

PETITION FOR SPECIAL HEARING

81-14-574
31's

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, REGENT DEVELOPMENT COMPANY, 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 Commission and/or Deputy Zoning Commissioner should approve an amendment to the site plan approved with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing office building at 1900 York Road, which is located in a M. R. zone.

SEARCHED
SERIALIZED
INDEXED
FILED
JUN 27 1980
TOWSON, MD

Property is to be posted and advertised as proscribed 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.

REGENT DEVELOPMENT COMPANY
By George H. Johnson Contract Purchaser
George H. Johnson Legal Owner
Address: P.O. Box 566
Allentown, PA 18105
Protestant's Attorney
Address: 109 Washington Avenue, Suite 314
Towson, MD 21204 Phone: 296-6777

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of May 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 10th day of July 1980, at 2:00 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

11/10/80
MICROFILMED

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

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

W. Lee Thomas, Esquire
109 Washington Avenue
Suite 314
Towson, Maryland 21204
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

RE: Item No. 218
Petitioner - Regent Development Company
Special Hearing Petition

Dear Mr. Thomas:

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, which is located on the northwest corner of York and Aylesbury Roads in the 8th Election District, is presently approved with an existing office building. In view of the fact that your client wishes to construct an addition to the rear of this structure and coupled with the fact that it is located in a M. R. zone, this Special Hearing is required. The property immediately to the south of this site was recently the subject of a similar type hearing, and, as of this writing, the decision on this case has not been rendered. The submitted site plan was approved by the Planning Board on May 15, 1980 and the letter from the Planning Director will substitute as the comment from the representative Office of Planning on this Committee.

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

Item No. 218
Special Hearing, Petition
June 27, 1980

the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Kann & Armon Inc.
Plaza Suite
One Investment Place
Towson, Md. 21204

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 19, 1980

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

Re: Item #218 (1979-1980)
Property Owner: Regent Development Company
N/W cor. York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M.
Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.
Acres: 1.46 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.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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, an existing County road, is improved as a 48-foot closed section roadway on an 80-foot right-of-way; no further highway improvements are proposed at this time.

The future construction of concrete sidewalk along the Aylesbury Road frontage of this property is the responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

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

Item #218 (1979-1980)
Property Owner: Regent Development Company
Page 2
June 19, 1980

Storm Drains:

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

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage serve this property.

Very truly yours,

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

END:EAM:FWR:ss
S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

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

Date: June 12, 1980

SUBJECT: Proposed development in M.R. Zone - N/W corner York Road and Aylesbury Road (1900 York Road)

At its regular monthly meeting, held on May 15, 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.

[Signature]
John D. Seyffert
Director of Planning and Zoning

[Signature]
John L. Wimbley
Current Planning and Development

JDS:rh

Mr. Eugene A. Eober
Chief, Current Planning and Development April 18, 1980

Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
Development of M.R. Zoned Property

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 1900 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.

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC:sj
enclosures

MICROFILMED

MICROFILMED

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 March 18, 1957, an Order was rendered for the subject property by the former Zoning Commissioner, Wilkie A. Adams, granting approval to the development plan previously recommended by the Office of Planning on February 27, 1957.
2. Subsequent thereto, the Petitioner herein, as owner, filed the subject Petition for Special Hearing to approve "an amendment to the site plan approved with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing office building at 1900 York Road, which is located in a M.R. Zone."
3. The Proposed Development Plan, as prepared by Kann and Ammon, Inc., dated March 11, 1980 and revised April 11, 1980, and the Exterior Elevator plan, dated March 27, 1980, were approved by the Baltimore County Planning Board on May 15, 1980, and by the Office of Planning and Zoning on June 12, 1980.
4. Pursuant to Sections 500.7 and 240.3 of the Baltimore County Zoning Regulations, a hearing was held, and, pursuant thereto, it is hereby determined that the Proposed Development Plan should be amended.
5. To approve the amendments would be in strict harmony with the spirit and intent of said regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that an amendment to the Proposed Development Plan lastly revised April 11, 1980, to allow a two-story addition to the rear of the existing office building, as requested in the herein Petition for Special Hearing, should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed addition may be one or two stories in height, but must fully comply with all of the other details of the herein referenced Proposed Development Plan; however, if the addition is to be one story, a revised site plan must be resubmitted to and approved by the Baltimore County Planning Board.
2. 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.

Jan M.H. Jones
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: September 2, 1980

John P. ...



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

April 30, 1980

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

Re: Z.A.C. Meeting, April 29, 1980
ITEM: 218.
Property Owner: Regent Development Company
Location: NW/C York Rd. (Route 45) & Aylesbury Rd.
Existing Zoning: M.R.-I.M.
Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.
Acres: 1.46
District: 8th

Dear Mr. Hammond:

An inspection of the site revealed there would be no adverse affect to York Rd. by the proposed addition to the existing building.

The site plan shows clearly, that there will be no access to York Rd.

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

George Wittman
By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320

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



STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

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

Item No. 218 - ZAC - Meeting of April 29 1980
Property Owner: Regent Development Company
Location: NW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M.
Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.

Acres: 1.46
District: 8th

Dear Mr. Hammond:

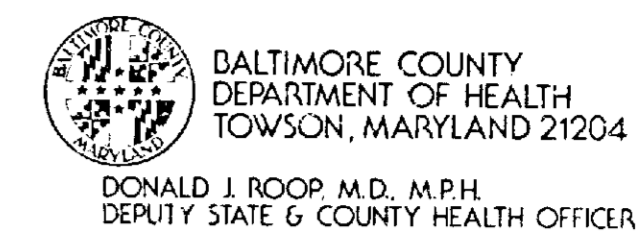
The requested addition to the general office building will generate approximately 110 additional trips.

This site is located in a capacity deficient zone.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/mjm



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

June 12, 1980

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

Dear Mr. Hammond:

Comments on Item #218, Zoning Advisory Committee Meeting of April 29, 1980, are as follows:

Property Owner: Regent Development Company
Location: NW/C York Rd. & Aylesbury Rd.
Existing Zoning: M.R.-I.M.
Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.
Acres: 1.46
District: 8th

Metropolitan water and sewer presently exist.

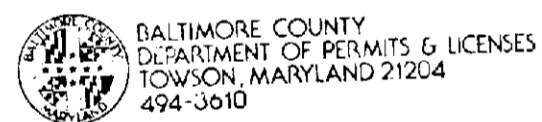
Prior to application for a building permit, the owner should submit complete plans and specifications to Water Quality and Solid Waste Section, Division of Environmental Support Services, for review and approval.

Very truly yours,

Ida J. Forrest
Ida J. Forrest, Director
ENVIRONMENTAL SUPPORT SERVICES

IJP/ftb

cc: Hazardous Waste Management Section



TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR
May 19, 1980

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

Dear Mr. Hammond:

Comments on Item #218 Zoning Advisory Committee Meeting, April 29, 1980 are as follows:

Property Owner: Regent Development Company
Location: NW/C York Road & Aylesbury Road
Existing Zoning: M.R.-I.M.
Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.

Acres: 1.46
District: 8th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- A building permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 211.
- Comments - If this use has been legitimately existing prior to March 1, 1980, Section 105.1, if not see comments circled above.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burdman
Charles E. Burdman, Chief
Plan Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 23, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 29, 1980

RE: Item No: 210, 211, 212, 213, 214, 215, 216, 217, 218
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW corner of York Rd. and Aylesbury : OF BALTIMORE COUNTY
Rd., 8th District
REGENT DEVELOPMENT COMPANY, : Case No. 81-14-SPH
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
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 20th day of June, 1980, a copy of the foregoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204, Attorney for Petitioner.

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

PETITION FOR SPECIAL HEARING

8th District

ZONING: Petition for Special Hearing for an amendment
LOCATION: Northwest corner of York Road and Aylesbury Road
DATE & TIME: Thursday, July 10, 1980 at 2:00 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 approved with Special Hearing Case No. 4076

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

Being the property of Regent Development Company, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 10, 1980 at 2:00 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

Description to accompany Special Hearing for property located at 1900 York Road, Baltimore County, Maryland:

BEGINNING at a point at the Northwest intersection of York Road and Aylesbury Road and continuing northerly along York Road, North 19 degrees 45 minutes 43 seconds West a distance of 235.0 feet; thence South 70 degrees 19 minutes 17 seconds West a distance of 255.0 feet; thence South 19 degrees 45 minutes 43 seconds East a distance of 250.0 feet; thence along Aylesbury Road North 70 degrees 19 minutes 17 seconds East a distance of 243.0 feet; thence North 10 degrees 15 minutes East 23.5 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond, Zoning Commissioner, Date July 1, 1980, TO: John D. Seyffert, Director, Office of Planning and Zoning, FROM: Petition No. 81-14-SPH, SUBJECT:

Petition for Special Hearing Northwest corner of York Road and Aylesbury Road Petitioner- Regent Development Company

Eighth District

HEARING: Thursday, July 10, 1980 (2:00 P.M.)

