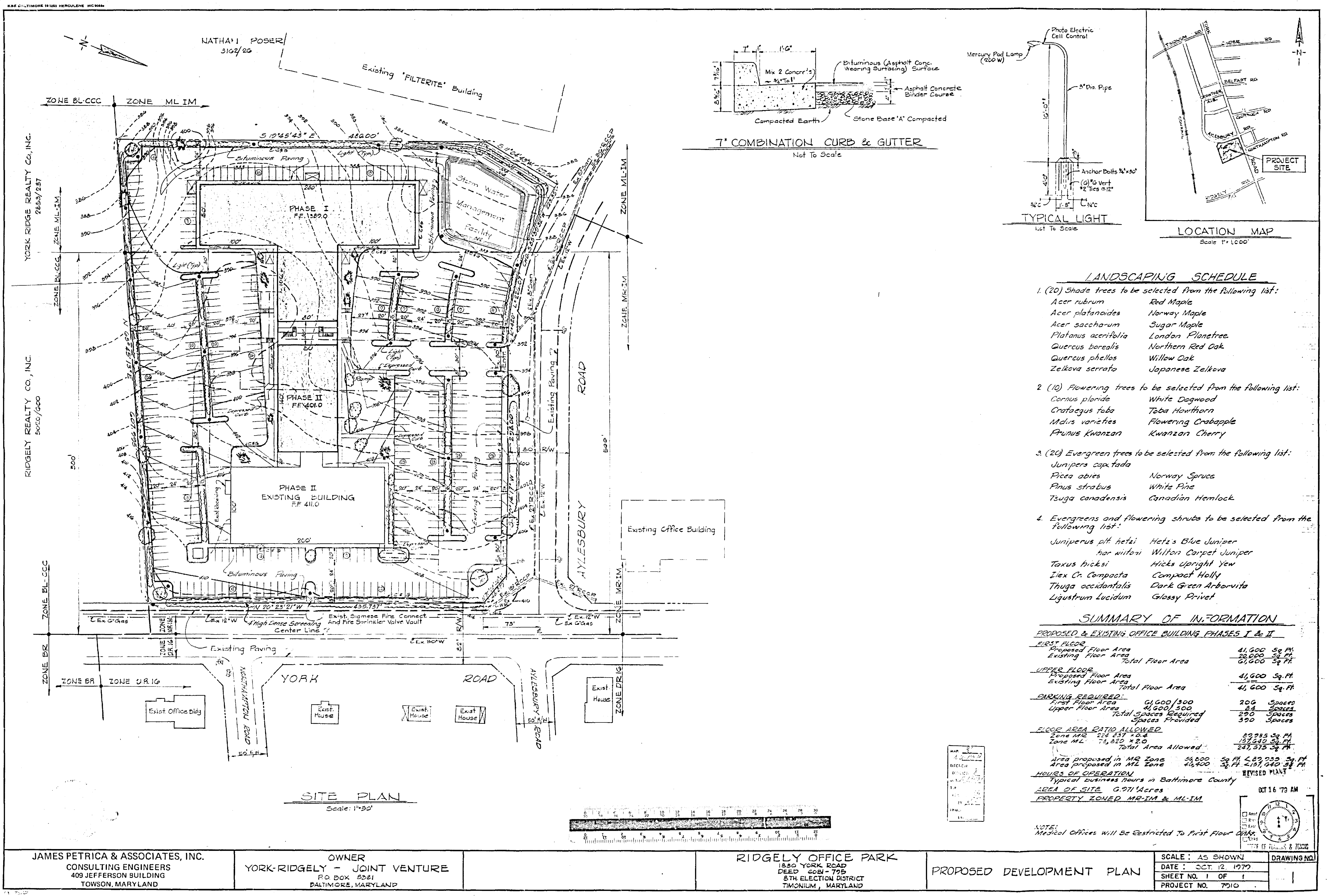
Juniperus carinata	
Picea abies	Norway Spruce
Pinus strobus	White Pine
Tsuga canadensis	Canadian Hemlock
- Evergreens and flowering shrubs to be selected from the following list:

Juniperus pfit. hetzi	Hetz's Blue Juniper
Juniperus pfit. wilsoni	Wilson Carpet Juniper
Taxus hicksi	Hicks Upright Yew
Ilex Ch. Compacta	Compact Holly
Thuja occidentalis	Dark Green Arborvita
Ligustrum lucidum	Glossy Privet

SUMMARY OF INFORMATION

PROPOSED & EXISTING OFFICE BUILDING PHASES I & II			
FIRST FLOOR		Proposed Floor Area	41,600 Sq. Ft.
		Existing Floor Area	20,000 Sq. Ft.
		Total Floor Area	61,600 Sq. Ft.
UPPER FLOOR		Proposed Floor Area	41,600 Sq. Ft.
		Existing Floor Area	20,000 Sq. Ft.
		Total Floor Area	61,600 Sq. Ft.
PARKING REQUIRED:			
		First Floor Area	41,600/300
		Upper Floor Area	41,600/300
		Total Spaces Required	272 Spaces
		Spaces Provided	320 Spaces
FLOOR AREA RATIO ALLOWED			
		Zone MR	24,340 x 0.8
		Zone ML	50,336 x 2.0
		Total Area Allowed	97,736 Sq. Ft.
		Area proposed in MR Zone	20,800 Sq. Ft. < 24,340 Sq. Ft.
		Area proposed in ML Zone	40,800 Sq. Ft. < 100,672 Sq. Ft.
HOURS OF OPERATION		Typical business hours in Baltimore County	
AREA OF SITE		0.971 Acres	
PROPERTY ZONED		MR-IM & ML-IM	



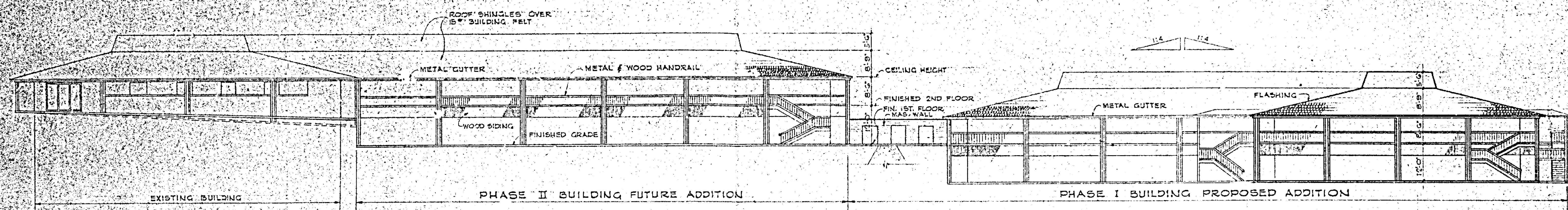


- ### LANDSCAPING SCHEDULE
- (20) Shade trees to be selected from the following list:
 - Acer rubrum Red Maple
 - Acer platanoides Norway Maple
 - Acer saccharum Sugar Maple
 - Platanus acerifolia London Planetree
 - Quercus borealis Northern Red Oak
 - Quercus phellos Willow Oak
 - Zelkova serrata Japanese Zelkova
 - (10) Flowering trees to be selected from the following list:
 - Cornus florida White Dogwood
 - Crataegus faba Tobia Hawthorn
 - Malus varieties Flowering Crabapple
 - Prunus kwanzan Kwanzan Cherry
 - (20) Evergreen trees to be selected from the following list:
 - Juniperus capitata
 - Picea abies Norway Spruce
 - Pinus strobus White Pine
 - Tsuga canadensis Canadian Hemlock
 - Evergreens and flowering shrubs to be selected from the following list:
 - Juniperus pfl. hetzi Hetz's Blue Juniper
 - var. wilsoni Wilton Carpet Juniper
 - Taxus hicksi Hicks Upright Yew
 - Ilex Cr. Compacta Compact Holly
 - Thuja occidentalis Dark Green Arborvita
 - Ligustrum Lucidum Glossy Privet

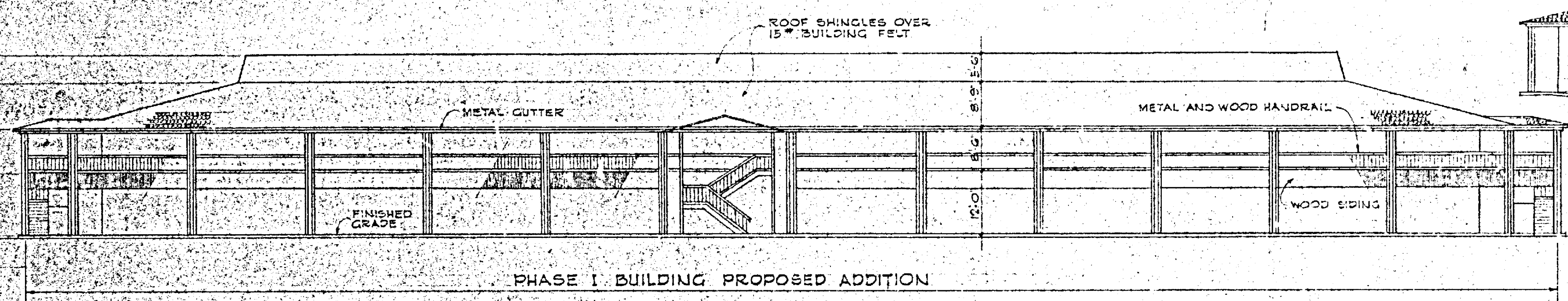
SUMMARY OF INFORMATION

PROPOSED & EXISTING OFFICE BUILDING PHASES I & II			
FIRST FLOOR			
Proposed Floor Area	41,600	Sq. Ft.	
Existing Floor Area	20,000	Sq. Ft.	
Total Floor Area	61,600	Sq. Ft.	
UPPER FLOOR			
Proposed Floor Area	41,600	Sq. Ft.	
Existing Floor Area			
Total Floor Area	41,600	Sq. Ft.	
PARKING REQUIRED:			
Proposed Floor Area	61,600/300		205 Spaces
Upper Floor Area	41,600/300		138 Spaces
Total Spaces Required			343 Spaces
FLOOR AREA RATIO ALLOWED			
Zone MR	2.5	257,000	Sq. Ft.
Zone ML	2.0	157,640	Sq. Ft.
Total Area Allowed		414,640	Sq. Ft.
Area Proposed in MR Zone	54,600	Sq. Ft.	2,82,335 Sq. Ft.
Area Proposed in ML Zone	41,600	Sq. Ft.	2,61,040 Sq. Ft.
HOURS OF OPERATION			
Typical business hours in Baltimore County			
AREA OF SITE 0.971 Acres			
PROPERTY ZONED MR-IM & ML-IM			
REVISOR'S PLANS			
DATE: OCT 12, 1979			
SHEET NO. 1 OF 1			
PROJECT NO. 7910			

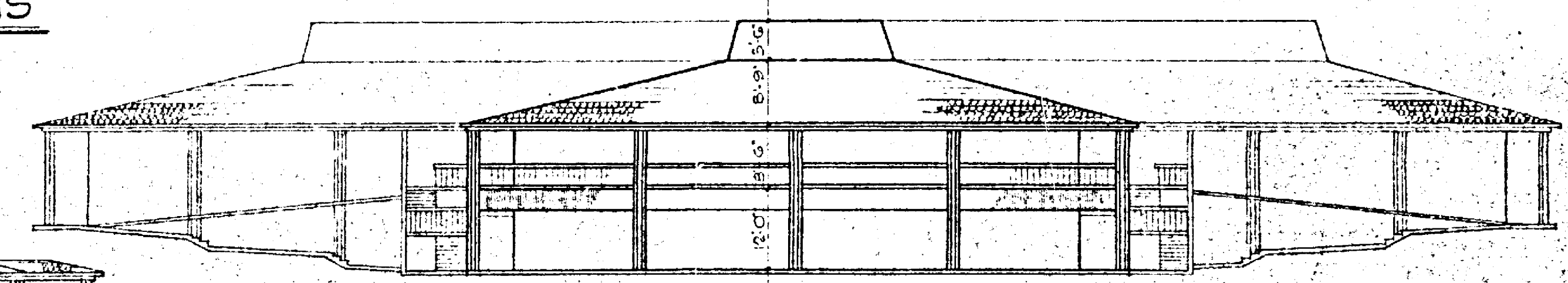
NOTE: Medical Offices will be Restricted To First Floor ONLY



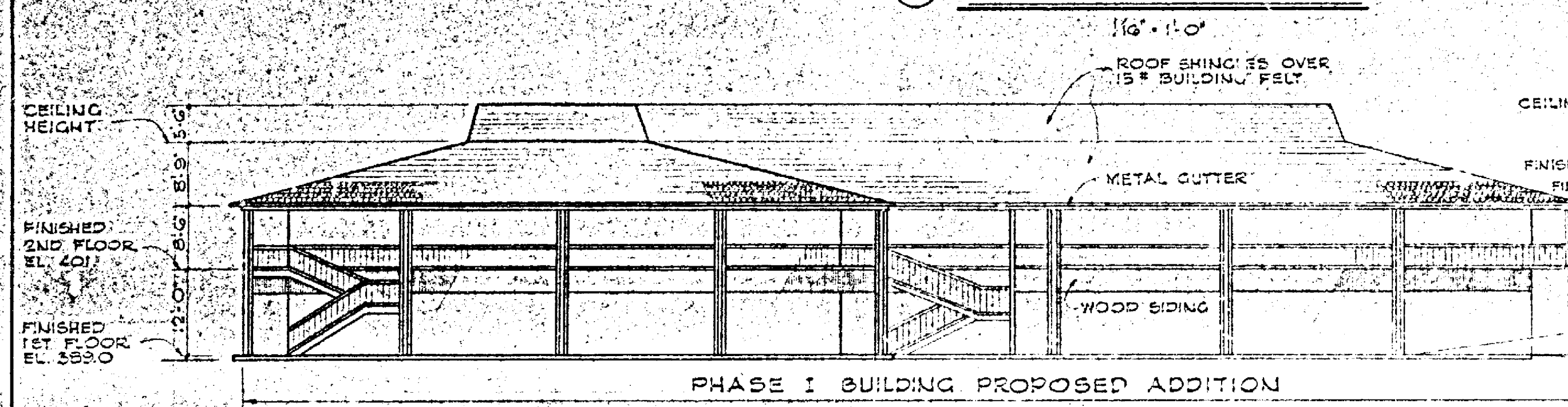
① NORTH ELEVATIONS
1/8" = 1'-0"



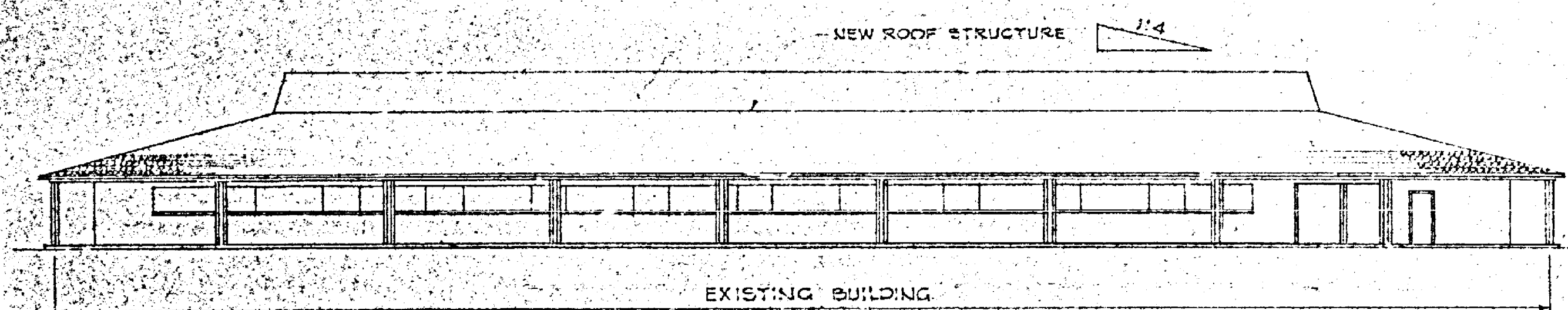
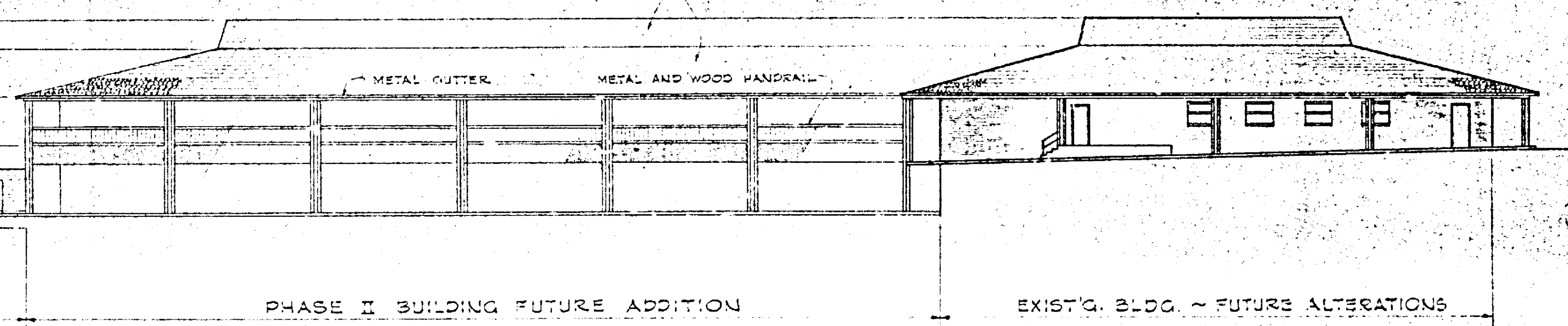
② WEST ELEVATIONS
1/8" = 1'-0"



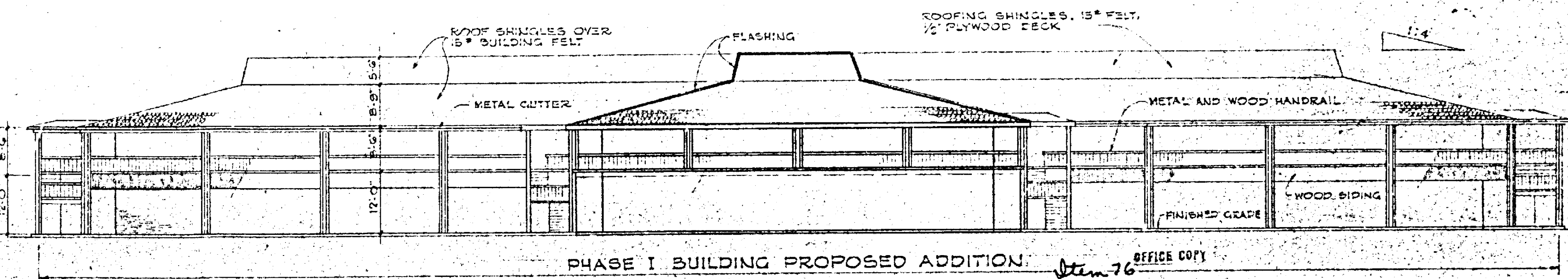
③ WEST ELEVATIONS
1/8" = 1'-0"



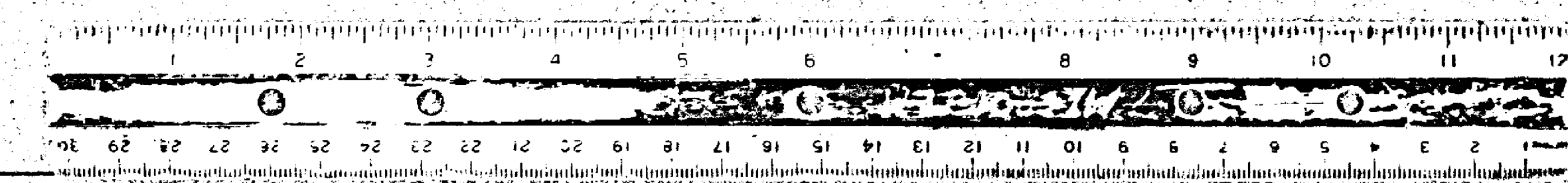
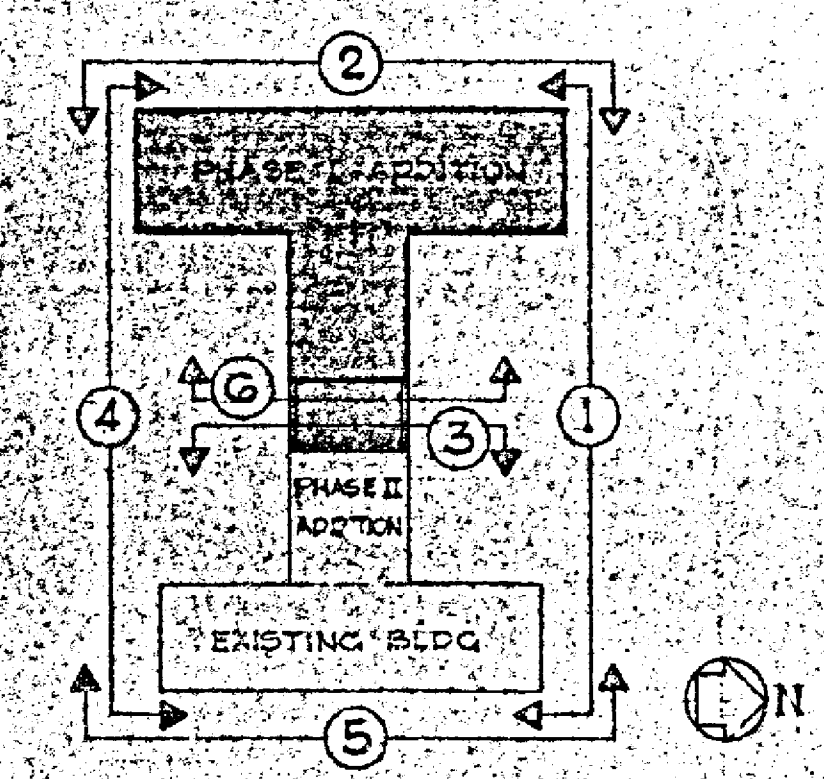
④ SOUTH ELEVATIONS
1/8" = 1'-0"



⑤ EAST ELEVATIONS
1/8" = 1'-0"

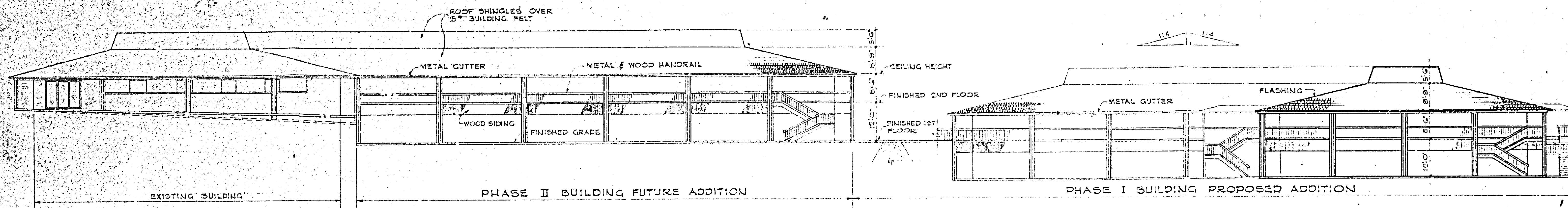


⑥ EAST ELEVATIONS
1/8" = 1'-0"

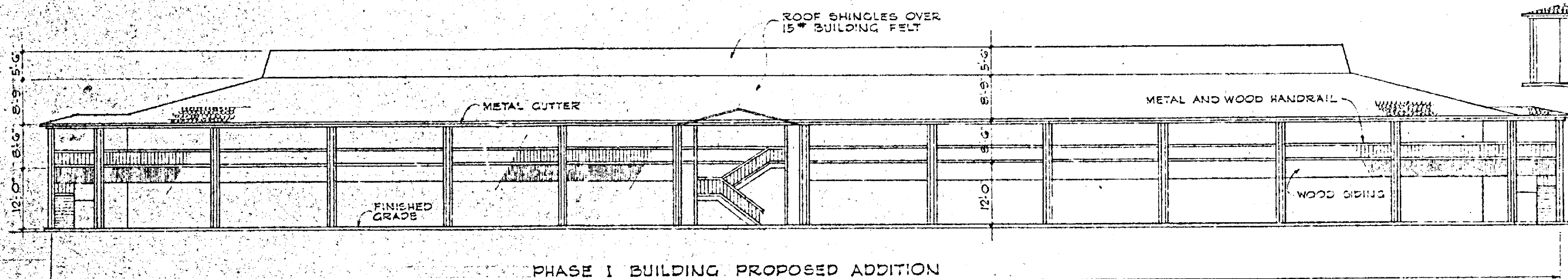


76
 OCT 16 '79 AM
 OFFICE COPY
 REVISED PLANS

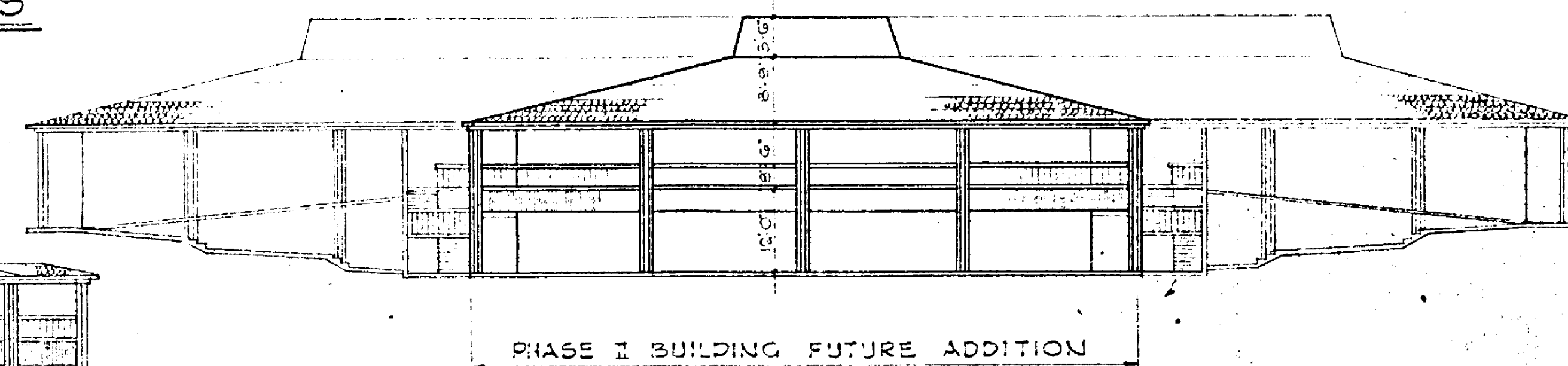
PHASE I BLDG ADDITION ELEVATIONS
 PHASE I BUILDING
 RIDGLEY OFFICE PARK
 1830 YORK RD.
 TIMONIUM MARYLAND
 SCALE: 1/8" = 1'-0" DATE: MAY 16 '79
 DRWG NO. A-4



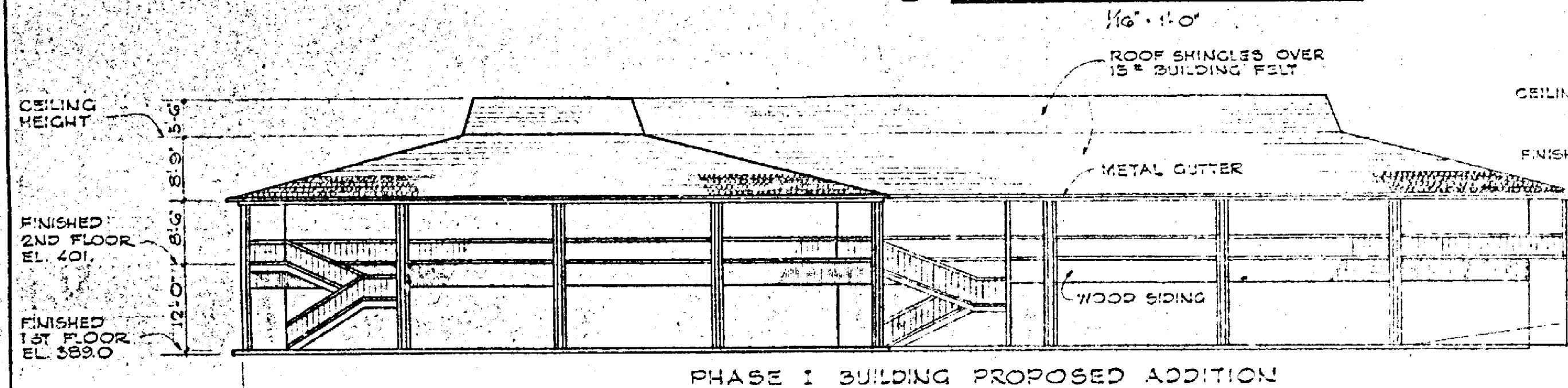
① NORTH ELEVATIONS
1/8" = 1'-0"



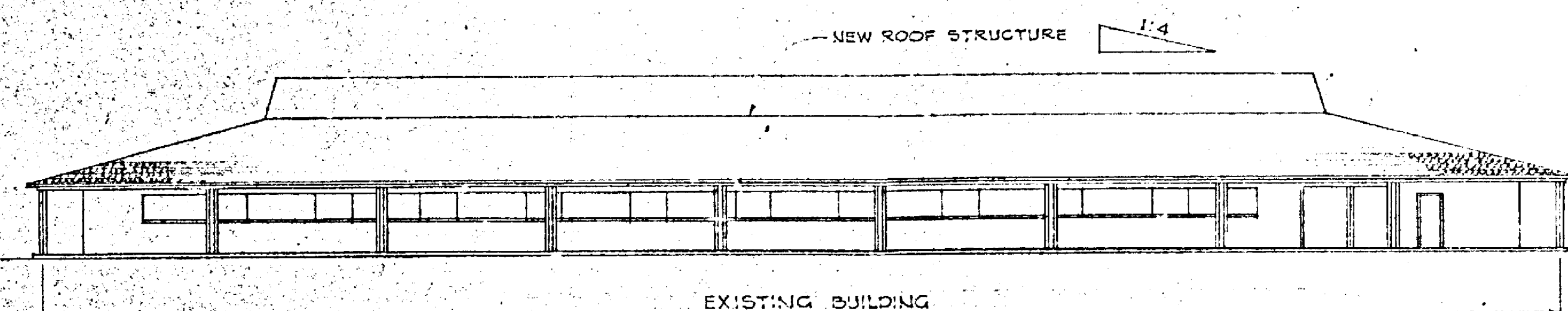
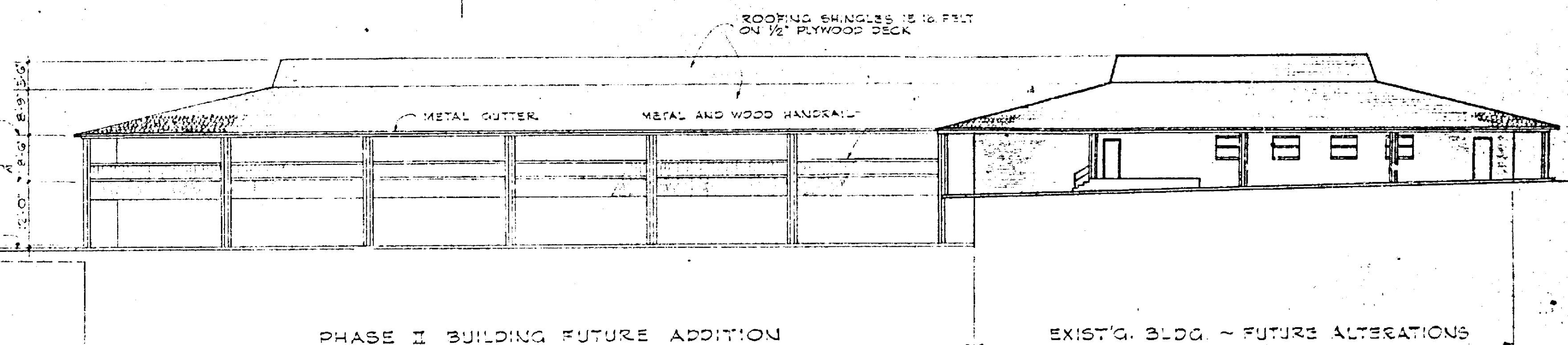
② WEST ELEVATIONS
1/8" = 1'-0"



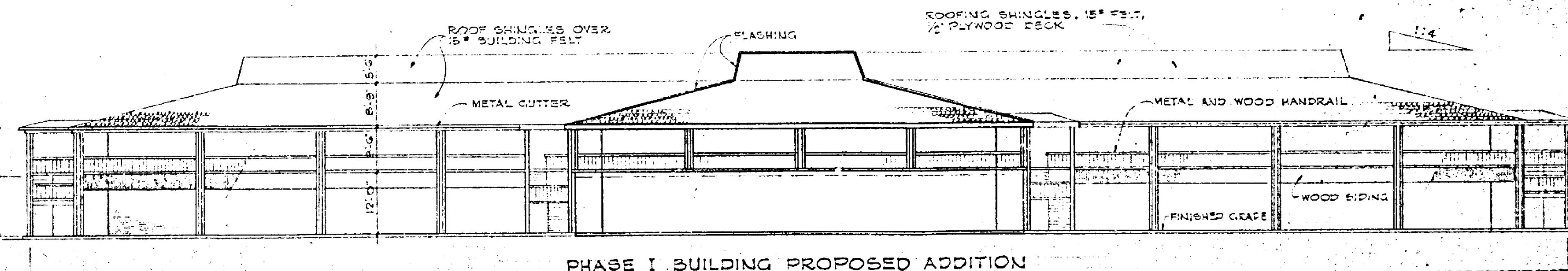
③ WEST ELEVATIONS
1/8" = 1'-0"



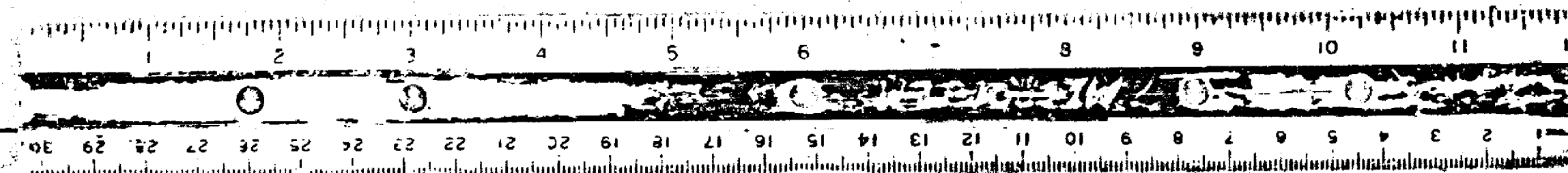
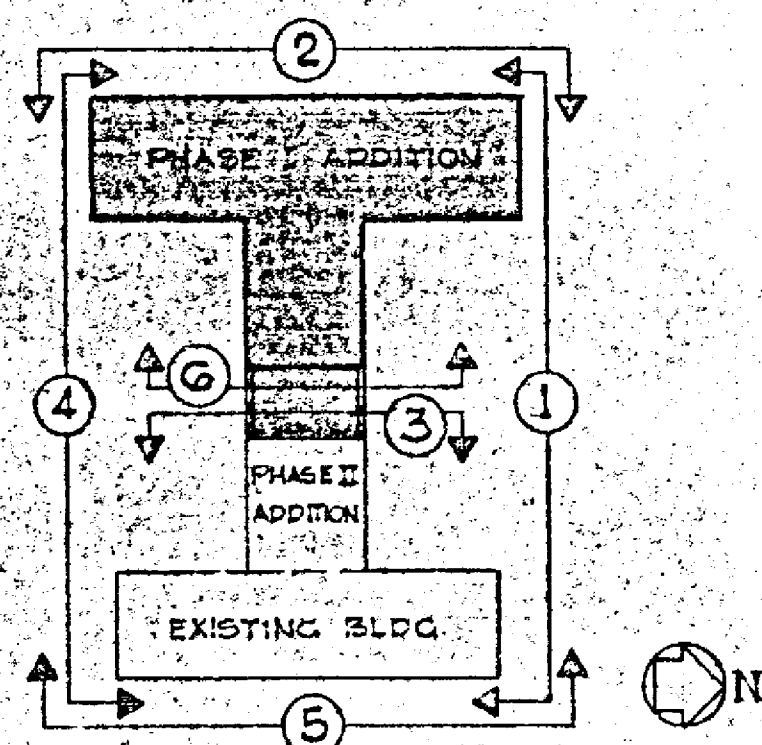
④ SOUTH ELEVATIONS
1/8" = 1'-0"



⑤ EAST ELEVATIONS
1/8" = 1'-0"



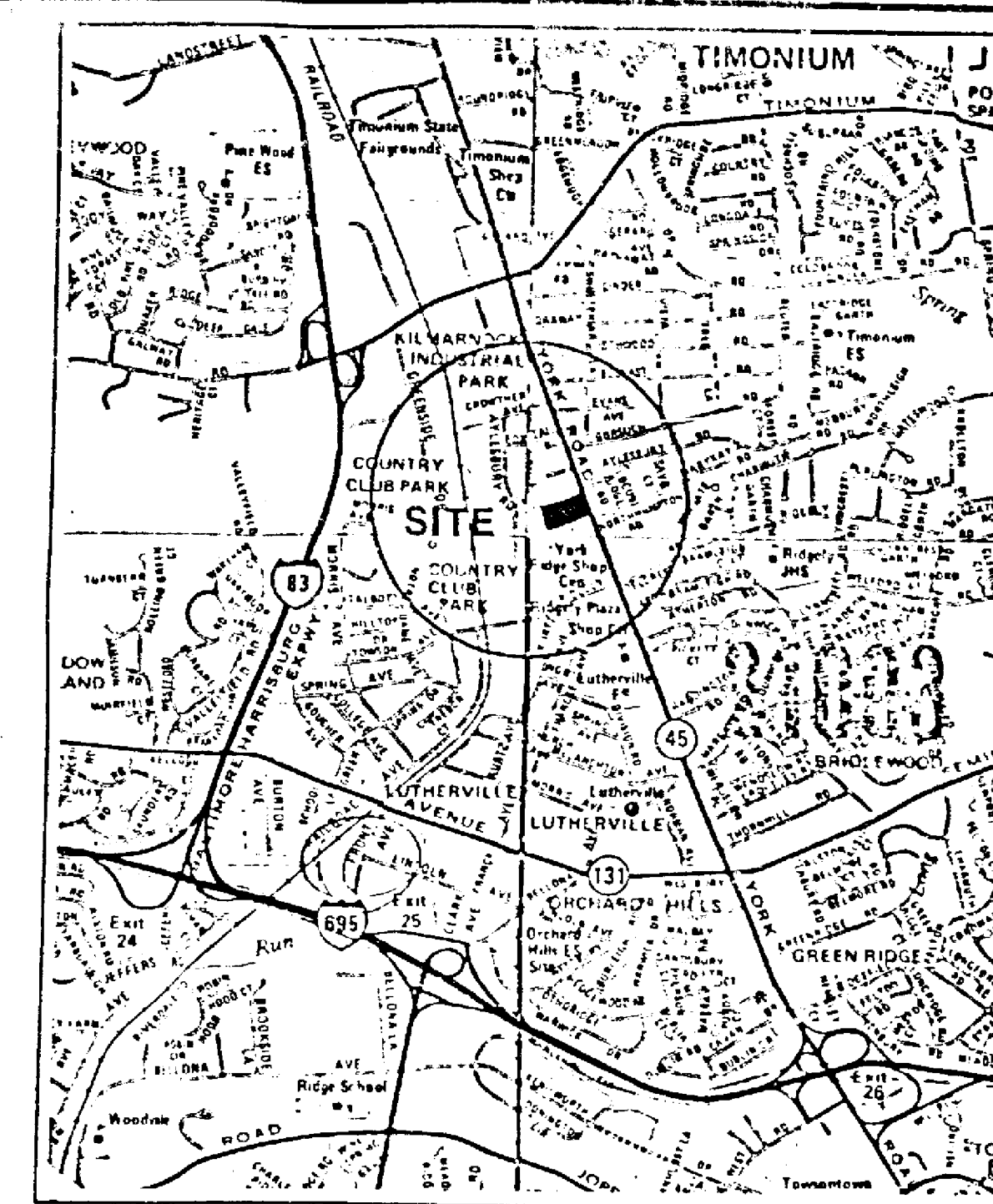
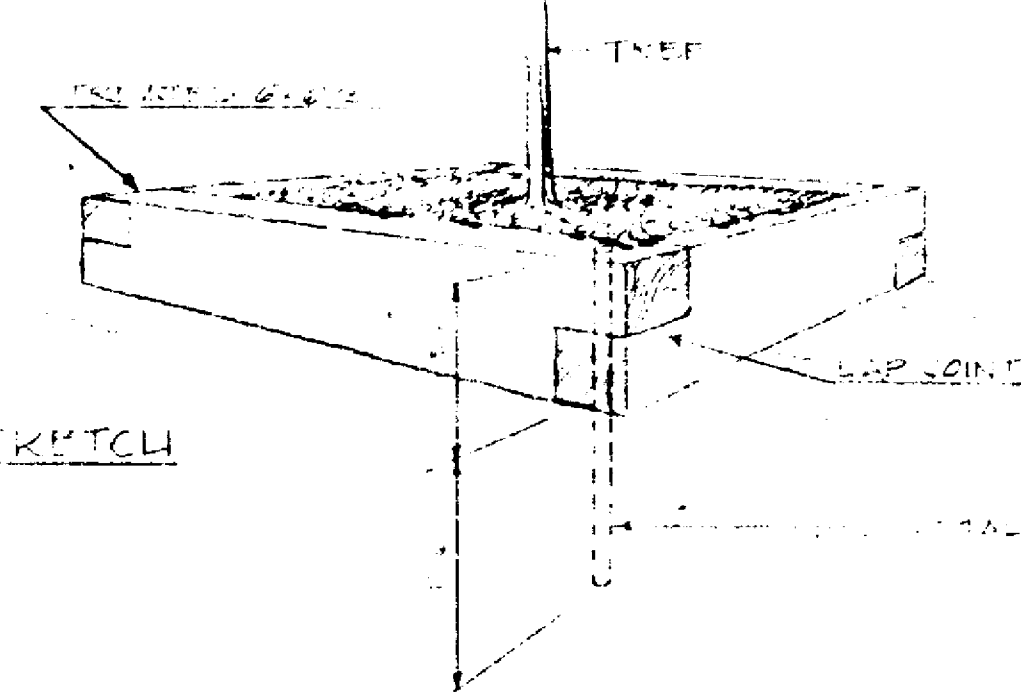
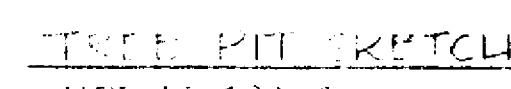
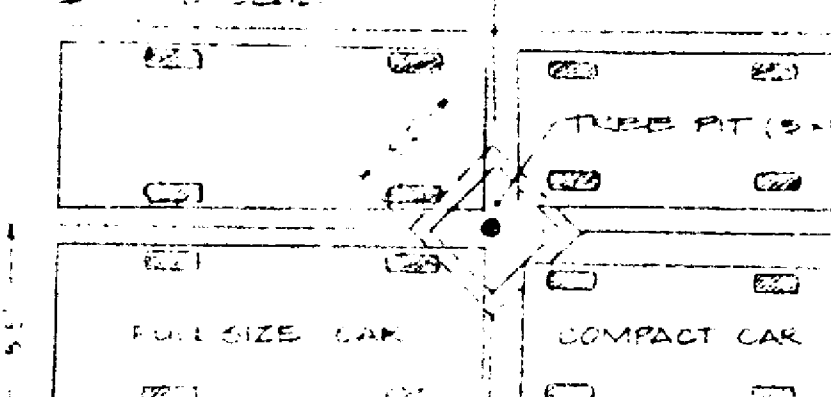
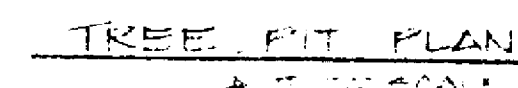
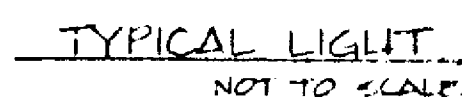
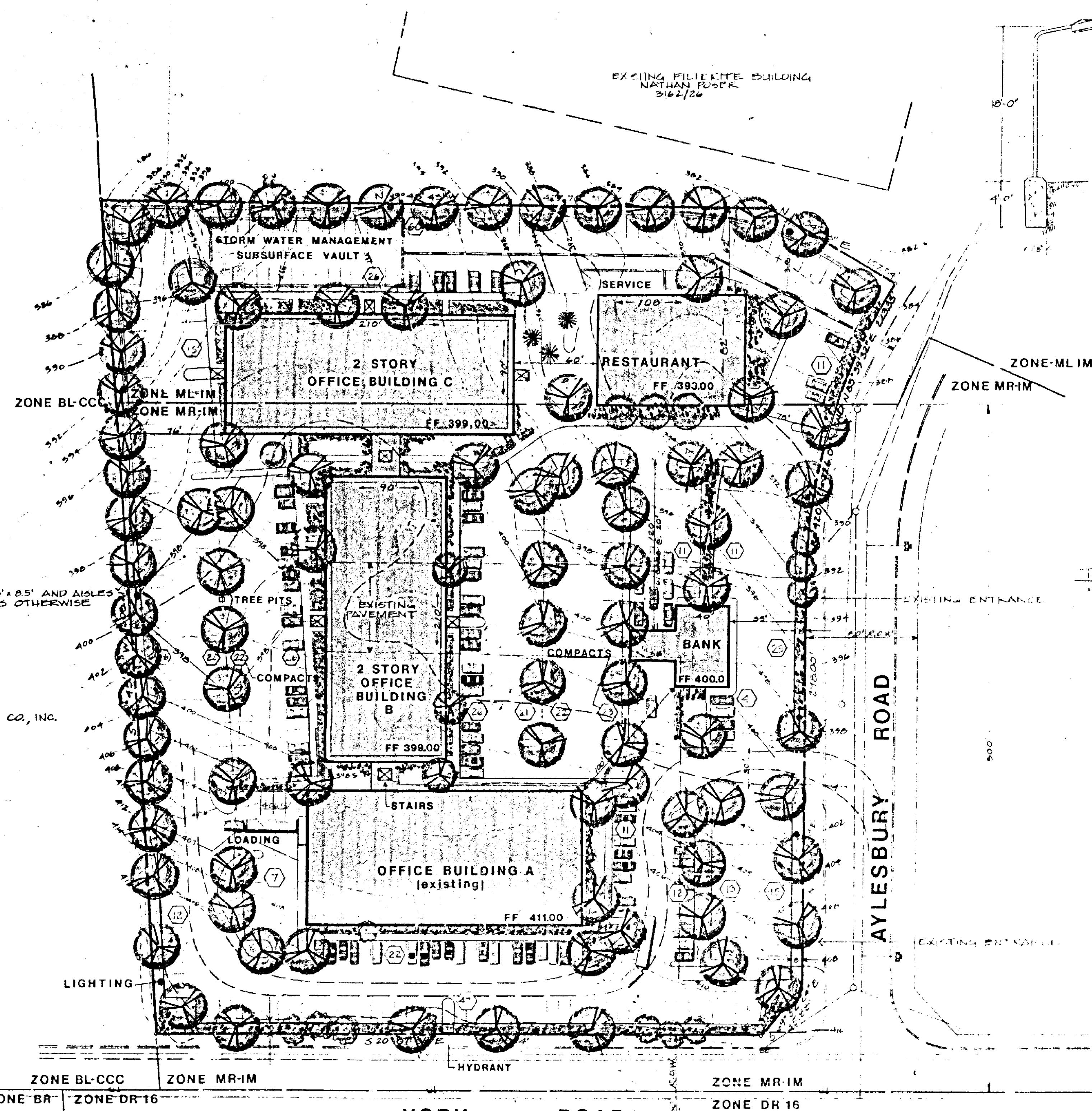
⑥ EAST ELEVATIONS
1/8" = 1'-0"



PHASE I BLDG ADDITION
ELEVATIONS
PHASE I BUILDING
RIDGLEY OFFICE PARK
1830 YORK RD.
TIMONIUM MARYLAND

DRWG
NO.
A-4

SCALE: 1/8" = 1'-0" DATE: MAY 16 '79



VICINITY MAP

scale 1" = 2000

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 3-24-80

TYPICAL CURB & PAVEMENT

SECTION NOT TO SCALE

PLANTING INFORMATION

PLANT MATERIAL WILL BE CHOSEN FROM THE FOLLOWING LIST. QUANTITIES WILL BE WITHIN 10% OF THOSE SHOWN ON PLAN.