The Plan for this proposal was approved by the Planning Board on May 15, 1980.

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

JDS:JCH:vg

BALTIMORE COUNTY, MARYLAND

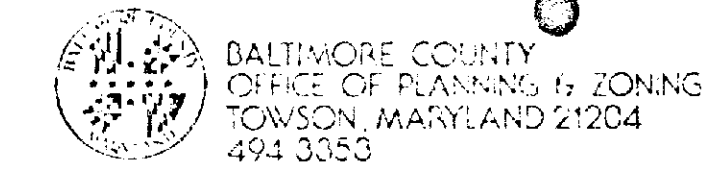
INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari, Zoning Advisory Committee, Date April 29, 1980, TO: Sharon M. Caplan, Economic Development Commission, FROM: Item No. 218 - Property Owners: Regent Development Company, Location: NW/C York Rd. & Aylesbury Rd., Existing Zoning: M.R.-I.M., Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.

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



WILLIAM E. HAMMOND, ZONING COMMISSIONER

June 25, 1980

W. Lee Thomas, Esquire, 409 Washington Avenue - Suite 314, Towson, Maryland 21204

RE: Petition for Special Hearing NW/C York and Aylesbury Rd Regent Development Co. Case No. 81-14-SPH

Dear Mr. Thomas:

This is to advise you that \$10.00 is due for advertising and posting of the above-property.

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

Very truly yours, William E. Hammond, Zoning Commissioner

WEE:sj

June 11, 1980

W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - NW/C York Road and Aylesbury Road Regent Development Company - Case No. 80-277-SPH 81-14-SPH

TIME: 2:00 P.M.

DATE: Thursday, July 10, 1980

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

William E. Hammond, ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

July 7, 1980

W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204

RE: Item No. 218, Petitioner - Regent Development Co., Special Hearing Petition

Dear Mr. Thomas:

Enclosed are comments that were submitted to this office subsequent to my comments of June 27, 1980.

If you have any questions please feel free to contact me.

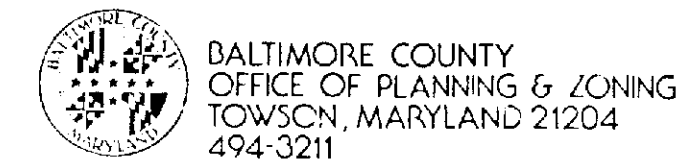
Very truly yours,

Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

NBC/akh

Enclosures

cc: Kann & Ammon Inc., Plaza Suite, One Investment Place, Towson, Md. 21204



JOHN D. SEYFFERT, DIRECTOR

July 2, 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 #218, Zoning Advisory Committee Meeting, April 29, 1980, are as follows:

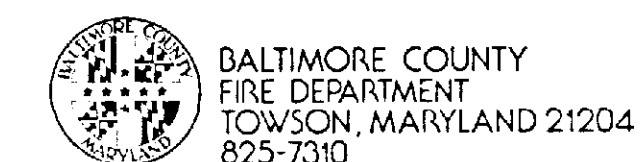
Property Owner: Regent Development Company, Location: NW/C York Road and Aylesbury Road, Acres: 1.46, District: 8h

This office has reviewed the subject petition and offers the following comment. 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 provisions with regard to development plans that may have a bearing on this petition.

The site plan was approved by the Baltimore County Planning Board on May 15, 1980. The property is located in a Traffic Deficient Area, which is controlled by a "D" intersection.

Very truly yours,

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



PAUL H. REINCKE, CHIEF

June 17, 1980

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

Attention: Nick Commodari, Chairman, Zoning Plans Advisory Committee

Re: Property Owner: Regent Development Company

Location: NW/C York Road and Aylesbury Road

Item No: 218, Zoning Agenda: Meeting of April 29, 1980

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.
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], Planning Group, Special Inspection Division

Noted and Approved: [Signature], Fire Prevention Bureau

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 2, 1980

W. Lee Thomas, Esquire
409 Washington Avenue
Suite 314
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/corner of York Rd. & Aylesbury Rd.
8th Election District
Regent Development Co. - Petitioner
NO. 81-14-SPH (Item No. 218)

Dear Mr. Thomas:

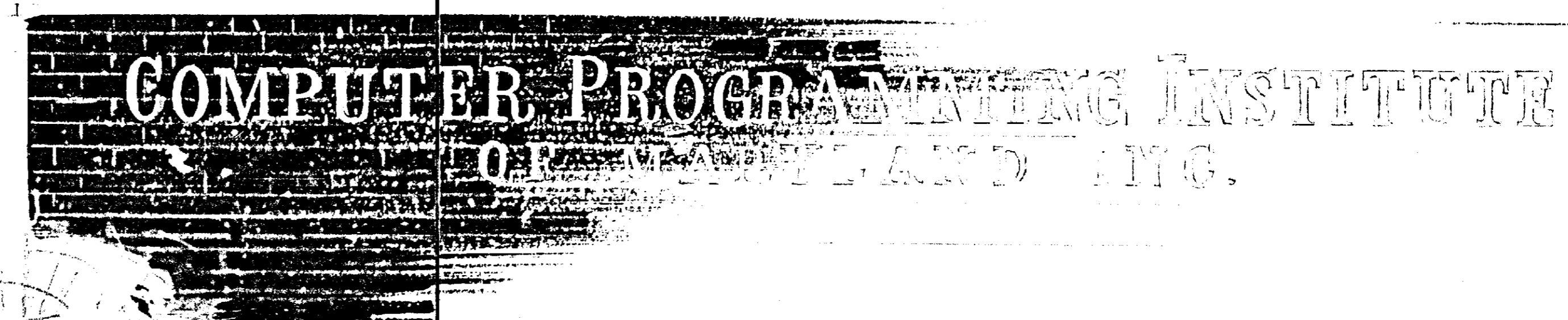
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *J. E. Joplin*
DATE: *8/29/80*
MICROFILMED

4076-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: JUNE 20, 1980
Posted for: PETITION FOR SPECIAL HEARING
Petitioner: REGENT DEVELOPMENT COMPANY
Location of property: NW/c York Rd. and Aylesbury Road
Location of Signs: NW/c York Rd. to Aylesbury Rd.
Remarks: _____
Posted by: Thomas E. Roland Date of return: JUNE 27, 1980
Number of Signs: ONE

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | ZOO 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>JMH</u> | Revised Plans: _____ | | | | | | | | | |
| Previous case: <u>4076</u> | Change in outline or description: <u>Yes</u> | | | | | | | | | |
| | Map #: _____ | | | | | | | | | |

PETITION FOR SPECIAL HEARING 8th DISTRICT
ZONING: Petition for Special Hearing for an amendment.
LOCATION: Northwest corner of York Road and Aylesbury Road.
DATE & TIME: Thursday, July 10, 1980 at 2:00 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 approved with Special Hearing Case No. 8078.
All that parcel of land in the Eighth District of Baltimore County beginning at a point at the Northwest intersection of York Road and Aylesbury Road and containing north-south York Road, North 19 degrees 45 minutes 45 seconds West a distance of 225.0 feet, thence South 70 degrees 19 minutes 17 seconds West a distance of 245.0 feet, thence South 19 degrees 45 minutes 45 seconds East a distance of 245.0 feet, thence along Aylesbury Road North 70 degrees 19 minutes 17 seconds East a distance of 245.0 feet, thence North 10 degrees 15 minutes East 23.5 feet to the place of beginning.
Being the property of Regent Development Company, as shown on plan filed with the Zoning Department.
Hearing Date: Thursday, July 10, 1980 at 2:00 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
June 18

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 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., successive weeks before the 20th day of July, 1980, the first publication appearing on the 19th day of June, 1980.
THE JEFFERSONIAN,
L. Leach
Manager.