EVERGREEN TREES		SYMBOL	
PINUS NIGRA	AUSTRIAN PINE		
TSUGA CANADENSIS	CANADIAN HEMLOCK		
DECIDUOUS SHADE TREES			
ACER FURCUM	RED MAPLE		
ACER SACCCHARUM	SUGAR MAPLE		
QUERCUS ROBUR	RED OAK		
QUERCUS PALUSTRIS	PIN OAK		
SOPT-OL. JAPONICA	SCHO. ARBREE		
FLOWERING TREES			
PRUNUS ALEXANDRA	BRADFORD PEAR		
CORNUS COLONICA	KOUSA DOGWOOD		
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		
FRUNUS SERICATA			
SHRUBS			
COTONEASTER APICULATA	CRANDERRY COTONEASTER		
LUNIFOLIUS ALATUS	WINGED EUONYMUS		
JUNIFOLIUS HORIZONTALIS	SPREADING JUNIPER		
TAXUS BOCCATA			

AREA OF SITE: 6.971 ACRES

HOURS OF OPERATION: TYPICAL BALTIMORE COUNTY BUSINESS HOURS FOR OFFICES PLUS EVENINGS FOR RESTAURANT.

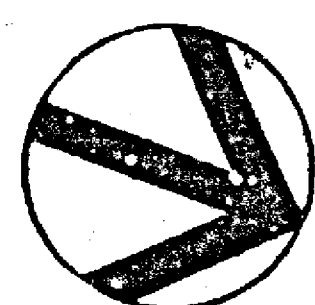
SITE DATA

ZONE	SITE AREA	FLOOR AREA RATIO ALLOWED	FLOOR AREA PROVIDED
MR-1M	224,837 sf	$224,837 \times 0.4 = 89,935$ sf	68,600 sf
ML-1M	72,820 sf	$72,820 \times 2.0 = 145,640$ sf	37,400 sf

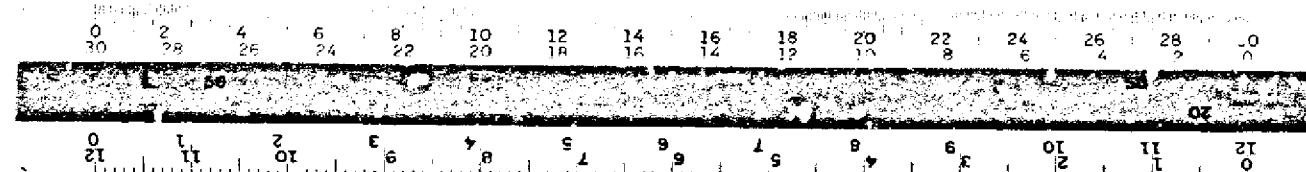
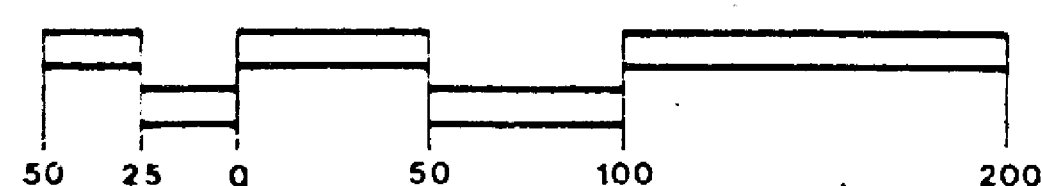
BUILDING & PARKING DATA

BUILDING USE	BUILDING SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
EXISTING OFFICE BUILDING A	20,000 sf	20,000 ÷ 300 = 67 SPACES	
PROPOSED OFFICE BUILDING B	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	10,900 ÷ 300 = 36 10,900 ÷ 500 = 22	
PROPOSED OFFICE BUILDING C	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	10,900 ÷ 300 = 36 10,900 ÷ 500 = 22	
RESTAURANT	8,000 sf	8,000 ÷ 50 = 160	
BANK	2,400 sf	2,400 ÷ 300 = 8	✓
TOTAL	106,000 sf	437 SPACES	1,557

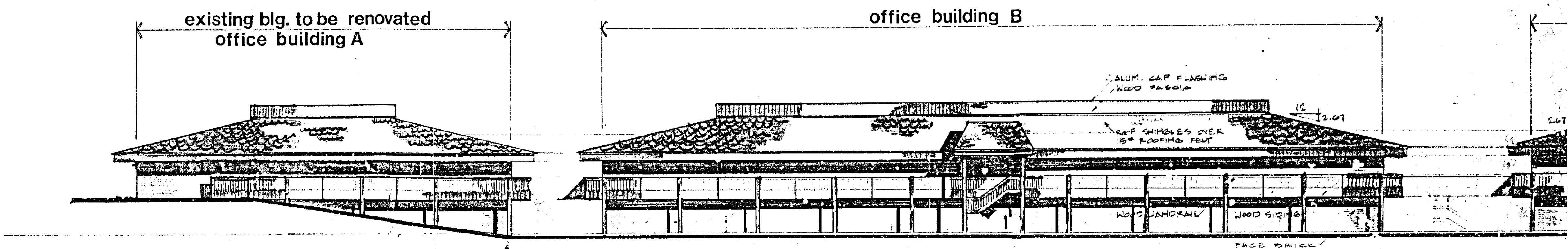
* DOES NOT INCLUDE 43 COMPACT SPACES OR AN ADDITIONAL 14 SPACES GAINED AFTER BANKING HOURS.



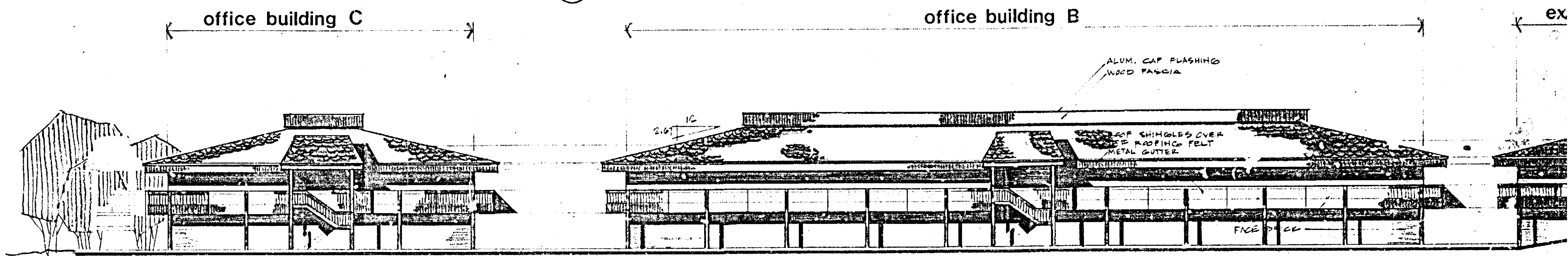
NOTE: BOUNDARY SURVEY BY APT. ASSOCIATES, INC.



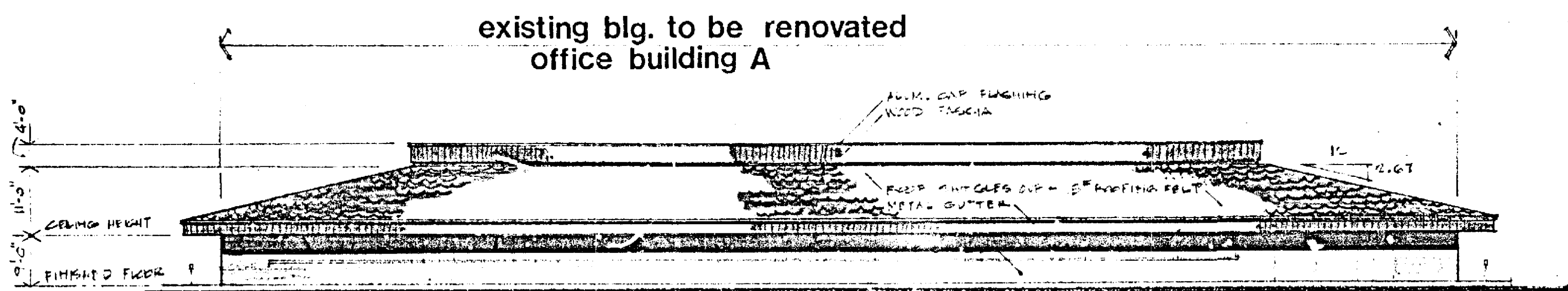
	DAFT • McCUNE • WALKER INC. LAND PLANNING • CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS
YORK RIDGE BUSINESS PARK	
PROPOSED DEVELOPMENT PLAN	
PREVIOUS REVISIONS 1. 11/15/80 2. 12/15/80 3. 1/15/81	
DATE	REVISIONS
SCALE: $1" = 50'$	
JOB ORDER NO. B-7968	
ISSUE DATE 2/21/80	



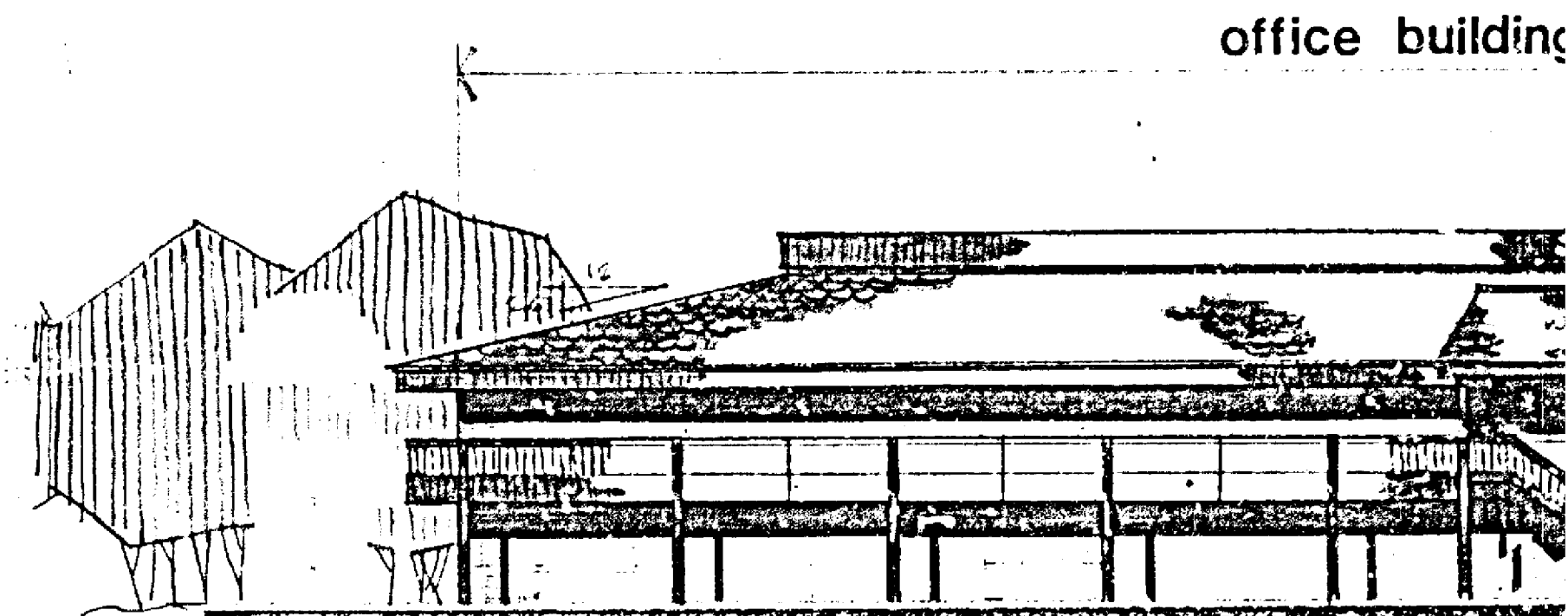
① NORTH ELEVATION



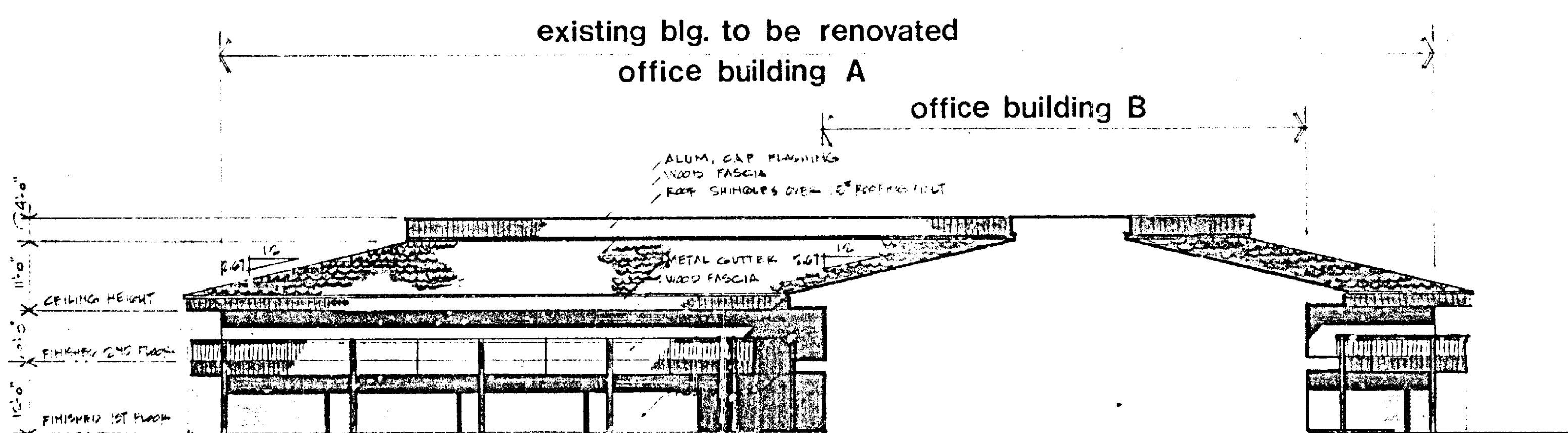
② SOUTH ELEVATION



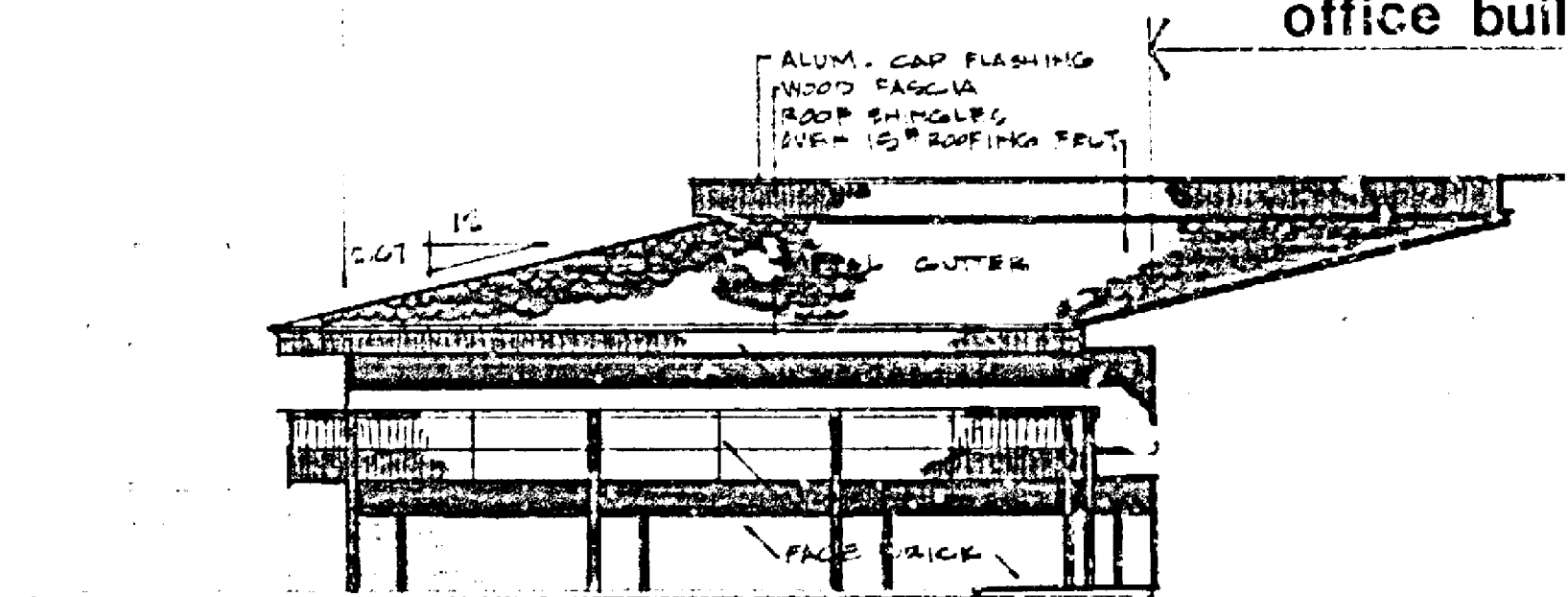
③ EAST ELEVATION



④ WEST ELEVATION



⑤ WEST ELEVATION



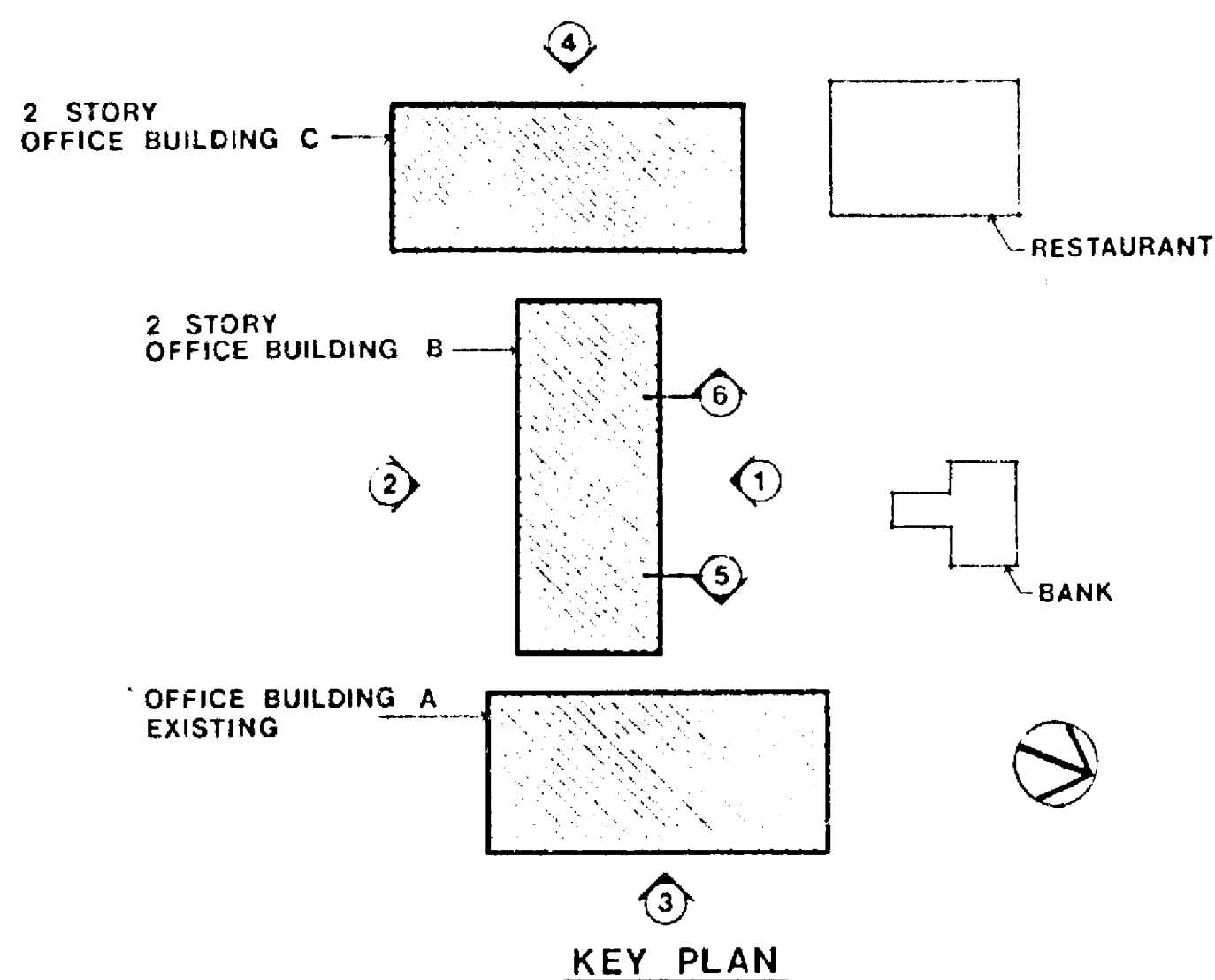
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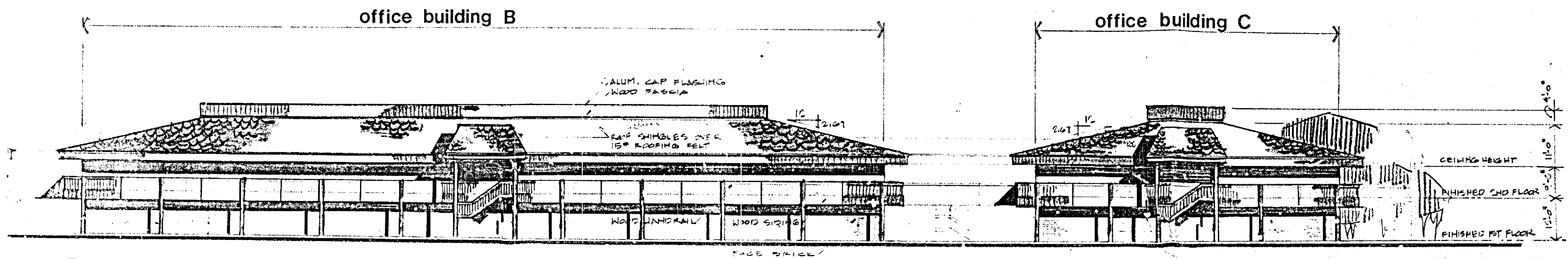
OFFICE BUILDINGS

Proposed Elevations for

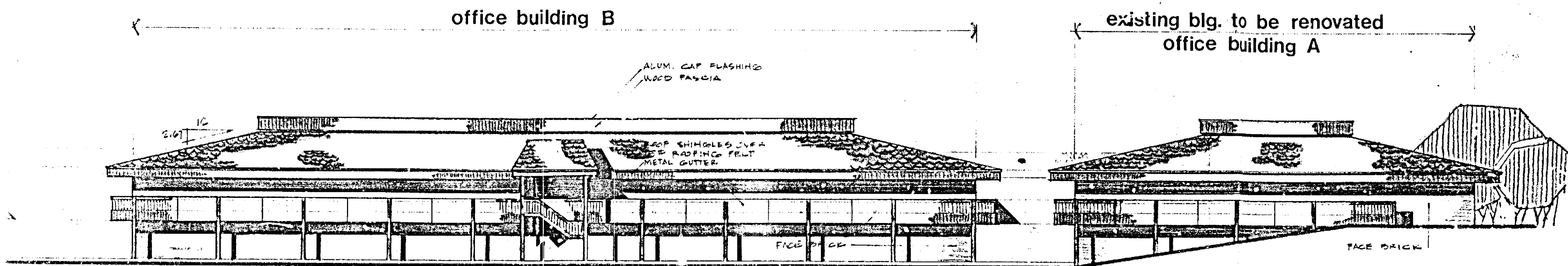
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

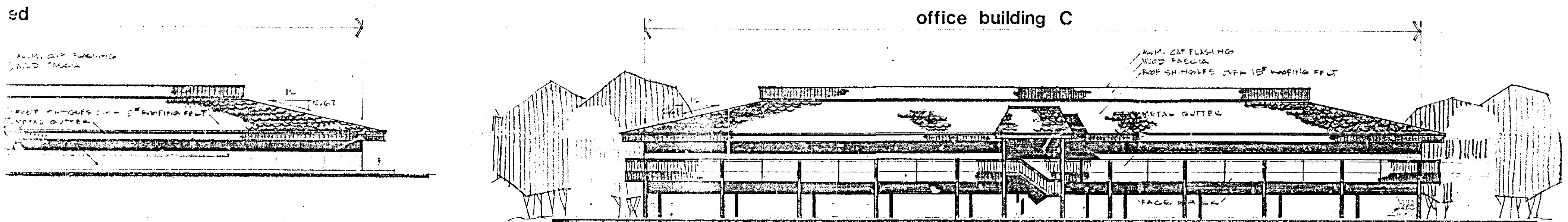




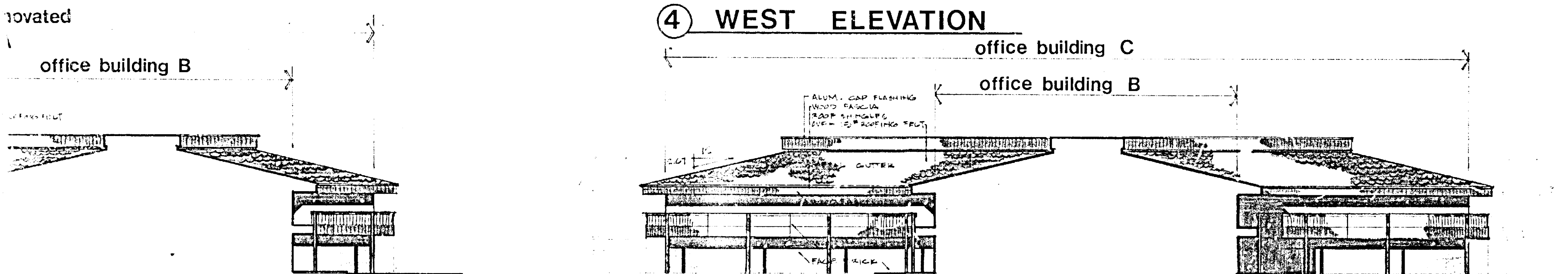
① NORTH ELEVATION



② SOUTH ELEVATION



④ WEST ELEVATION



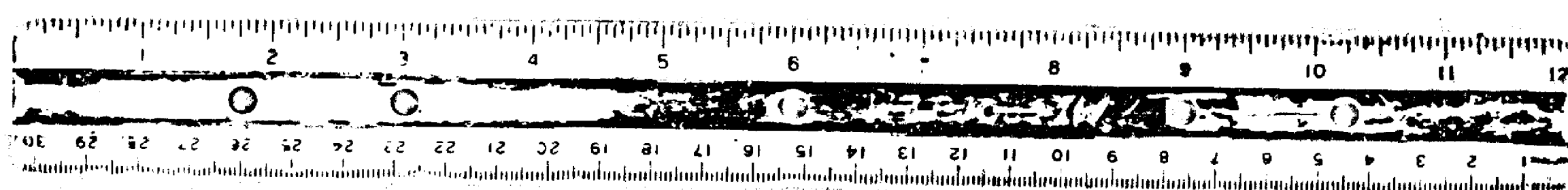
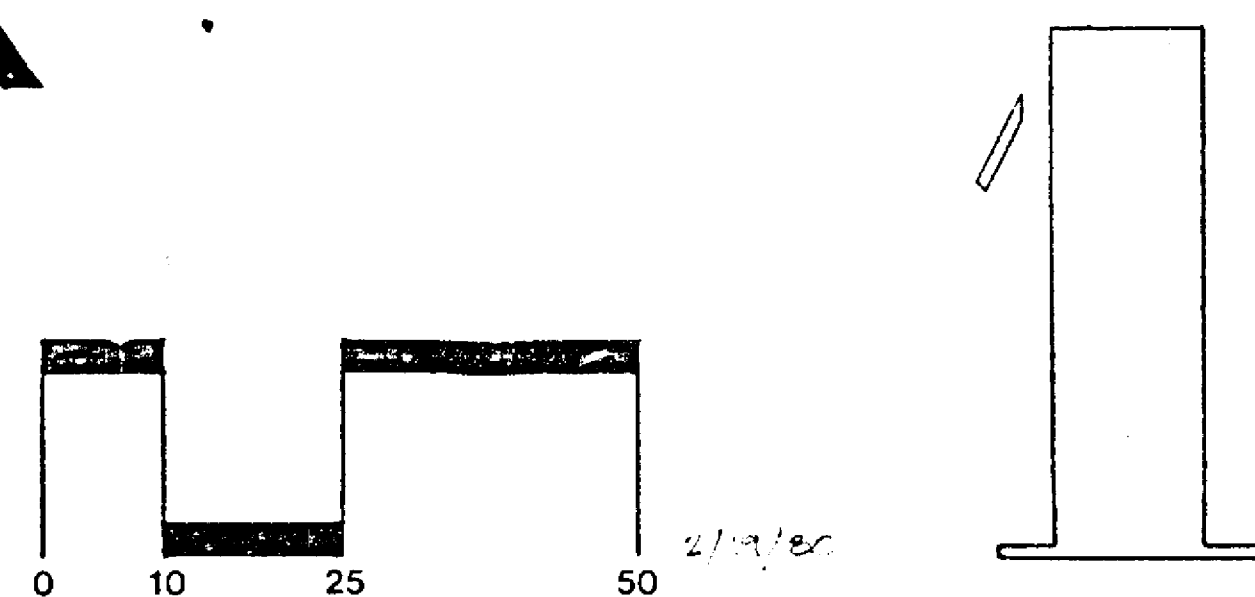
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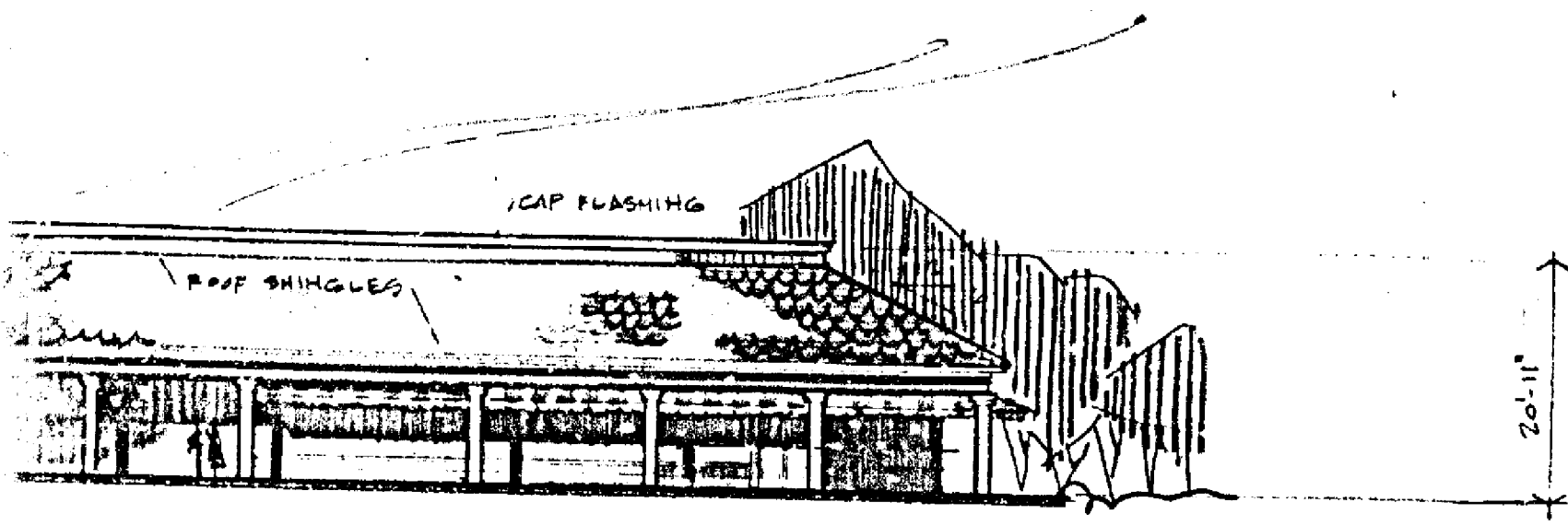
OFFICE BUILDINGS

Proposed Elevations for

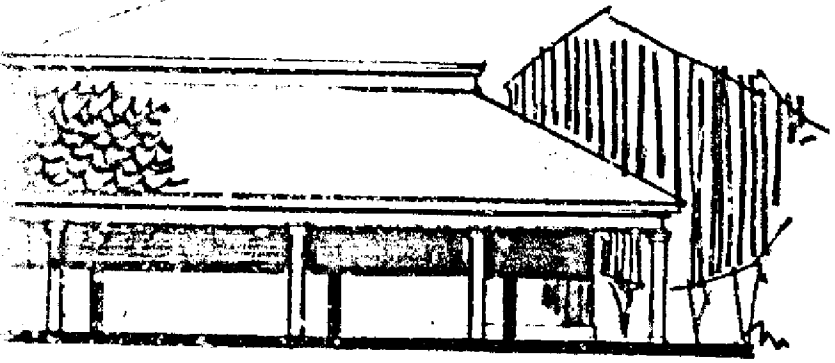
RIDGLEY OFFICE PARK

RONALD B. RATCLIFFE ASSOC.
ARCHITECTS

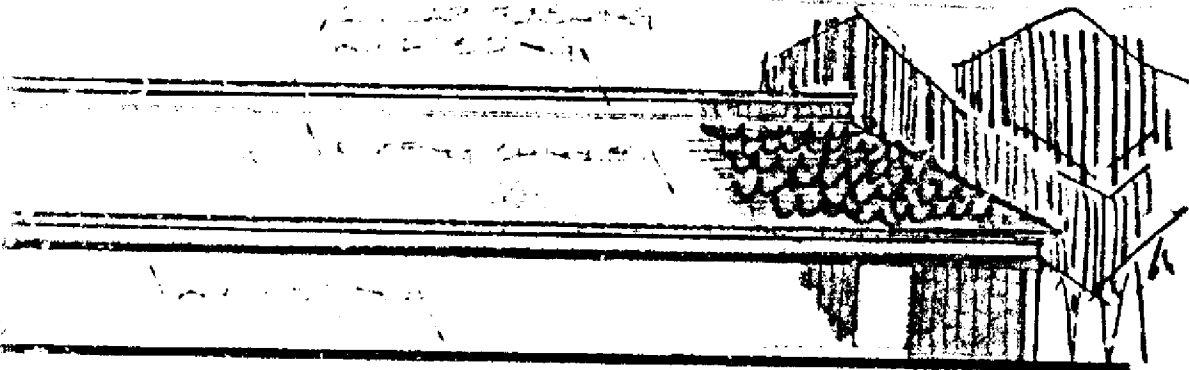




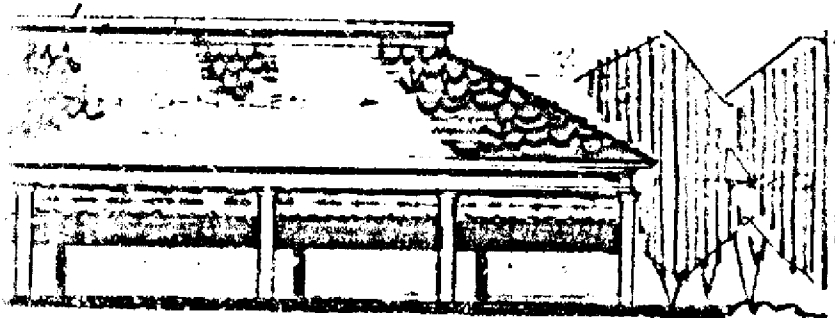
FRONT ELEVATION



SIDE ELEVATION

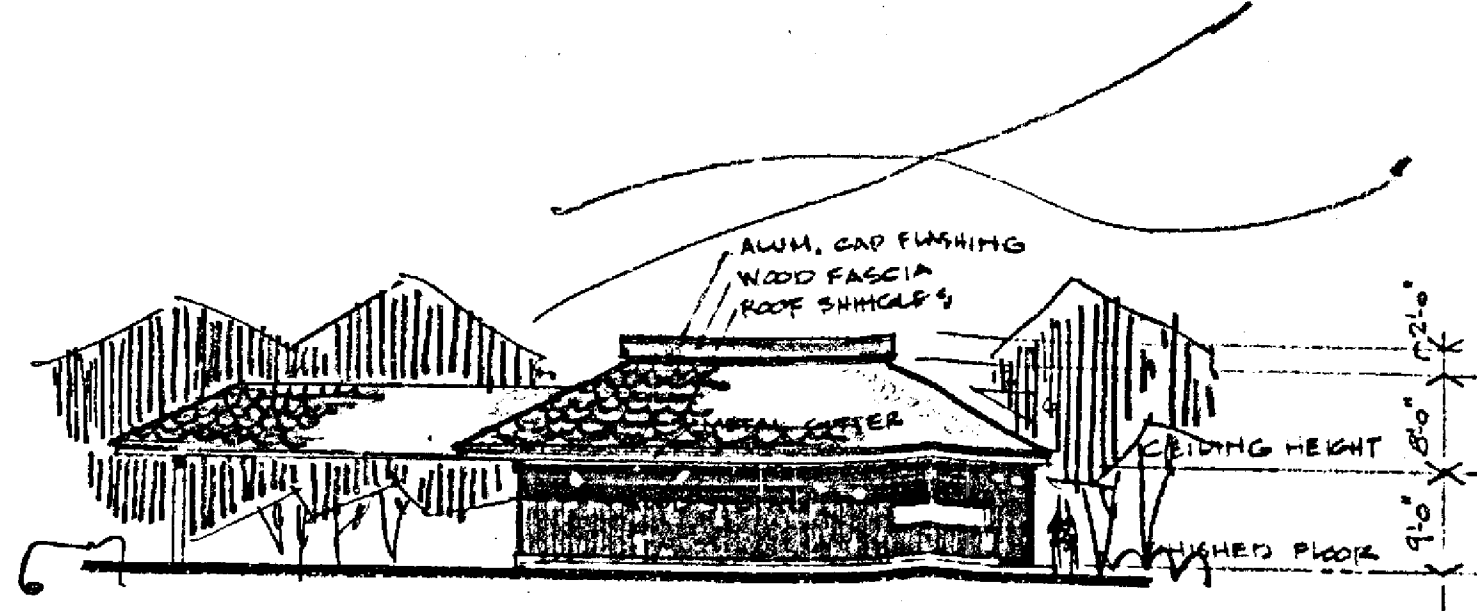


REAR ELEVATION

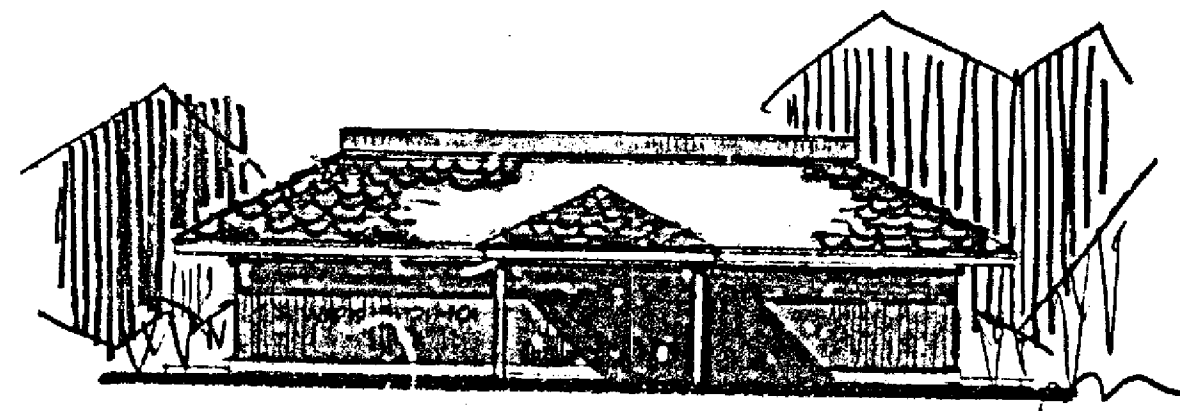


LEFT SIDE ELEVATION

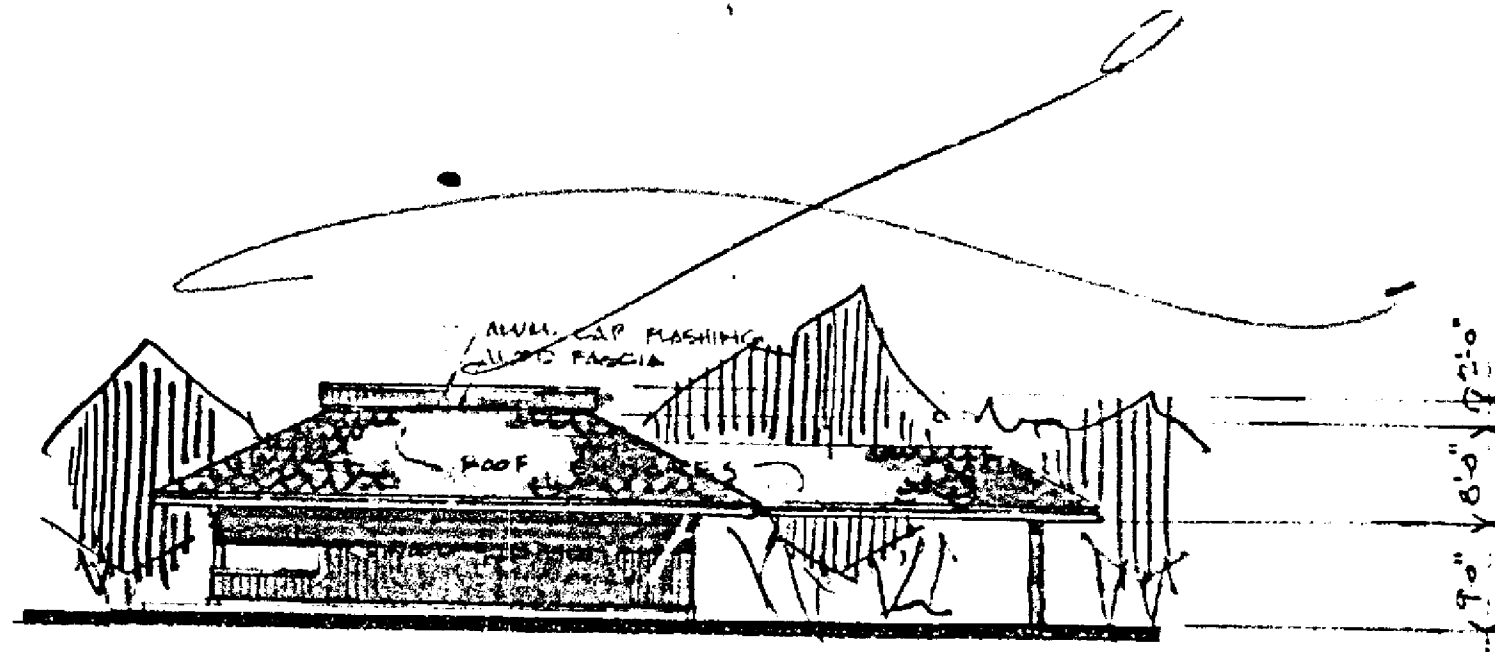
RESTAURANT



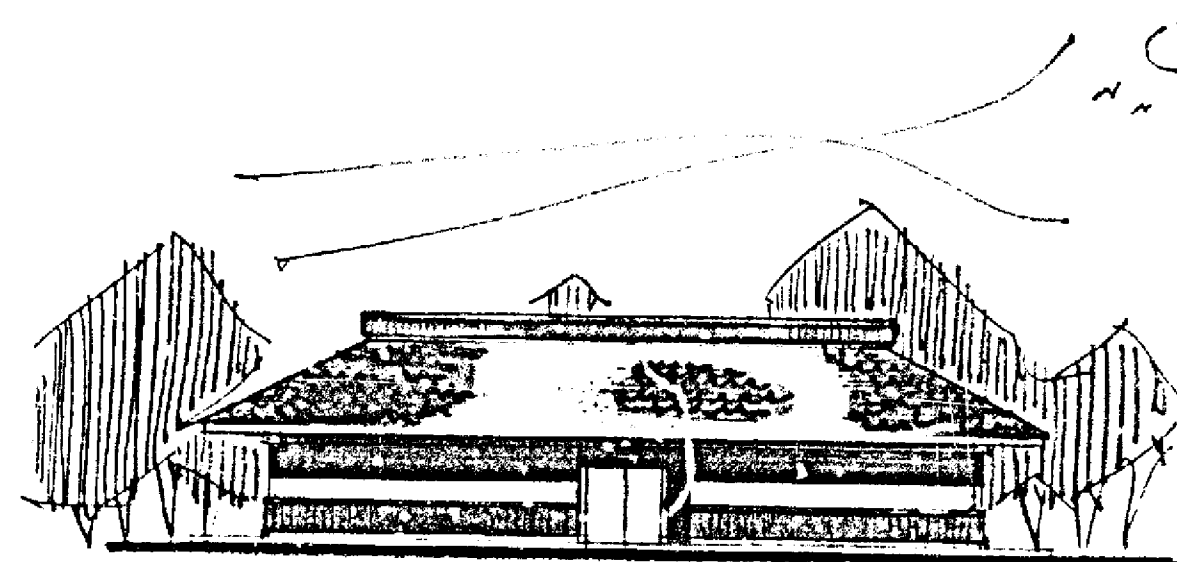
11 EAST ELEVATION



12 SOUTH ELEVATION



13 WEST ELEVATION



14 NORTH ELEVATION

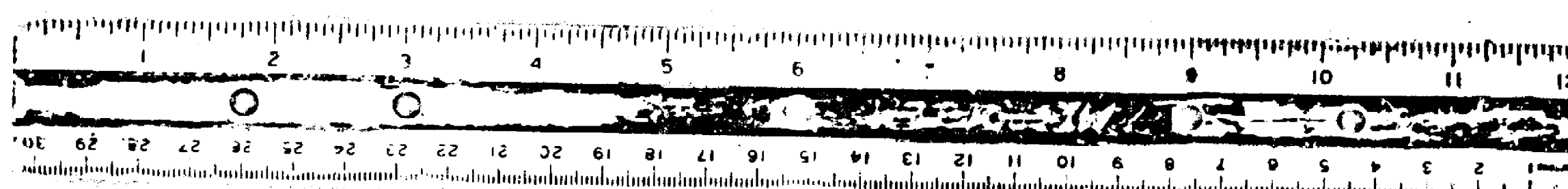
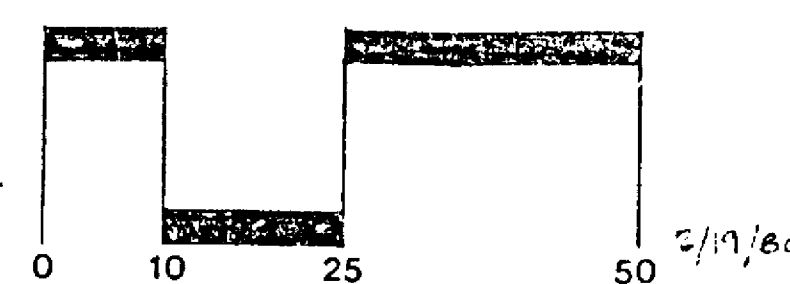
BANK

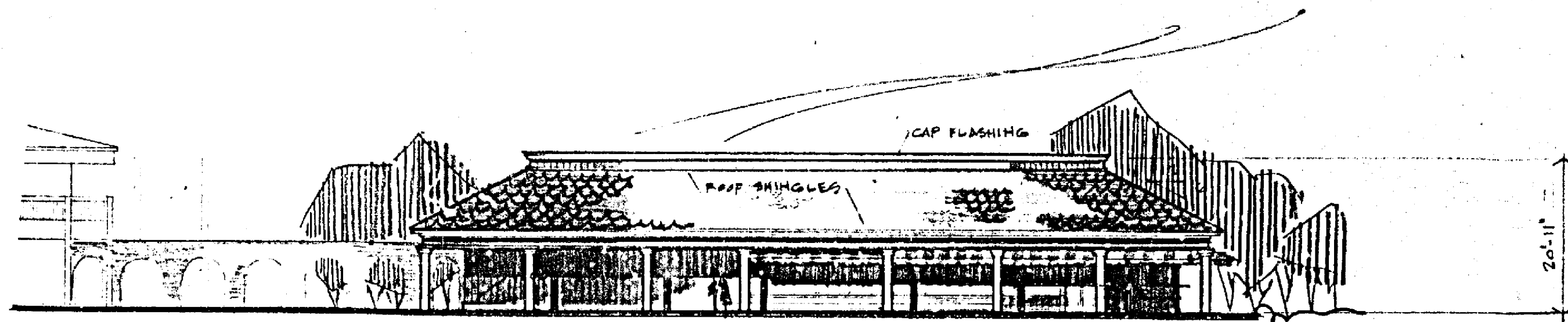
Proposed Elevations for

RIDGLEY OFFICE PARK

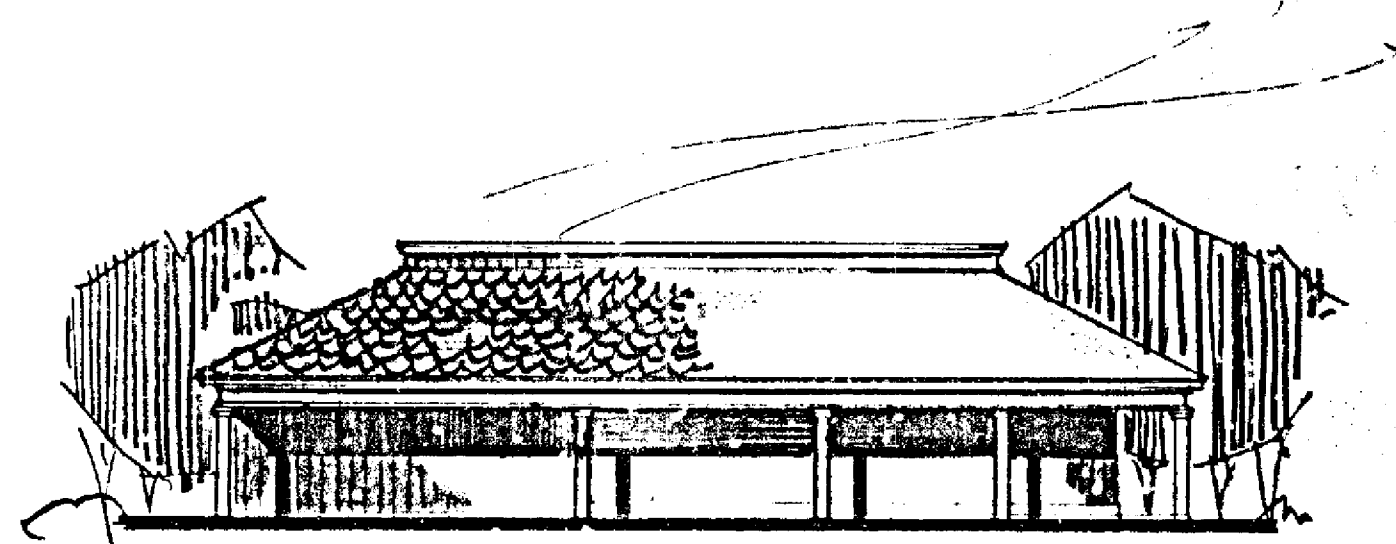
DONALD B. RATCLIFFE ASSOC.

ARCHITECTS

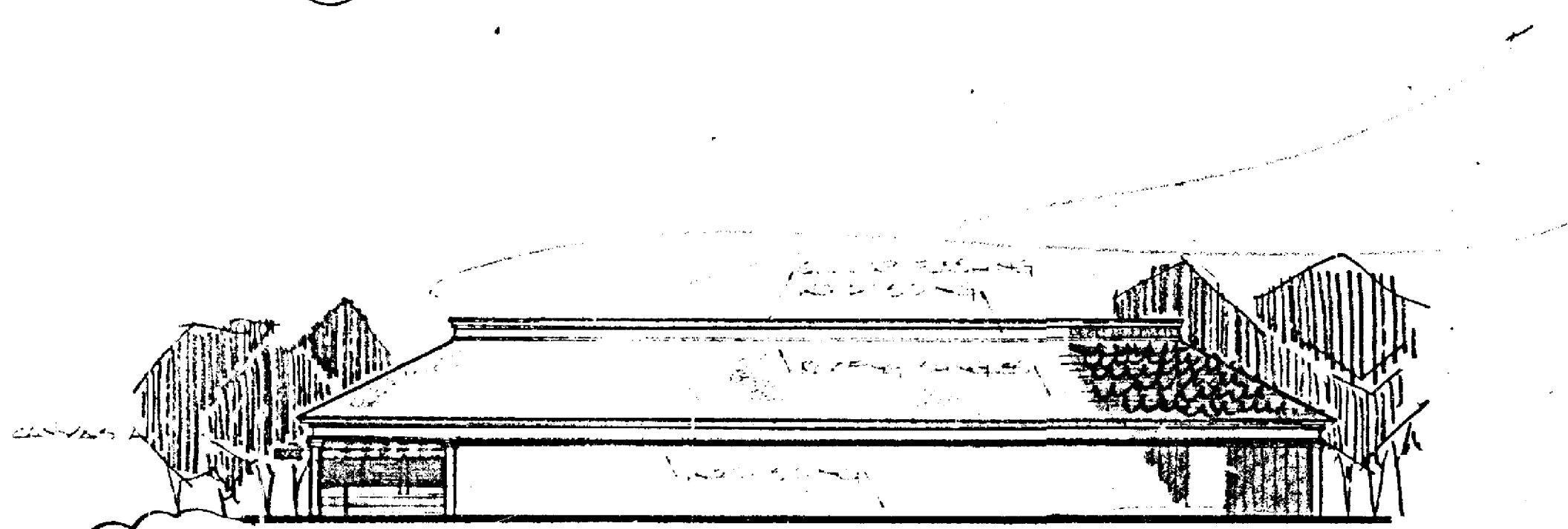




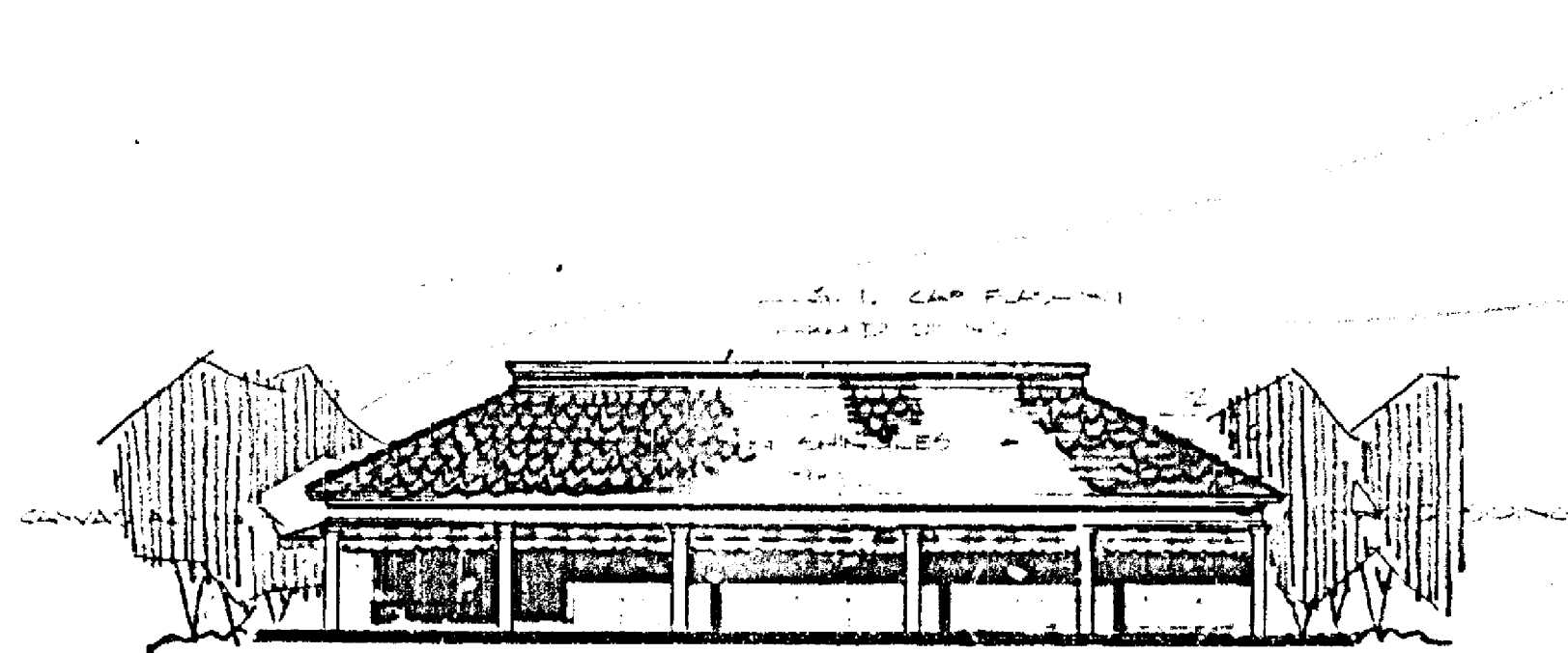
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

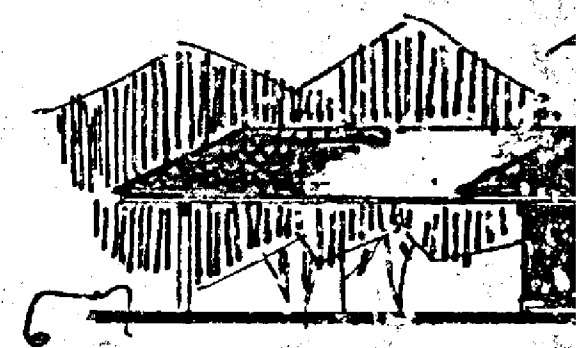


⑨ WEST ELEVATION



⑩ NORTH ELEVATION

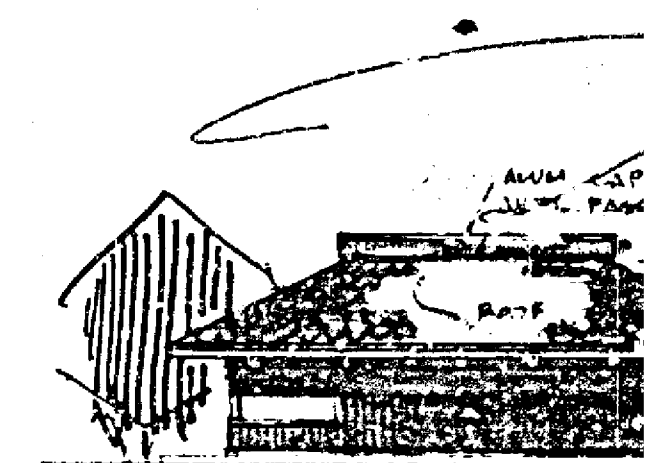
RESTAURANT



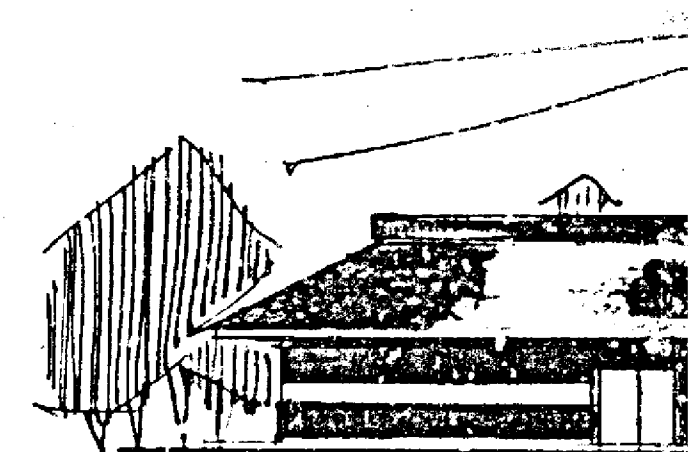
⑪ EAST E



⑫ SOUTH

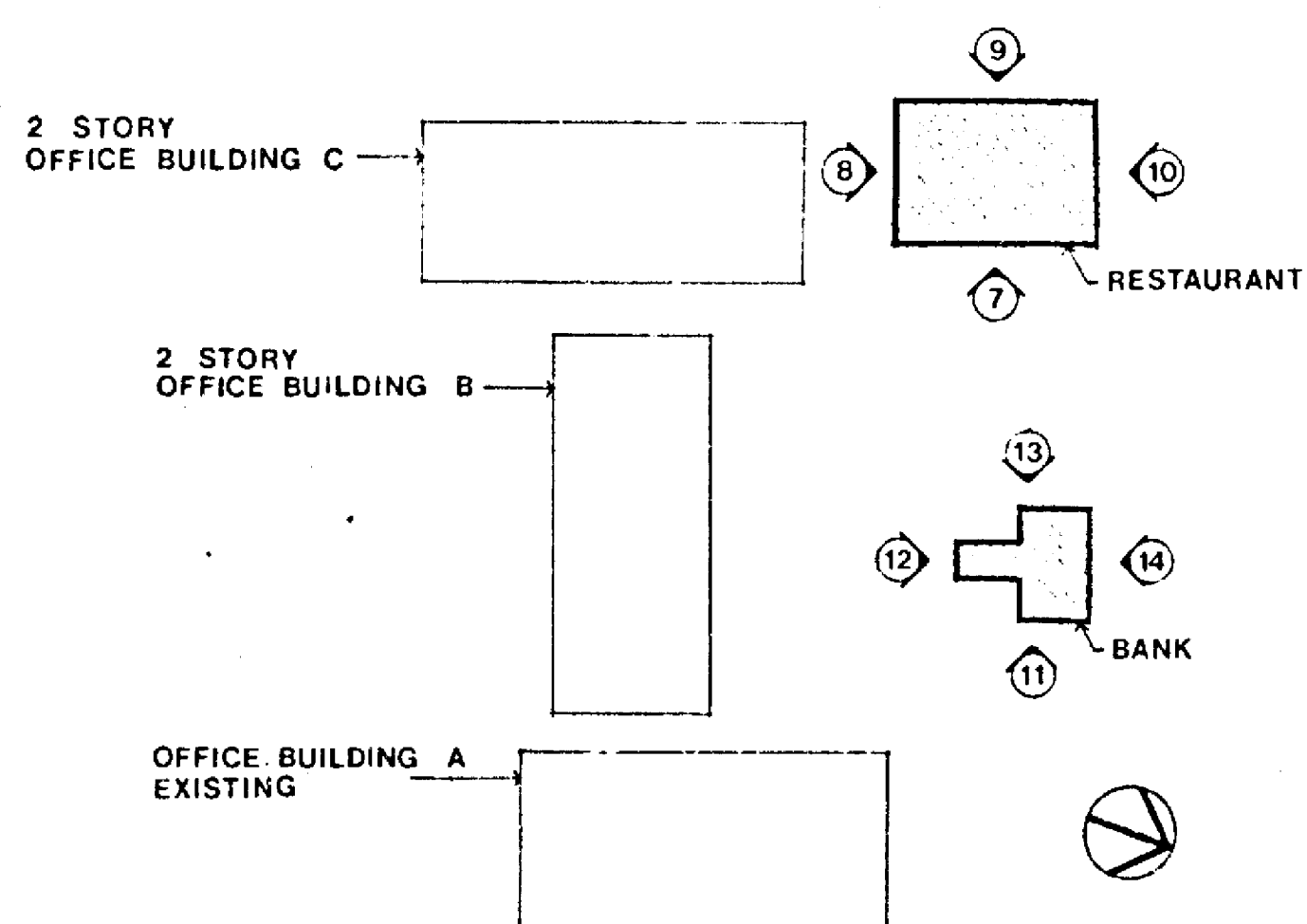


⑬ WEST E



⑭ NORTH

BANK



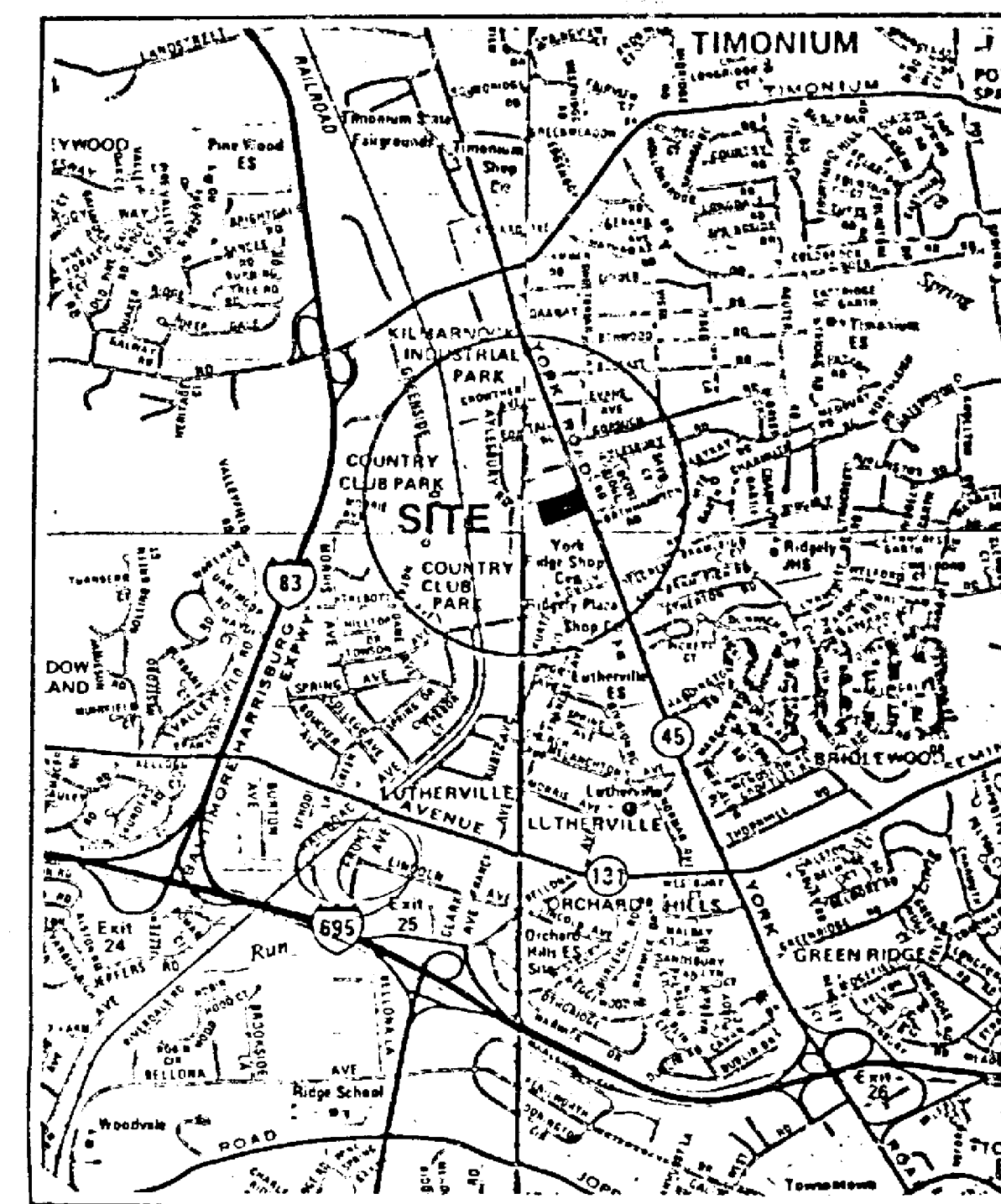
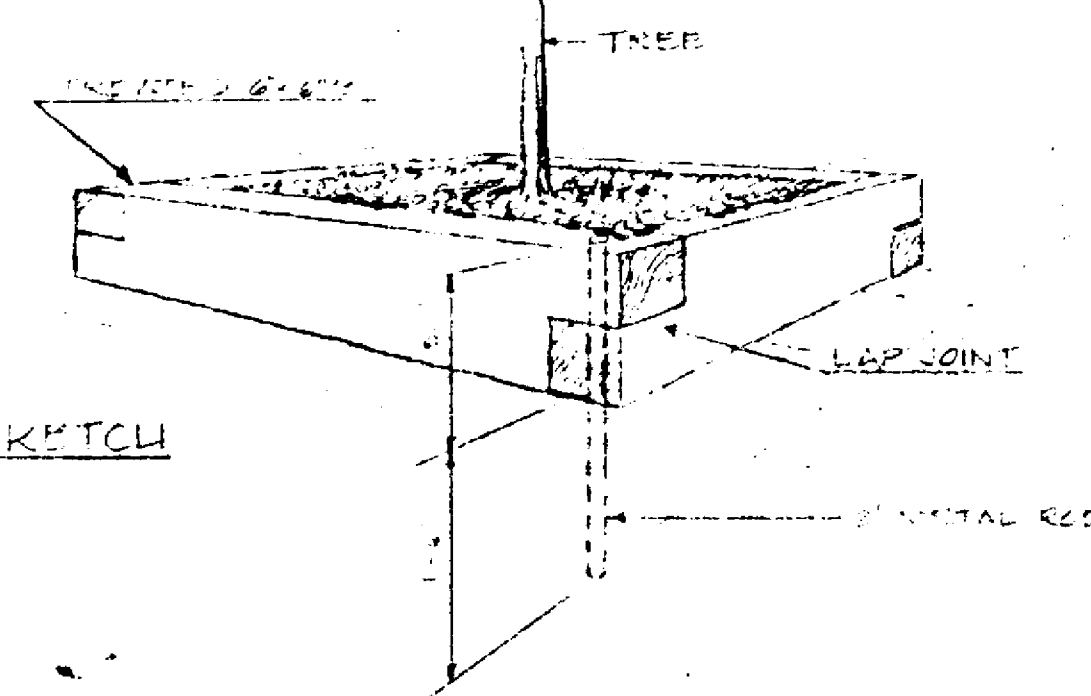
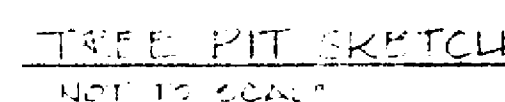
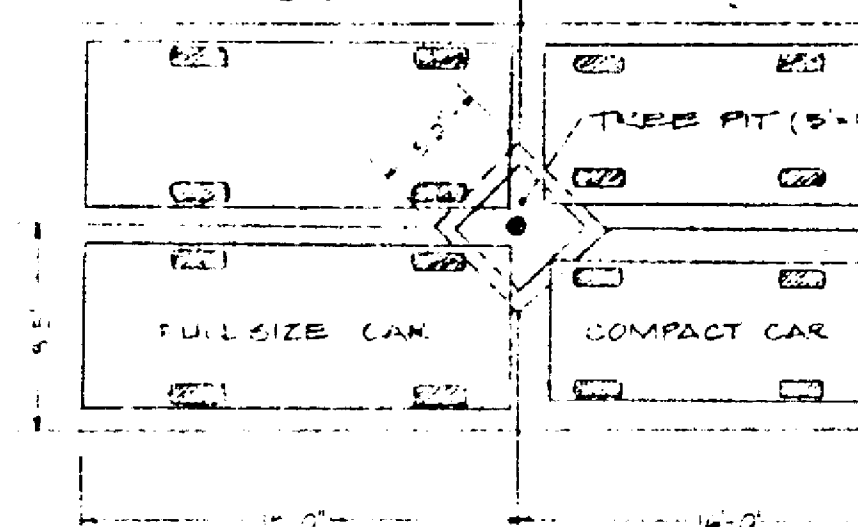
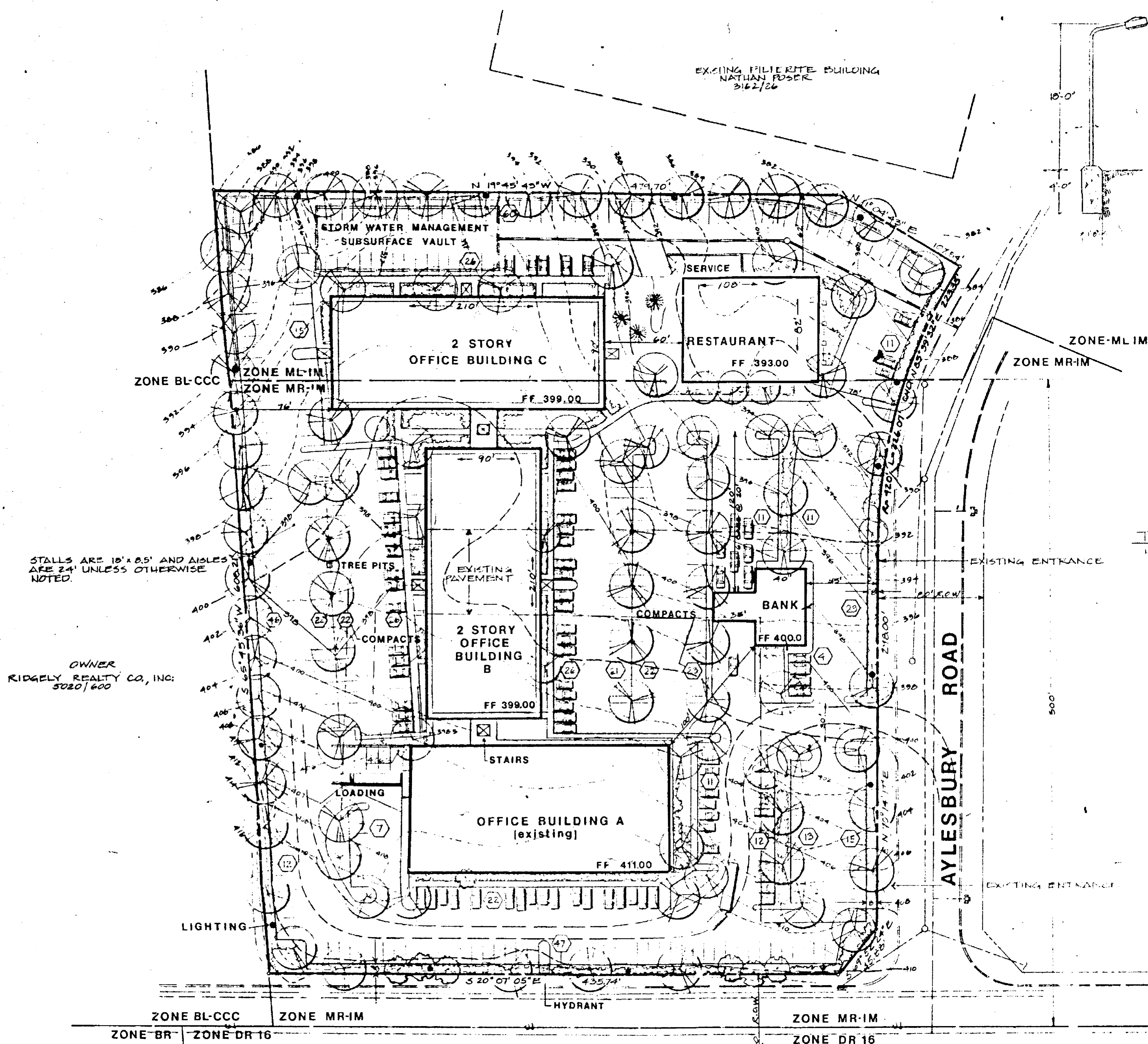
KEY PLAN

Proposed Elevations for

RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
'ARCHITECTS





VICINITY MAP

scale 1" = 2000

PLANTING INFORMATION

PLANT MATERIAL WILL BE CHOSEN FROM THE FOLLOWING LIST.
QUANTITIES WILL BE WITHIN 10% OF THOSE SHOWN ON PLAN.

EVERGREEN TREES		SYMBOL	
PINUS NIGRA	AUSTRIAN PINE		
TSUGA CANADENSIS	CANADIAN HEMLOCK		
DECIDUOUS SHADE TREES			
ACER RUBRUM	RED MAPLE		
ACER SACHARINUM	SUGAR MAPLE		
QUERCUS ROBUR	RED OAK		
QUERCUS PALUSTRIS	PIN OAK		
SOPORULA JAPONICA	SCHOLARTREE		
FLOWERING TREES			
PRUNUS GALLERIANA	BRADFORD PEAR		
PRUNUS ALBA	DOGWOOD		
CRATAEGUS PHAEOCYKLUM	WASHINGTON HAWTHORN		
PRUNUS SEROTATA	KWANZAN CHERRY		
SHRUBS			
COTONEASTER APICULATA	CRANBERRY COTONEASTER		
EUNYMIUS ALATUS	WINGED EUNYMIUS		
JUNIPERUS HORIZONTALIS	SPREADING JUNIPER		
TAXUS BACCATA	ENGLISH YEW		

AREA OF SITE: 6.971 ACRES

HOURS OF OPERATION: TYPICAL BALTIMORE COUNTY BUSINESS HOURS FOR OFFICES PLUS EVENINGS FOR RESTAURANT.

SITE DATA

ZONE	SITE AREA	FLOOR AREA RATIO ALLOWED	FLOOR AREA PROVIDED
MR-1M	224,857 sf	$224,857 \times 0.4 =$	89,935 sf
ML-1M	78,020 sf	$78,020 \times 2.0 =$	157,640 sf

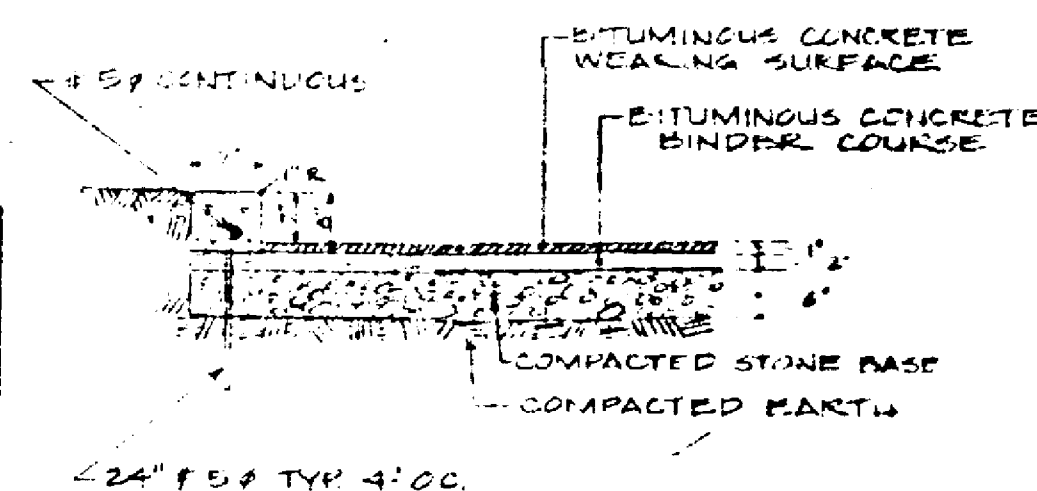
BUILDING & PARKING DATA

BUILDING USE	BUILDING SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
EXISTING OFFICE BUILDING A	20,000 sf	$20,000 \div 300 = 67$ SPACES	
PROPOSED OFFICE BUILDING B	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	$10,900 \div 300 = 36$ " $10,900 \div 500 = 22$ "	
PROPOSED OFFICE BUILDING C	FIRST FLOOR 10,900 sf SECOND FLOOR 10,900 sf	$10,900 \div 300 = 36$ " $10,900 \div 500 = 22$ "	
RESTAURANT	8,000 sf	$8,000 \div 50 = 160$ "	
BANK	2,400 sf	$2,400 \div 300 = 8$ "	
TOTAL	106,000 sf	433 SPACES	* 457 - 14 SPACES

* DOES NOT INCLUDE 43 COMPACT SPACES OR AN ADDITIONAL 14 SPACES GAINED AFTER BANKING HOURS.

TYPICAL CURB & PAVEMENT

SECTION NOT TO SCALE



DAFT · McCUNE · WALKER INC
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS

**YORK RIDGE
BUSINESS PARK**

PROPOSED DEVELOPMENT PLAN

PREVIOUS HEARINGS
CASE# 65-125 SFH
75-199 RXA
76-299 SFH

need not and
suffer from
you. P. H.

[illegible]

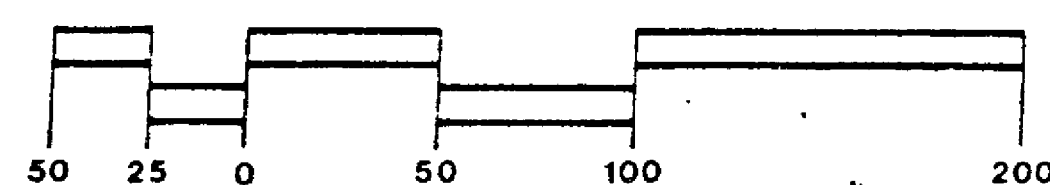
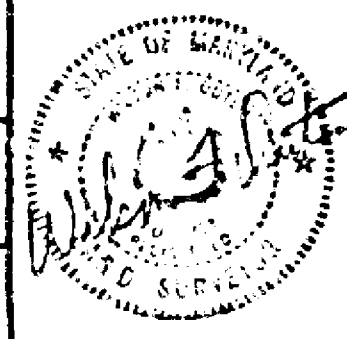
SCALE:

$$1'' = 50'$$

JOB ORDER NO

E-7968

ISSUE DATE
2/21/80



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, York Ridgely Joint Venture legal owner of the property situated 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 an amendment to the site plan filed with Case #76-259 SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

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.

YORK RIDGELY JOINT VENTURE
Contract Purchaser
Address P.O. Box 5381
Baltimore, Maryland 21209
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 24th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of May, 1980, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW corner of York Rd. and : OF BALTIMORE COUNTY
Aylesbury Rd., 8th District
YORK RIDGELY JOINT VENTURE, : Case No. 80-226-SPH
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 dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of April, 1980, a copy of the foregoing Order was mailed to Mr. Edward A. St. John, Partner, York Ridgely Joint Venture, P. O. Box 5381, Baltimore, Maryland 21209, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Edward A. St. John
P. O. Box 5381
Baltimore, Maryland 21209

cc: Daft McCune Walker, Inc.
530 Joppa Road
Towson, Maryland 21204

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 24th day of March, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner York Ridgely Joint Venture

Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Edward A. St. John
P. O. Box 5381
Baltimore, Maryland 21209

RE: Item No. 76
Petitioners-York Ridgely
Joint Venture
Special Hearing Petition

Dear Mr. St. John:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

The subject property, partially zoned M.R. and M.L. is located on the southwest corner of York and Aylesbury Roads and is improved with an existing office building. This property was the subject of a previous zoning hearing (Case No. 76-259-SPH) in which approval was granted to construct additions to the existing building. Because of your proposal to revise this original plan by changing the floor area of the proposed additions and construct a bank building and restaurant on this site, this Special Hearing is required.

In view of the fact that revised site plans were submitted that satisfy the comments from the State Highway Administration and the Department of Traffic Engineering, concerning the relocation of the easternmost entrance along Aylesbury Road, this petition was scheduled for a hearing.

I have personally spoken with Mr. Jack Wimbley of the Planning Office and he indicated that since the revised plan was approved by the Planning Board on March 20, 1980, he has no further comment on this petition, provided the site is developed in accordance with the plan that was approved. Particular attention should be afforded to comment of the Health Department

Item No. 76
Special Hearing Petition
April 28, 1980

and the Department of Permits and Licenses. If you have any further questions or require additional explanation on the comments from the latter Department, you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Daft McCune Walker, Inc.
530 Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 11, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

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 which were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 15 Zoning Cycle VIII (October 1974-April 1975), 75-199-EXA; and, Item 237 (1975-1976), 76-259 SPH, are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 76 (1979-1980).