PETITION FOR SPECIAL HEARING 8th District

Zoning: Petition for Special Hearing for an amendment.
Location: Northwest corner of York Road and Aylesbury Road.
Date & Time: Thursday, July 10, 1980 at 2:00 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 approved with Special Hearing Case No. 4078.
All that parcel of land in the Eighth District of Baltimore County, beginning at a point at the Northwest intersection of York Road and Aylesbury Road and continuing north-south along York Road, North 19 degrees 45 minutes 45 seconds West a distance of 225.0 feet, thence South 70 degrees 19 minutes 17 seconds West a distance of 245.0 feet, thence South 19 degrees 45 minutes 45 seconds East a distance of 245.0 feet, thence along Aylesbury Road North 70 degrees 19 minutes 17 seconds East a distance of 245.0 feet, thence North 10 degrees 15 minutes East 23.5 feet to the place of beginning.
Being the property of Regent Development Company, as shown on plan filed with the Zoning Department.
Hearing Date: THURSDAY, JULY 10, 1980
AT 2:00 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., June 19, 1980

This is to Certify, That the annexed advertisement was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of June, 1980.
William E. Hammond
Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 18 day of April, 1980.
Filing Fee \$ 25 Received: Check
 Cash
 Other

Petitioner: REGENT DEV. CO. Submitted by W. Lee Thomas
Petitioner's Attorney: W. L. TAMM Reviewed by JMH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

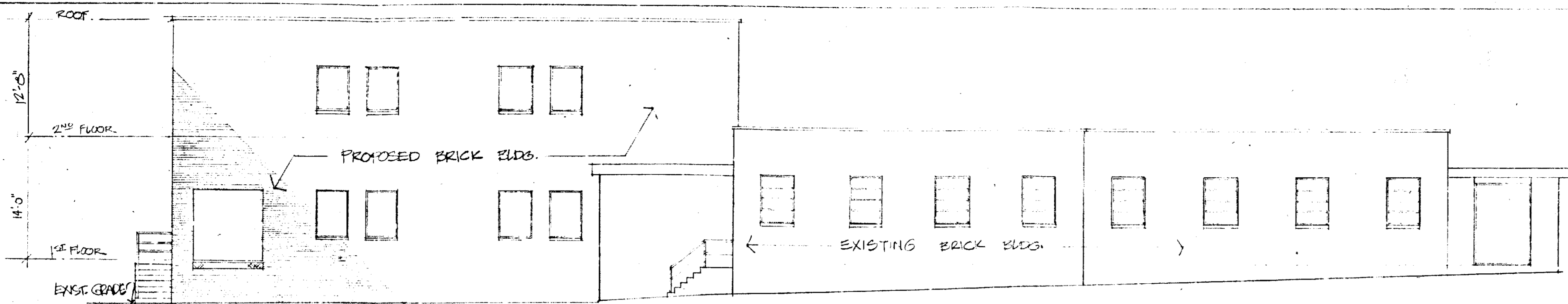
Your Petition has been received and accepted for filing this 11 day of June, 1980.

Petitioner: Regent Development Company
Petitioner's Attorney: W. Lee Thomas, Esq. Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

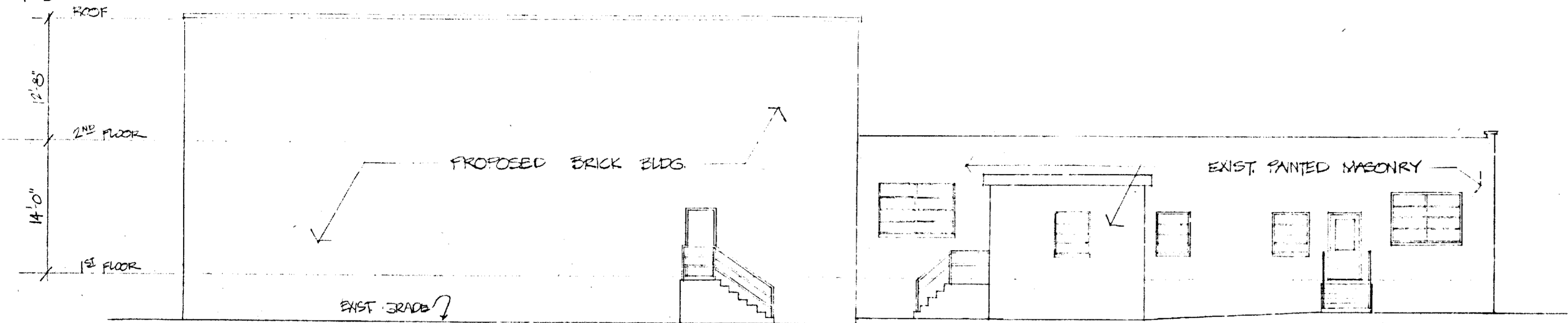
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 088882
DATE: June 11, 1980 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: W. Lee Thomas, Esquire
FOR: Filing Fee for Case No. 81-14-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089636
DATE: July 11, 1980 ACCOUNT: 01-662
AMOUNT: \$15.00
RECEIVED FROM: W. Lee Thomas, Esquire
FOR: Advertising and Posting for Case No. 81-14-SPH

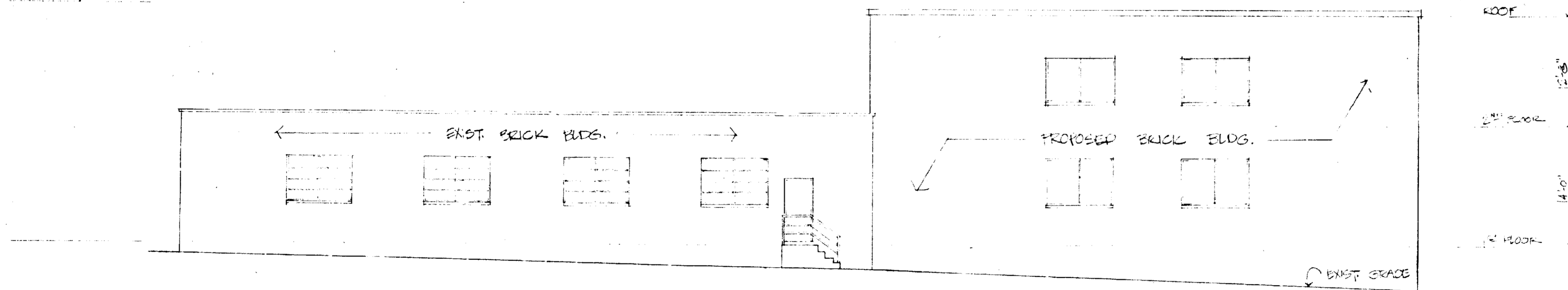
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



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



WEST ELEVATION



NORTH ELEVATION



KANN+AMMON INC.
ARCHITECTS
PLAZA SUITE
ONE INVESTMENT PLACE
TOWSON, MARYLAND
21284
301-828-6010



REVISIONS

ADDITION TO
1900 YORK ROAD
Regent Development Company

TITLE
EXTENSIVE ELEVATOR

PRINTED

| | |
|-------------------------------|-------------|
| DATE 3-23-60 | PROJ 106 |
| DRAWN R. J. C. O. W. A. N. | CHECK |

DWG
A-3

GENERAL NOTES

- EXISTING ZONING
- PROPOSED ZONING
- GROSS AREA OF SITE (63,750 #)
- ALLOWABLE SITE COVERAGE FOR ONE STORY BUILDING (25%) 15,938 S.F.
- EXISTING ONE STORY BUILDING PROPOSED ADDITION (FIRST FLOOR AREA)
- ACTUAL GROUND COVERAGE
- ALLOWABLE FLOOR AREA RATIO (4 x 63,750 #)
- ACTUAL FLOOR AREA RATIO
- REQUIRED PARKING
- ACTUAL PARKING
- PROPERTY LINES ESTABLISHED FROM SITE PLAN SEPT 22, 1953 MATZ CHILD, INC.
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED.
- NO SITE LIGHTING EXISTS AND NONE IS PLANNED.
- PROPOSED USE FOR BUILDING

MR-1M
MR-1M
1A/2A/C
11,415 S.F.
4,500 S.F.
19,915 S.F.
24.1%

TOTAL
19,915 S.F.
24.1%

20,430 S.F.

TOTAL REQRD 62 CARS

61 CARS
3 CARS
TOTAL 64 CARS

SEPT 22, 1953

STONE BASE AND PROPERLY DRAINED.

AND NONE IS PLANNED.