Very truly yours,

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

END:EAM:FWR:ss

S-SE Key Sheet
SONW 2 Pos. Sheet
NE 13 A Topo
60 Tax Map

Attachments

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

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

October 25, 1974

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

Re: Item #25 (Cycle VIII - October 1974 - April 1975)
Property Owner: Affiliated Services, Inc.
S/W corner of York & Aylesbury Rds.
Existing Zoning: M.R., F.L.
Proposed Zoning: M.L.R. W/Special Exception for public restaurant and bank
No. of Acres: 6.97 District: 8th

Dear Mr. McNenna:

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.

Highways:

York Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Aylesbury Road is an existing 48-foot curb and gutter street on an 80-foot right-of-way.

Storm Drainage:

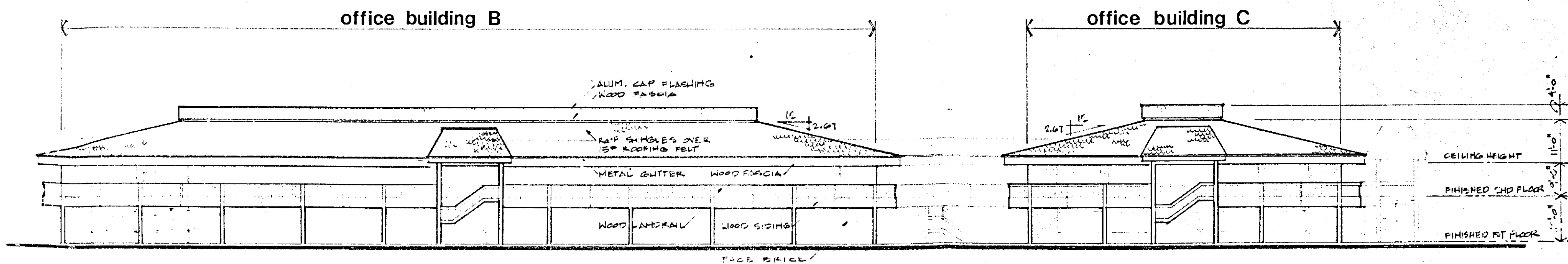
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

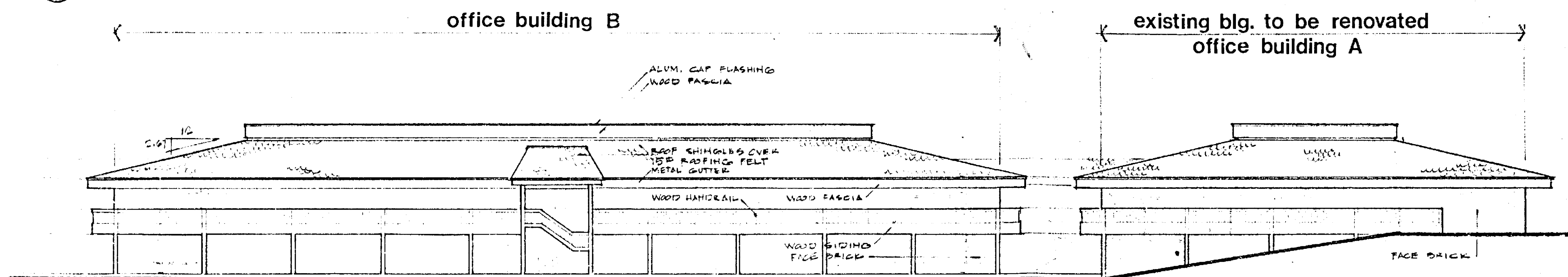
Development of this property through stripping, grading and stabilization could result in a sedimentation problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

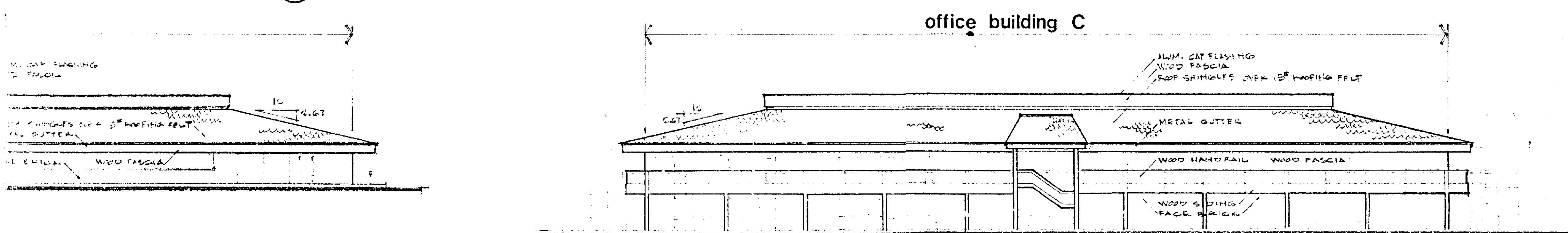
Public water exists within York Road and Aylesbury Road.



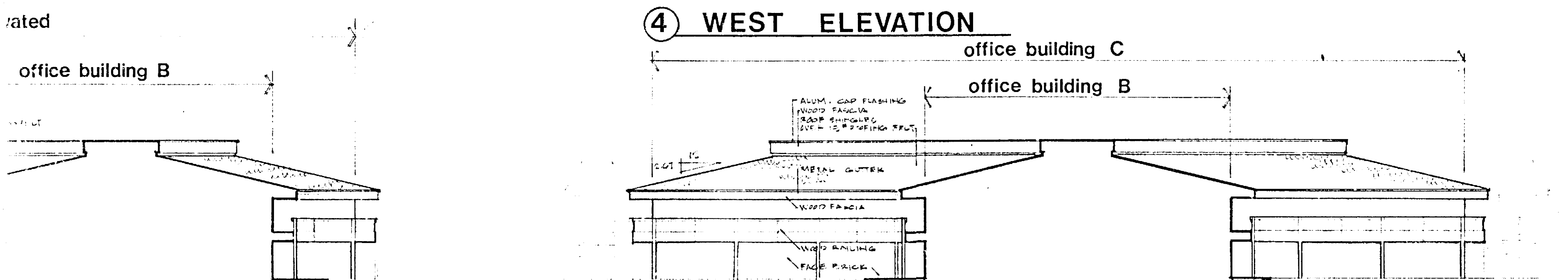
① NORTH ELEVATION



② SOUTH ELEVATION



④ WEST ELEVATION



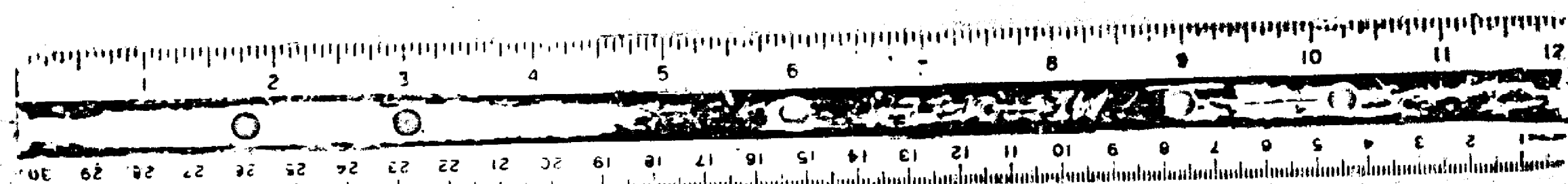
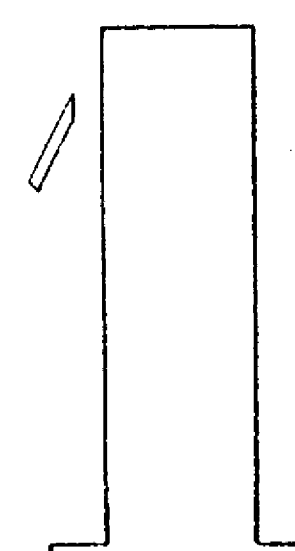
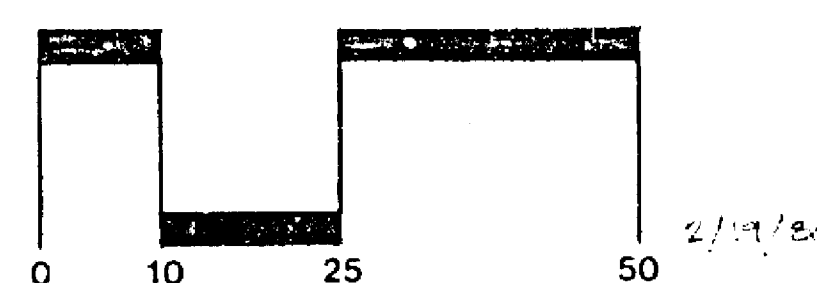
⑥ EAST ELEVATION

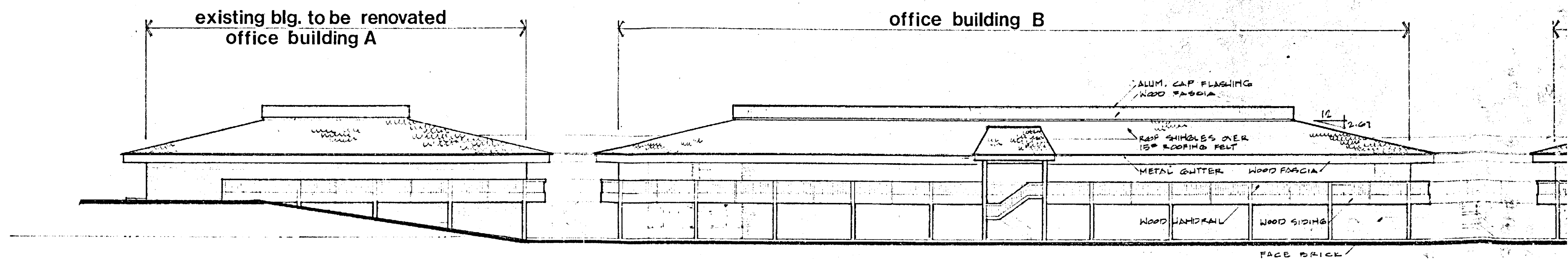
OFFICE BUILDINGS

Proposed Elevations for

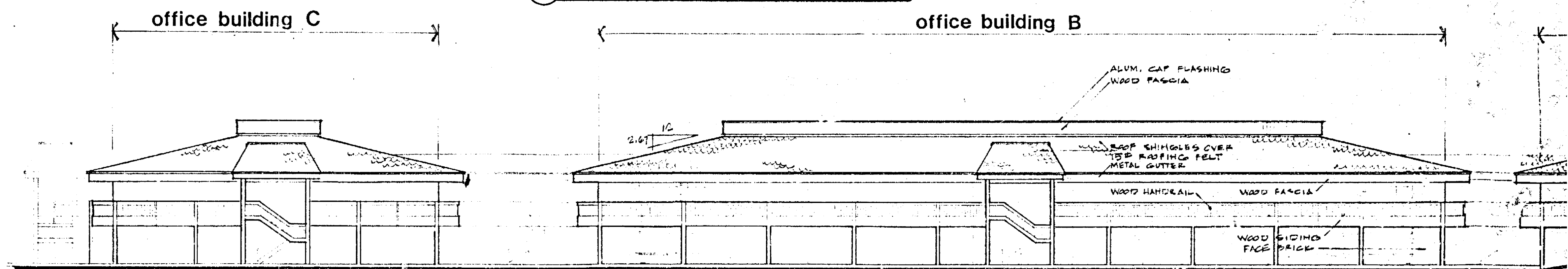
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

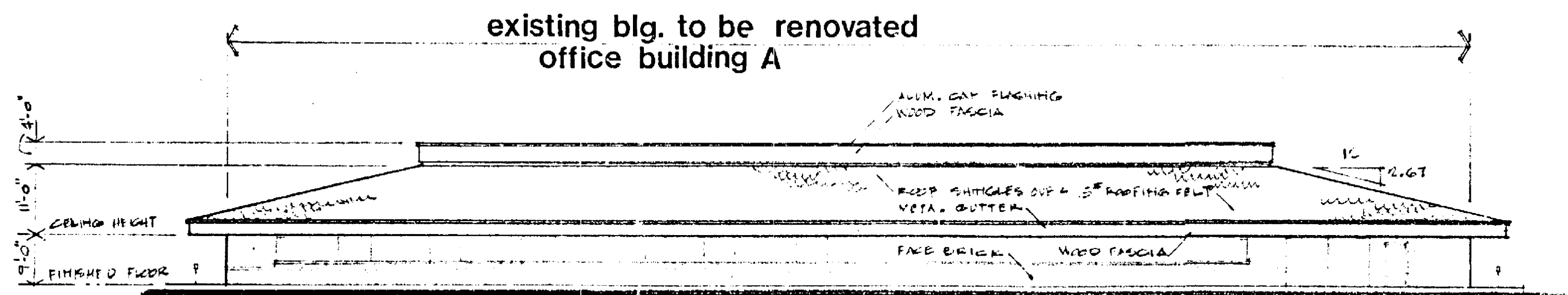




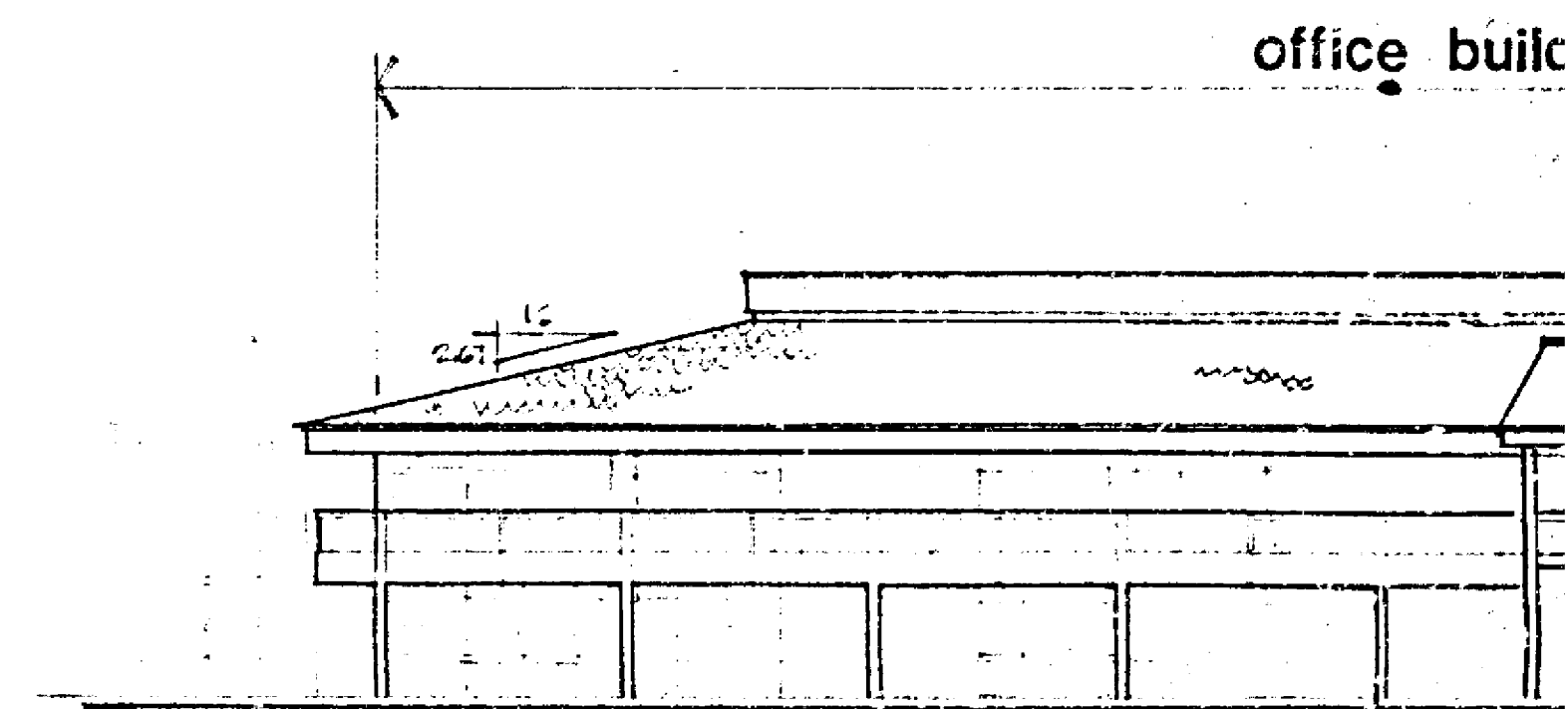
① NORTH ELEVATION



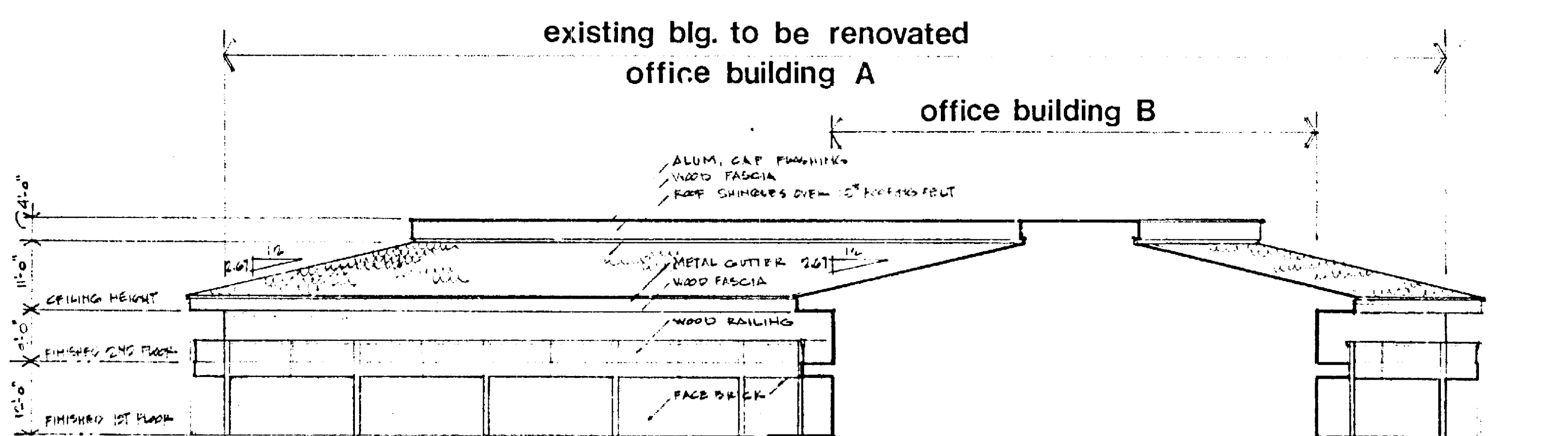
② SOUTH ELEVATION



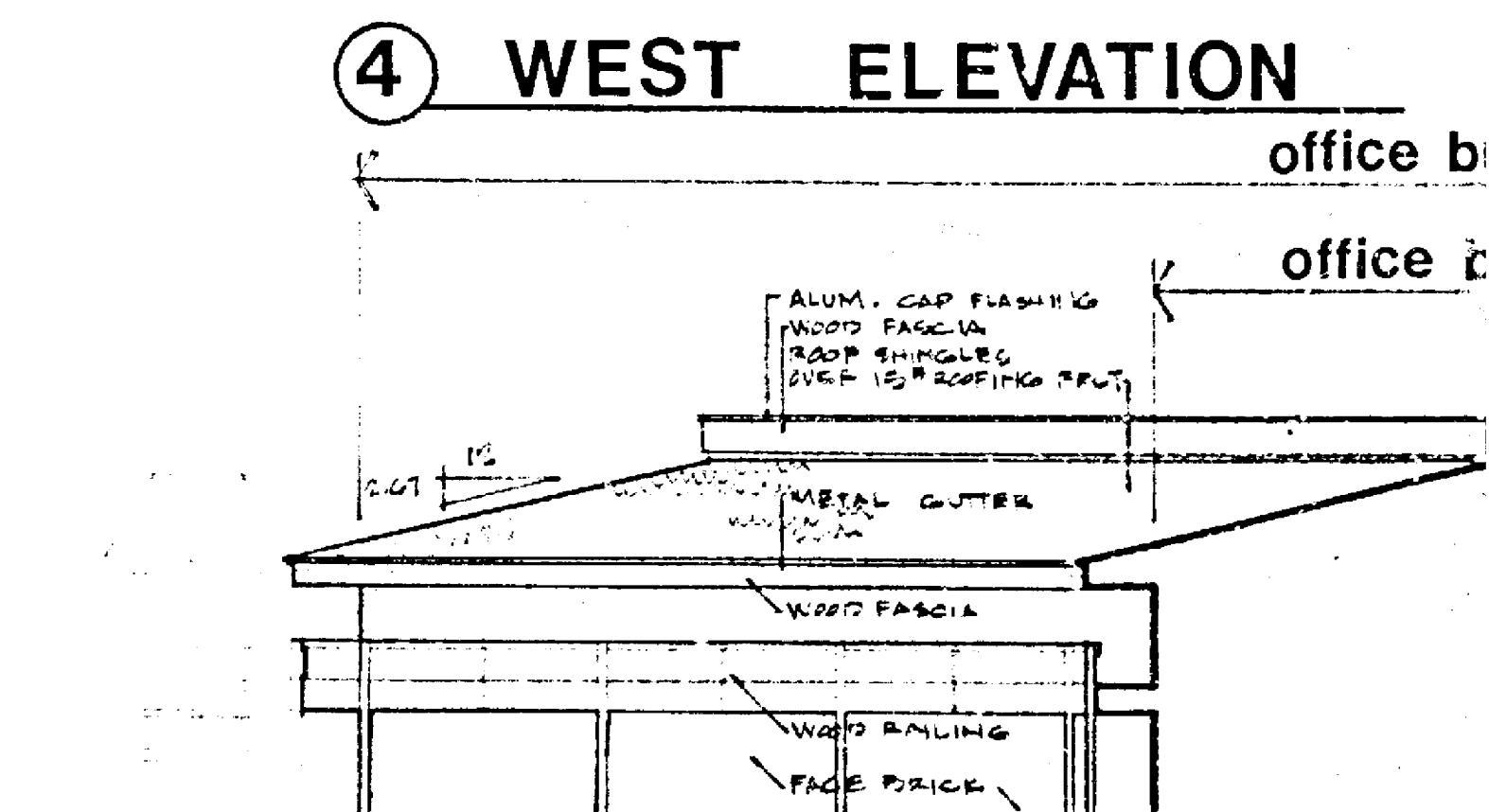
③ EAST ELEVATION



④ WEST ELEVATION

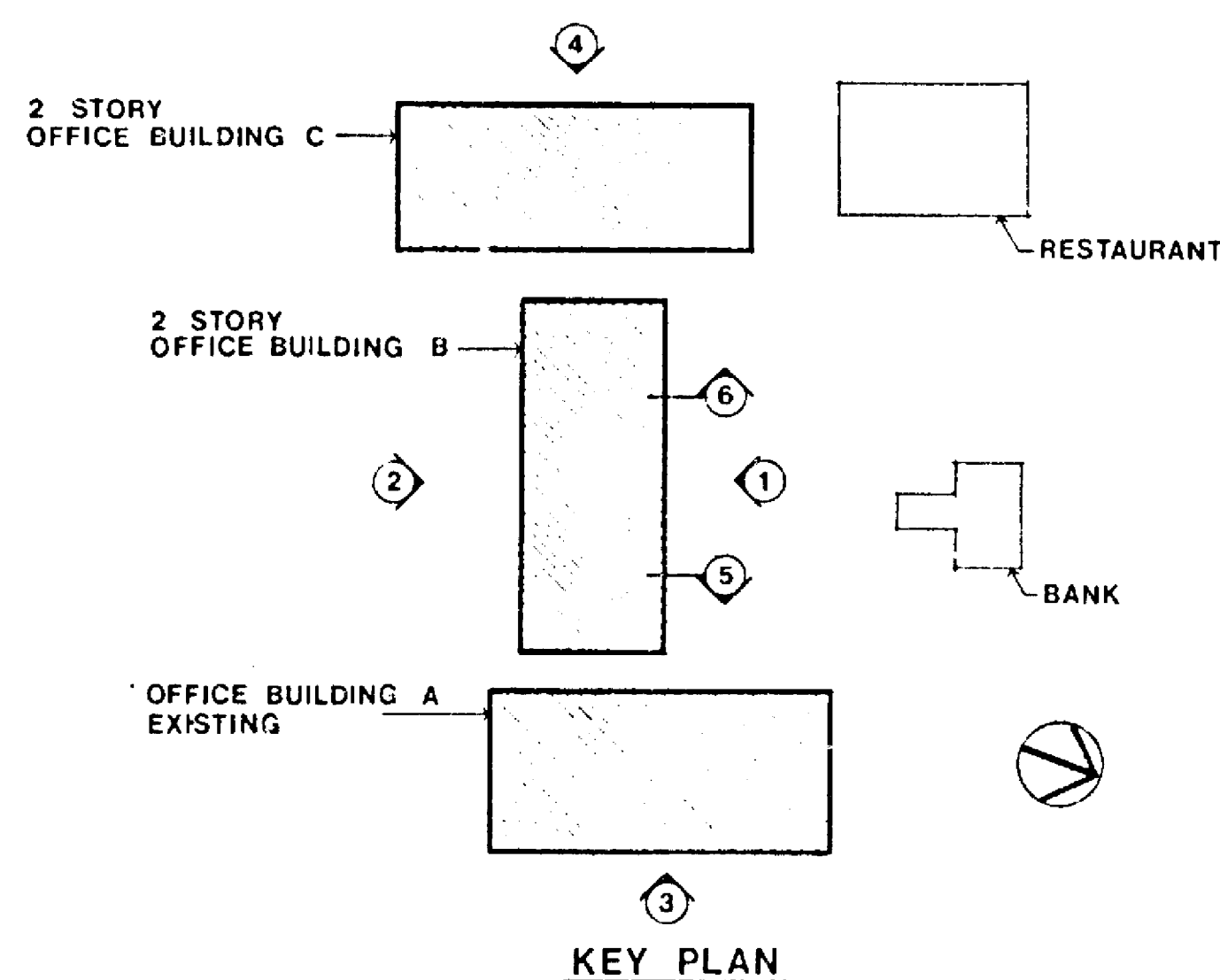


⑤ WEST ELEVATION



⑥ EAST ELEVATION

OFFICE BUILDINGS



KEY PLAN

Proposed Elevations for

RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. On June 29, 1976, an Order was rendered for the subject property by former Zoning Commissioner S. Eric DiNenna granting approval to the development plan previously recommended by the Baltimore County Planning Board on May 13, 1976, and indicated therein as Petitioner's Exhibit (Case No. 76-259-SPH).
2. Subsequent thereto, the Petitioner herein, as owner, filed the subject Petition for Special Hearing to approve "An amendment to the site plan filed with Case #76-259 SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant."
3. The Proposed Development Plan, as prepared by Daft, McCune, Walker, Inc., and dated February 21, 1980, was approved by the Baltimore County Planning Board on March 20, 1980 and by the Office of Planning and Zoning on March 24, 1980.
4. The Proposed Development Plan indicates the restaurant to be located in the M.L. Zone-I.M. District and the bank to be located in the M.R. Zone-I.M. District, both of which are uses permitted in the respective zones or permitted as the result of being in an I.M. District, except that Section 253.1.C.19 of the Baltimore County Zoning Regulations provides that in an I.M. District the restaurant shall not be a "drive-in".
5. Pursuant to Sections 500.7 and 240.3 of the regulations, a hearing was held, and, pursuant thereto, it is hereby determined that the Proposed Development Plan should be amended.
6. To approve the amendments will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the regulation.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1980, that the amendments to the Proposed Development Plan dated February 21, 1980, to reduce the square footage of the proposed office building and to allow the construction of a bank and restaurant, as requested in the herein Petition for Special Hearing, should be and the same are hereby GRANTED, from and after the date of this order, subject, however, to the following restrictions:

1. Compliance with the Proposed Development Plan herein incorporated by reference.
2. The restaurant shall not be constructed or operated as a "drive-in".
3. Approval of the Proposed Development Plan by the Maryland Department of Transportation, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County



James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

October 30, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 16, 1979
ITEM: 76.
Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
(Route 45) & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Dear Mr. Hammond:

We are concerned about the close proximity of the east entrance from Aylesbury Road to York Road. Vehicles going to the site, from southbound York Road, are required to negotiate an awkward reverse curve ("S" turn) to enter the site. Vehicles going northbound are required to make a "U" turn to enter the site. These movements could cause traffic problems at the intersection.

We strongly recommend that this entrance be moved farther back from York Road.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Mayers

CL:JEM:vrđ

My telephone number is (301) 383-4320

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

Item #15 (Cycle VIII - October 1974 - April 1975)
Property Owner: Affiliated Services, Inc.
Page 2
October 25, 1974

Sanitary Sewer

Public sewer exists within Aylesbury Road. However, this site falls within the Jones Falls Drainage Area and will require State Health Department approval for additional service connections.

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

END: EAM:IMS:ROP:ms

S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map

July 1, 1976

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

Re: Item #237 (1975-1976)
Property Owner: Affiliated Building, Inc.
W/C 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

Dear Mr. DiNenna:

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

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #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.

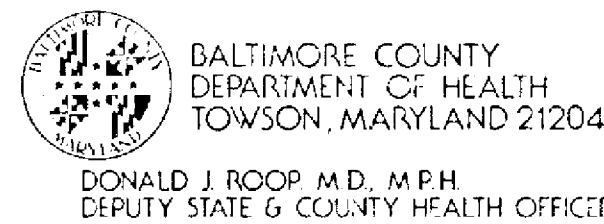
The construction of sidewalks, curb and gutter, entrances, aprons, etc. as may be required will be the full responsibility of the Petitioner.

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

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

END: EAM:IMS:ms

S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map



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

April 11, 1980

Mr. William R. Hammond
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Revised comments on Item #76, Zoning Advisory Committee Meeting of October 16, 1979, are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Metropolitan water and sewer are available.

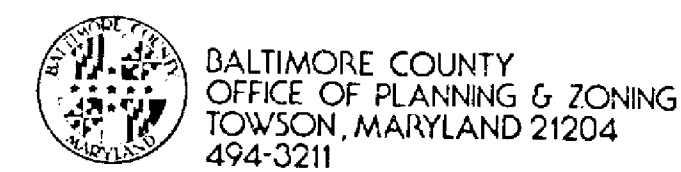
Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,
Ian J. Forrest
IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

cc: Air Pollution
Food Service



JOHN D. SEYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #76, Zoning Advisory Committee Meeting, October 16, 1979, are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW/C York Road and Aylesbury Road
Existing Zoning: MR-I.M. and M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
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 office will submit comments after the Planning Board meets and make its recommendation.

Very truly yours,

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



STEPHEN E. COLLINS
DIRECTOR

November 26, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 76 - ZAC - Meeting of October 16, 1979
Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76.)

Acres: 6.971
District: 8th

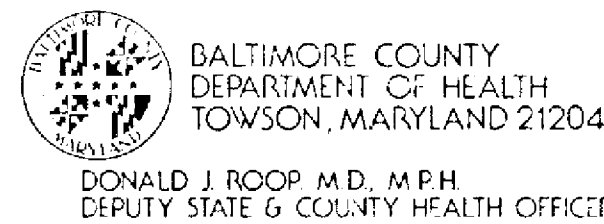
Dear Mr. Hammond:

The proposed office complex can be expected to generate approximately 1,250 trips per day.

The existing entrance on the corner at Aylesbury Road and York Road is too near the intersection and should be closed.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm



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

April 11, 1980

Mr. William R. Hammond
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Revised comments on Item #76, Zoning Advisory Committee Meeting of October 16, 1979, are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve a modified development plan as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)
Acres: 6.971
District: 8th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,
Ian J. Forrest
IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

cc: Air Pollution
Food Service



Paul H. Reincke
CHIEF

October 24, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner York Ridgely Joint Venture

Location: SW/C York Rd. & Aylesbury Rd.

Item No. 76

Zoning Agenda: Meeting of 10/16/79

Gentlemen:

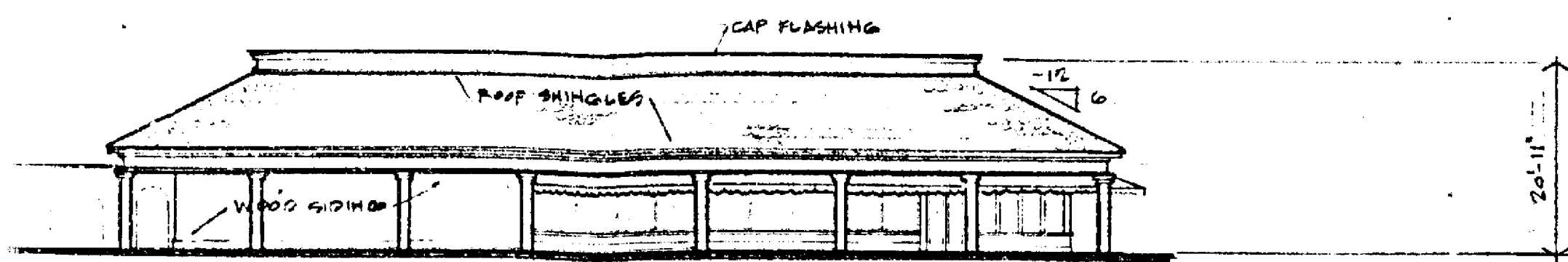
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

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

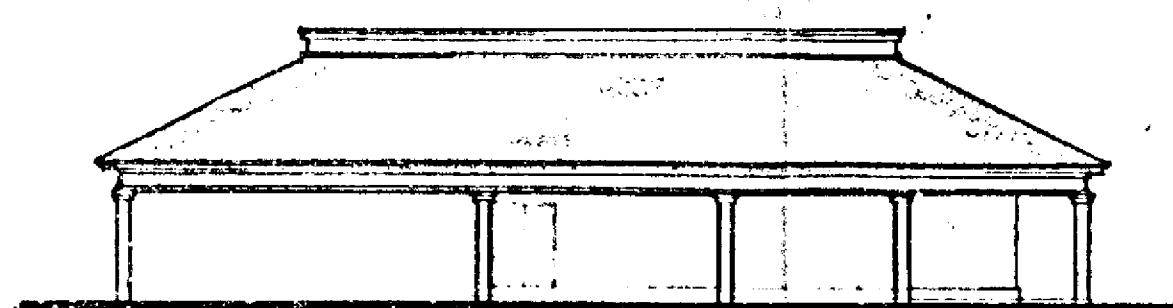
EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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.

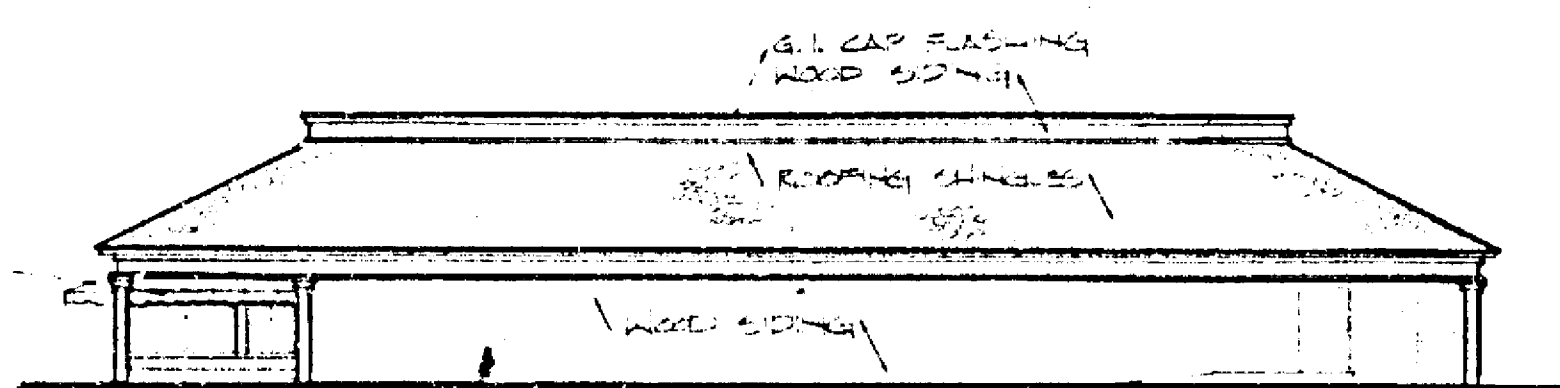
REVIEWER: *George M. McLaughlin* Noted and Approved: *George M. McLaughlin*
Planning Group Fire Prevention Bureau
Special Inspection Division



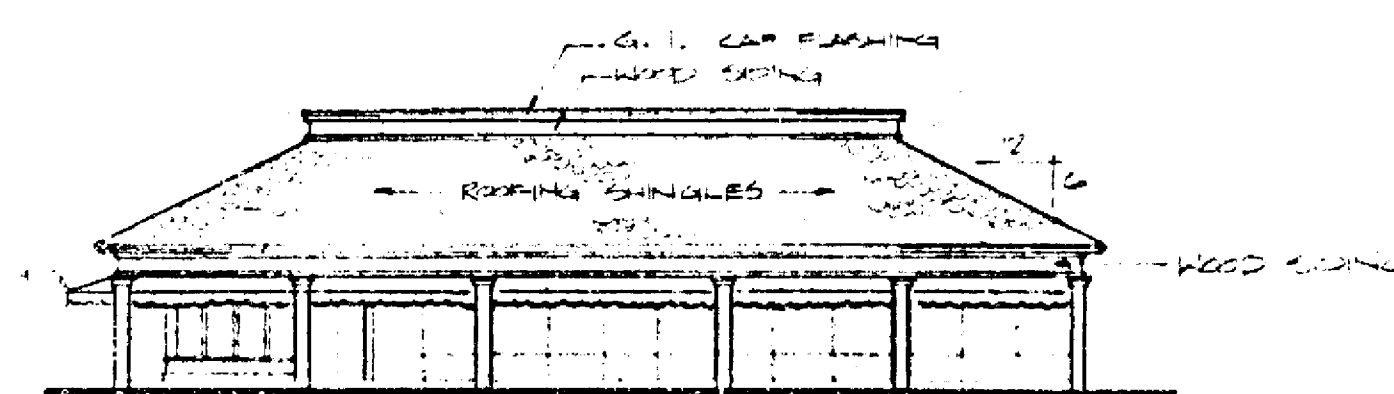
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

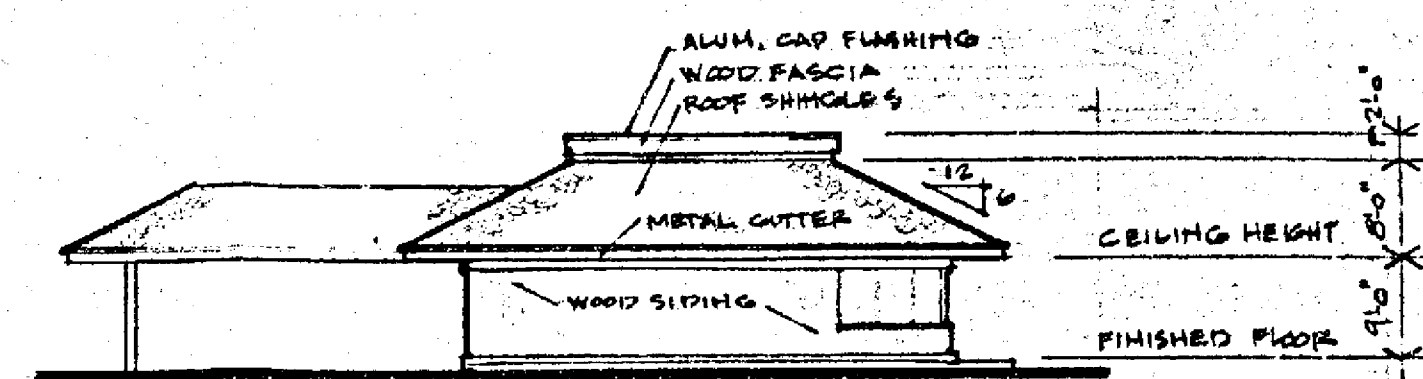


⑨ WEST ELEVATION



⑩ NORTH ELEVATION

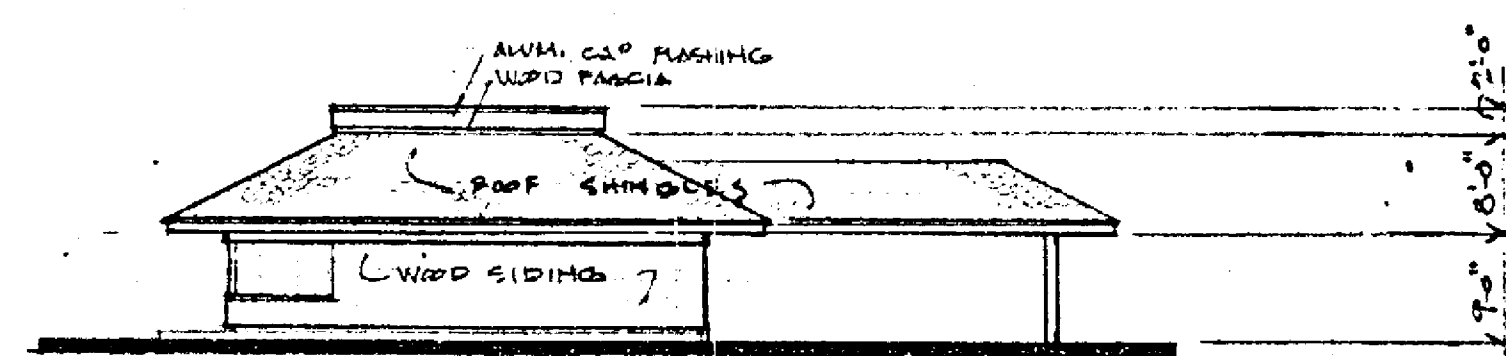
RESTAURANT



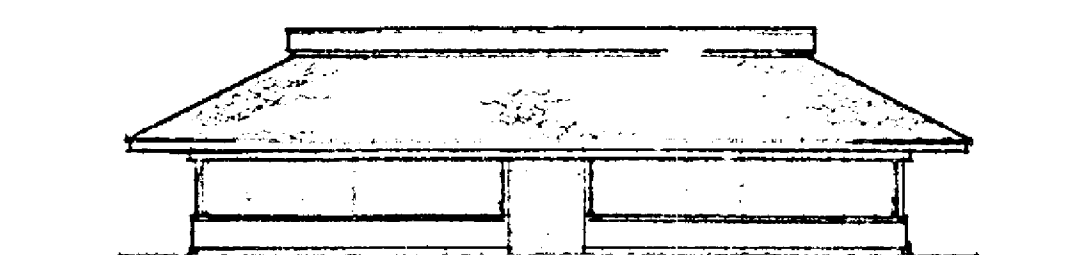
⑪ EAST ELEVATION



⑫ SOUTH ELEVATION



⑬ WEST ELEVATION



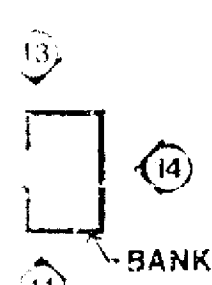
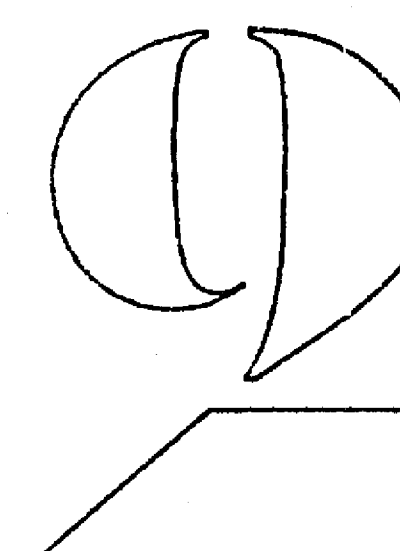
⑭ NORTH ELEVATION

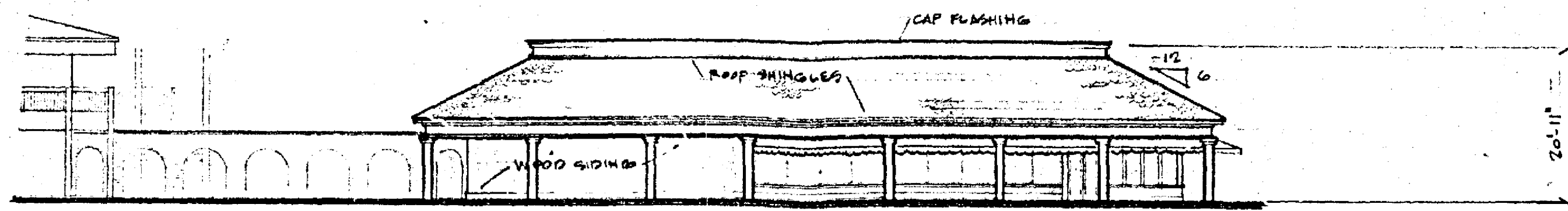
BANK

Proposed Elevations for

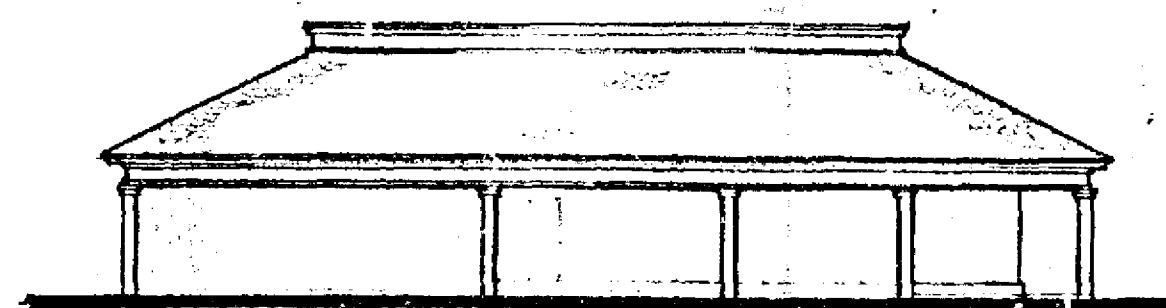
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

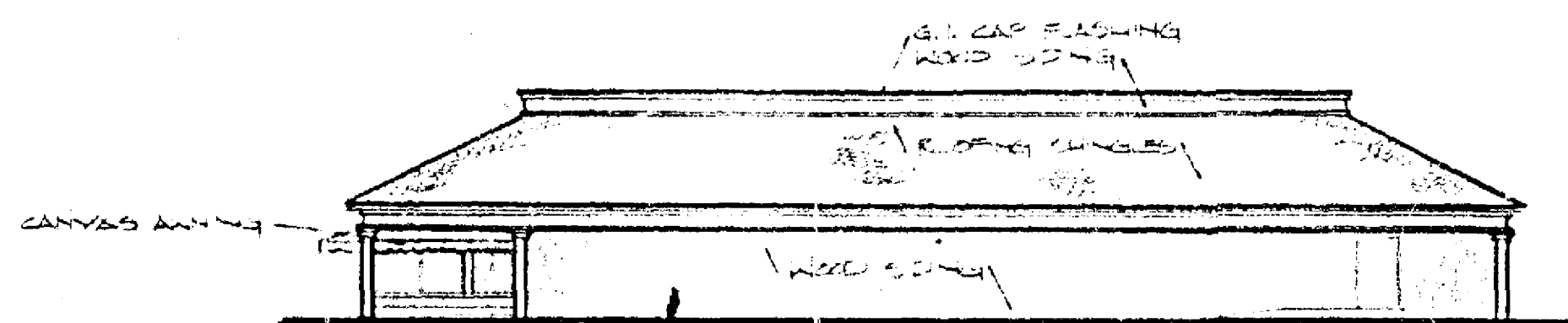




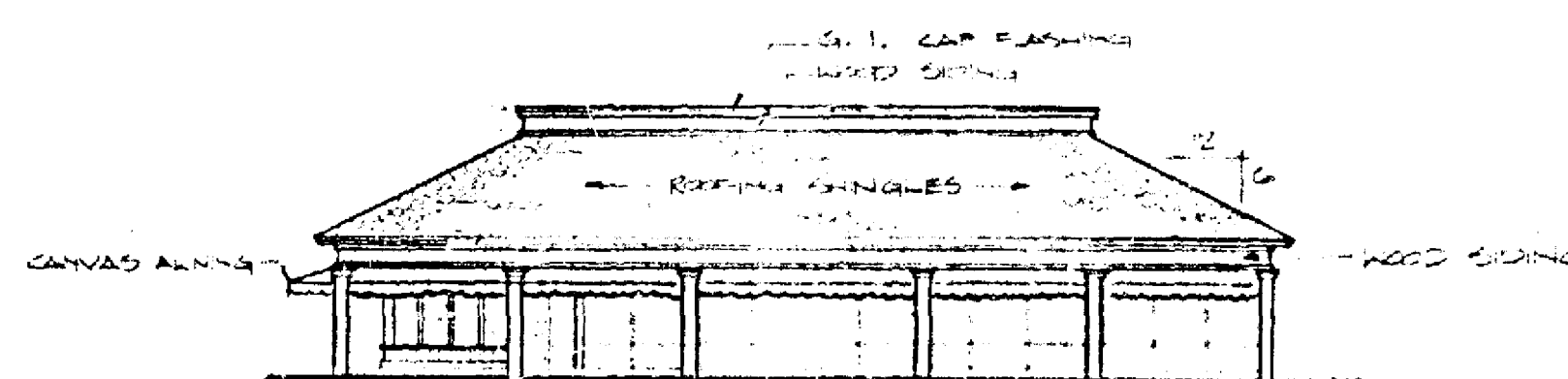
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

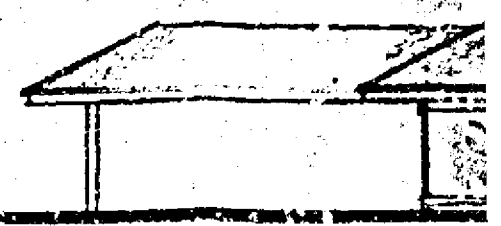


⑨ WEST ELEVATION

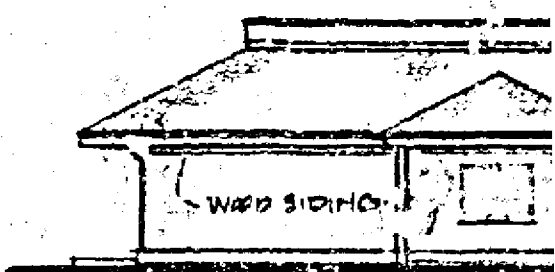


⑩ NORTH ELEVATION

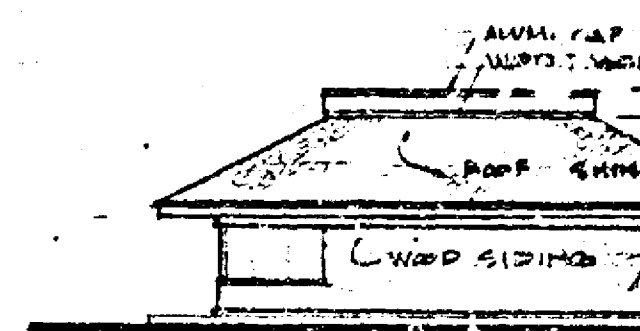
RESTAURANT



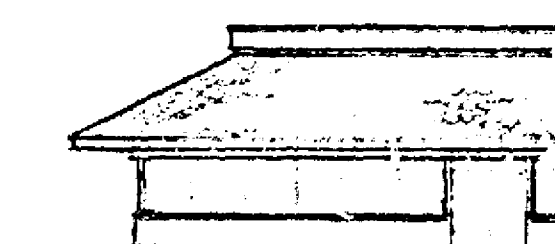
⑪ EAST E



⑫ SOUTH

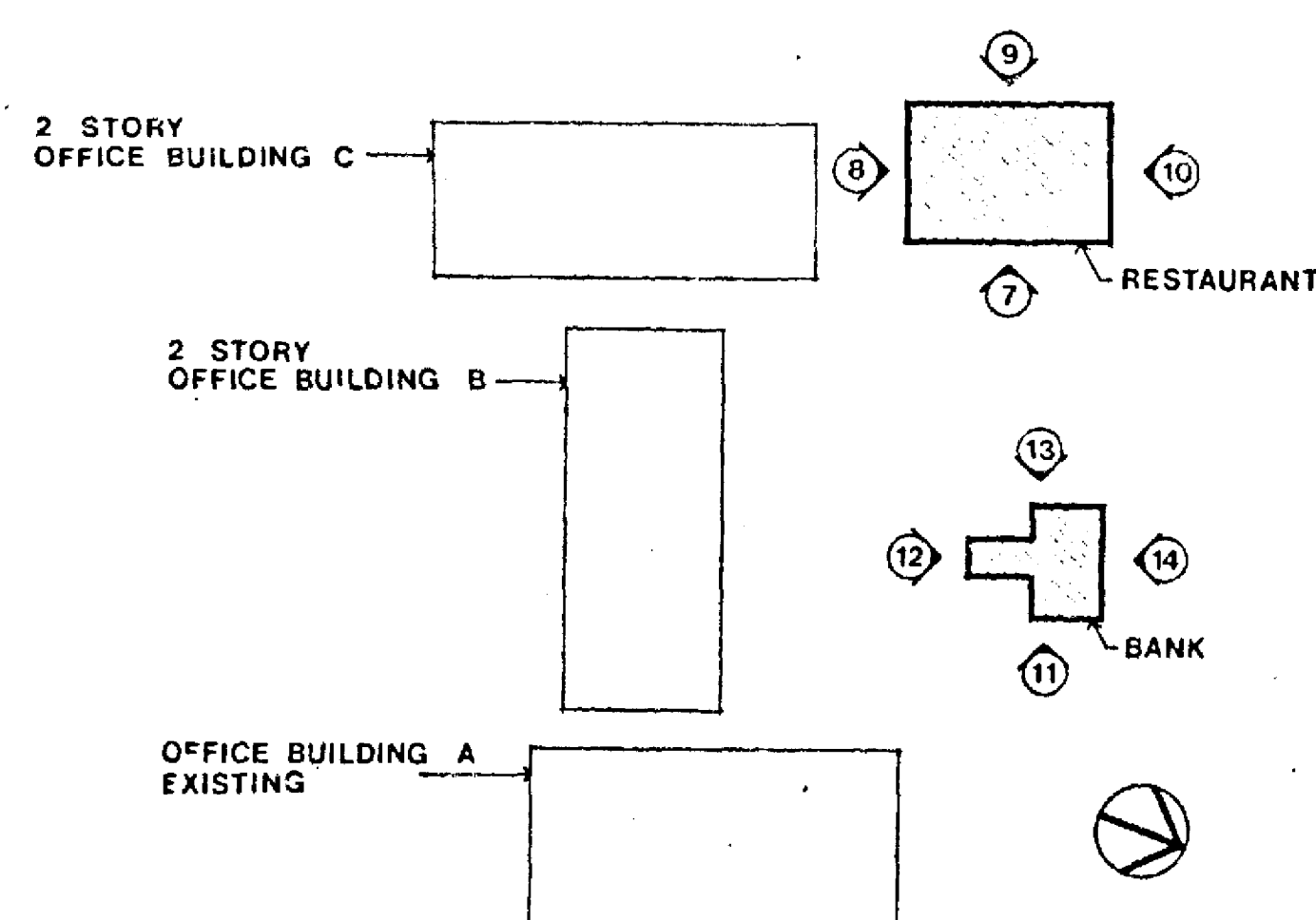


⑬ WEST EL



⑭ NORTH

BANK

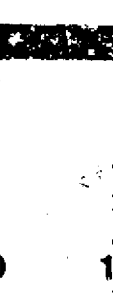
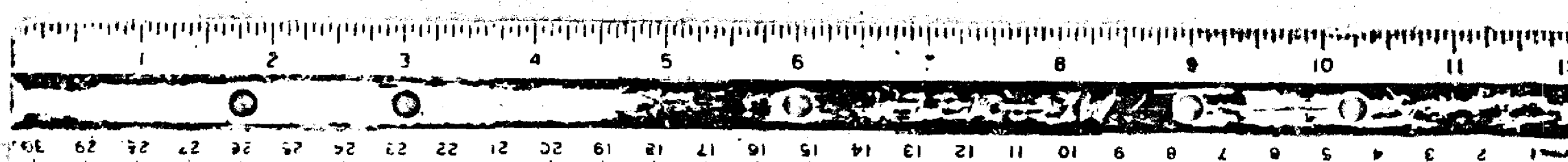


KEY PLAN

Proposed Elevations for

RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS



JOHN D. SEYFFERT
DIRECTOR

October 26, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 76 Zoning Advisory Committee Meeting, October 16, 1979
are as follows:

Property Owner: York Ridgely Joint Venture
Location: SW York Road & Aylesbury Road
Existing Zoning: M.R. - I.M. & M.L. - I.M.
Proposed Zoning: Special Hearing to approve a modified development plan
as approved in Case No. 76-259-SPH (Item No. 237, 1975-76)

Acres: 6.971
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
Razing permit required, building use shall be change to Use Group "E"
business.
- X C. Additional Permits shall be required.
- X D. Building shall be upgraded to new use ^{any} require alteration permit.
- E. Three sets of construction drawings will be required to file an
application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.
- I. No Comment.
- J. Comment: (See "J" Comment on attached sheet (2))

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

-2-

October 26, 1979

ITEM NO. 76 Zoning Advisory Committee Meeting October 16, 1979

J. Comment- There is no guarantee the building as shown by architect
drawing A-4 will comply with the type of construction
allowed by Tables 5 and 6. If wood shingles are proposed
they will not be acceptable to Section 928.3 of the Building
Code. If the 30'-0 is proposed as fire separation (which may
be required) no construction will be allowed within that 30'-0
distance. The building appears too large to be one structure
unless it is of Type 1A or 1B construction. Wood is not
permitted for most uses in these classifications.

Charles E. Burnham

BALTIMORE COUNTY, MARYLAND

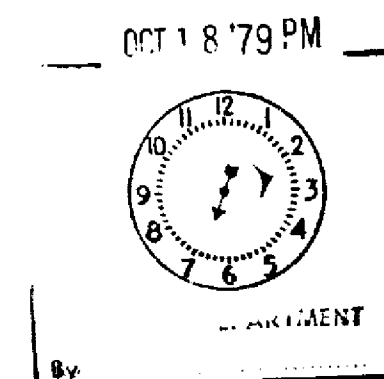
INTER-OFFICE CORRESPONDENCE

TO: Nicholas P. Commodari, Zoning Advisory Commission
Date: October 17, 1979
FROM: Sharon M. Caplan, Economic Development Commission
SUBJECT: Item No. 76 - Property Owner: York Ridgely Joint Venture
Location: SW York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M. & M.L.-I.M.
Proposed Zoning: Special Hearing to approve
a modified development plan
as approved in Case No. 76-
259-SPH (Item No. 237,
1975-76)

In recognition of Baltimore County's desire to foster a healthy
economic growth, we request the Zoning Officer to evaluate the
above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMC:jet



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1979 and
October 16, 1979

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

Z.A.C. Meeting of: October 9, 1979.

RE: Item No: 66, 73, 74, 75, 76, 77, 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. SATARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. SOTABARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER S. HAYDEN
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
TO: Zoning Commissioner
John D. Seyffert
FROM: Director of Planning and Zoning
SUBJECT: Proposed development in M.R. Zone - SW corner York and Aylesbury Roads

At its regular monthly meeting, held on March 20, 1980, the Baltimore County Planning
Board reviewed the subject M.R. site and subsequently favorably recommended approval
of the site plan.

As per Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding you
five copies of the Proposed Development Plan, which has been approved by this office.

John D. Seyffert
John D. Seyffert
Director of Planning and Zoning

PETITION FOR SPECIAL HEARING

8th District

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Southwest corner of York Road and Aylesbury Road
DATE & TIME: Tuesday, May 6, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for 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 an amendment to the
site plan filed with Case No. 76-259-SPH to reduce the
square footage of the proposed office building approved
by this case and allow the construction of a bank and
restaurant

All that parcel of land in the Eighth District of Baltimore County

Being the property of York Ridgely Joint Venture as shown on plat plan filed with
the Zoning Department

Hearing Date: Tuesday, May 6, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

SURVEY DESCRIPTION
1830 York Road
Timonium, Maryland 21093

All that parcel of land in the eighth election district of
Baltimore County described as follows:

Beginning for the same at a point on the west side of York Road
82 feet wide, said point of beginning being located S 20°23'21"E,
73.00 feet from the center of Aylesbury Road and York Road as
shown on The State Highway Administration, Department of Trans-
portation Plat No. 41987 and recorded among the land records of
Baltimore County in Liber E.H.K., JR. 5428, Folio 402, running
thence the following seven courses viz: (1) N 70°08'40"W, 45.879
feet, (2) S 70°14'17"W, 298.00 feet, (3) westerly, by a curve to
the right with the radius of 420.00 feet, the arc distance of
226.07 feet, the chord of said arc being S 85°39'32"W, 223.35 feet,
(4) S 11°04'43"W, 107.54 feet, (5) S 19°45'43"E, 480.00 feet, (6)
N 65°45'13"E, 667.995 feet, and (7) N 20°23'21"W, 435.737 feet to
the point of beginning.

Containing 6.971 acres of land, more or less.



P.O. Box 5381
Baltimore, MD 21209
October 2, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, MD 21204

RE: Proposed Office Building
1830 York Road
Timonium, Maryland

Dear Mr. Hammond:

We submit herewith three (3) copies of petition for special hearing
regarding modified development plan for this project, which is located
in a M-R zone. A prior development plan for this project was approved
in previous hearing 76-259-5 PH. We have enclosed also eleven (11)
copies of Surveyors' Plat, seven (7) copies of Surveyors' Description,
and eleven (11) copies of elevations of the building.

Please inform us if you require additional information or documents.

Sincerely,

YORK RIDGELY JOINT VENTURE, OWNER

Edward A. St. John
Edward A. St. John, Partner

Enclosures

OFFICE COPY

PETITION FOR SPECIAL HEARING
8th DISTRICT

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Southwest corner of York Road and Aylesbury Road
DATE & TIME: Tuesday, May 8, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for 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 an amendment to the site plan filed with Case No. 76-259-SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the west side of York Road 82 feet wide, said point of beginning being located S 20° 23' 21" E, 73.00 feet from the center of Aylesbury Road and York Road as shown on The State Highway Administration, Department of Transportation Plat No. 41987 and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 5428, Folio 402, running thence the following seven courses viz: (1) N 70° 08' 40" W, 45.879 feet, (2) S 70° 14' 17" W, 298.00 feet, (3) westerly, by a curve to the right with the radius of 420.00 feet, the arc distance of 226.07 feet, the chord of said arc being S 85° 39' 32" W, 223.35 feet, (4) S 11° 04' 43" W, 107.54 feet, (5) S 19° 45' 43" E, 480.00 feet, (6) N 65° 45' 13" E, 607.995 feet, and (7) N 20° 23' 21" W, 435.737 feet to the point of beginning.

Containing 6.971 acres of land, more or less.

Being the property of York Ridgely Joint Venture as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 8, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1980

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~~ of 203 time ~~successive weeks~~ before the 6th day of May, 1980, the first publication appearing on the 17th day of April 1980.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$-----

PETITION FOR SPECIAL HEARING
8th DISTRICT

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Southwest corner of York Road and Aylesbury Road
DATE & TIME: Tuesday, May 8, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for 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 an amendment to the site plan filed with Case No. 76-259-SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the west side of York Road 82 feet wide, said point of beginning being located S 20° 23' 21" E, 73.00 feet from the center of Aylesbury Road and York Road as shown on The State Highway Administration, Department of Transportation Plat No. 41987 and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 5428, Folio 402, running thence the following seven courses viz: (1) N 70° 08' 40" W, 45.879 feet, (2) S 70° 14' 17" W, 298.00 feet, (3) westerly, by a curve to the right with the radius of 420.00 feet, the arc distance of 226.07 feet, the chord of said arc being S 85° 39' 32" W, 223.35 feet, (4) S 11° 04' 43" W, 107.54 feet, (5) S 19° 45' 43" E, 480.00 feet, (6) N 65° 45' 13" E, 607.995 feet, and (7) N 20° 23' 21" W, 435.737 feet to the point of beginning.

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Hearing Date: Tuesday, May 8, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
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THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting APRIL 19, 1980

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: YORK RIDGELY JOINT VENTURE

Location of property: SW/C YORK ROAD AND AYLESBURY ROAD

Location of Signs: SW/C YORK Rd. & AYLESBURY Rd.

Remarks: Theresa E. Roland

Posted by Theresa E. Roland Date of return: APRIL 25, 1980

Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25th day of October, 1979.

Filing Fee \$ 25.00 Received: ☐ Check ☐ Cash ☐ Other

Petitioner York Ridgely Joint Venture Submitted by William E. Hammond

Petitioner's Attorney none Reviewed by W.E.H.

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

PETITION FOR SPECIAL HEARING

8th District
Zoning: Petition for Special Hearing for an Amendment
Location: Southwest corner of York Road and Aylesbury Road.
Date & Time: Tuesday, May 8, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Petition for 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 an amendment to the site plan filed with Case No. 76-259-SPH to reduce the square footage of the proposed office building approved by this case and allow the construction of a bank and restaurant.

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the west side of York Road 82 feet wide, said point of beginning being located S 20° 23' 21" E, 73.00 feet from the center of Aylesbury Road and York Road as shown on The State Highway Administration, Department of Transportation Plat No. 41987 and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 5428, Folio 402, running thence the following seven courses viz: (1) N 70° 08' 40" W, 45.879 feet, (2) S 70° 14' 17" W, 298.00 feet, (3) westerly, by a curve to the right with the radius of 420.00 feet, the arc distance of 226.07 feet, the chord of said arc being S 85° 39' 32" W, 223.35 feet, (4) S 11° 04' 43" W, 107.54 feet, (5) S 19° 45' 43" E, 480.00 feet, (6) N 65° 45' 13" E, 607.995 feet, and (7) N 20° 23' 21" W, 435.737 feet to the point of beginning.

Containing 6.971 acres of land, more or less.

Being the property of York Ridgely Joint Venture as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, MAY 8, 1980 AT 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., April 17, 1980

This is to Certify, That the annexed

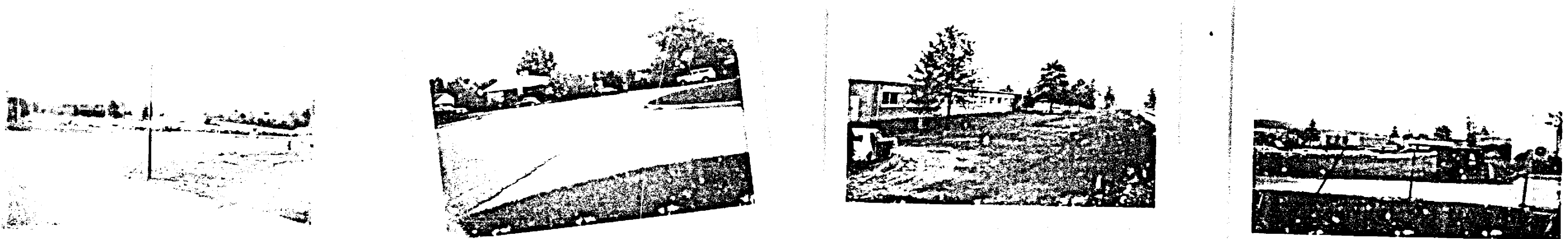
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 17th day of April, 1980.

William E. Hammond
Publisher.

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W.E.H.</i>	Revised Plans: Change in outline or description ☐ Yes ☐ No									
Previous case:	Map #									

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE: April 8, 1980	ACCOUNT: 01-662
RECEIVED FROM: <i>James Petric & Assoc., Inc.</i>	AMOUNT: \$25.00
FOR: <i>Filing Fee for Case No. 80-226-SPH</i>	
VALIDATION OR SIGNATURE OF CASHIER: <i>2500</i>	

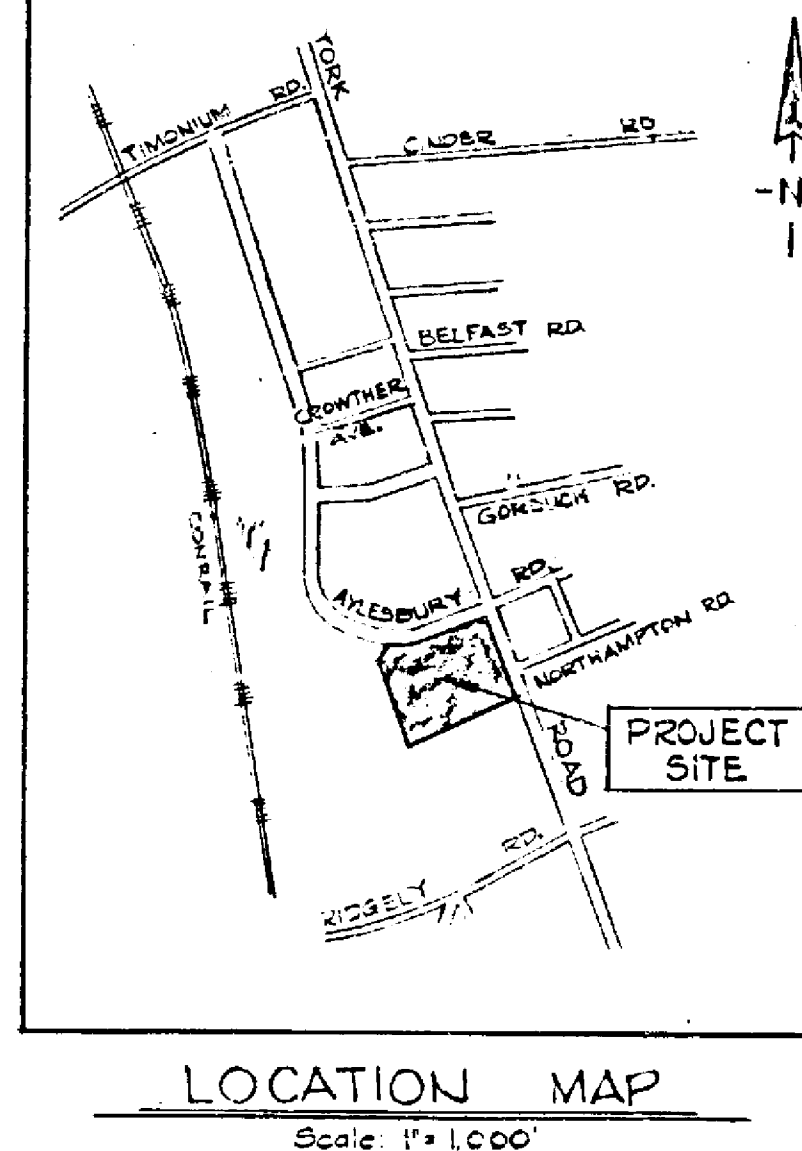
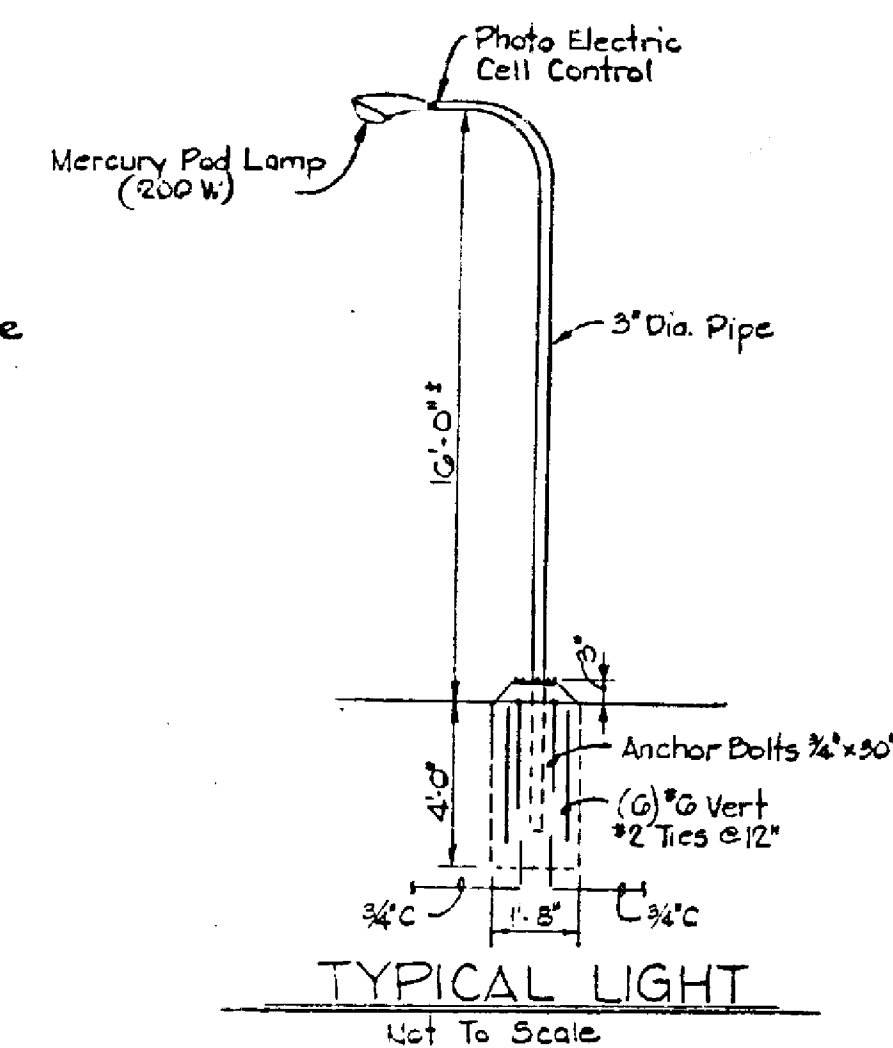
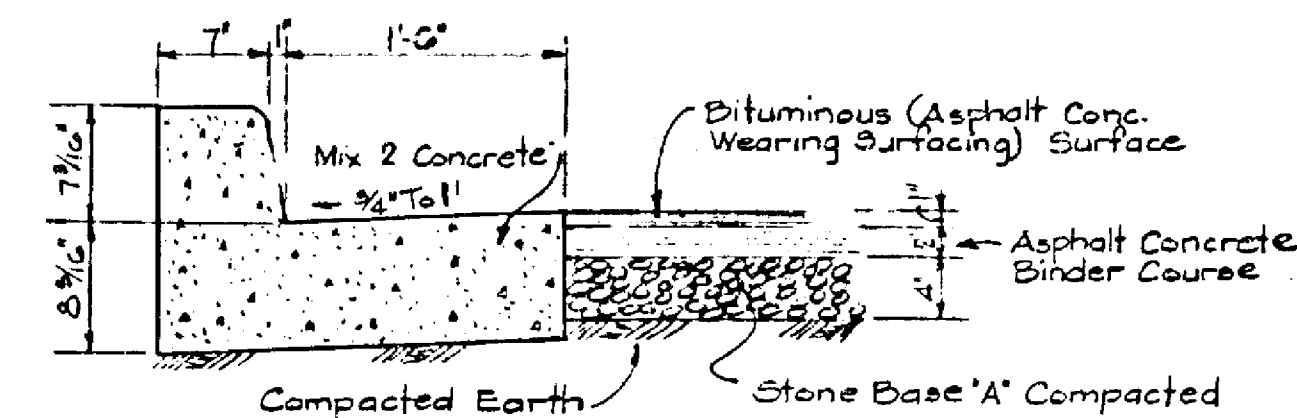
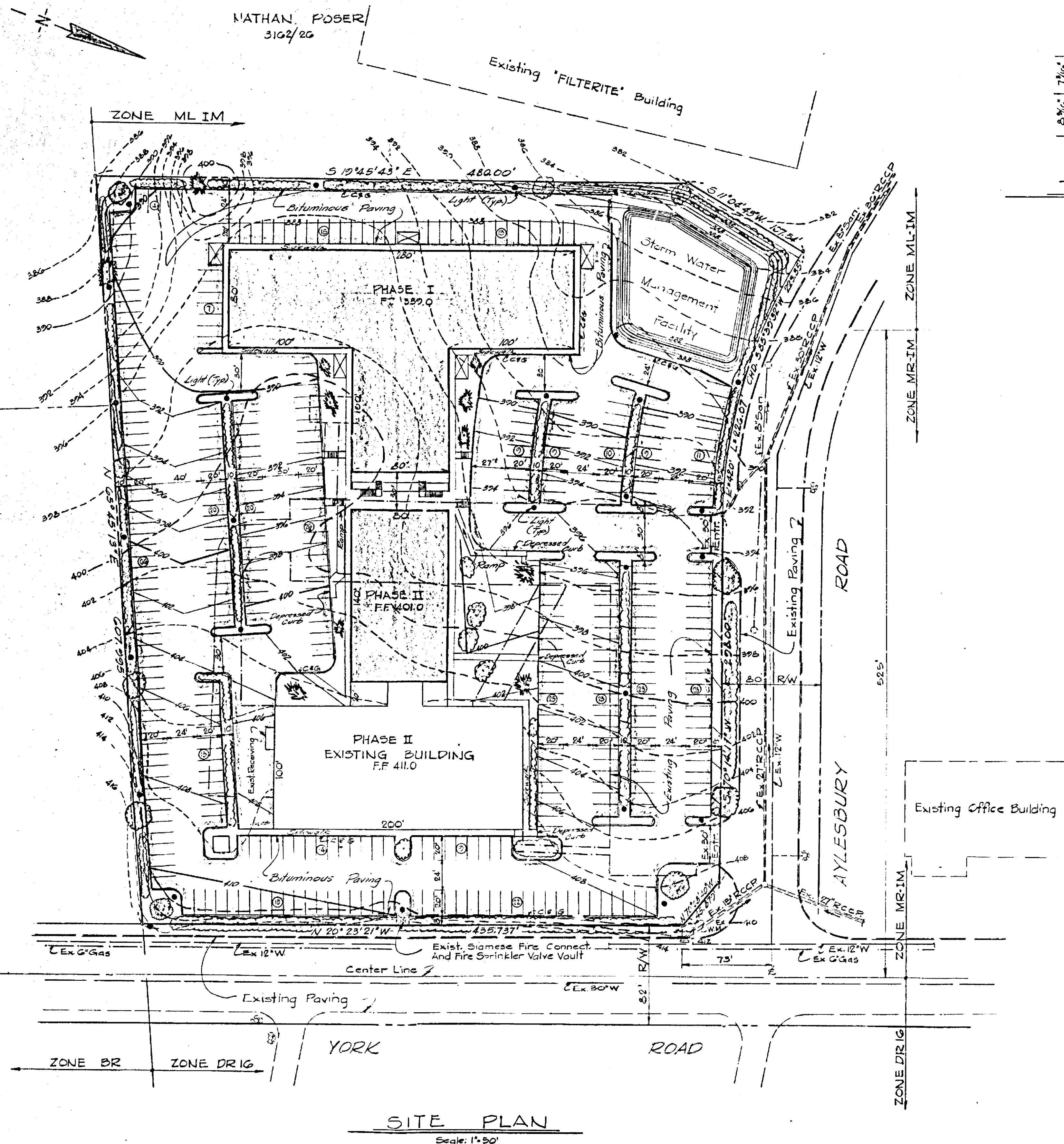
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE: April 30, 1980	ACCOUNT: 01-662
RECEIVED FROM: <i>Maryland Industrial Enterprises</i>	AMOUNT: \$55.75
FOR: <i>Advertising and Posting for Case No. 80-226-SPH</i>	
VALIDATION OR SIGNATURE OF CASHIER: <i>5575</i>	



YORK RIDGE REALTY CO., INC.
2053/287RIDGELY REALTY CO., INC.
5050/500ZONE BL-CCC
ZONE BR
ZONE DRIGJAMES PETRICA & ASSOCIATES, INC.
CONSULTING ENGINEERS
409 JEFFERSON BUILDING
TOWSON, MARYLANDOWNER
YORK-RIDGELY - JOINT VENTURE
P.O. BOX 5381
BALTIMORE, MARYLANDRIDGELY OFFICE PARK
1830 YORK ROAD
DEED 6081-795
8TH ELECTION DISTRICT
TIMONIUM, MARYLAND

PROPOSED DEVELOPMENT PLAN

SCALE: AS SHOWN	DRAWING NO.
DATE: OCT. 2, 1979	1
SHEET NO. 1 OF 1	
PROJECT NO. 7310	



LANDSCAPING SCHEDULE

- (20) Shade trees to be selected from the following list:

Acer rubrum	Red Maple
Acer platanoides	Norway Maple
Acer saccharum	Sugar Maple
Platanus acerifolia	London Planetree
Quercus borealis	Northern Red Oak
Quercus phellos	Willow Oak
Zelkova serrata	Japanese Zelkova
- (10) Flowering trees to be selected from the following list:

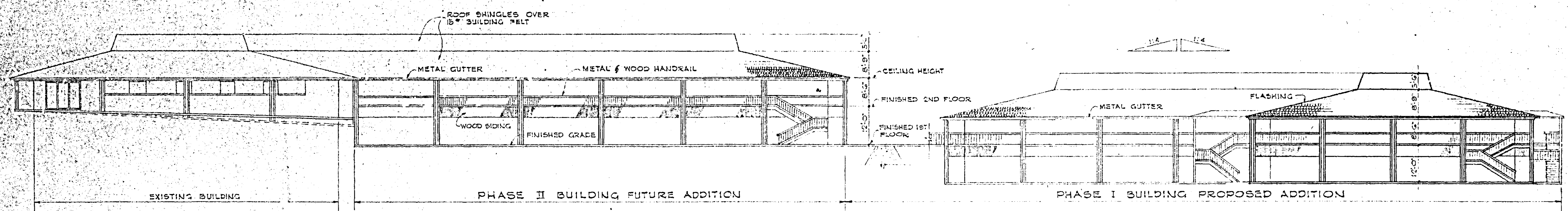
Cornus florida	White Dogwood
Crataegus toba	Toba Hawthorn
Malus varieties	Flowering Crabapple
Prunus kwanzan	Kwanzan Cherry
- (20) Evergreen trees to be selected from the following list:

Juniperus capitata	
Picea abies	Norway Spruce
Pinus strobus	White Pine
Tsuga canadensis	Canadian Hemlock
- Evergreens and flowering shrubs to be selected from the following list:

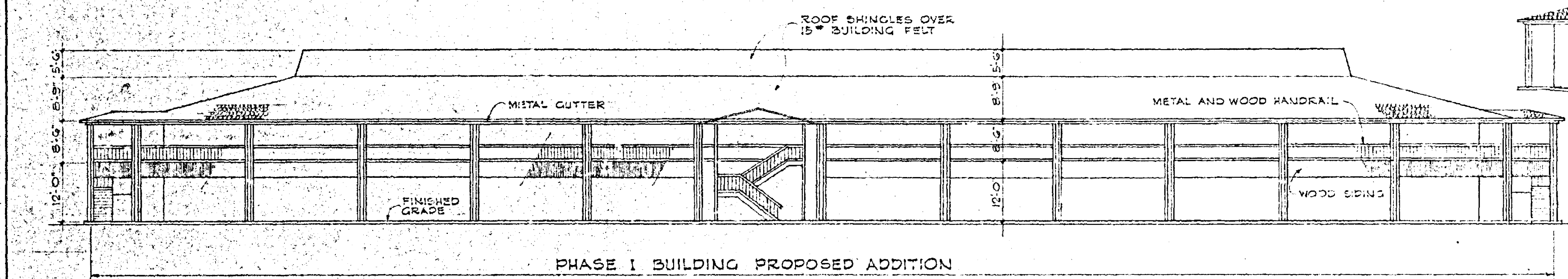
Juniperus pfl. hetzi	Hetz's Blue Juniper
Jun. wilsoni	Wilton Carpet Juniper
Taxus hicksi	Hicks Upright Yew
Ilex Cr. Compacta	Compact Holly
Thuja occidentalis	Dark Green Arborvita
Ligustrum lucidum	Glossy Privet

SUMMARY OF INFORMATION

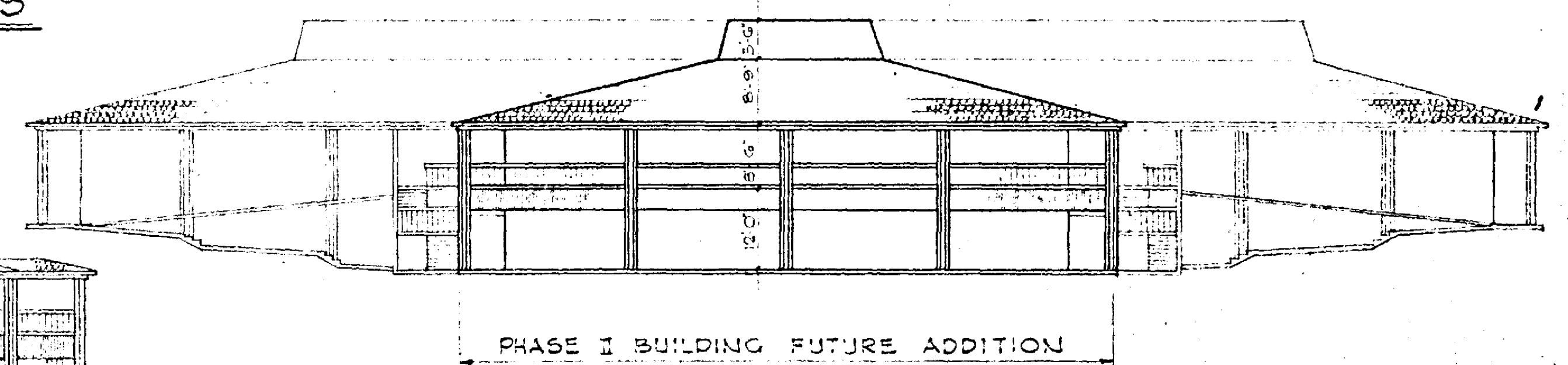
PROPOSED & EXISTING OFFICE BUILDING PHASES I & II			
FIRST FLOOR			
Proposed Floor Area	41,000	Sq. Ft.	
Existing Floor Area	20,000	Sq. Ft.	
Total Floor Area	61,000	Sq. Ft.	
UPPER FLOOR			
Proposed Floor Area	41,000	Sq. Ft.	
Existing Floor Area	41,000	Sq. Ft.	
Total Floor Area	82,000	Sq. Ft.	
PARKING REQUIRED:			
First Floor Area	61,000/300		203 Spaces
Upper Floor Area	82,000/300		273 Spaces
Total Spaces Required			476 Spaces
Spaces Provided			370 Spaces
FLOOR AREA RATIO ALLOWED			
Zone MR	844,340 x 0.4		97,732 Sq. Ft.
Zone ML	50,336 x 2.0		118,672 Sq. Ft.
Total Area Allowed			216,404 Sq. Ft.
HOURS OF OPERATION			
Area proposed in MR Zone	26,800 Sq. Ft.		26,800 Sq. Ft.
Area proposed in ML Zone	78,400 Sq. Ft.		78,400 Sq. Ft.
AREA OF SITE 0.971 Acres			
PROPERTY ZONED MR-IM & ML-IM			