FIRST FLOOR - OFFICES AND LABORATORY

SECOND FLOOR - OFFICES

ONE STORY MASONRY OFFICE/WAREHOUSE

MR-1M

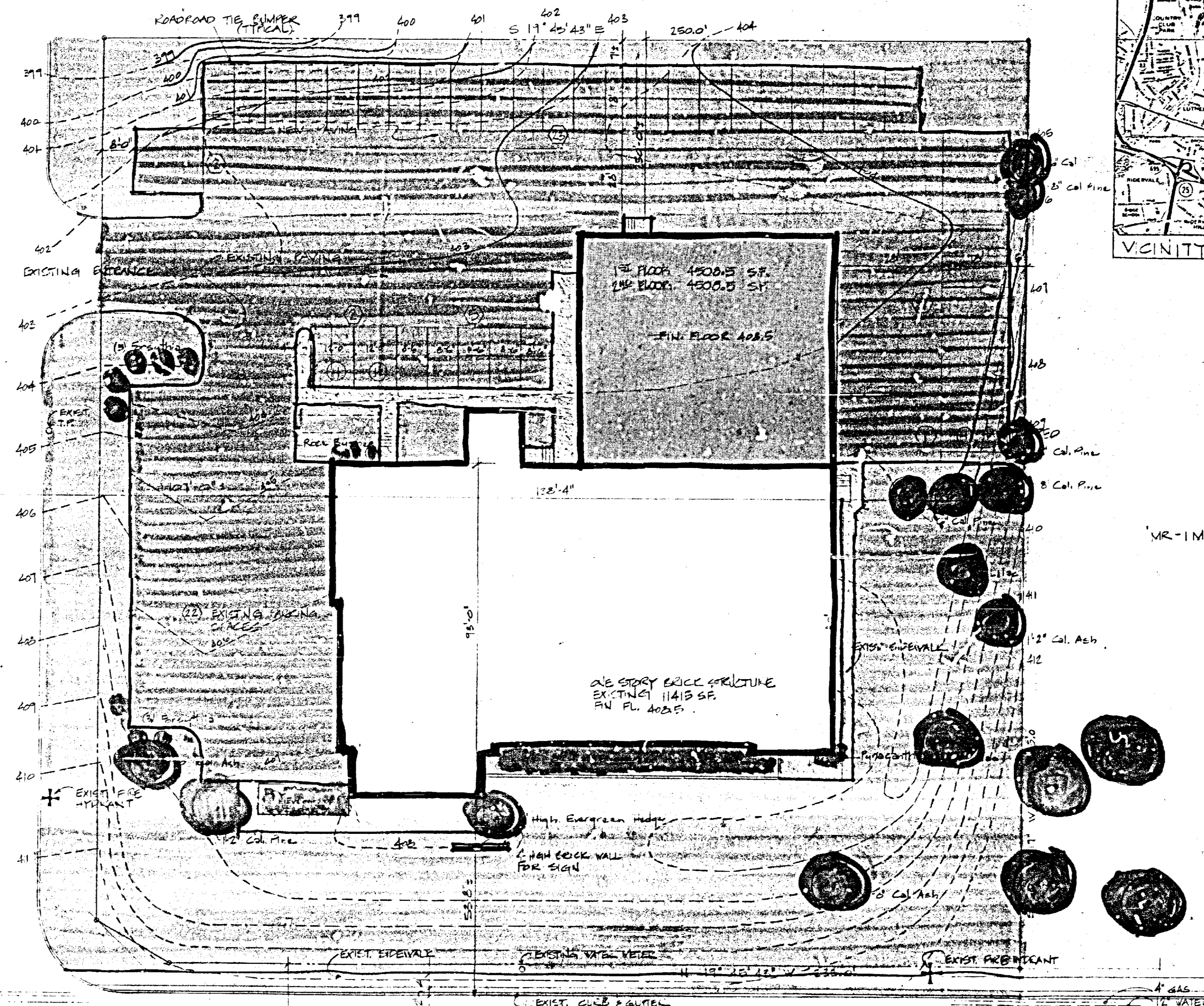


KANN + AMMON INC.
ARCHITECTS
PLAZA SUITE
ONE INVESTMENT PLACE
TOWSON, MARYLAND
21204
301-828-6010



REVISIONS
4-11-80

**ADDITION TO
1900 YORK ROAD**
Regent Development Company



MR-1M
EXISTING PARKING LOT

ONE STORY BRICK WAREHOUSE/STORAGE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 5-15-80

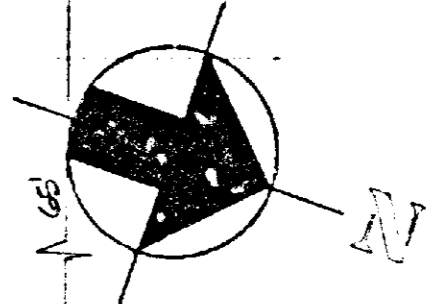
TITLE
SITE PLAN
SCALE: 1" = 20'-0"

PRINTED
DATE: 3-11-80
PROJ: 925
DRAWN: JENGOVAN
CHECK: [Signature]
DWG:

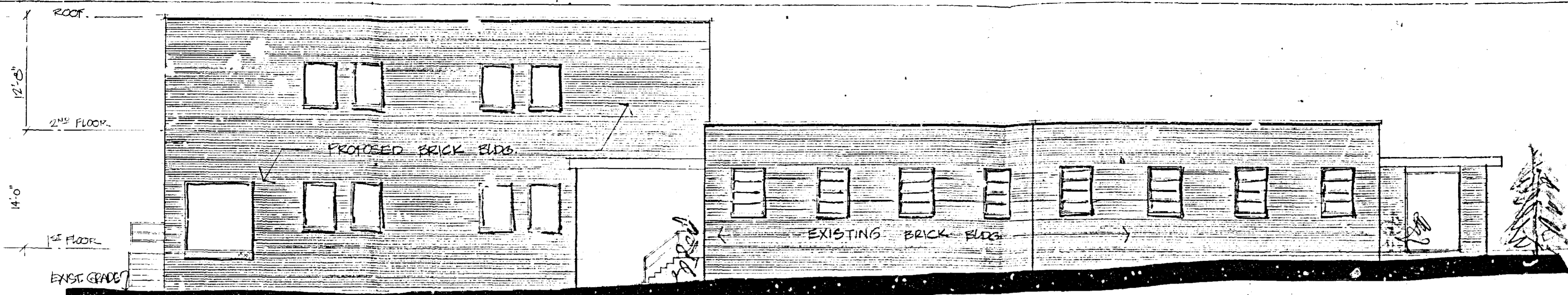
YORK ROAD

SITE PLAN

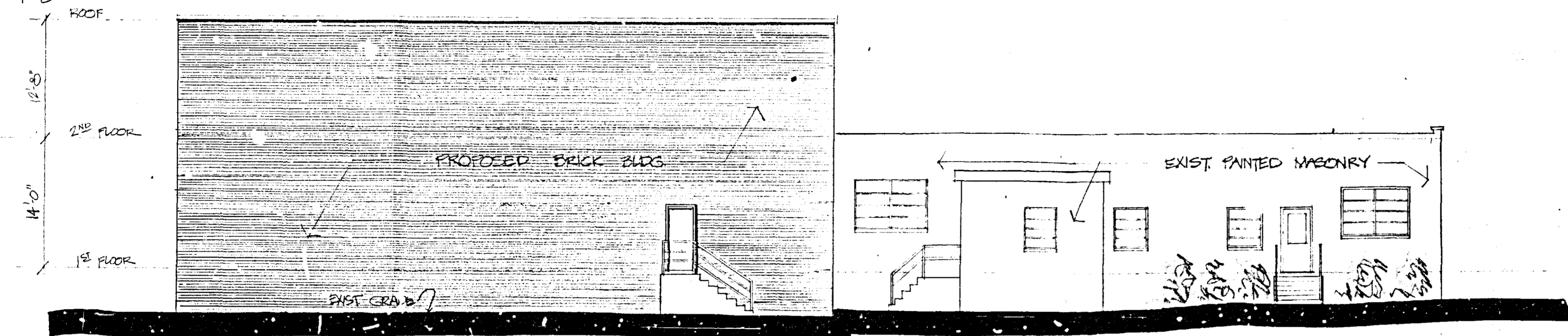
SCALE: 1" = 20'-0"
BALTIMORE COUNTY, MARYLAND
DISTRICT #9 ZONED MR-1M
1900 YORK ROAD