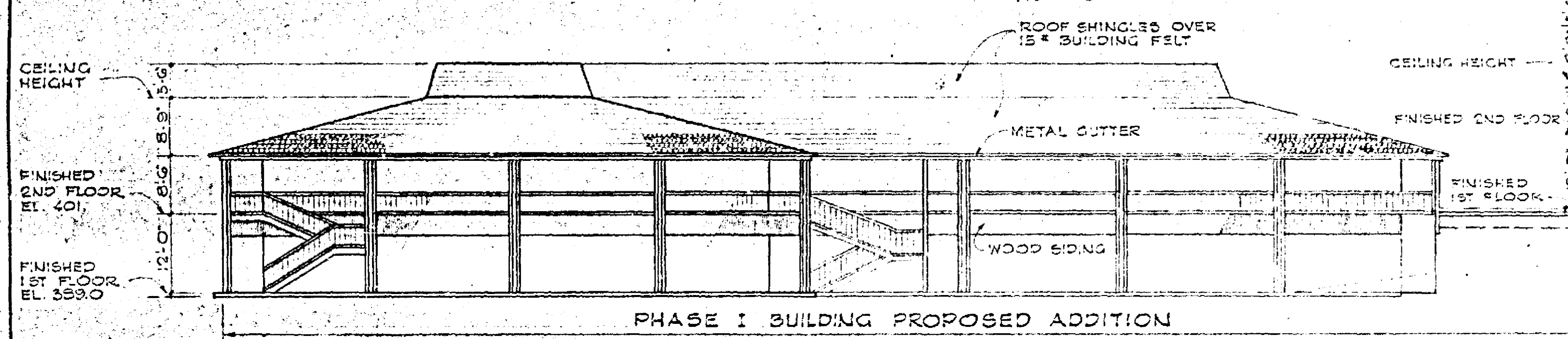
① NORTH ELEVATIONS
1/8" = 1'-0"



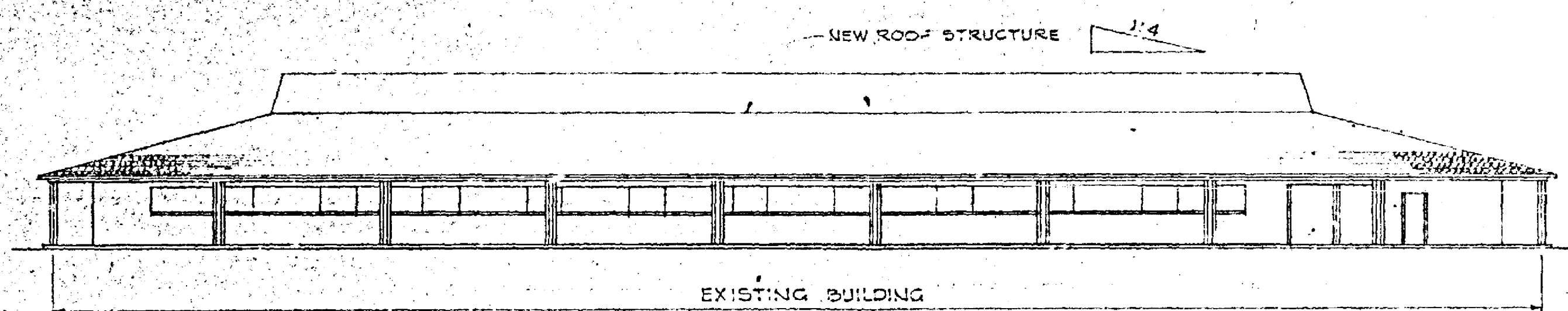
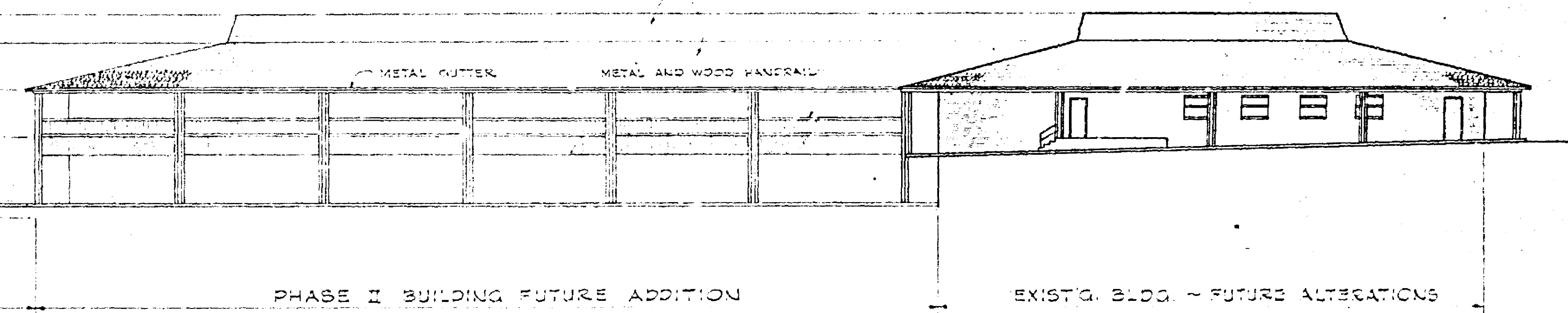
② WEST ELEVATIONS
1/8" = 1'-0"



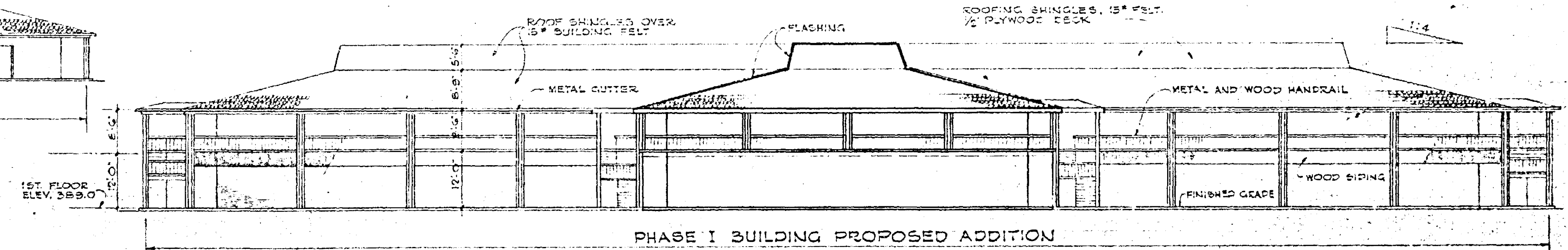
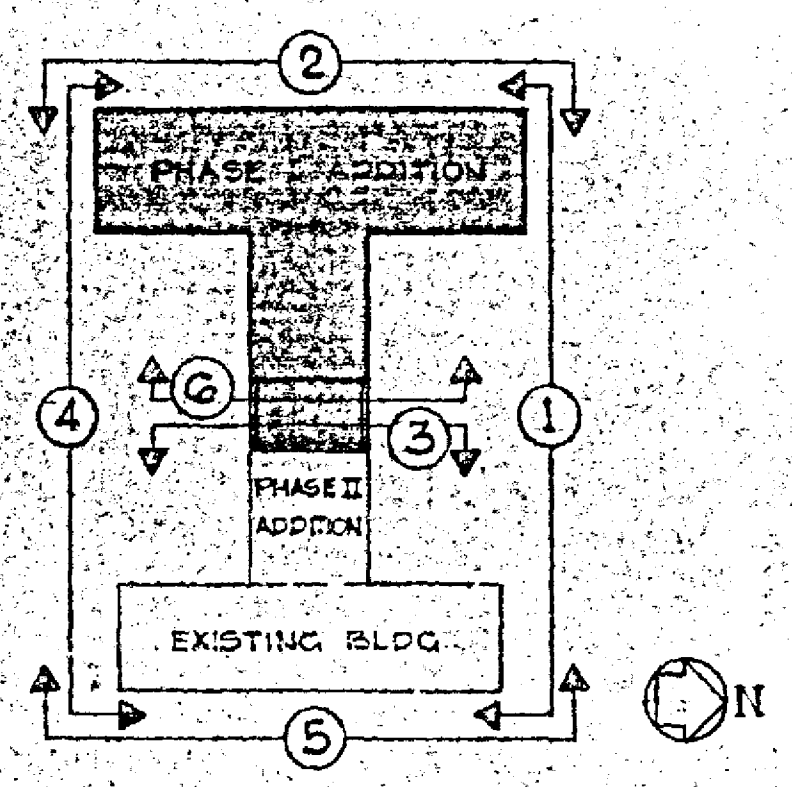
③ WEST ELEVATIONS
1/8" = 1'-0"



④ SOUTH ELEVATIONS
1/8" = 1'-0"

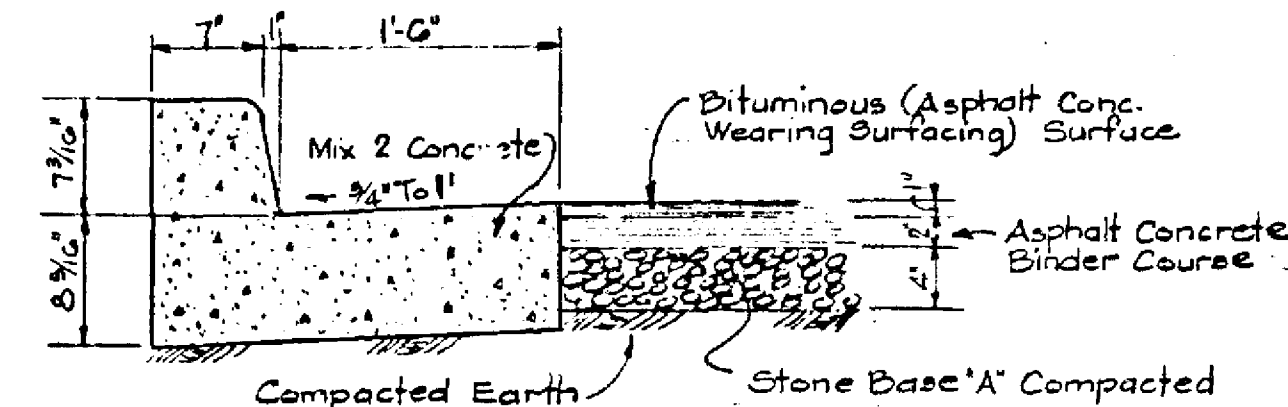
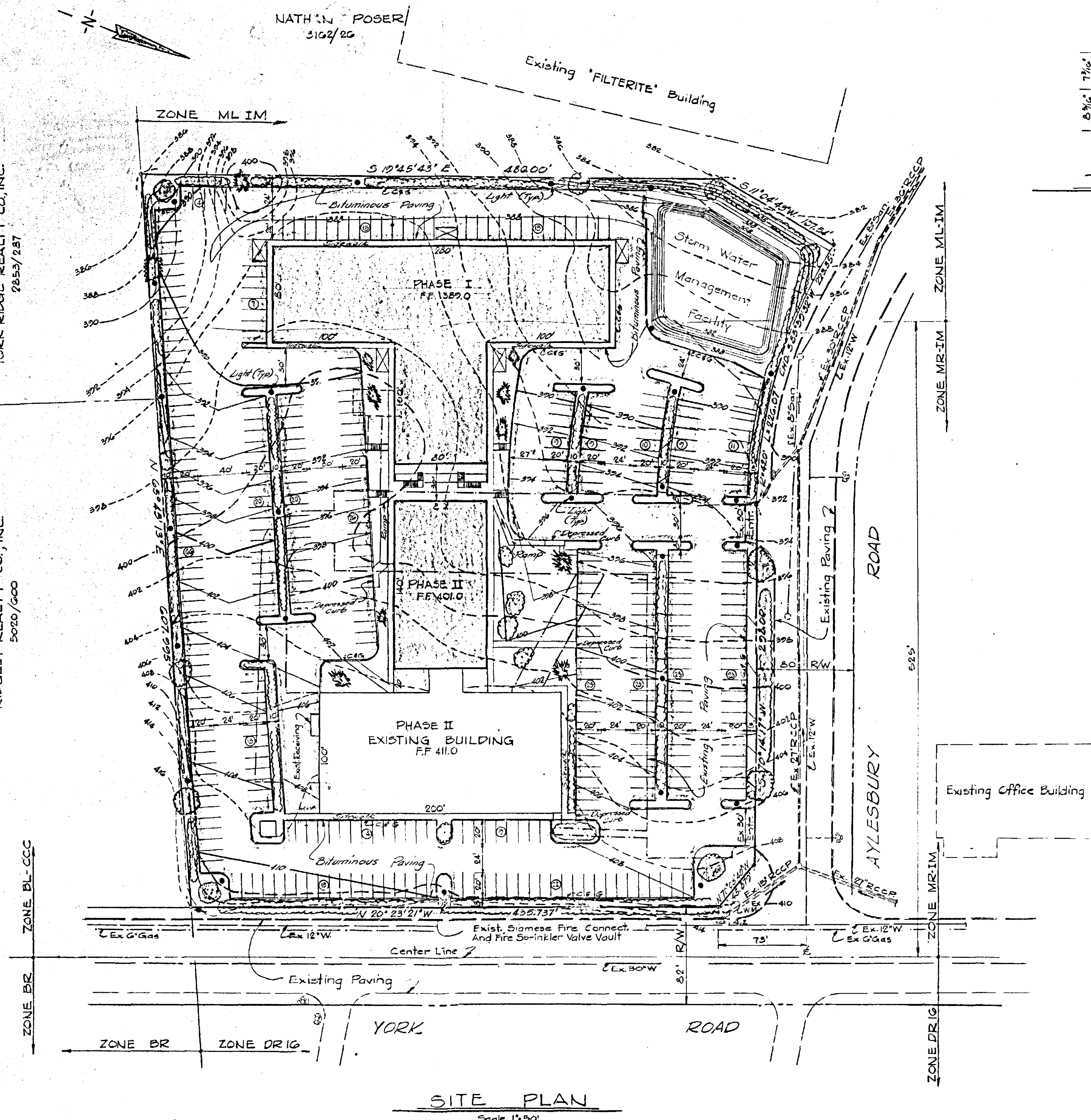


⑤ EAST ELEVATIONS
1/8" = 1'-0"

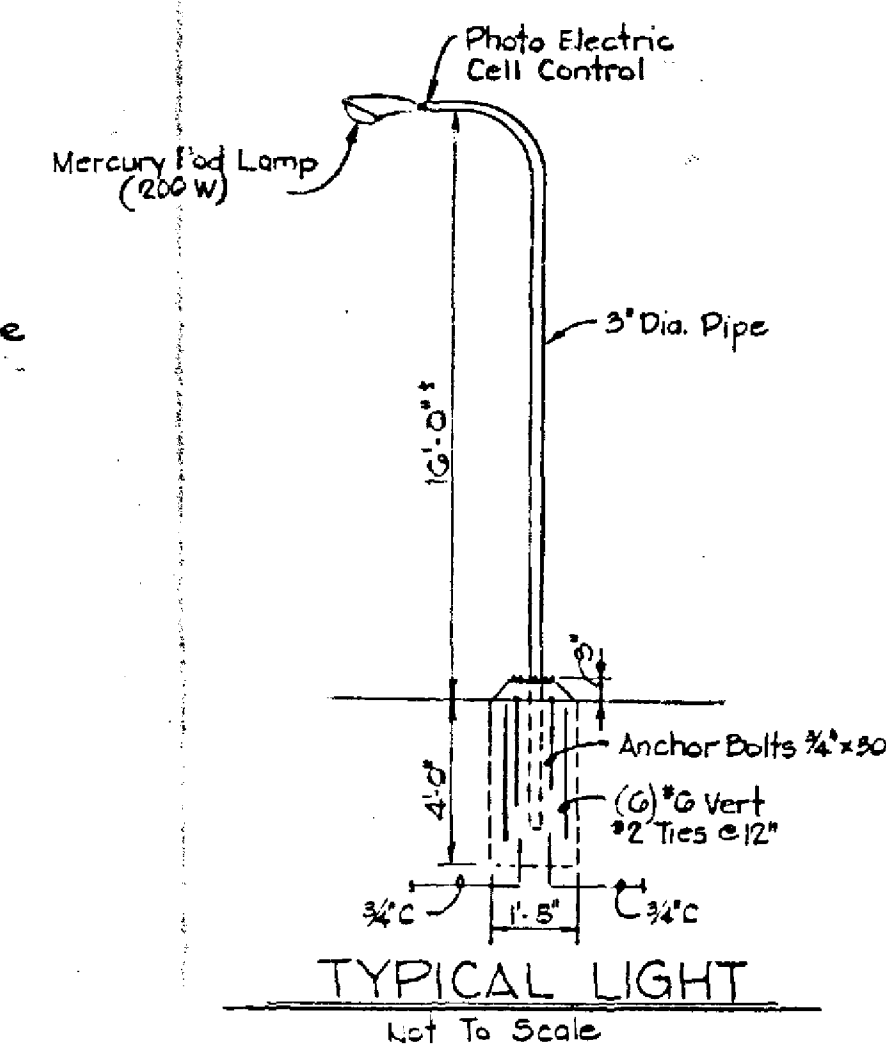


⑥ EAST ELEVATIONS
1/8" = 1'-0"

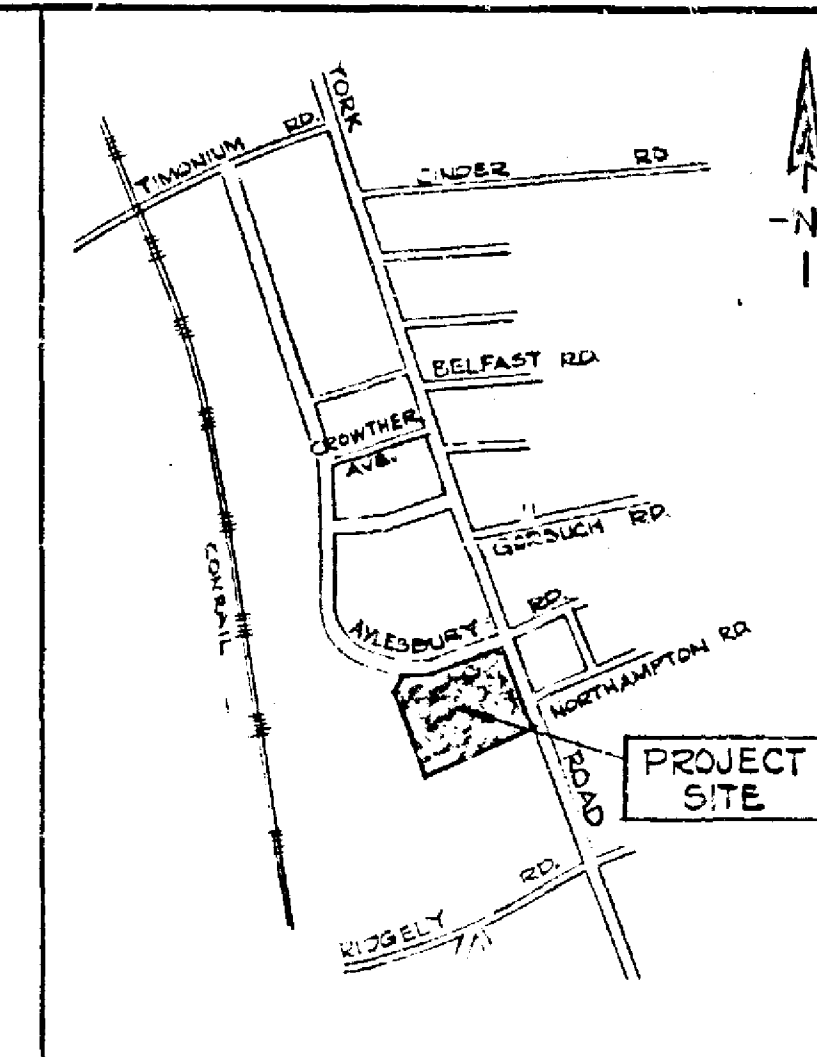
PHASE I BLDG ADDITION ELEVATIONS	
PHASE I BUILDING RIDGLEY OFFICE PARK, 1830 YORK RD. TIMONIUM, MARYLAND	
SCALE: 1/8" = 1'-0"	DATE: MAY 16 '79
DRWG NO. A-4	



7" COMBINATION CURB & GUTTER
Not To Scale



TYPICAL LIGHT
Not To Scale



LOCATION MAP
Scale 1" = 1,000'

LANDSCAPING SCHEDULE

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

<i>Cornus florida</i>	White Dogwood
<i>Crataegus faba</i>	Toba Hawthorn
<i>Midus varieties</i>	Flowering Crabapple
<i>Prunus Kwanzan</i>	Kwanzan Cherry
3. (20) Evergreen trees to be selected from the following list:

<i>Junipers capitata</i>	
<i>Picea abies</i>	Norway Spruce
<i>Pinus strobus</i>	White Pine
<i>Tsuga canadensis</i>	Canadian Hemlock
4. Evergreens and flowering shrubs to be selected from the following list:

<i>Juniperus pfl. hetzi</i>	Hetz's Blue Juniper
<i>var. wilsoni</i>	Wilton Carpet Juniper
<i>Taxus hicksi</i>	Hicks upright Yew
<i>Ilex Cr. Compacta</i>	Compact Holly
<i>Thuja occidentalis</i>	Dark Green Arborvita
<i>Ligustrum lucidum</i>	Glossy Privet

SUMMARY OF INFORMATION

PROPOSED & EXISTING OFFICE BUILDING PHASES I & II

FIRST FLOOR
Proposed Floor Area 41,600 Sq. Ft.
Existing Floor Area 20,000 Sq. Ft.
Total Floor Area 61,600 Sq. Ft.

UPPER FLOOR
Proposed Floor Area 41,600 Sq. Ft.
Existing Floor Area 20,000 Sq. Ft.
Total Floor Area 61,600 Sq. Ft.

PARKING REQUIRED:
First Floor Area 61,600/300 206 Spaces
Upper Floor Area 41,600/500 84 Spaces
Total Spaces Required 290 Spaces
Spaces Provided 390 Spaces

FLOOR AREA RATIO ALLOWED
Zone MR 24,340 x 0.4 9773 Sq. Ft.
Zone ML 52,335 x 0.2 11,867 Sq. Ft.
Total Area Allowed 216,408 Sq. Ft.

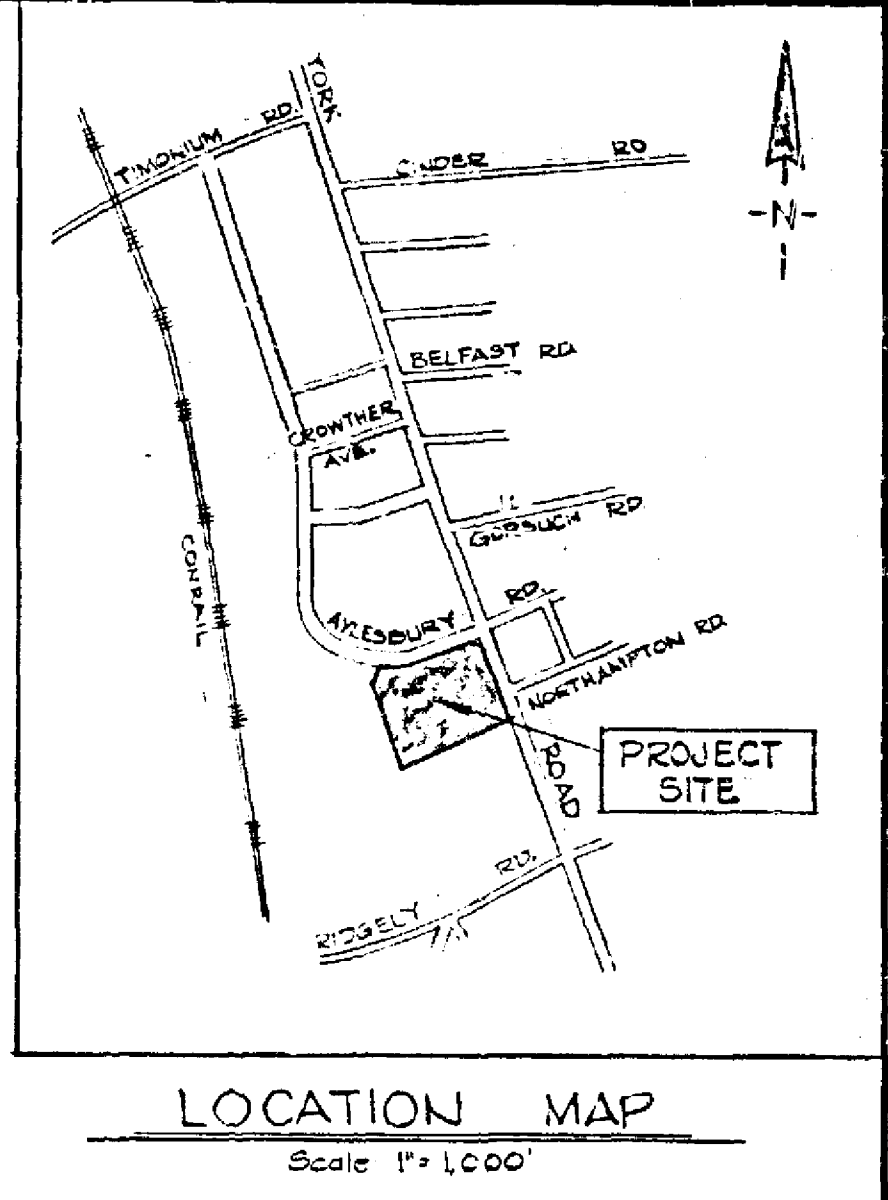
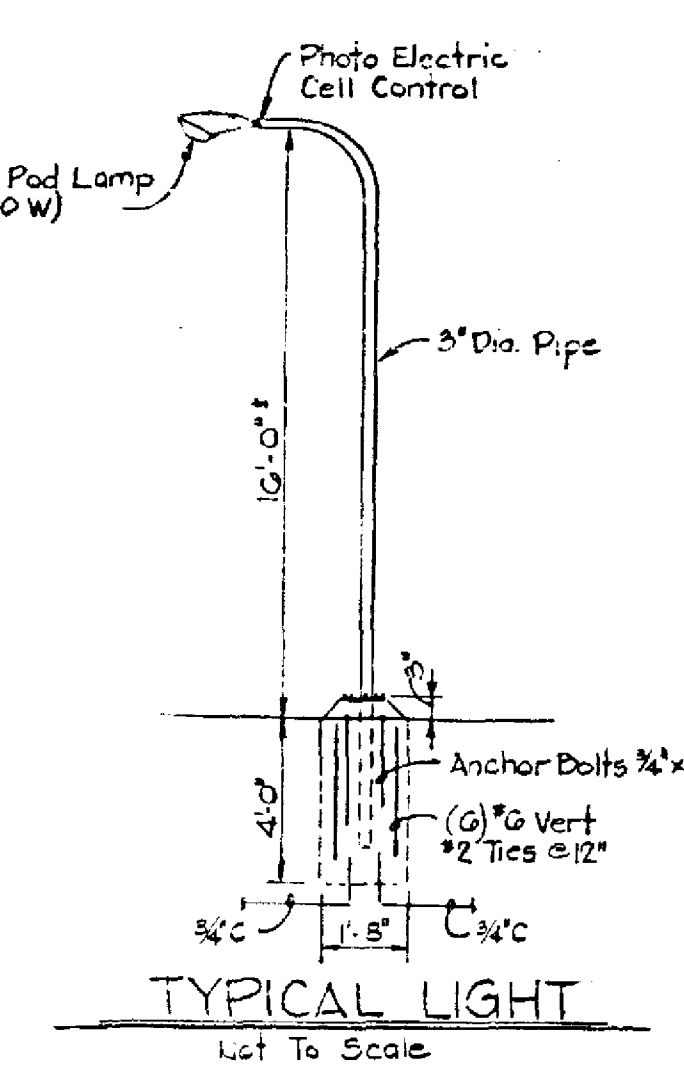
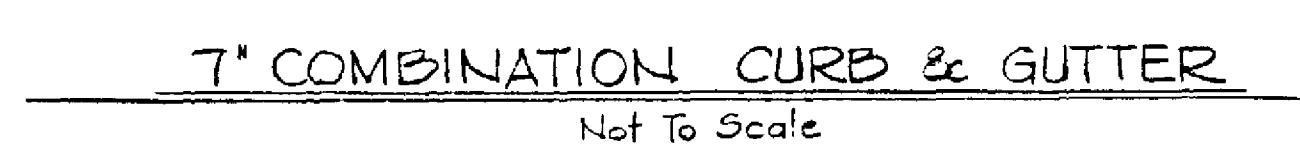
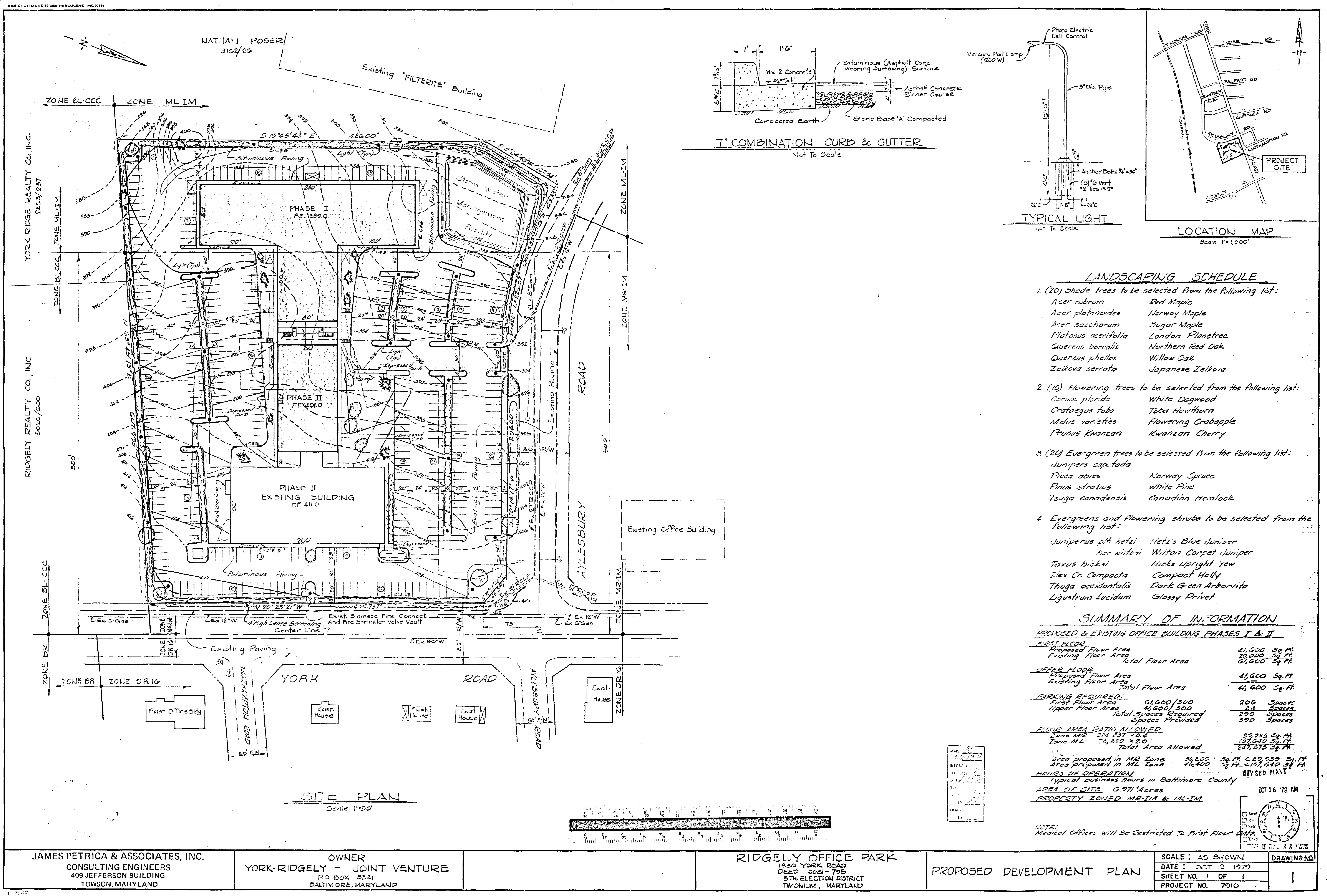
Area proposed in MR Zone 96,800 Sq. Ft. < 97,736 Sq. Ft.
Area proposed in ML Zone 76,400 Sq. Ft. < 118,672 Sq. Ft.

HOURS OF OPERATION
Typical Business Hours in Baltimore County

AREA OF SITE 0.971 Acres

PROPERTY ZONED MR-1M & ML-1M

SECRET



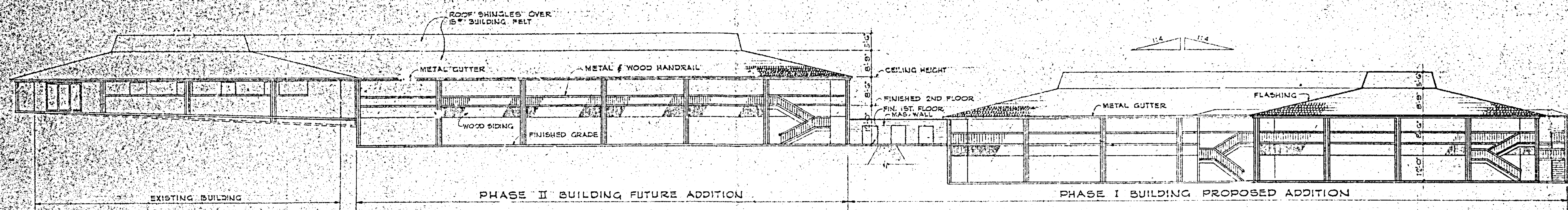
- ### LANDSCAPING SCHEDULE
- (20) Shade trees to be selected from the following list:
 - Acer rubrum Red Maple
 - Acer platanoides Norway Maple
 - Acer saccharum Sugar Maple
 - Platanus acerifolia London Planetree
 - Quercus borealis Northern Red Oak
 - Quercus phellos Willow Oak
 - Zelkova serrata Japanese Zelkova
 - (10) Flowering trees to be selected from the following list:
 - Cornus florida White Dogwood
 - Crataegus faba Tobo Hawthorn
 - Malus varieties Flowering Crabapple
 - Prunus kwanzan Kwanzan Cherry
 - (20) Evergreen trees to be selected from the following list:
 - Juniperus capitata
 - Picea abies Norway Spruce
 - Pinus strobus White Pine
 - Tsuga canadensis Canadian Hemlock
 - Evergreens and flowering shrubs to be selected from the following list:
 - Juniperus pfl. hetzi Hetz's Blue Juniper
 - Jun. wilsoni Wilton Carpet Juniper
 - Taxus hicksi Hicks Upright Yew
 - Ilex Cr. Compacta Compact Holly
 - Thuja occidentalis Dark Green Arborvita
 - Ligustrum Lucidum Glossy Privet

SUMMARY OF INFORMATION

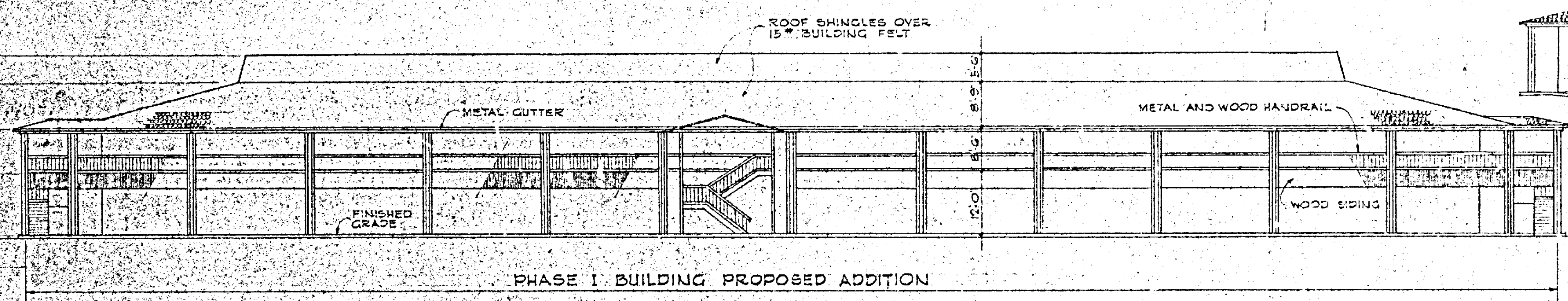
PROPOSED & EXISTING OFFICE BUILDING PHASES I & II		
FIRST FLOOR		
Proposed Floor Area	41,600	Sq. Ft.
Existing Floor Area	20,000	Sq. Ft.
Total Floor Area	61,600	Sq. Ft.
UPPER FLOOR		
Proposed Floor Area	41,600	Sq. Ft.
Existing Floor Area	41,600	Sq. Ft.
Total Floor Area	41,600	Sq. Ft.
PARKING REQUIRED:		
Proposed Floor Area	61,600/300	205 Spaces
Upper Floor Area	41,600/300	139 Spaces
Total Spaces Required	344	Spaces
Spaces Provided	320	Spaces
FLOOR AREA RATIO ALLOWED		
Zone MR	224,257 x 0.4	89,703 Sq. Ft.
Zone ML	72,820 x 2.0	145,640 Sq. Ft.
Total Area Allowed	235,343	Sq. Ft.
Area Proposed in MR Zone	54,600	Sq. Ft.
Area Proposed in ML Zone	41,600	Sq. Ft.
Total Area Proposed	96,200	Sq. Ft.
HOURS OF OPERATION		
Typical business hours in Baltimore County		
AREA OF SITE 0.971 Acres		
PROPERTY ZONED MR-IM & ML-IM		

NOTE: Medical Offices will be Restricted To First Floor ONLY

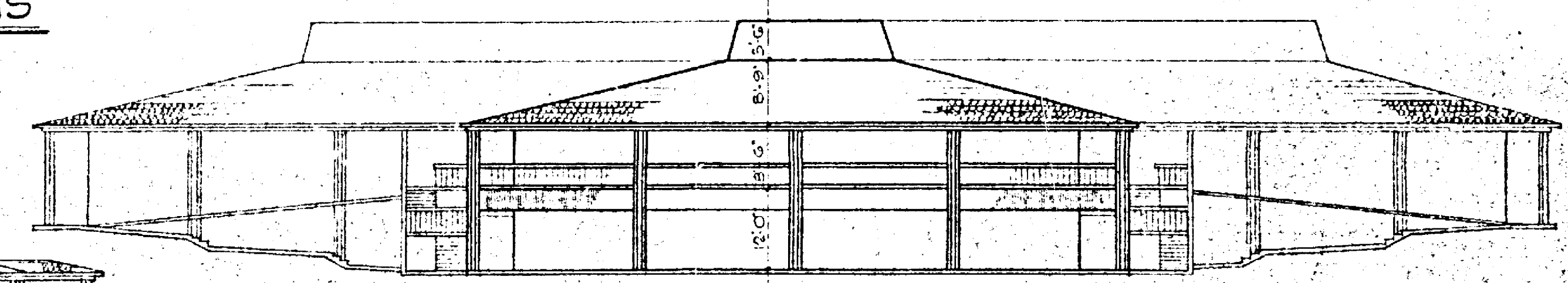
DATE: OCT 16 79 AM



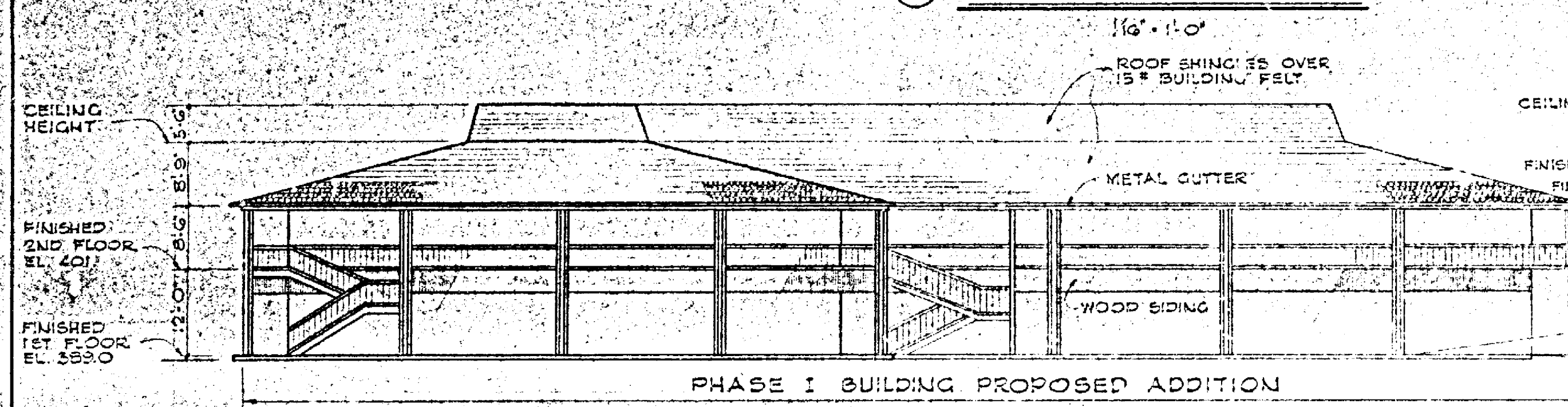
① NORTH ELEVATIONS
1/8" = 1'-0"



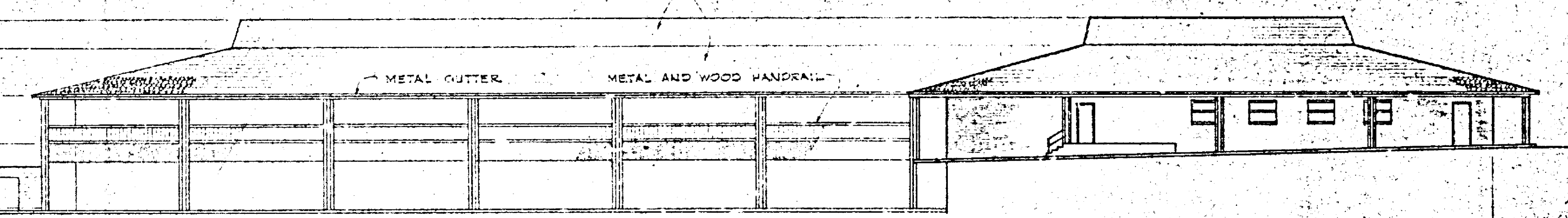
② WEST ELEVATIONS
1/8" = 1'-0"



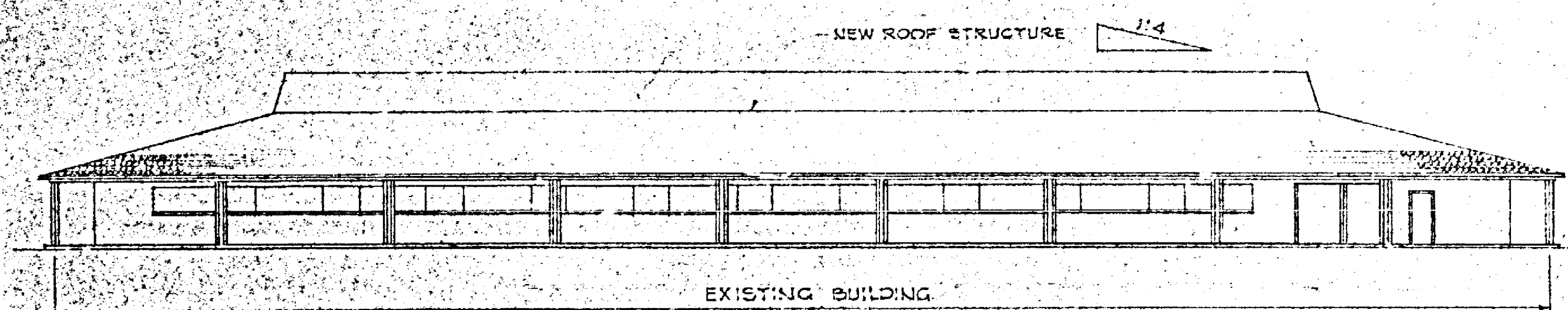
③ WEST ELEVATIONS
1/8" = 1'-0"



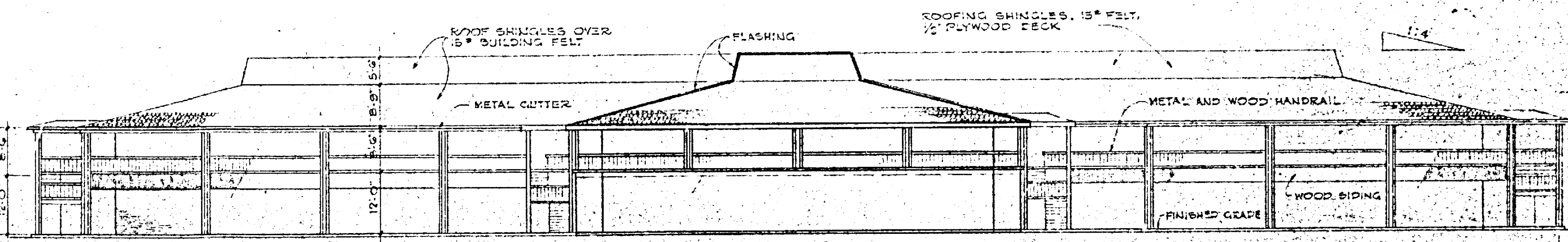
④ SOUTH ELEVATIONS
1/8" = 1'-0"



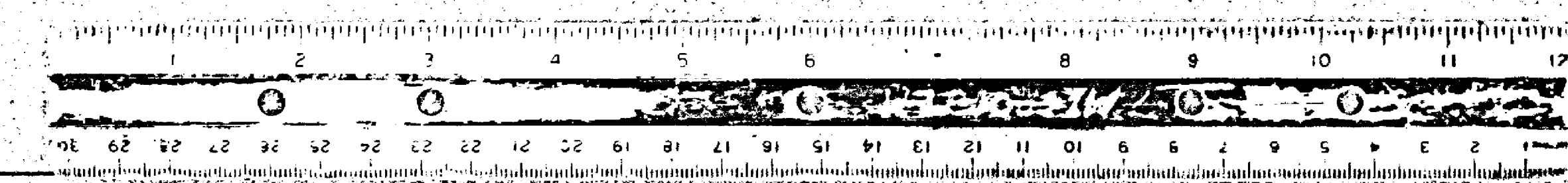
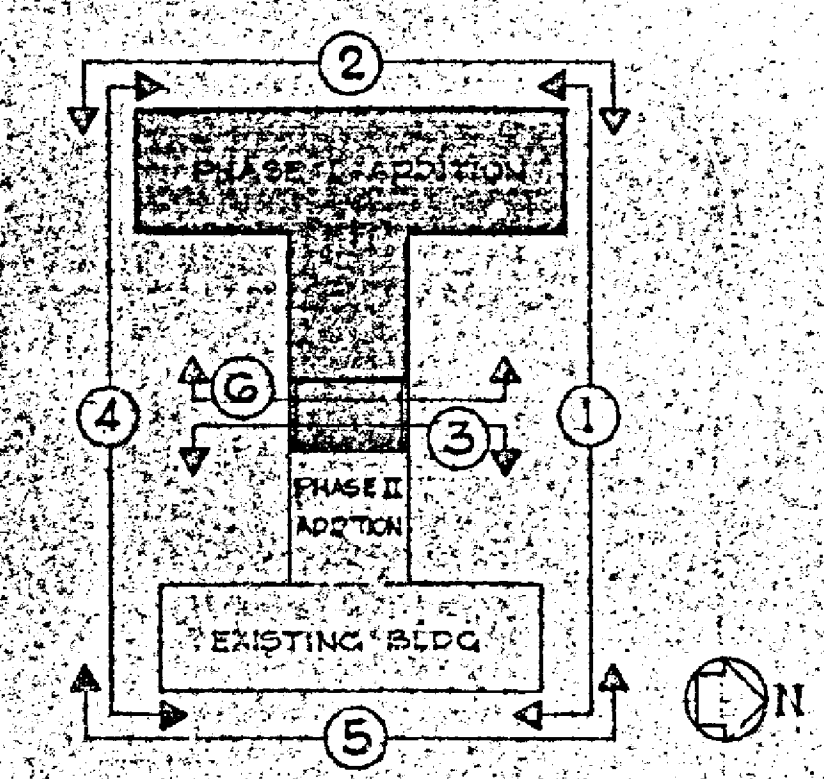
EXIST'G. BLDG. ~ FUTURE ALTERATIONS



⑤ EAST ELEVATIONS
1/8" = 1'-0"

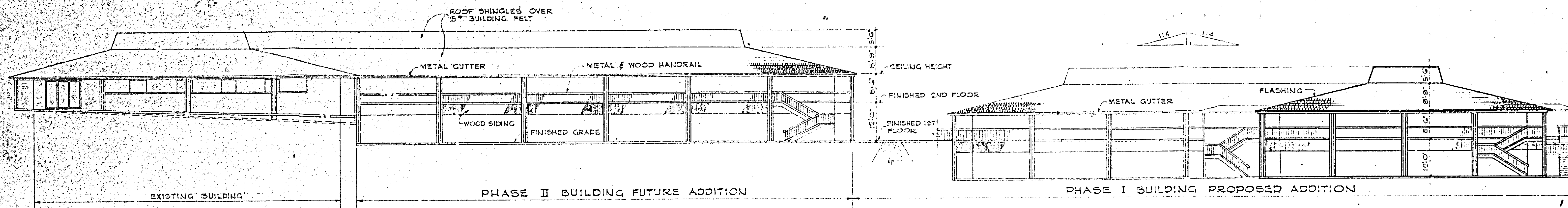


⑥ EAST ELEVATIONS
1/8" = 1'-0"

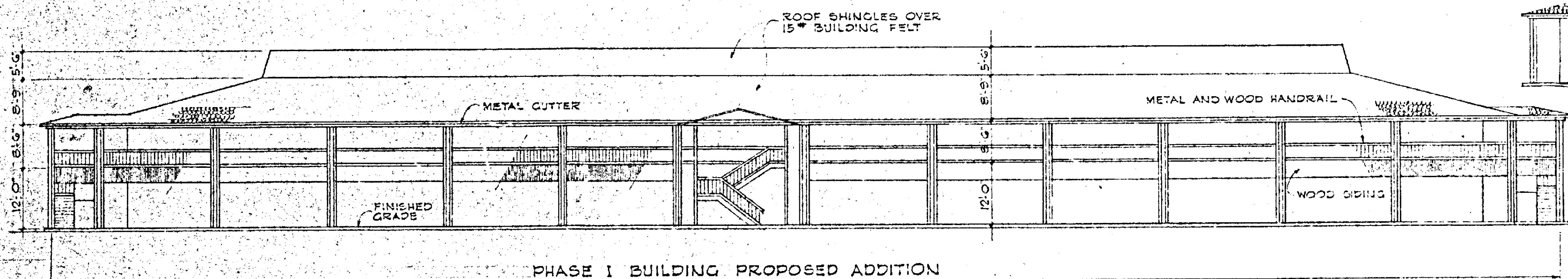


76
 OCT 16 '79 AM
 OFFICE COPY
 REVISED PLANS

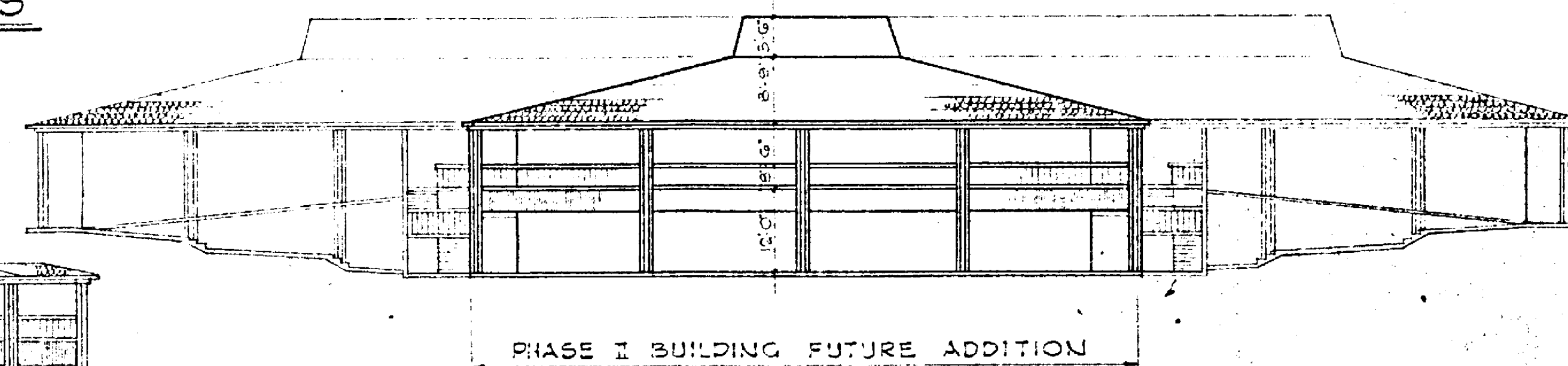
PHASE I BLDG ADDITION ELEVATIONS
 PHASE I BUILDING
 RIDGLEY OFFICE PARK
 1830 YORK RD.
 TIMONIUM MARYLAND
 SCALE: 1/8" = 1'-0" DATE: MAY 16 '79
 DRWG NO. A-4



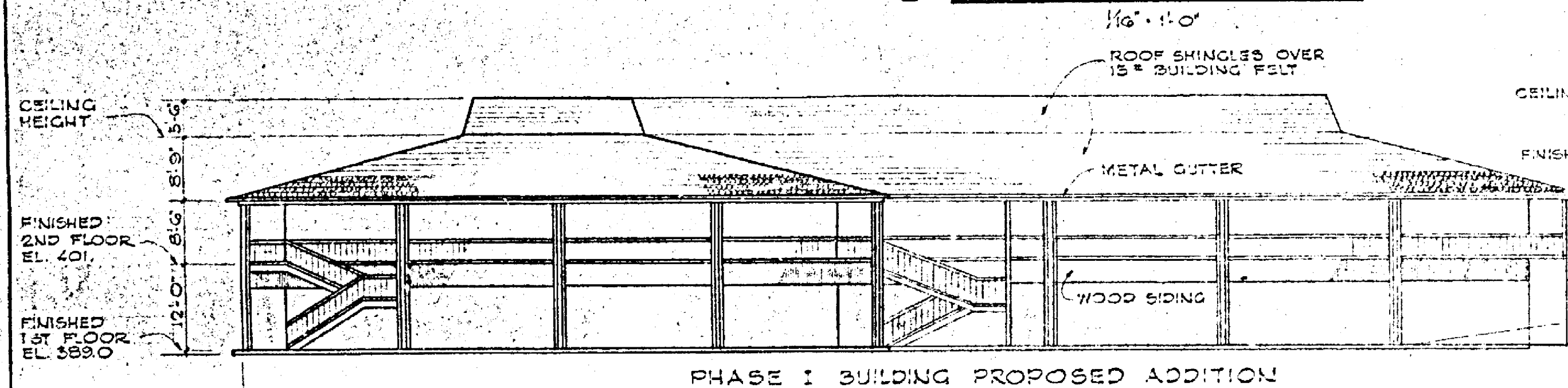
① NORTH ELEVATIONS
1/8" = 1'-0"



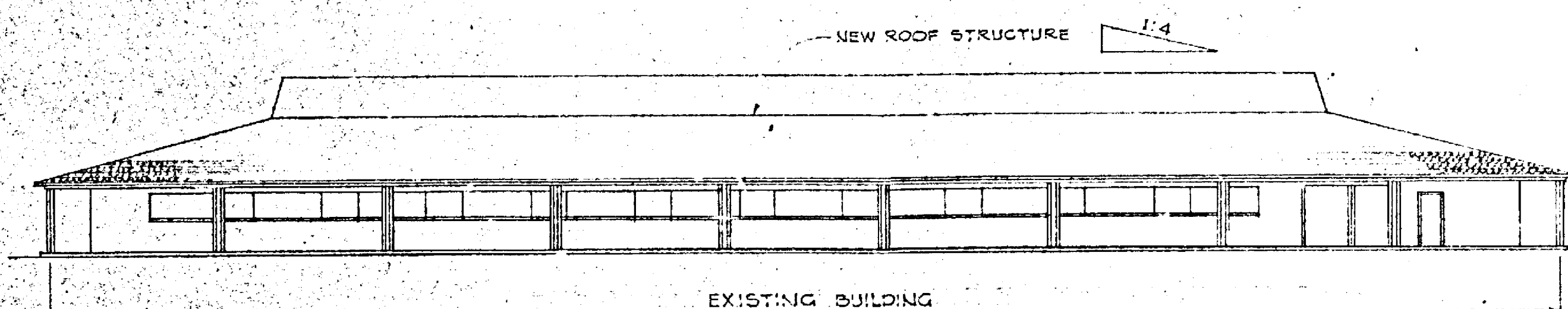
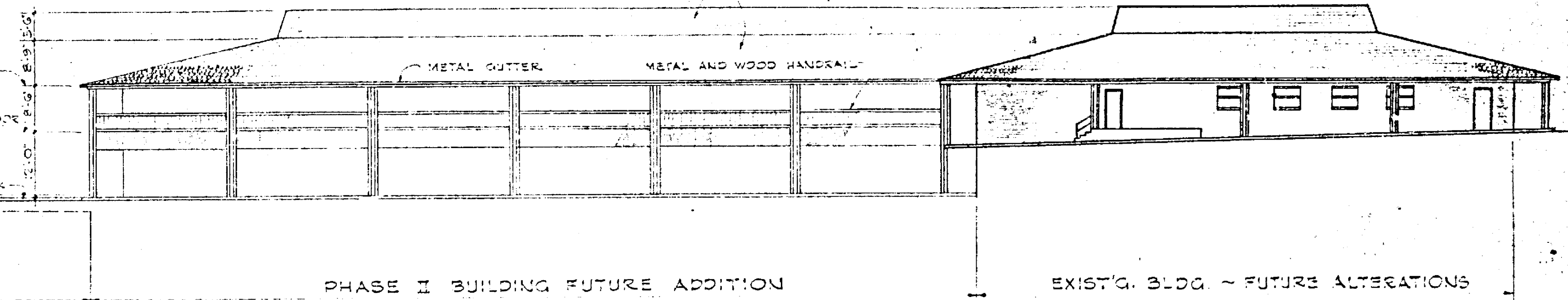
② WEST ELEVATIONS
1/8" = 1'-0"



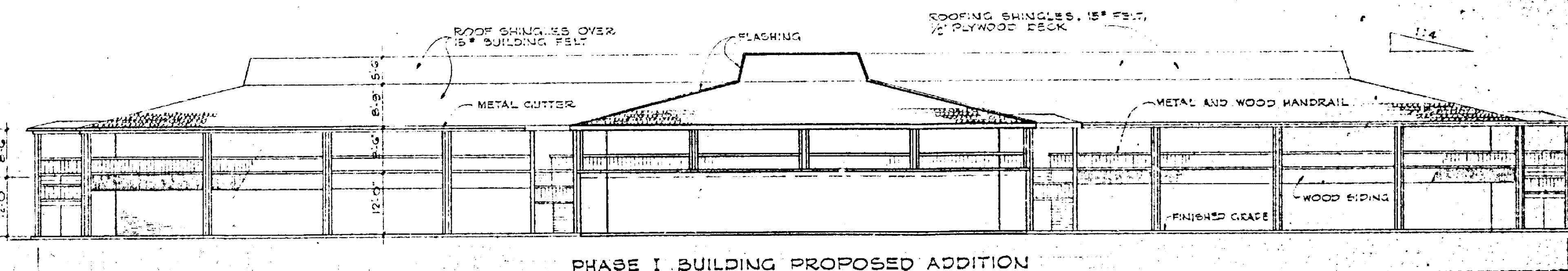
③ WEST ELEVATIONS
1/8" = 1'-0"



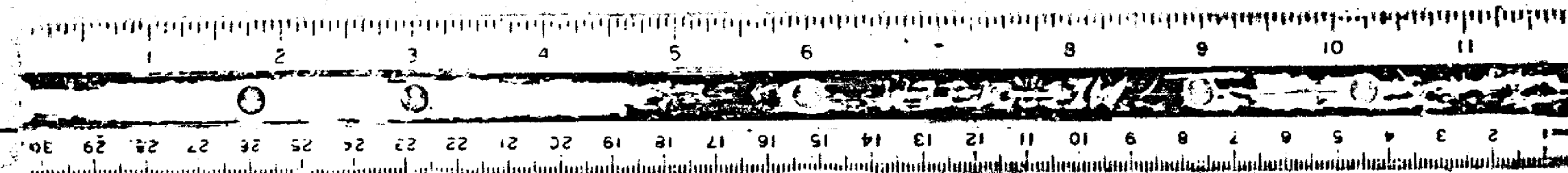
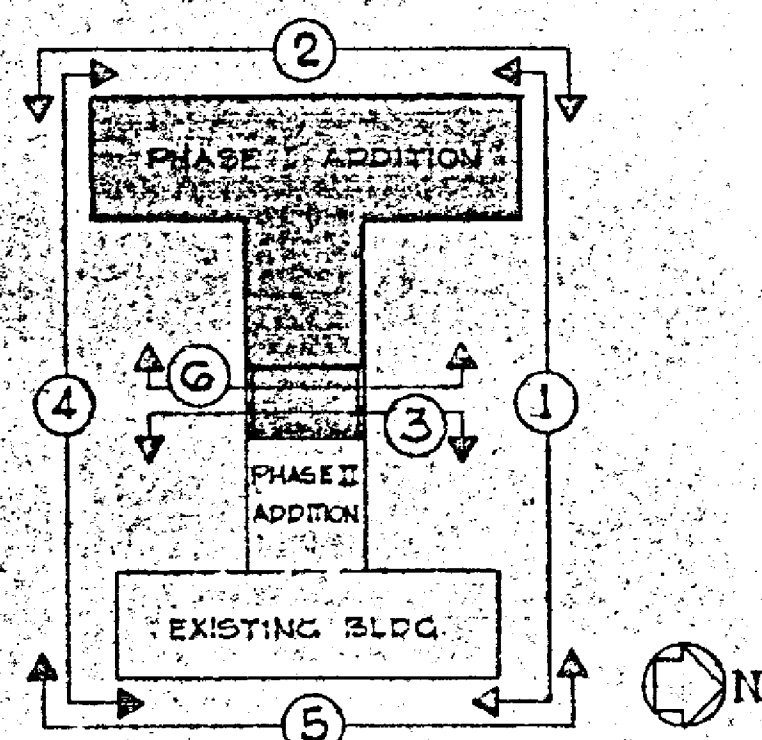
④ SOUTH ELEVATIONS
1/8" = 1'-0"



⑤ EAST ELEVATIONS
1/8" = 1'-0"



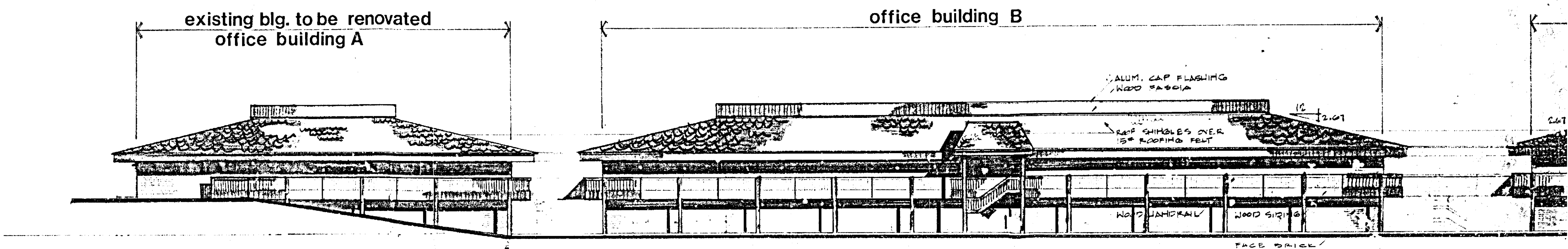
⑥ EAST ELEVATIONS
1/8" = 1'-0"



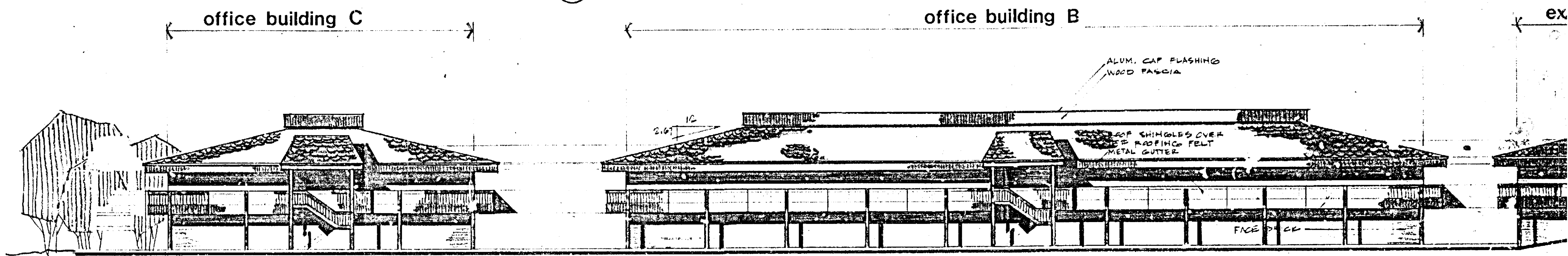
PHASE I BLDG ADDITION
ELEVATIONS
PHASE I BUILDING
RIDGLEY OFFICE PARK
1830 YORK RD.
TIMONIUM MARYLAND

DRWG
NO.
A-4

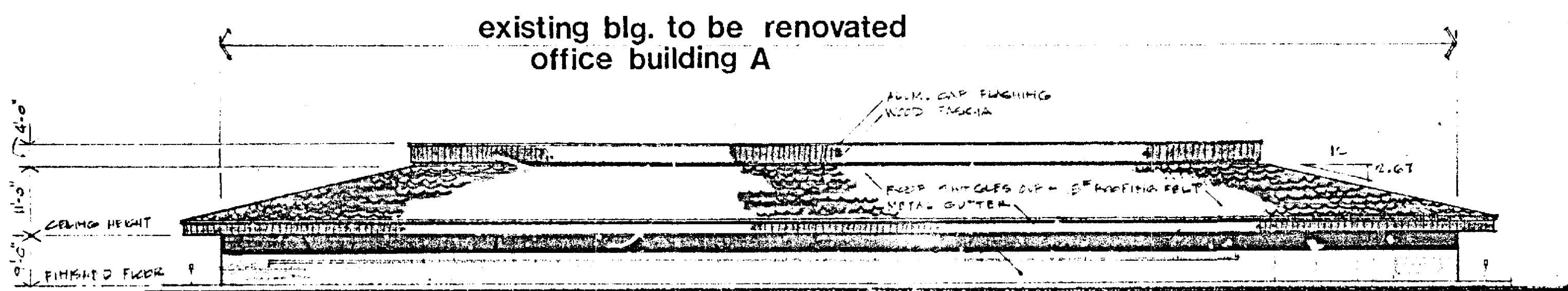
SCALE: 1/8" = 1'-0" DATE: MAY 16 '79



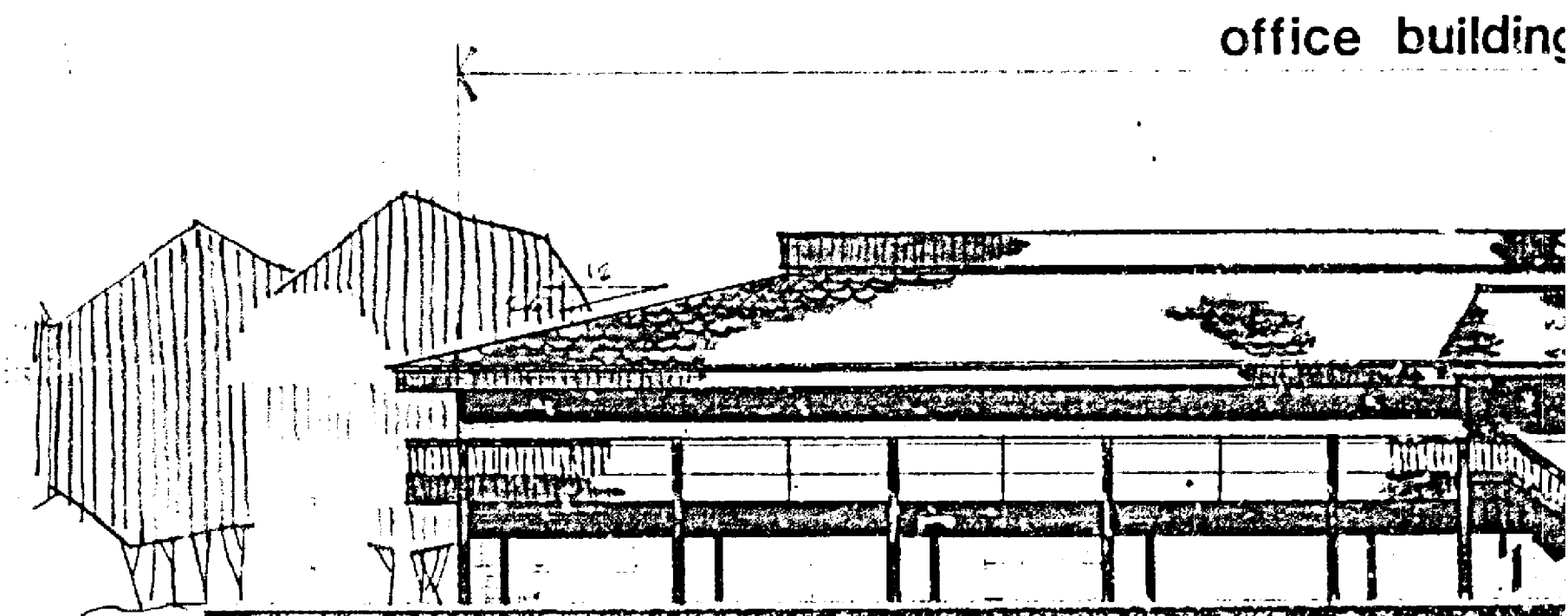
① NORTH ELEVATION



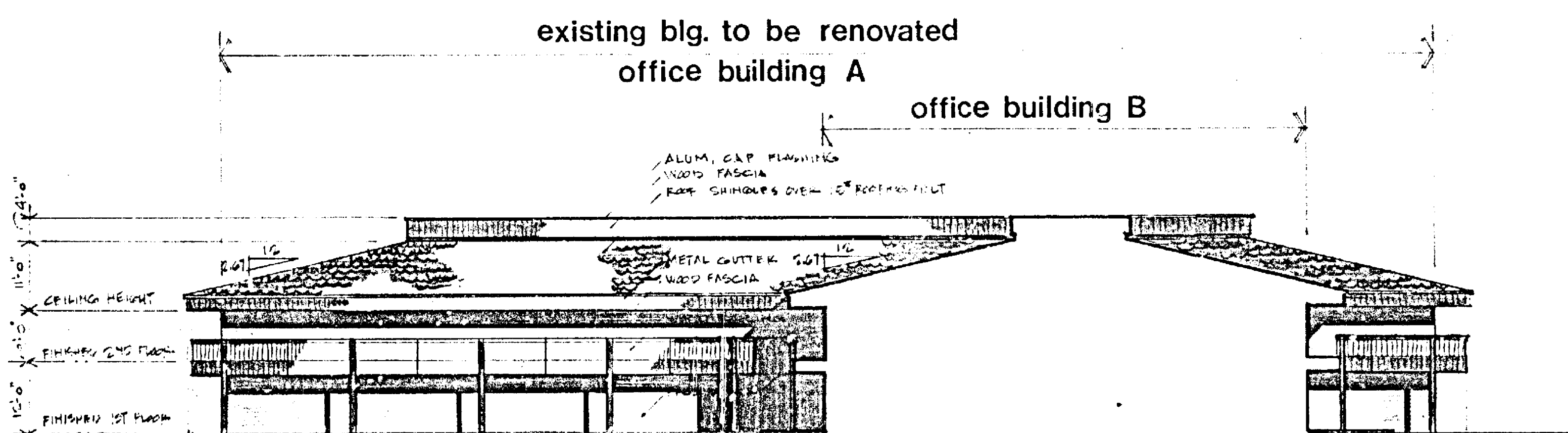
② SOUTH ELEVATION



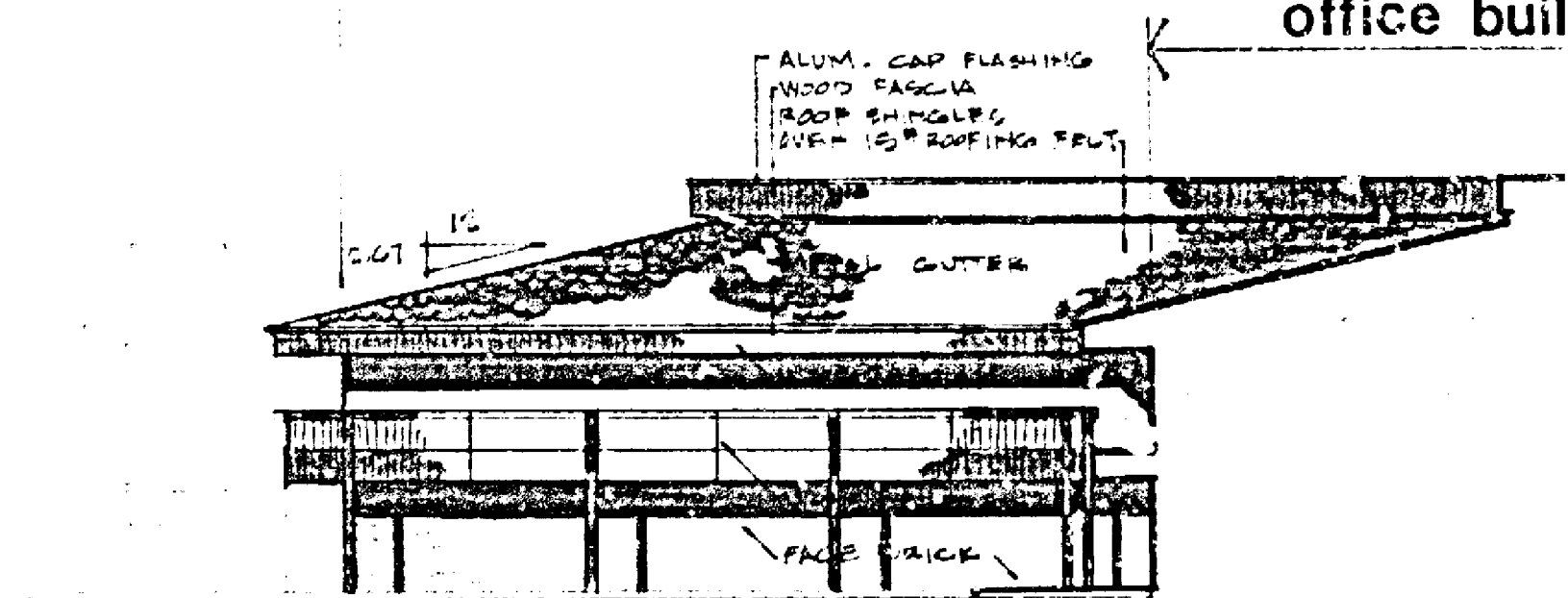
③ EAST ELEVATION



④ WEST ELEVATION



⑤ WEST ELEVATION



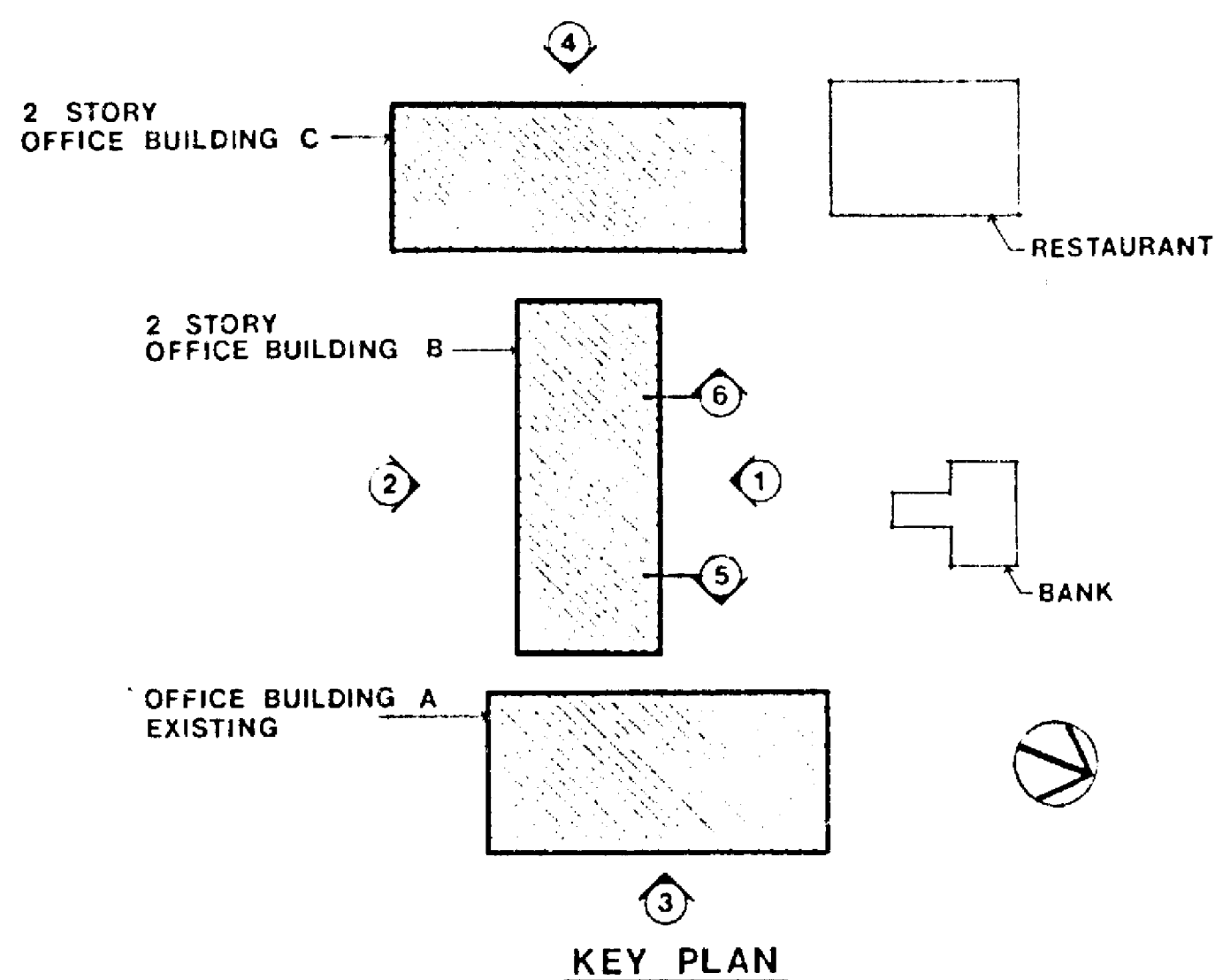
⑥ EAST ELEVATION

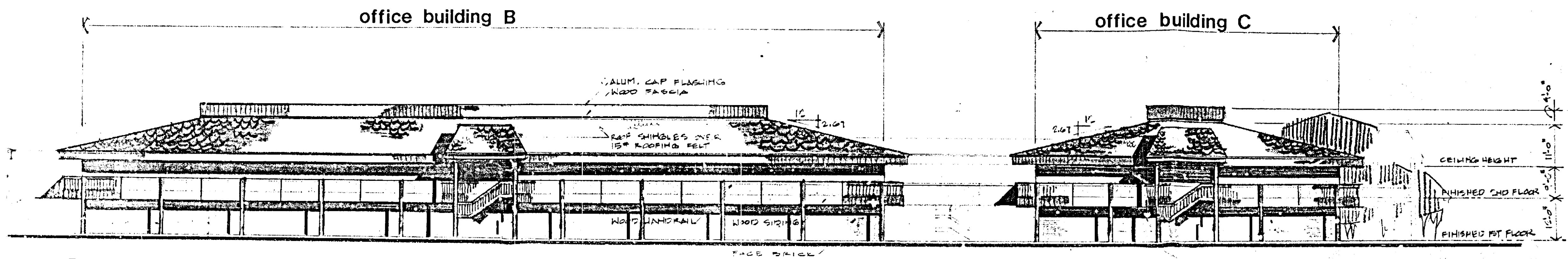
OFFICE BUILDINGS

Proposed Elevations for

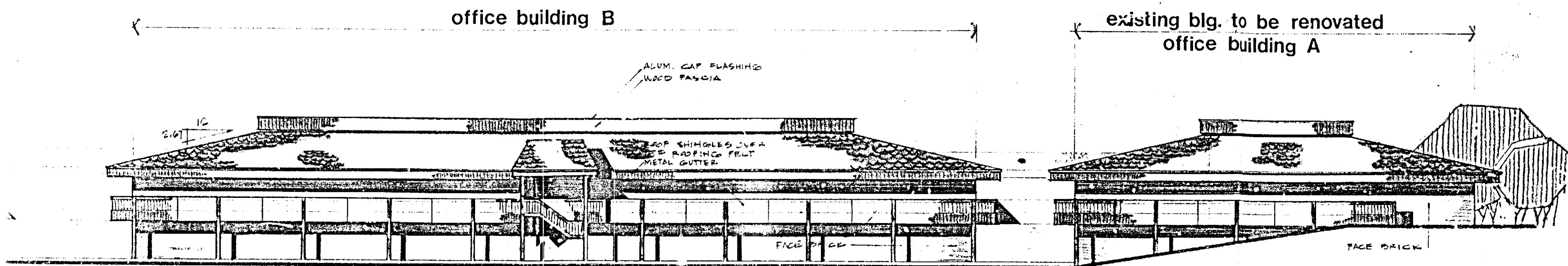
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
ARCHITECTS