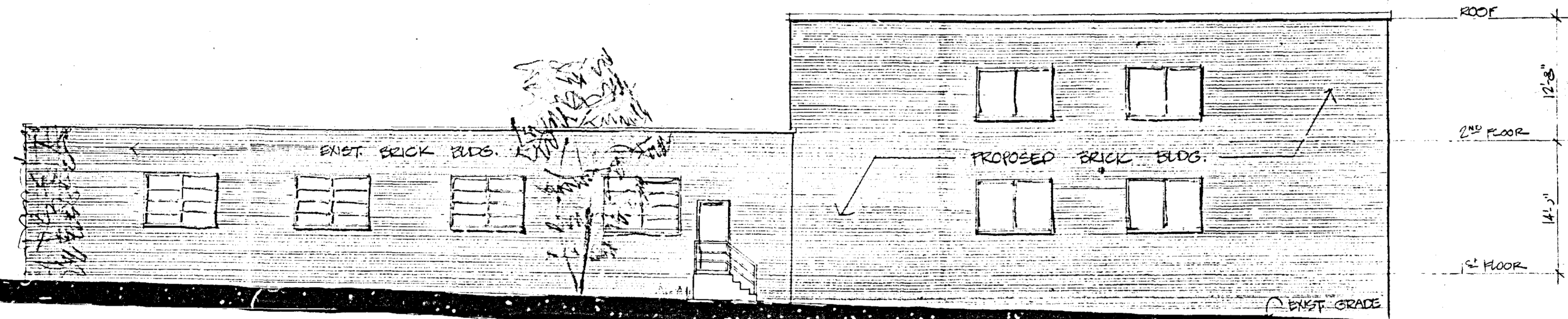
SP



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



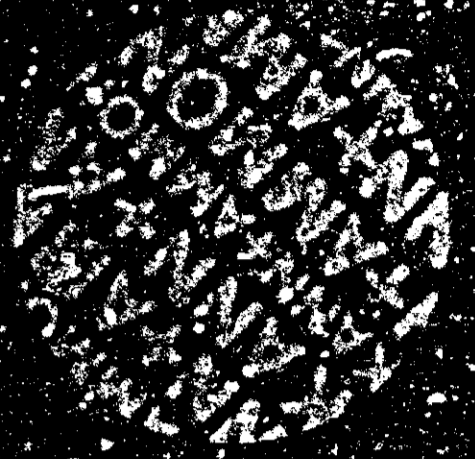
WEST ELEVATION



NORTH ELEVATION



KANN AMONG INC
ARCHITECTS
ONE WYOMING STREET
TOWSON, MD 21286
410-528-6070



REVISIONS

Regen Development Company

| | | |
|------|----|-----|
| DATE | BY | CHK |
| | | |
| | | |

A-3

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 March 18, 1957, an Order was rendered for the subject property by the former Zoning Commissioner, Wilsie H. Adams, granting approval to the development plan previously recommended by the Office of Planning on February 27, 1957.
2. Subsequent thereto, the Petitioner herein, as owner, filed the subject Petition for Special Hearing to approve "an amendment to the site plan approved with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing office building at 1900 York Road, which is located in a M.R. Zone."
3. The Proposed Development Plan, as prepared by Kann and Ammon, Inc., dated March 11, 1980 and revised April 11, 1980, and the Exterior Elevator plan, dated March 27, 1980, were approved by the Baltimore County Planning Board on May 15, 1980, and by the Office of Planning and Zoning on June 12, 1980.
4. Pursuant to Sections 500.7 and 240.3 of the Baltimore County Zoning Regulations, a hearing was held, and, pursuant thereto, it is hereby determined that the Proposed Development Plan should be amended.
5. To approve the amendments would be in strict harmony with the spirit and intent of said regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that an amendment to the Proposed Development Plan lastly revised April 11, 1980, to allow a two-story addition to the rear of the existing office building, as requested in the herein Petition for Special Hearing, should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The proposed addition may be one or two stories in height, but must fully comply with all of the other details of the herein referenced Proposed Development Plan; however, if the addition is to be one story, a revised site plan must be resubmitted to and approved by the Baltimore County Planning Board.
2. 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.

John M. H. Jones, Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE September 2, 1980 State Planning

MICROFILMED



James J. O'Donnell, Secretary; M. S. Calliford, Administrator

April 30, 1980

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

Re: Z.A.C. Meeting, April 29, 1980 ITEM: 218. Property Owner: Regent Development Company

Attention: Mr. N. Commodari

Dear Mr. Hammond:

An inspection of the site revealed there would be no adverse affect to York Rd. by the proposed addition to the existing building.

The site plan shows clearly, that there will be no access to York Rd.

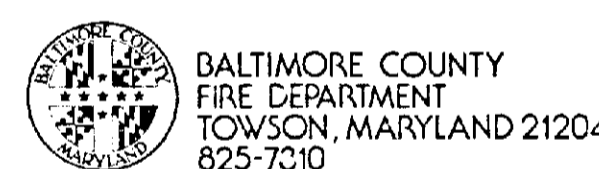
Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320

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



PAUL H. REINCKE, CHIEF

June 17, 1980

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

Attention: Nick Commodari, Chairman, Zoning Plans Advisory Committee

Re: Property Owner: Regent Development Company

Location: NE/C York Road & Seminary Avenue

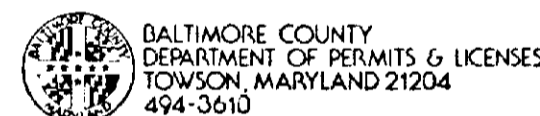
Item No: 218 Zoning Agenda: Meeting of April 29, 1980

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead end condition shown at [redacted] EXCEEDS the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
(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: [Signature] Planning Group Special Inspection Division Fire Prevention Bureau



NEB ZALOSKI, JR., DIRECTOR

May 19, 1980

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

Dear Mr. Hammond:

Comments on Item #218 Zoning Advisory Committee Meeting, April 29, 1980 are as follows:

Property Owner: Regent Development Company Location: NW/C York Road & Aylesbury Road Existing Zoning: M.R.-I.M. Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.

Acres: 1.46 District: 8th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
B. A building permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
F. Requested variances conflicts with the Baltimore County Building Code, Section/s [redacted].
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
X H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the Light/Area requirements of Table 305 and the required construction classification of Table 214.
X I. Comments: If this use has been legitimately existing prior to March 1, 1980, Section 105.1, if not see comments circled above.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

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

CEB:rrj



STEPHEN E. COLLINS, DIRECTOR

June 12, 1980

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

Item No. 218 - ZAC - Meeting of April 29, 1980 Property Owner: Regent Development Company Location: NW/C York Rd. & Aylesbury Rd. Existing Zoning: M.R.-I.M. Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building. Acres: 1.46 District: 8th

Dear Mr. Hammond:

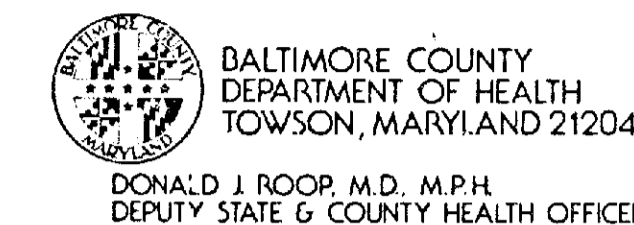
The requested addition to the general office building will generate approximately 110 additional trips.

This site is located in a capacity deficient zone.

Very truly yours,

Michael S. Flanigan, Engineer Associate II

MSF/mjm



June 12, 1980

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

Dear Mr. Hammond:

Comments on Item #218, Zoning Advisory Committee Meeting of April 29, 1980, are as follows:

Property Owner: Regent Development Company Location: NW/C York Rd. & Aylesbury Rd. Existing Zoning: M.R.-I.M. Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building. Acres: 1.46 District: 8th

Metropolitan water and sewer presently exist.

Prior to application for a building permit, the owner should submit complete plans and specifications to Water Quality and Solid Waste Section, Division of Environmental Support Services, for review and approval.

Very truly yours,

Ian J. Forrest, Director, ENVIRONMENTAL SUPPORT SERVICES

LJF/fth

cc: Hazardous Waste Management Section

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 23, 1980

Mr. William E. Hammond, Zoning Commissioner, Baltimore County Office Building, 1111 West Chesapeake Avenue, Towson, Maryland 21204

Z.A.C. Meeting of: April 29, 1980

RE: Item No: 210, 211, 212, 213, 214, 215, 216, 217, 218 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

GENERAL NOTES

- EXISTING ZONING MR-V
- PROPOSED ZONING MR-1M
- GROSS AREA OF SITE (63,750 #) 146,142
- ALLOWABLE SITE COVERAGE FOR ONE STORY BUILDING (25%) 15,937.5 S.F.
- EXISTING ONE STORY BUILDING 11,415 S.F.
- PROPOSED ADDITION (FIRST FLOOR AREA) 4,508.5 S.F.
- TOTAL 159,235 S.F.
- ACTUAL GROUND COVERAGE 24.1%
- ALLOWABLE FLOOR AREA RATIO (.4 x 63,750 #) 25,500 S.F.
- ACTUAL FLOOR AREA RATIO 2.2
- EXIST. BLDG. 11,415 S.F.
- ADDITION - 2 FLS. @ 4,508.5 S.F. = 9,017 S.F.
- TOTAL 20,432 S.F.
- REQUIRED PARKING 38 CARS
- EXIST. BLDG. (11,415 S.F. @ 1 CAR/300 S.F.) 38 CARS
- ADDITION - FIRST FLOOR (4,508.5 S.F. @ 1 CAR/300 S.F.) 15 CARS
- ADDITION - SECOND FLOOR (4,508.5 S.F. @ 1 CAR/300 S.F.) 15 CARS
- TOTAL REQUIRED 68 CARS
- ACTUAL PARKING 61 CARS
- REGULAR SPACES (8.5' x 18.0') 61 CARS
- HANDICAPPED SPACES (12.0' x 18.0') 3 CARS
- TOTAL 64 CARS
- PROPERTY LINES ESTABLISHED FROM SITE PLAN SEPT 22, 1953
- MATZ CHILD'S, INC.
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED
- NO SITE LIGHTING EXISTS AND NONE IS PLANNED
- PROPOSED USE FOR BUILDING:
FIRST FLOOR - OFFICES AND LABORATORY
SECOND FLOOR - OFFICES

ONE STORY MASONRY OFFICE/WAREHOUSE

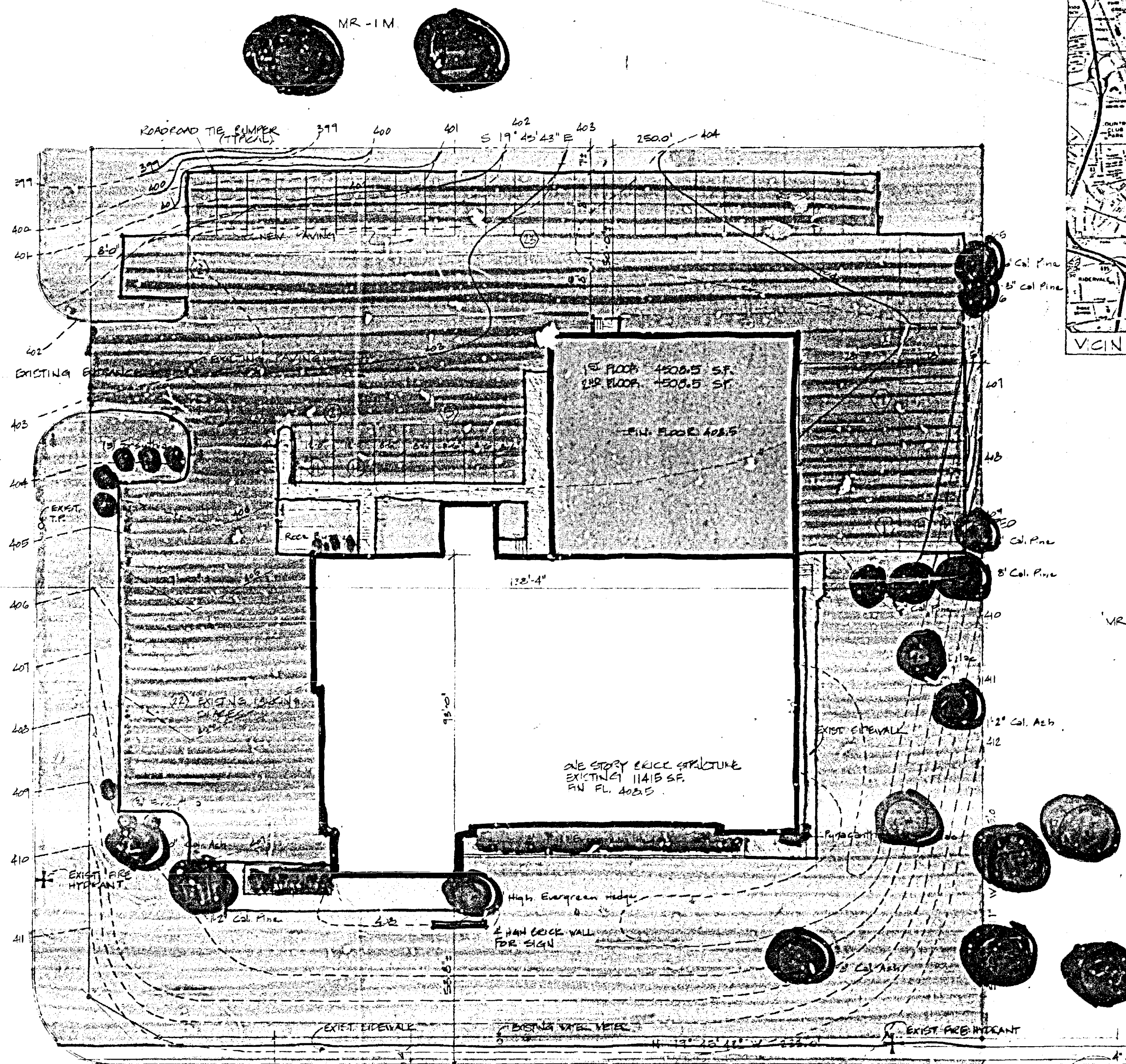


KANN + AMMON INC.
ARCHITECTS
PLAZA SUITE
ONE INVESTMENT PLACE
TOWSON, MARYLAND
21204
301-828-6010



REVISIONS
4-11-80

**ADDITION TO
1900 YORK ROAD**
Regent Development Company



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John Z. Williams*
DATE 5-15-80

TITLE
SITE PLAN
SCALE: 1" = 20'-0"

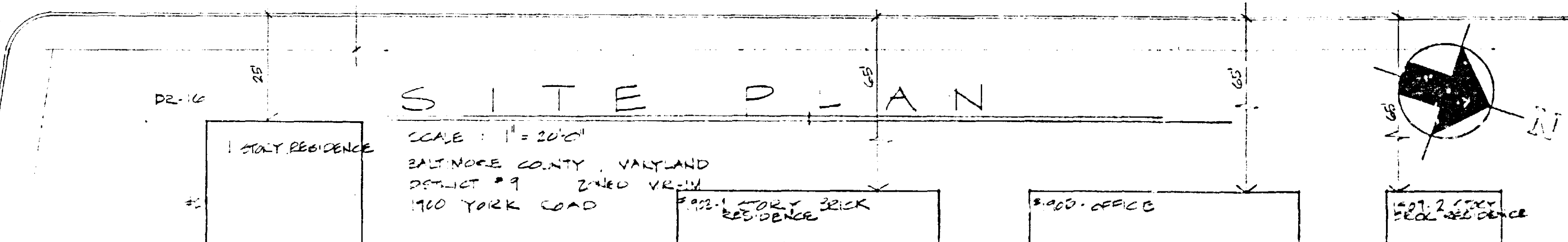
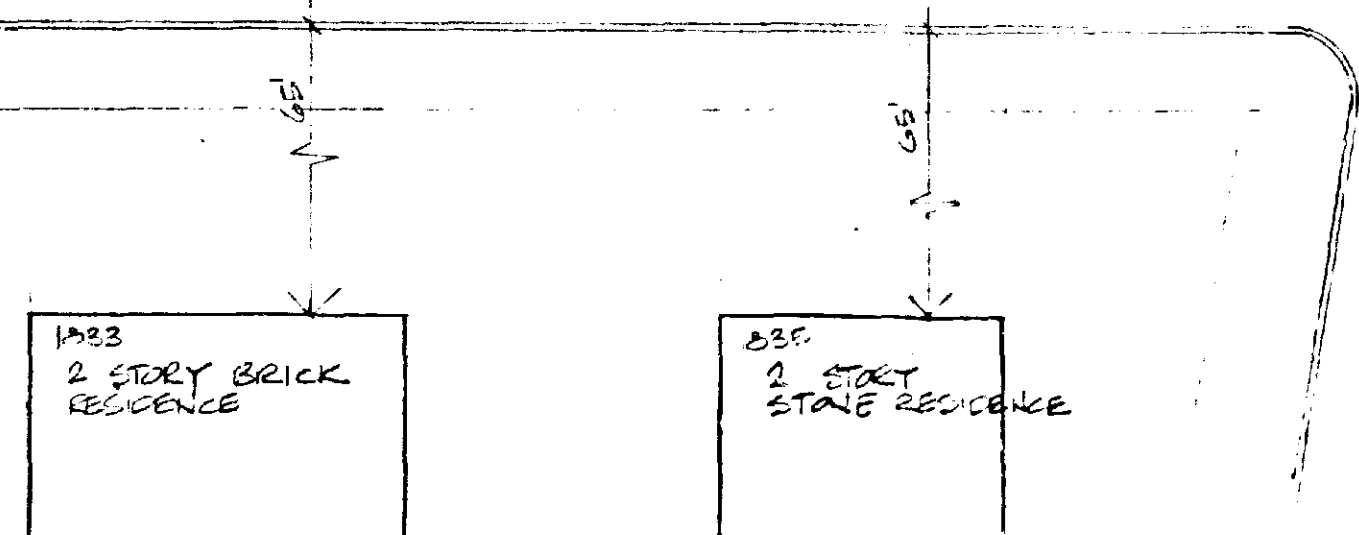
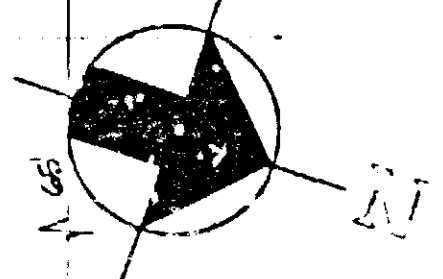
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|-------------------|-------------|
| PRINTED | |
| DATE 3-11-80 | PROJ 115 |
| DRAWN ENCSOVAN | CHECK |
| DWG | |