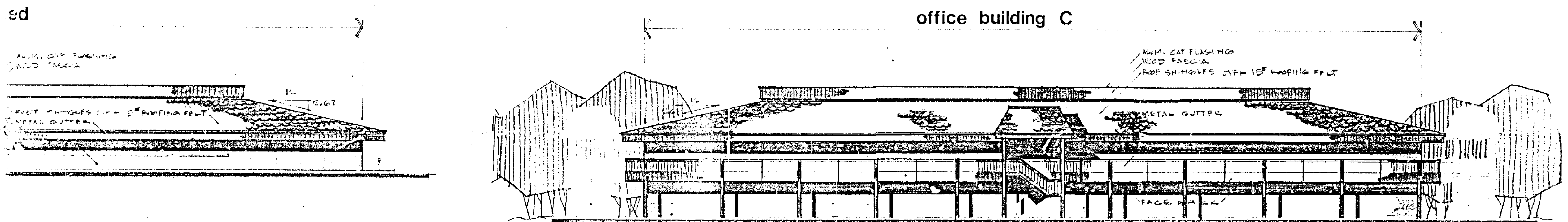




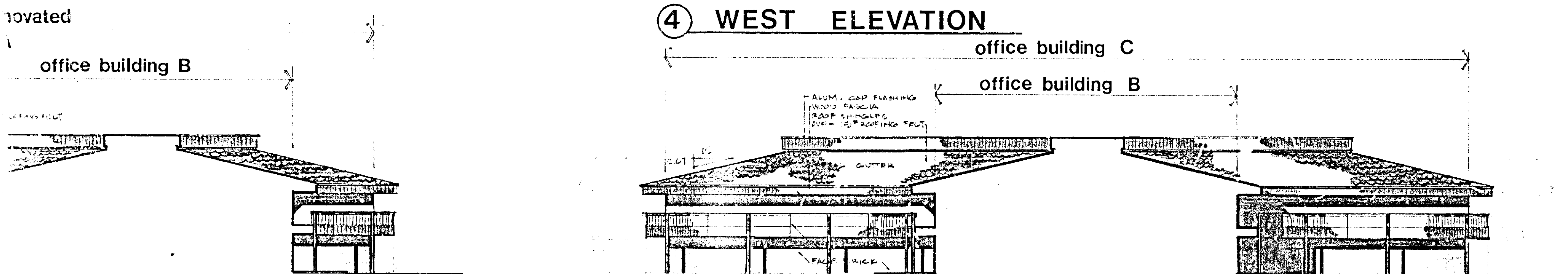
① NORTH ELEVATION



② SOUTH ELEVATION



④ WEST ELEVATION



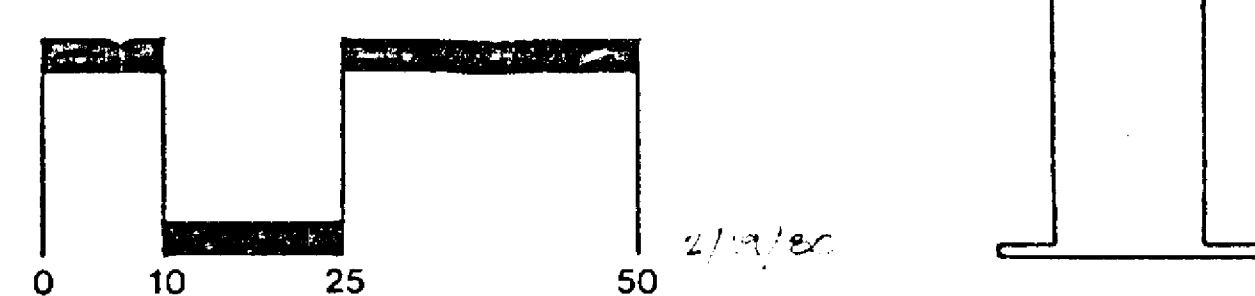
⑥ EAST ELEVATION

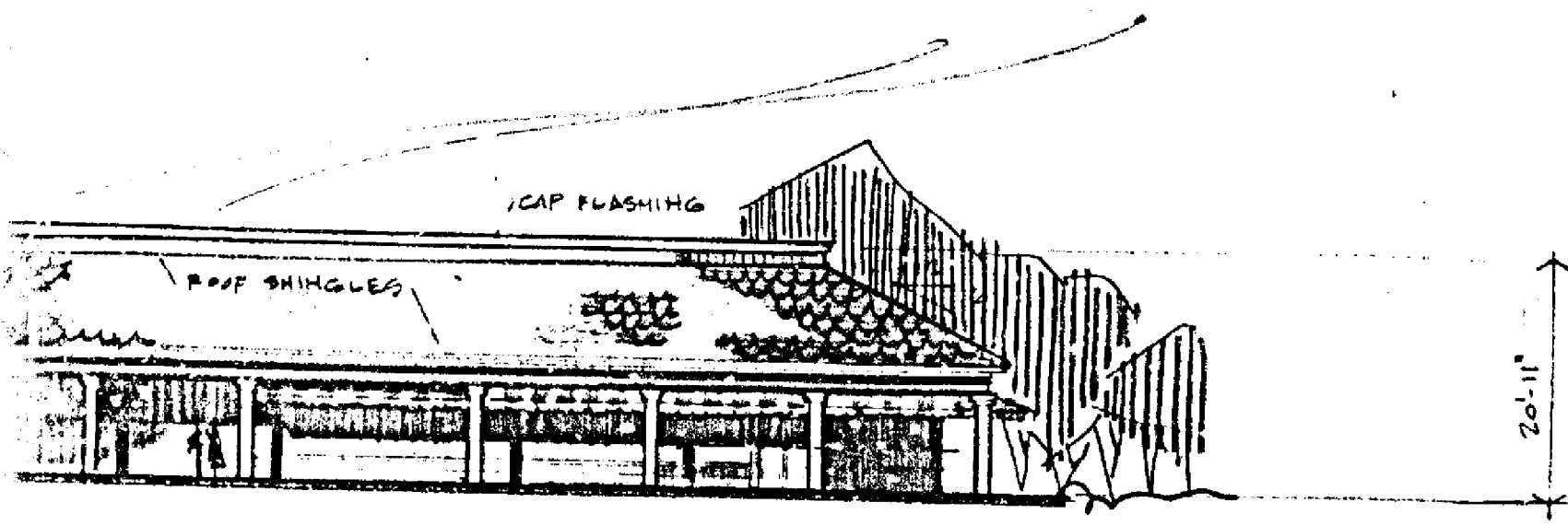
OFFICE BUILDINGS

Proposed Elevations for

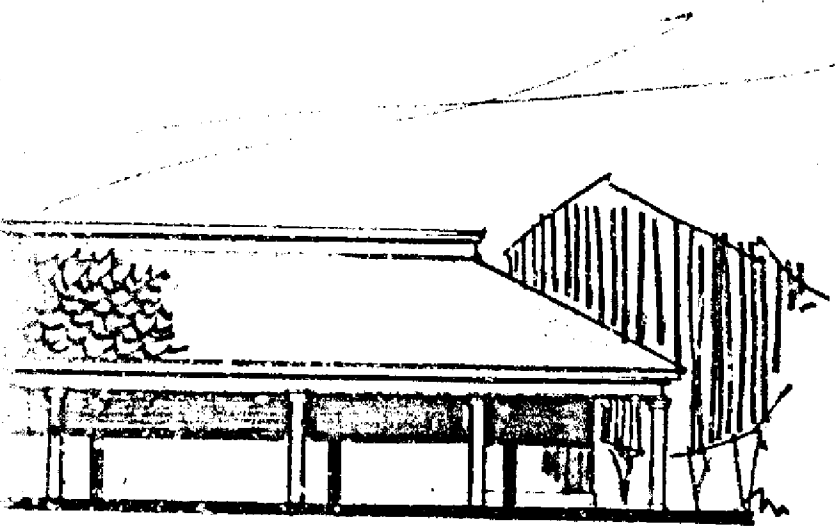
RIDGLEY OFFICE PARK

RONALD B. RATCLIFFE ASSOC.
ARCHITECTS

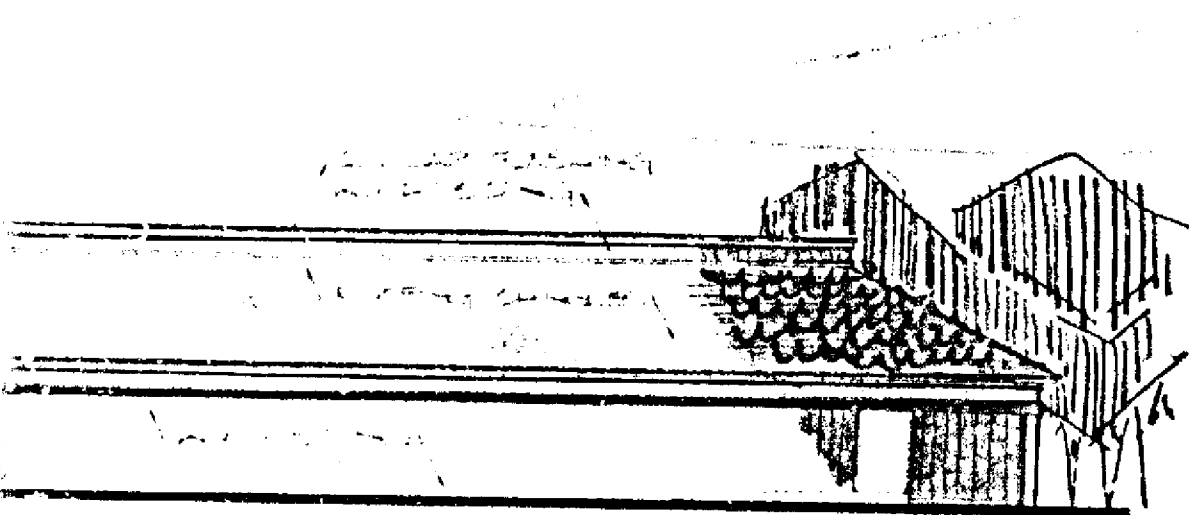




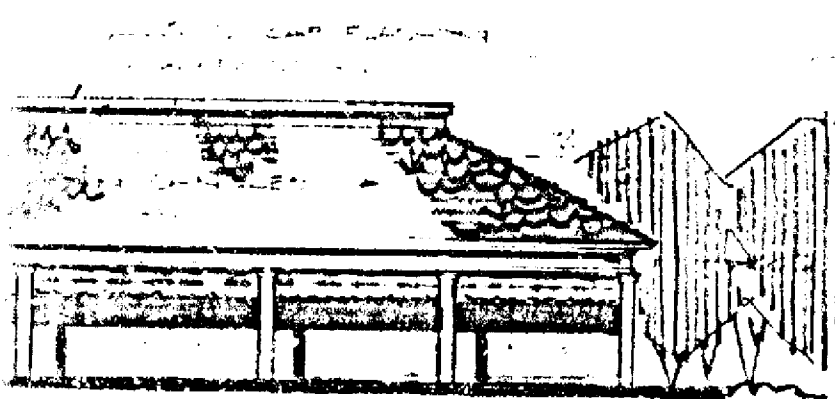
FRONT ELEVATION



SIDE ELEVATION

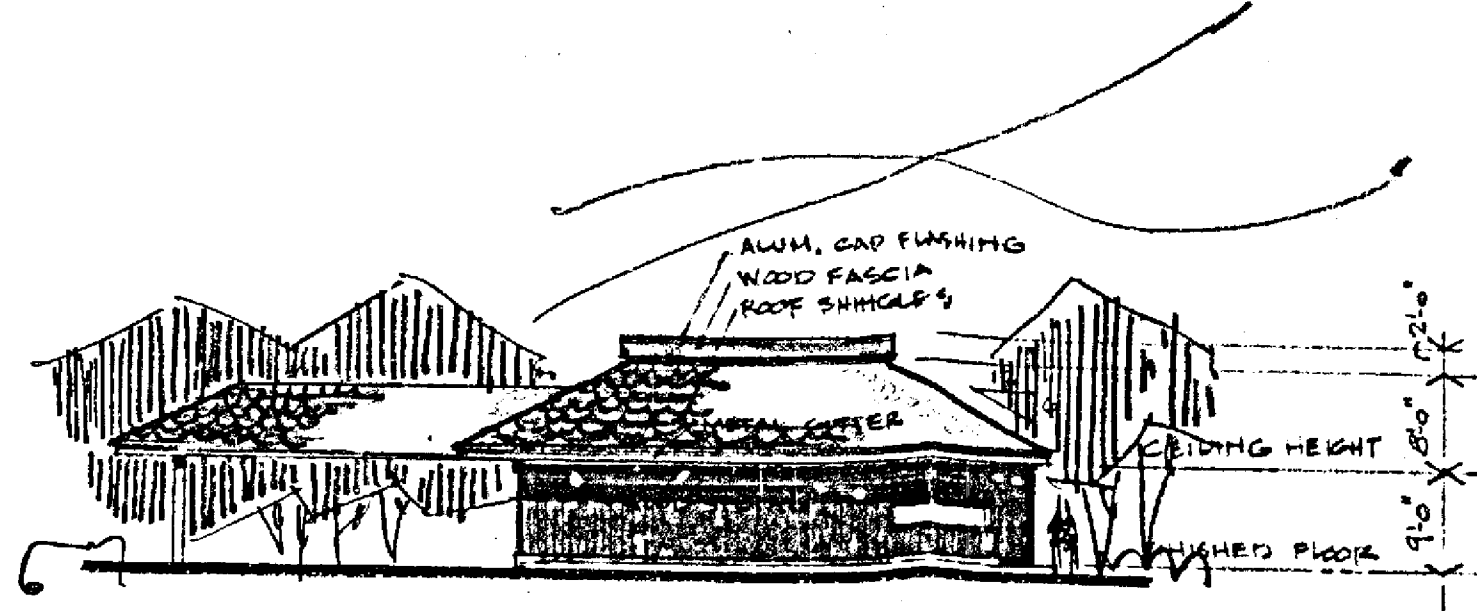


REAR ELEVATION

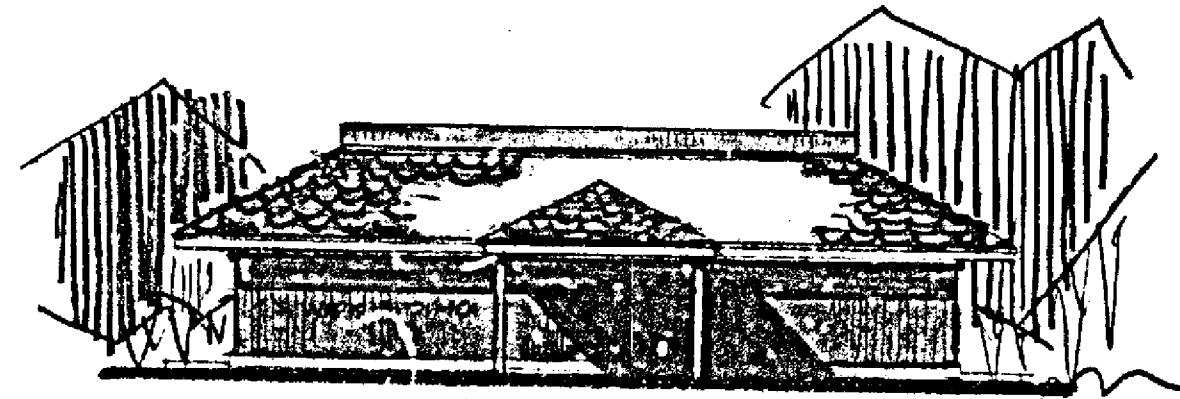


LEFT ELEVATION

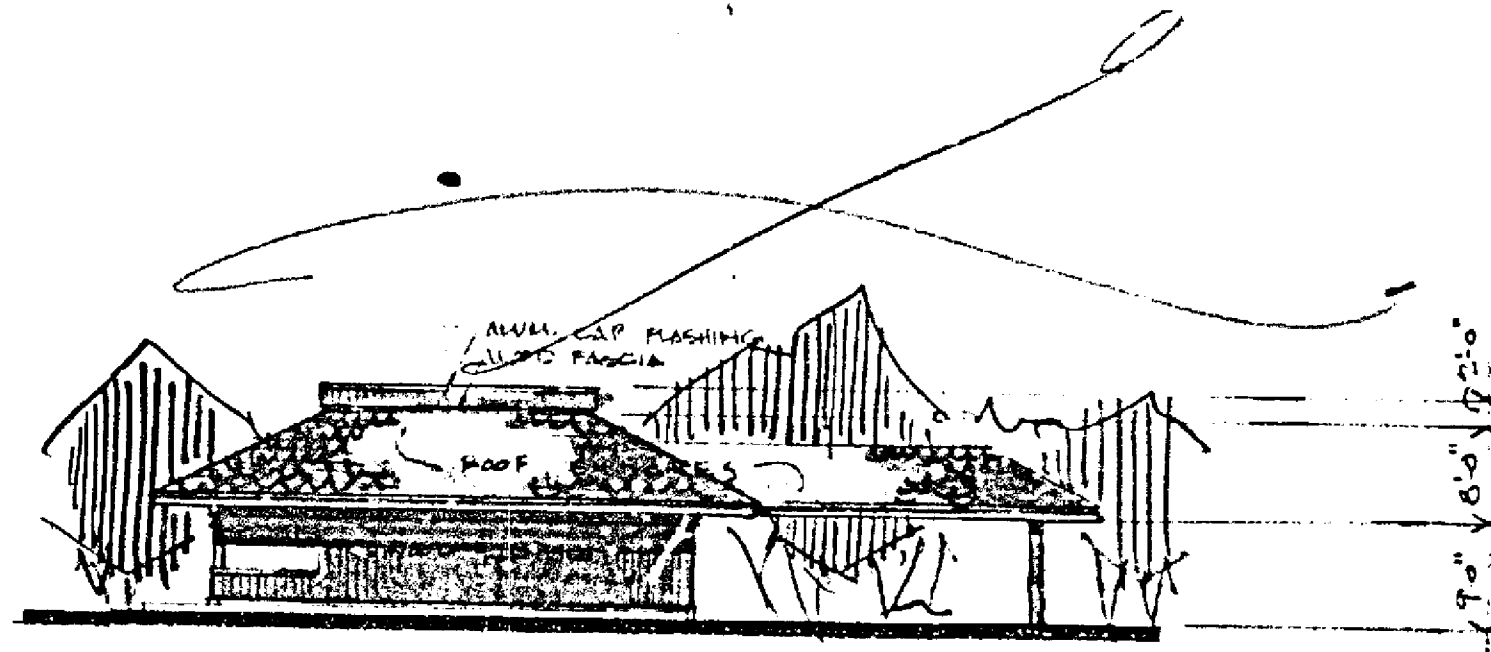
RESTAURANT



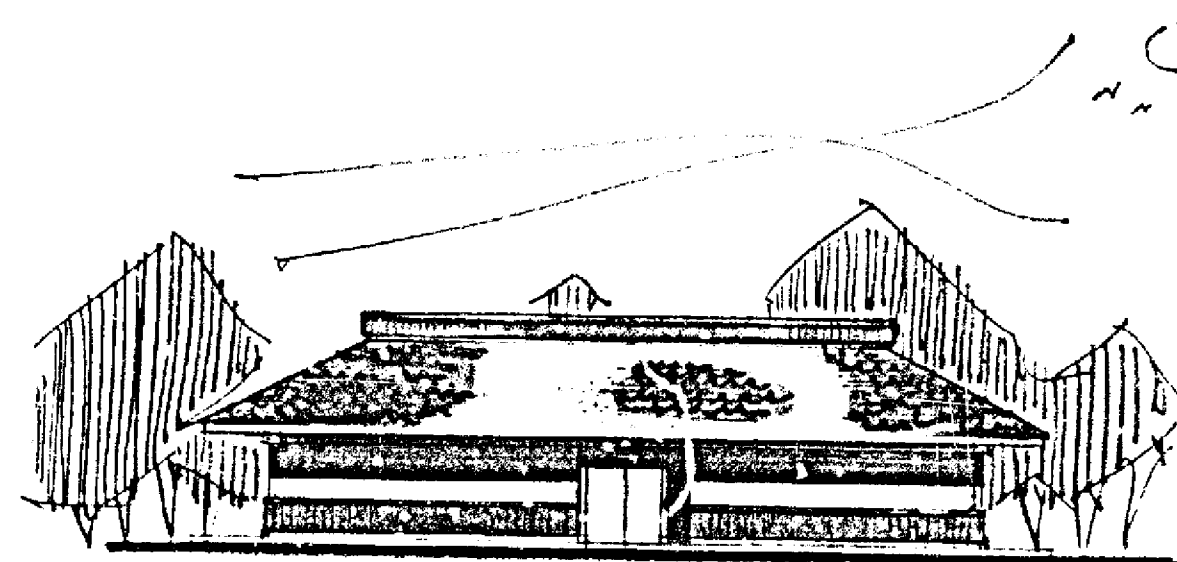
11 EAST ELEVATION



12 SOUTH ELEVATION



13 WEST ELEVATION



14 NORTH ELEVATION

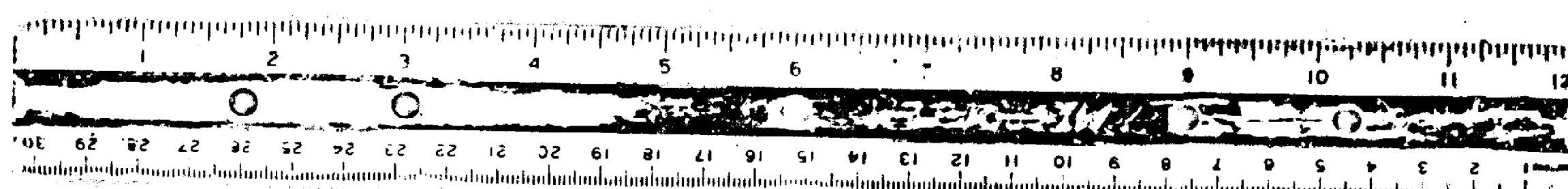
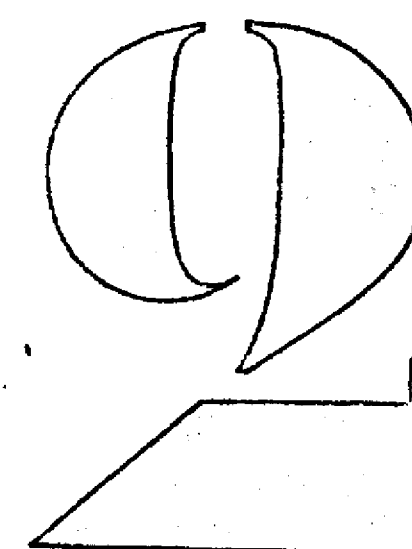
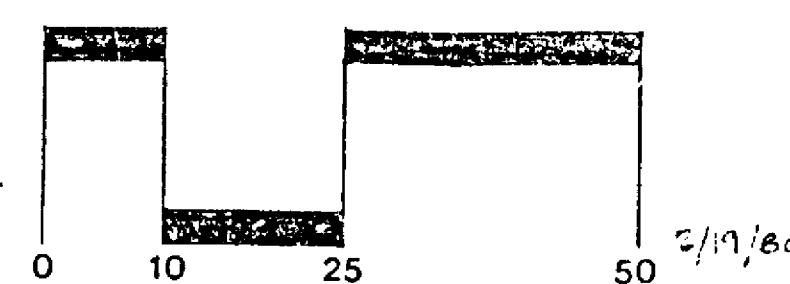
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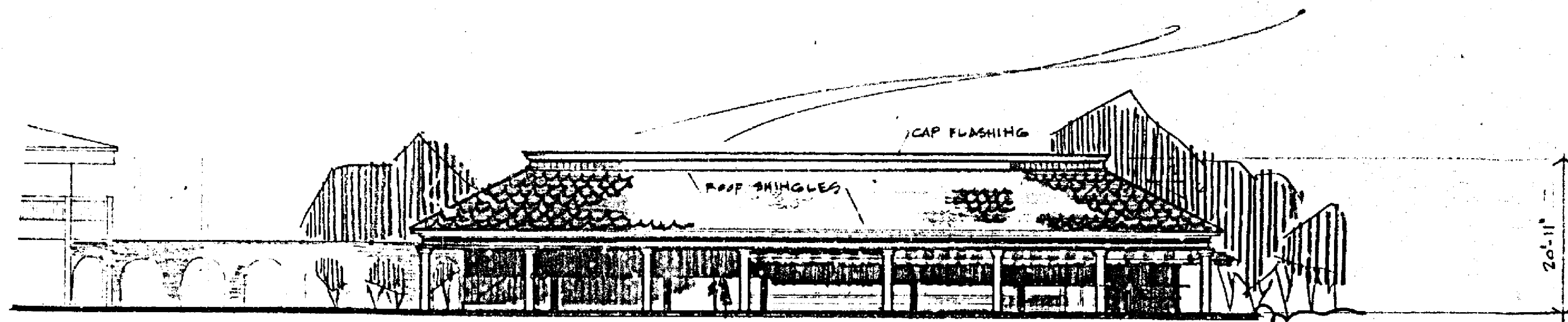
Proposed Elevations for

RIDGLEY OFFICE PARK

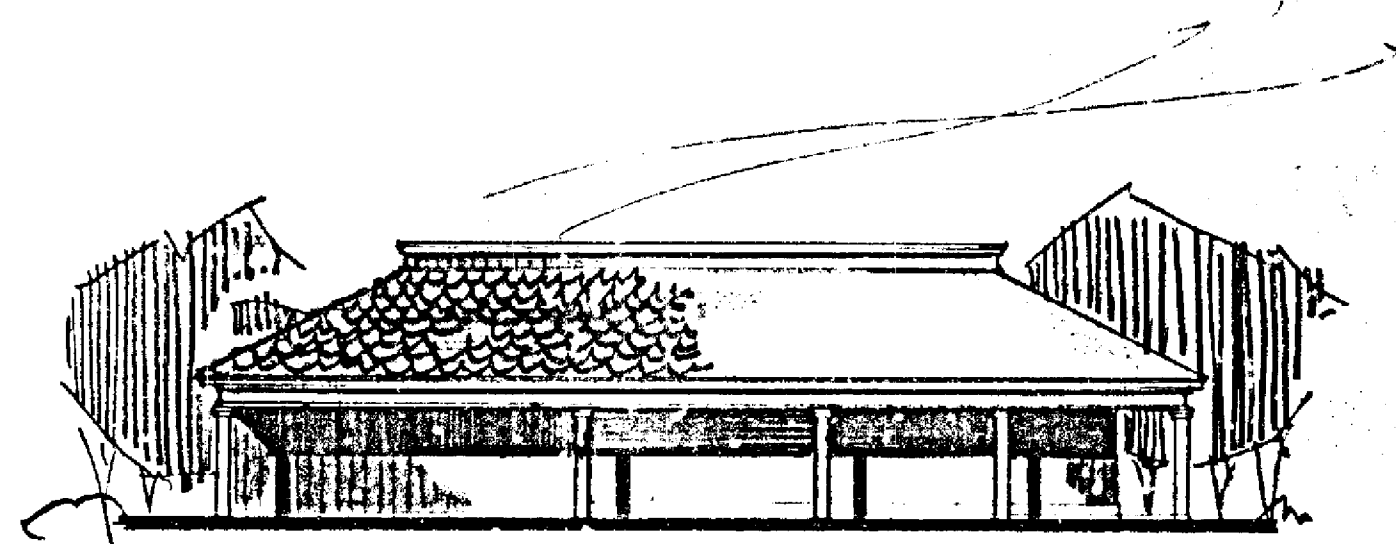
DONALD B. RATCLIFFE ASSOC.

ARCHITECTS

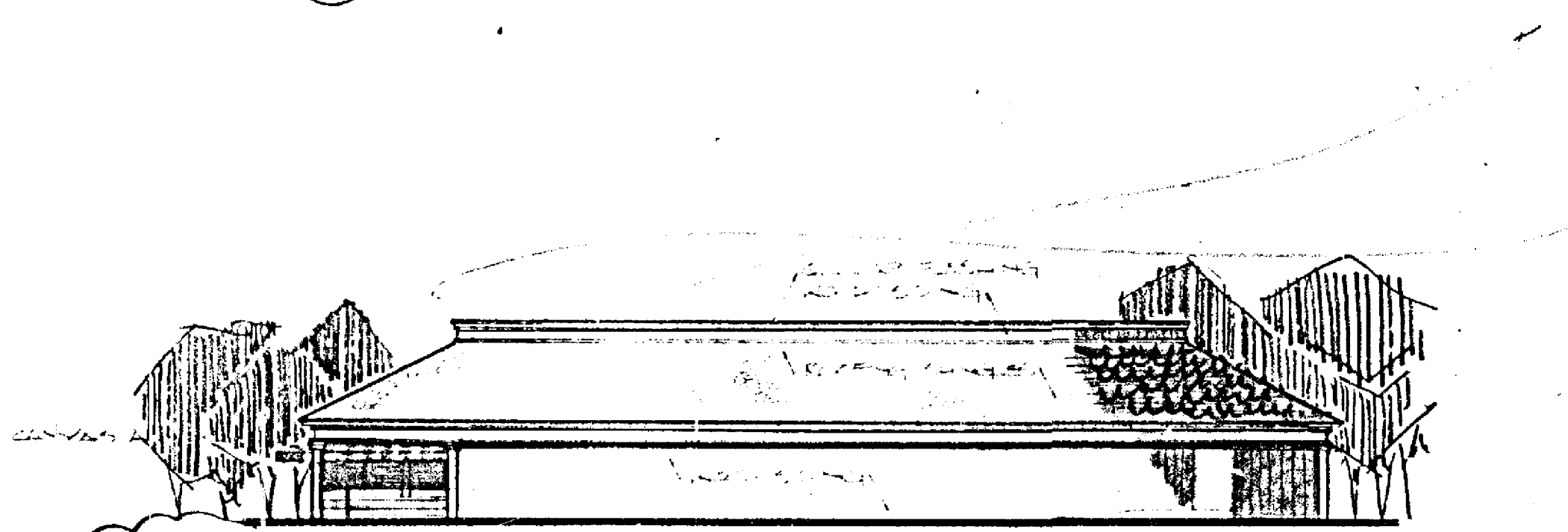




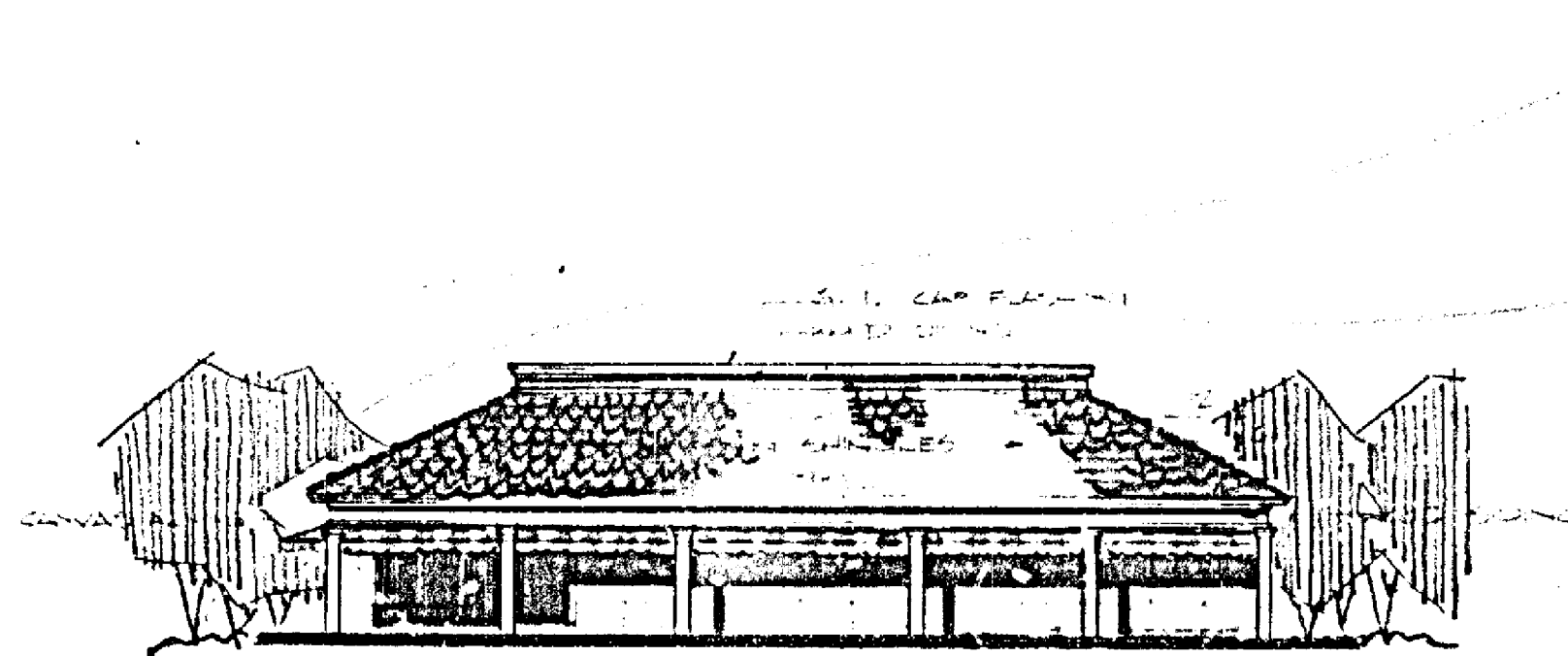
⑦ EAST ELEVATION



⑧ SOUTH ELEVATION

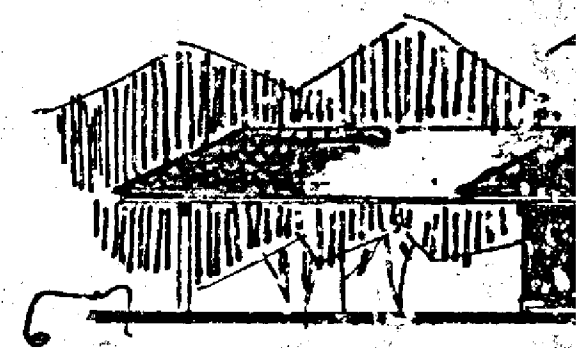


⑨ WEST ELEVATION



⑩ NORTH ELEVATION

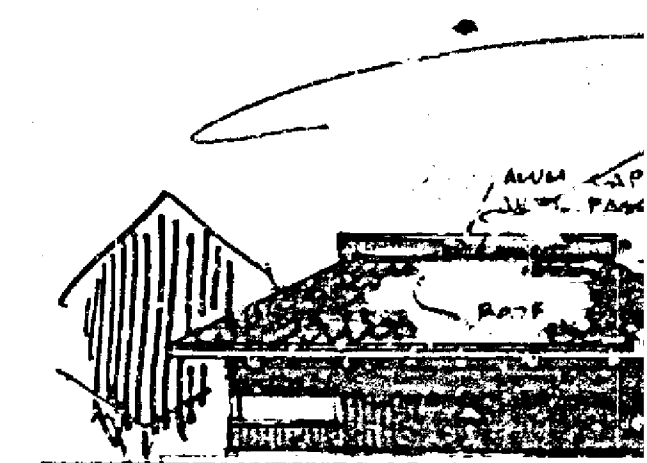
RESTAURANT



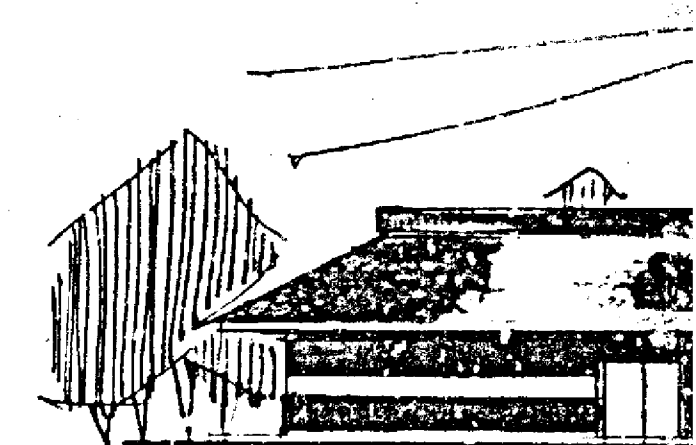
⑪ EAST E



⑫ SOUTH

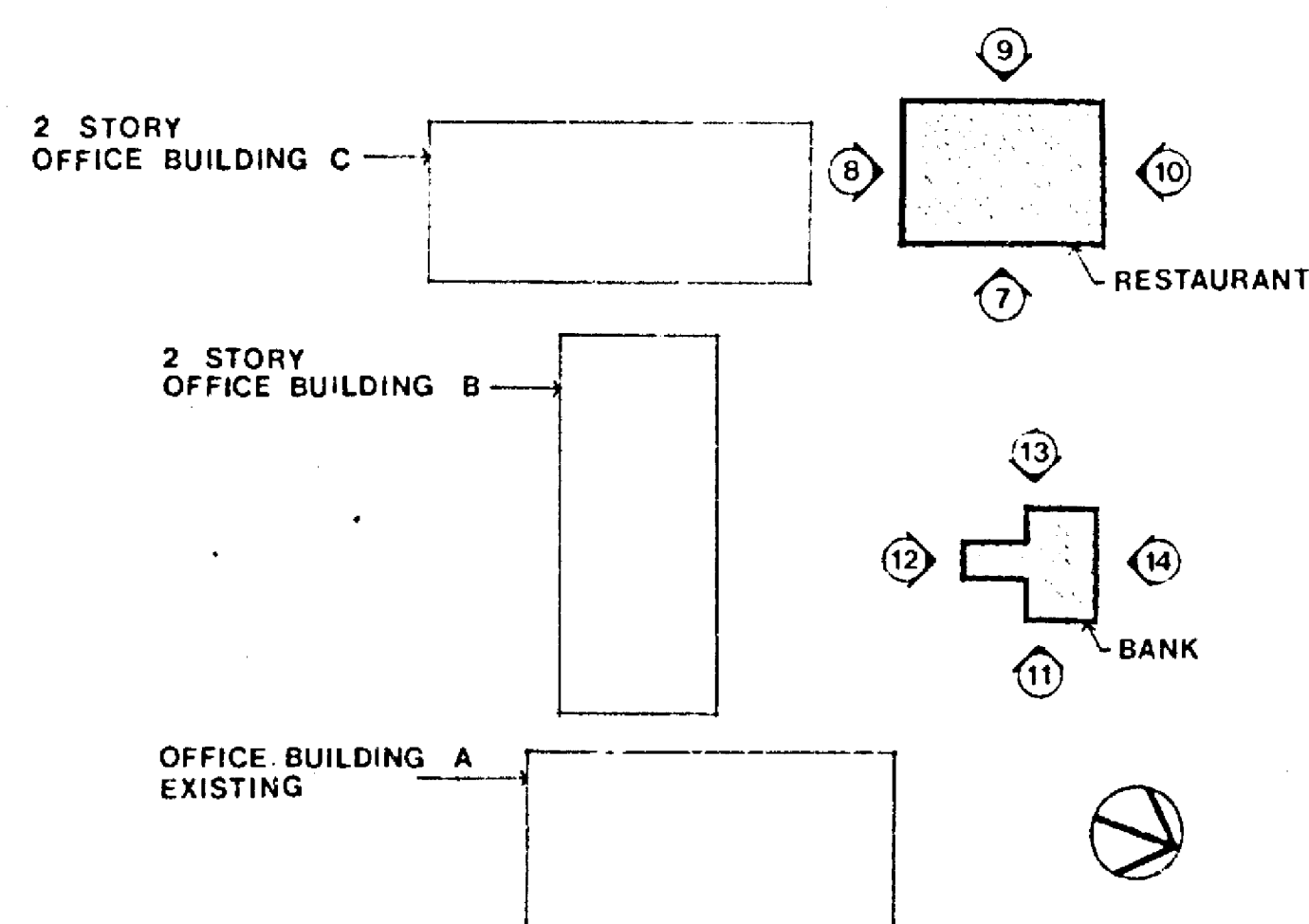


⑬ WEST E



⑭ NORTH

BANK



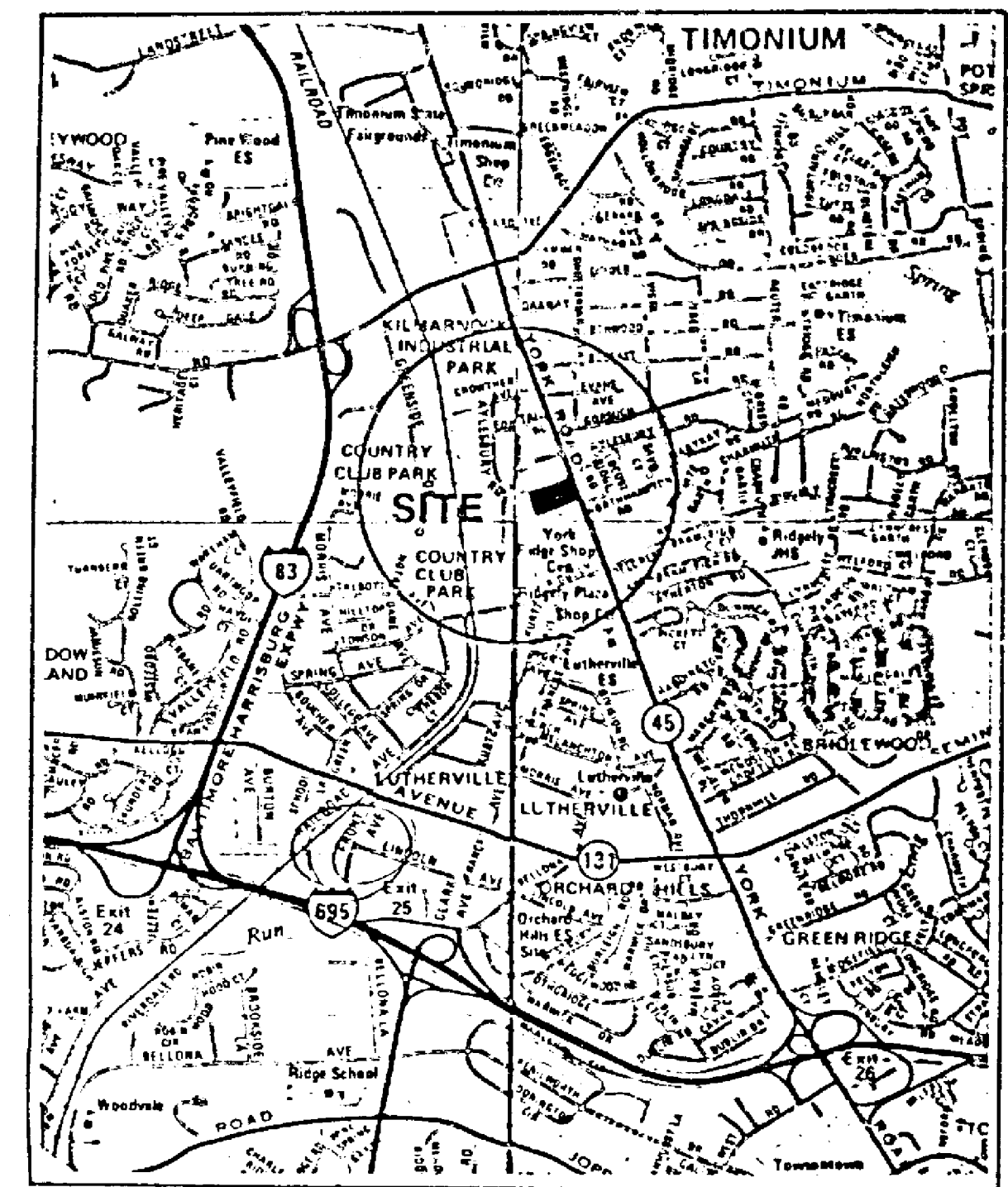
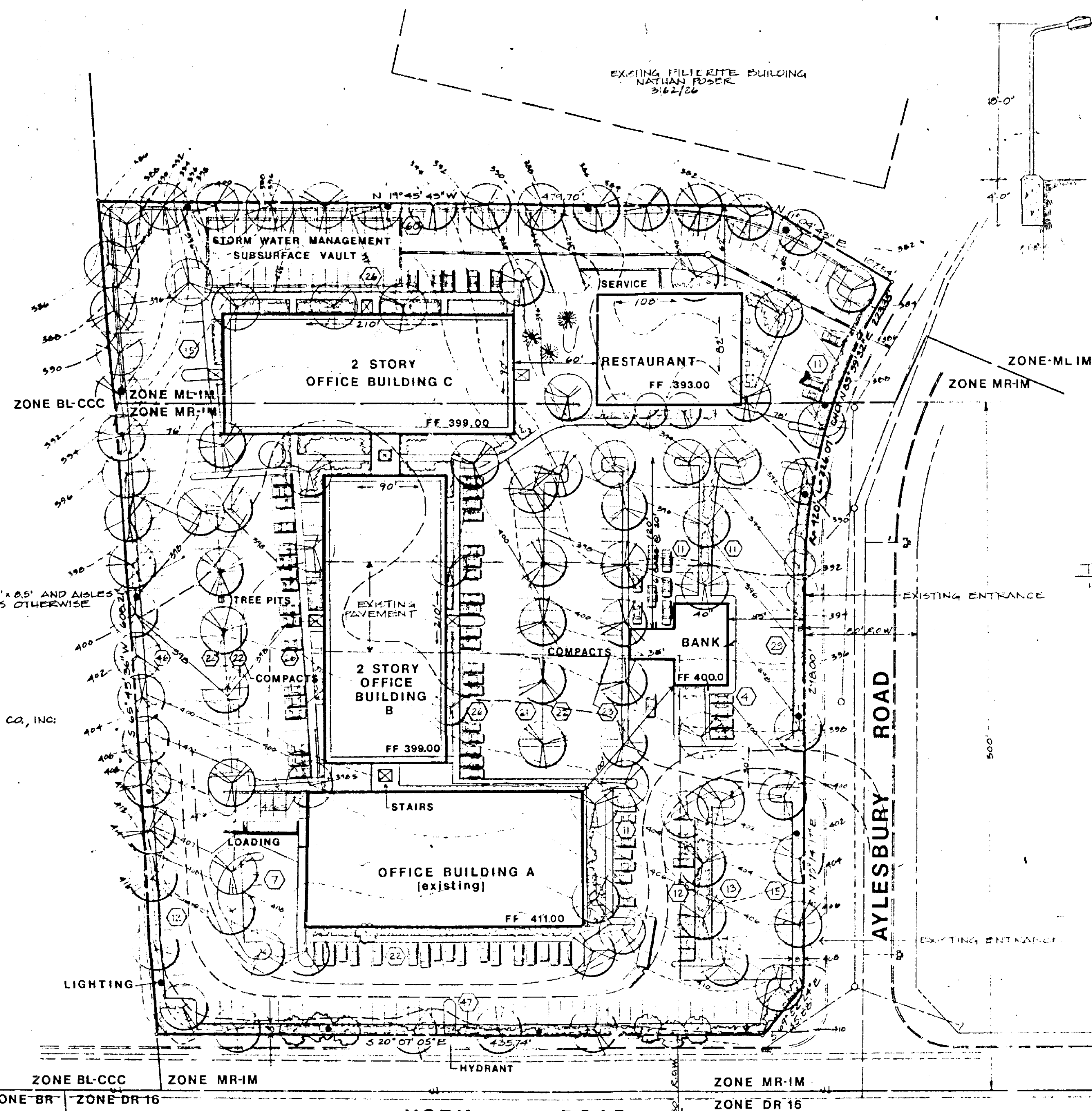
KEY PLAN

Proposed Elevations for

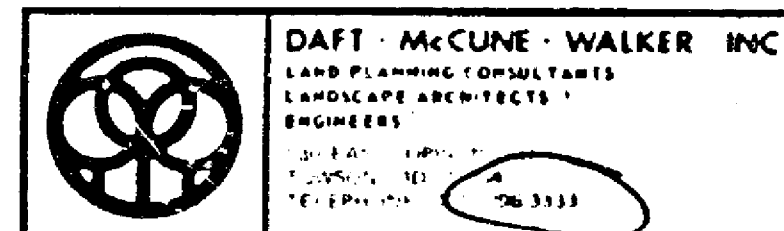
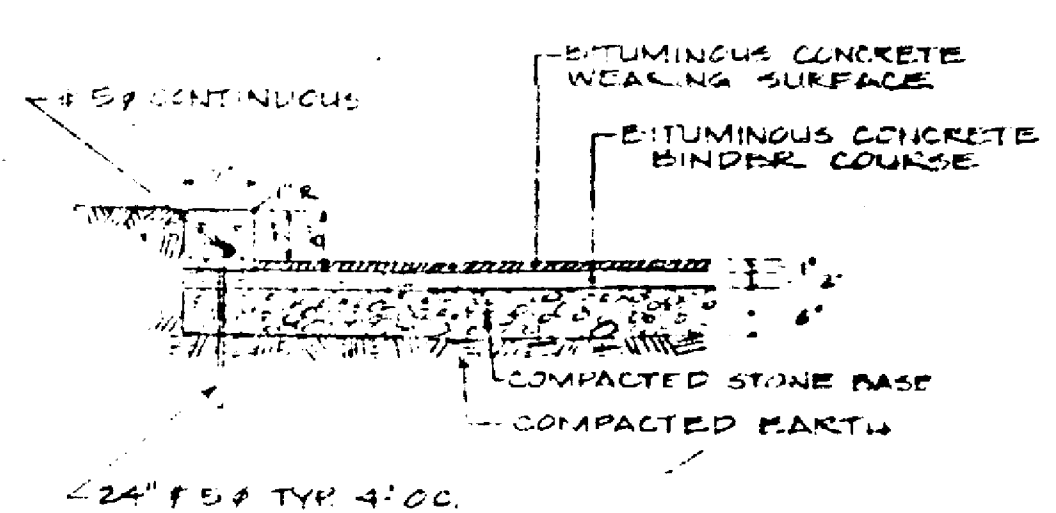
RIDGLEY OFFICE PARK

DONALD B. RATCLIFFE ASSOC.
'ARCHITECTS





TYPICAL CURB & PAVEMENT SECTION NOT TO SCALE



YORK RIDGE BUSINESS PARK PROPOSED DEVELOPMENT PLAN

PREVIOUS HEARINGS	CASE# 25-185 SFH 75-199 RXA 76-251 SFH
DATE	
REVISIONS	

DATE	
REVISIONS	
SCALE:	1" = 50'
JOB ORDER NO.	B-7968
ISSUE DATE	2/21/80

* DOES NOT INCLUDE 43 COMPACT SPACES OR AN ADDITIONAL 14 SPACES GAINED AFTER PARKING HOURS.