SP

YORK ROAD

SITE PLAN

SCALE: 1" = 20'-0"
BALTIMORE COUNTY, MARYLAND
DISTRICT #9 ZONED MR-1M
1900 YORK ROAD



GENERAL NOTES

- EXISTING ZONING MR-1M
- PROPOSED ZONING MR-1M
- GROSS AREA OF SITE (63,750 #) 140'x450'
- ALLOWABLE SITE COVERAGE FOR ONE STORY BUILDING (25%) 15,937.5 S.F. 11415.0 S.F. 4508.5 S.F.
- EXISTING ONE STORY BUILDING PROPOSED ADDITION TOTAL 19123.5 S.F. 24.1%
- ACTUAL GROUND COVERAGE 25,500 S.F. 39.8%
- ALLOWABLE FLOOR AREA RATIO (.4 x 63,750 #) 25,500 S.F. 39.8%
- ACTUAL FLOOR AREA RATIO 25,500 S.F. 39.8%
- EXIST. BLDG. ADDITION 2ND FLOOR @ 4508.5 S.F. = 11,415 S.F. TOTAL 15,923.5 S.F.
- REQUIRED PARKING 38 CARS 15 CARS
- EXIST. BLDG. (11,415 S.F. @ 1 CAR/300 S.F.) 38 CARS
- ADDITION - FIRST FLOOR (4508.5 S.F. @ 1 CAR/300 S.F.) 15 CARS
- ACTUAL PARKING TOTAL REQD 53 CARS
- REGULAR SPACES (8.5' x 18.0') 61 CARS
- HANDICAPPED SPACES (12.0' x 18.0') 3 CARS TOTAL 64 CARS
- PROPERTY LINES ESTABLISHED FROM SITE PLAN SEPT. 22, 1963
- VATZ CHILDS, INC.
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED.
- NO SITE LIGHTING EXISTS, AND NONE IS PLANNED.
- PROPOSED USE FOR BUILDING FIRST FLOOR - OFFICES AND LABORATORY

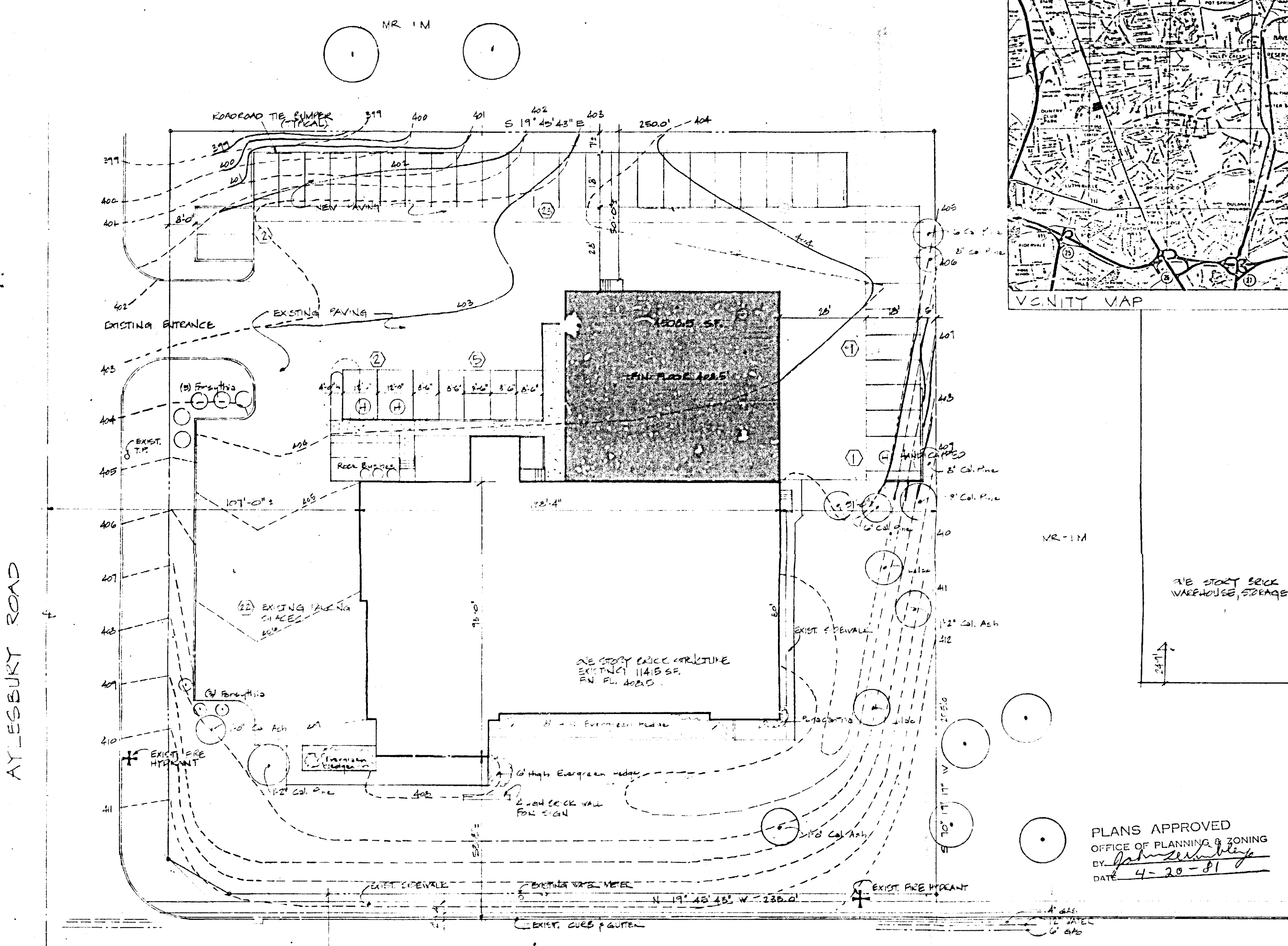


KANN + AMMON INC. ARCHITECTS
 PLAZA SUITE ONE INVESTMENT PLACE
 TOWSON, MARYLAND 21204
 301-828-6010

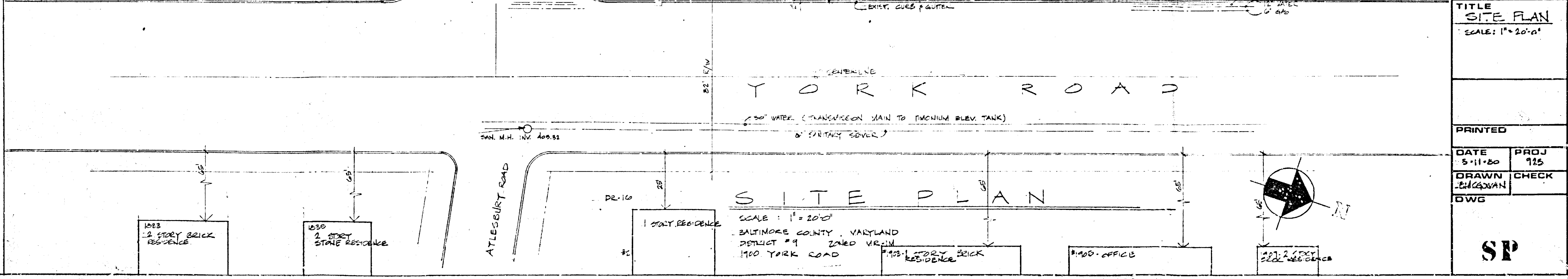
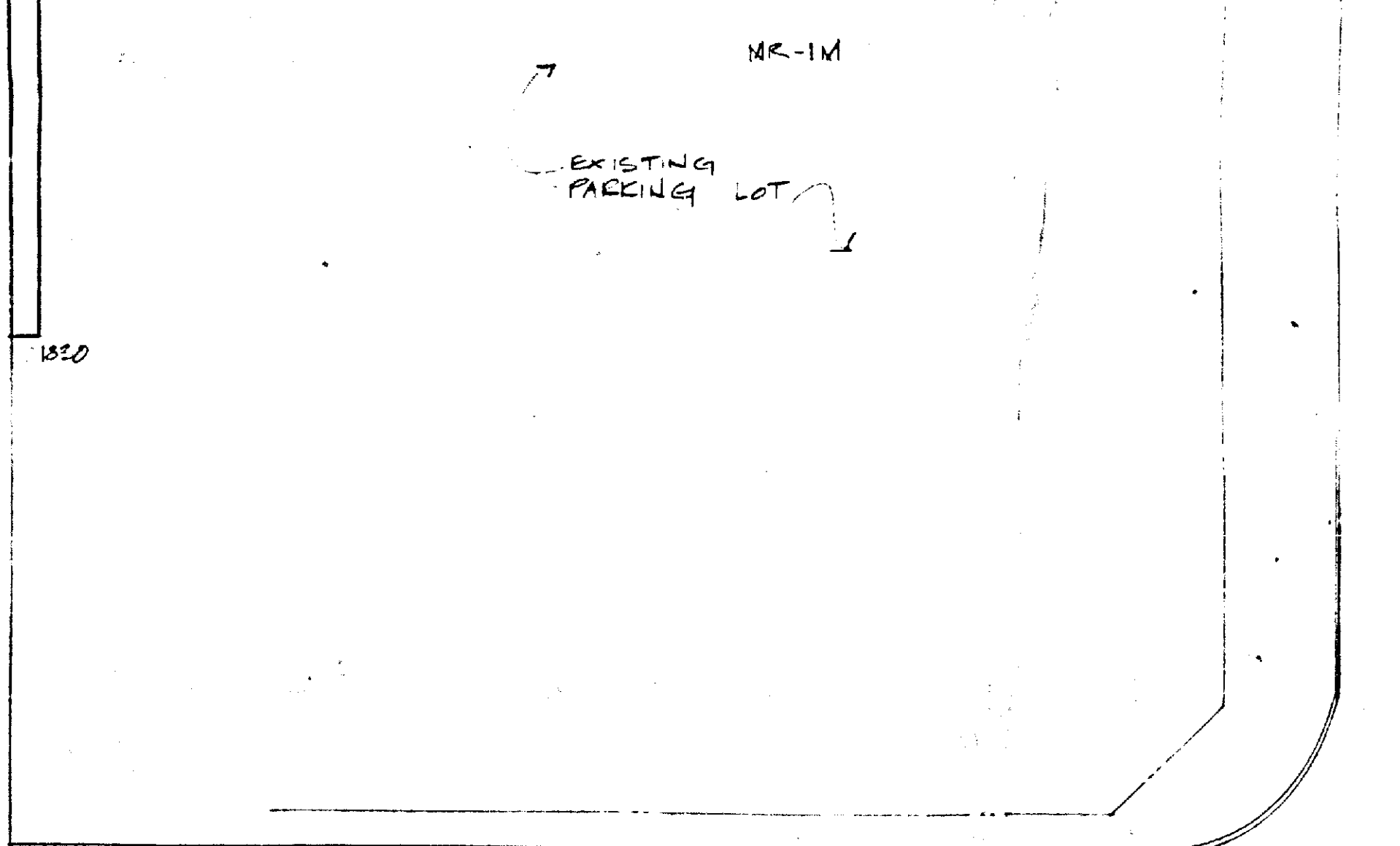


REVISIONS
 4-11-80 RELEASED FOR PLANNING
 5-11-80 SECOND PL. REVISED
 5-25-80 THIRD PL. REVISED

ADDITION TO 1900 YORK ROAD
 Regent Development Company



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 4-20-81



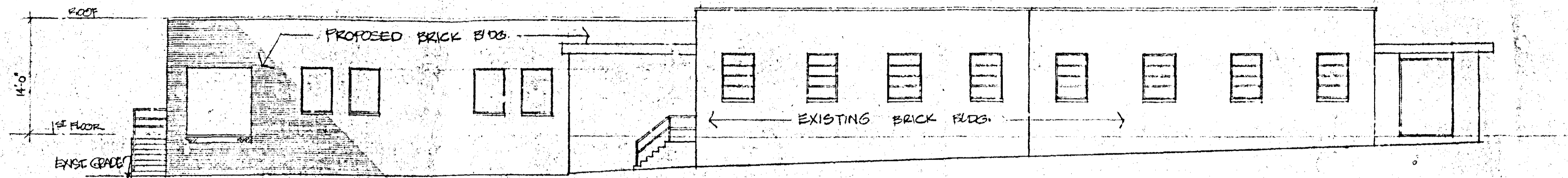
TITLE
 SITE PLAN
 SCALE: 1" = 20'-0"

PRINTED
 DATE: 5-11-80 PROJ: 725
 DRAWN: BILGOWAN CHECK: BILGOWAN
 DWG

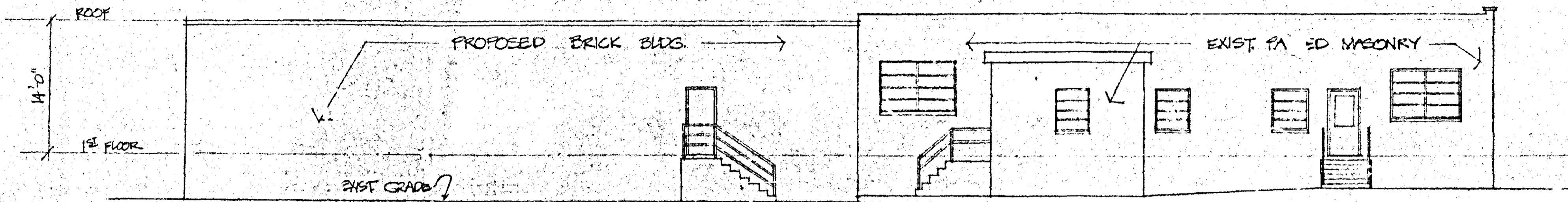
SP

SITE PLAN

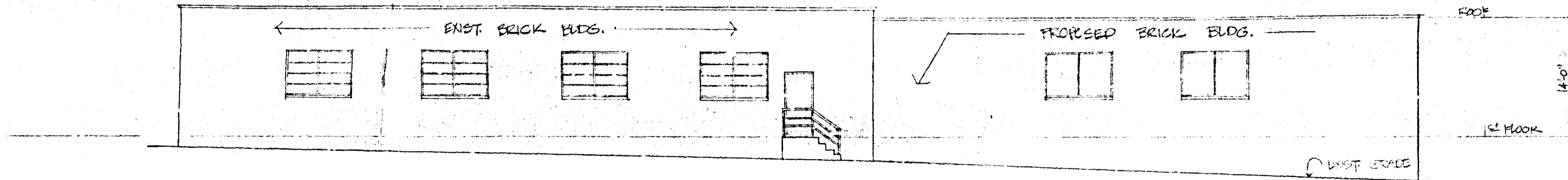
SCALE: 1" = 20'-0"
 BALTIMORE COUNTY, MARYLAND
 DISTRICT #9 ZONED VR-1M
 1900 YORK ROAD



SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



WEST ELEVATION



NORTH ELEVATION

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *4-20-07*

FRANK CAMINO ARCHITECTS
1000 YORK ROAD
YONKERS, NY 10594
914-942-8810

ADDITION TO
1900 YORK ROAD
Region: Development Committee

| | |
|------|----|
| DATE | BY |
| DATE | BY |
| DATE | BY |

1180

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, REGENT DEVELOPMENT COMPANY, 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 approved in Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing office building at 1900 York Road, which is located in a M. R. zone.

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.

By George N. Johnson Contract Purchaser
 Address: P.O. Box 566
Allentown, Pa. 18105
 By Lee Thomas, Esquire Petitioner's Attorney
 Address: 409 Washington Avenue, Suite 314
Towson, MD 21204 Phone: 296-6777
 By Lee Thomas, Esquire Protestant's Attorney
 Address: P.O. Box 566
Allentown, Pa. 18105

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of May, 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 10th day of July, 1980, at 2:00 o'clock P.M.

[Signature]
 Zoning Commissioner of Baltimore County


(over)

REGENT DEVELOPMENT CO. 8-11-80
 1900 York Rd & Aylesbury Road 8th

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

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

o/o
 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

W. Lee Thomas, Esquire
 409 Washington Avenue
 Suite 314
 Towson, Maryland 21204

RE: Item No. 218
 Petitioner - Regent Development Company
 Special Hearing Petition

Dear Mr. Thomas:

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 plan that may have a bearing on this case. The Director of Planning may use a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, which is located on the northwest corner of York and Aylesbury Roads in the 8th Election District, is presently improved with an existing office building. In view of the fact that your client wishes to construct an addition to the rear of this structure and coupled with the fact that it is located in a M. R. zone, this Special Hearing is required. The property immediately to the south of this site was recently the subject of a similar type hearing, and, as of this writing, the decision on this case has not been rendered. The submitted site plan was approved by the Planning Board on May 15, 1980 and the letter from the Planning Director will substitute as the comment from the representative Office of Planning on this Committee.

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

Item No. 218
 Special Hearing, Petition
 June 27, 1980

the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:hk

Enclosures

c: Kann & Ammon Inc.
 Plaza Suite
 One Investment Place
 Towson, Md. 21204

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

June 15, 1980

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

Re: Item #218 (1979-1980)
 Property Owner: Regent Development Company
 N/W cor. York Rd. & Aylesbury Rd.
 Existing Zoning: M.R.-I.M.
 Proposed Zoning: Special Hearing to amend the site plan filed with Special Hearing Case No. 4076 to allow a two-story addition to the rear of the existing building.
 Acres: 1.46 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.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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, an existing County road, is improved as a 48-foot closed section roadway on an 80-foot right-of-way; no further highway improvements are proposed at this time.

The future construction of concrete sidewalk along the Aylesbury Road frontage of this property is the responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

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

Item #218 (1979-1980)
 Property Owner: Regent Development Company
 Page 2
 June 19, 1980

Storm Drains:

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

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage serve this property.

Very truly yours,

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

END:EAM:FWR:ss

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
 TO: Zoning Commissioner Date: June 12, 1980
 John D. Seyffert
 FROM: Director of Planning and Zoning
 SUBJECT: Proposed development in M.R. Zone - N/W corner York Road and Aylesbury Road (1900 York Road)

Mr. Eugene A. Rober
 Chief, Current Planning and Development April 10, 1980

Nicholas B. Commodari, Chairman
 Zoning Plans Advisory Committee
 Development of M.R. Zoned Property

At its regular monthly meeting, held on May 15, 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.

[Signature]
 John D. Seyffert
 Director of Planning and Zoning

[Signature]
 John L. Wimbley
 Current Planning and Development

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 1900 York Road.

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

[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NEC:ej

enclosures

JDS:rh