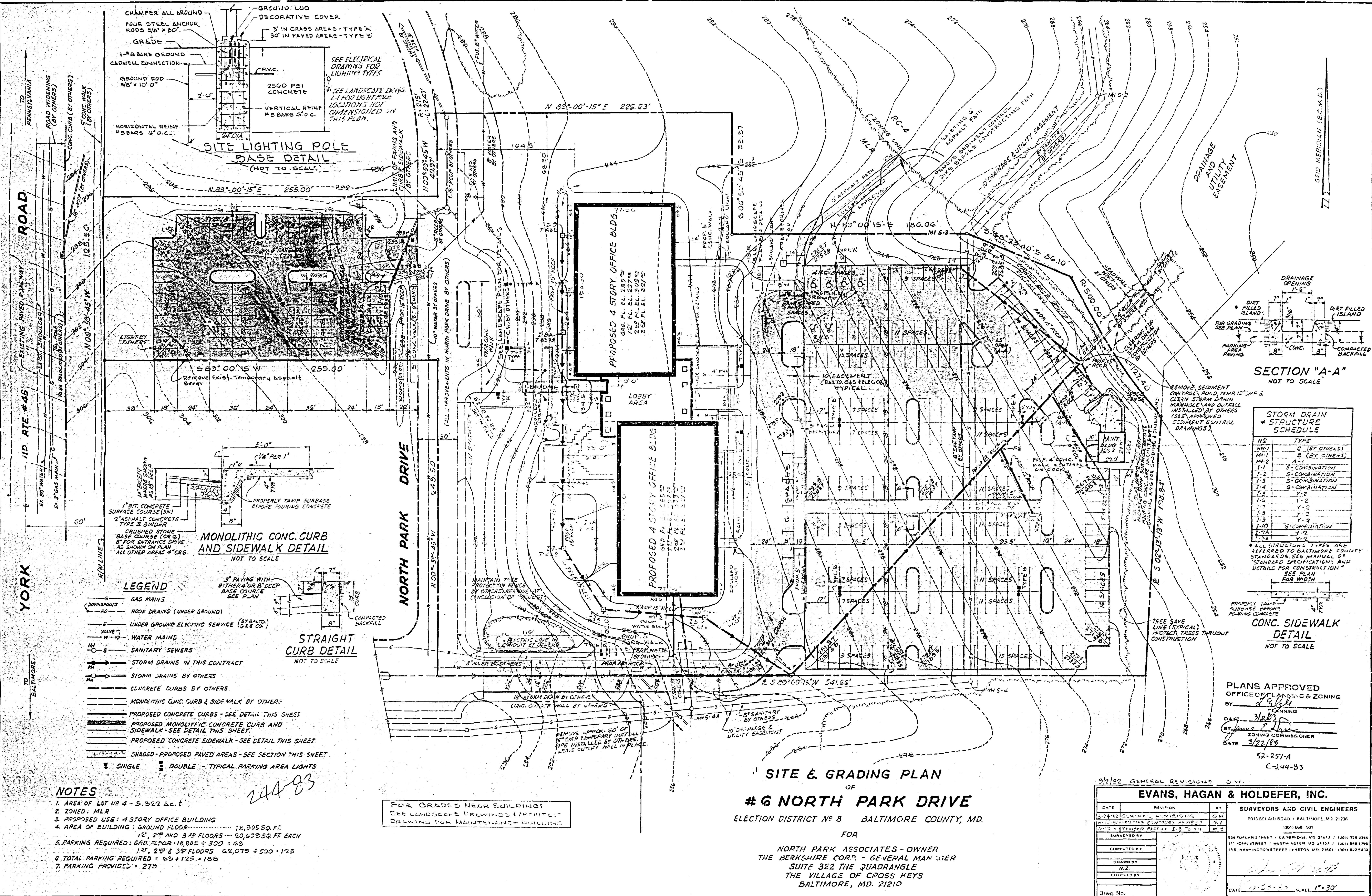




June 16, 1982

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Petition for Variances
E/S of York Road, 160' N of the
centerline of Shawan Road - 8th
Election District
North Park Associates - Petitioner
NO. 82-251-A (Item No. 174)

Dear Mr. Howard:

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/erl

Attachments

cc: Mr. Kenneth Bosley
Box 334
Cockeysville, Maryland 21030

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

10 19 82 - Following were notified of hearing set for Wed. Dec. 22, 1982, at 10 a.m.:

John Howard
North Park Associates
Kenneth Bosley
J. Hession
J. Dyer
W. Hammond
M. Gerber
J. Horwell

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
January 4, 1983

Mr. Kenneth Bosley
Box 334
Cockeysville, Maryland 21030

Dear Mr. Bosley:

Re: Case No. 82-251-A
North Park Associates

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.
cc: John B. Howard, Esq.
North Park Associates
J. E. Dyer
W. E. Hammond
N. Gerber
J. Horwell
J. W. Hession, Esq.

J. Kipp Shrack
Principal

Since 1969, Kipp Shrack has given professional assistance to developers, builders, and public agencies for community planning, growth management, and site planning and design.

Mr. Shrack directs many of LDR's community planning projects and provides plans for general land use, circulation and road alignments, the location of open space and recreation areas, and the use or preservation of landscape resources. His work includes Riverside, a 1,500-acre mixed use development in Harford County, Maryland; Fox Valley Villages, a 3,400-acre community west of Chicago; and the General Plan and initial development plans for The Woodlands, an 18,000-acre new town near Houston, Texas.

He also works closely with public planning agencies responsible for local land use, zoning and growth management. He coordinated LDR's inventory of future development capacity for the Comprehensive Zoning Plan for Howard County, Maryland. He has also testified as a planning expert at numerous zoning and land use hearings.

Mr. Shrack has designed commercial, office and industrial parks and numerous single-family and multi-family residential developments. His business park projects include North Park, a 23-acre development in Hunt Valley, Maryland; the Riverside Industrial Park, and the Exchange Office Building in Baltimore. Notable residential development projects include the North Green Apartments and The Landings, a planned unit development in Annapolis, Maryland.



1972

LDR

Columbia, Maryland

Associate

1969-72

The Rouse Company

Columbia, Maryland

Senior Landscape Architect

1969

Master in Landscape Architecture

The University of Michigan

1968

Bachelor of Landscape Architecture

Kansas State University

Associations

American Society of Landscape Architects

Registration

Landscape Architect in Maryland, Texas

New York, Kansas and Florida

Visiting Critic and Lecturer

The Pennsylvania State University

University of Maryland

Kansas State University

The University of Florida

The National ASLA Convention 1980

Awards

American Society of Landscape Architects

Merit Award 1968

Faculty Award

Department of Landscape Architecture

University of Michigan 1969

Phi Kappa Phi, Scholaric Honor Society

Teaching Fellowship in Landscape

Architecture, The University of Michigan

1969

PETITIONER'S EXHIBIT

ZONING COMMISSION
County Office Building
Towson, Maryland

Dear Mr. Hammond:

Please enter an appeal from the Zoning Commissioner to Board of Zoning Appeals for the above entitled petition.

Thank you,

Kenneth Bosley
Kenneth Bosley

Box 334

Cockeysville, Maryland

21030

610-261-1111

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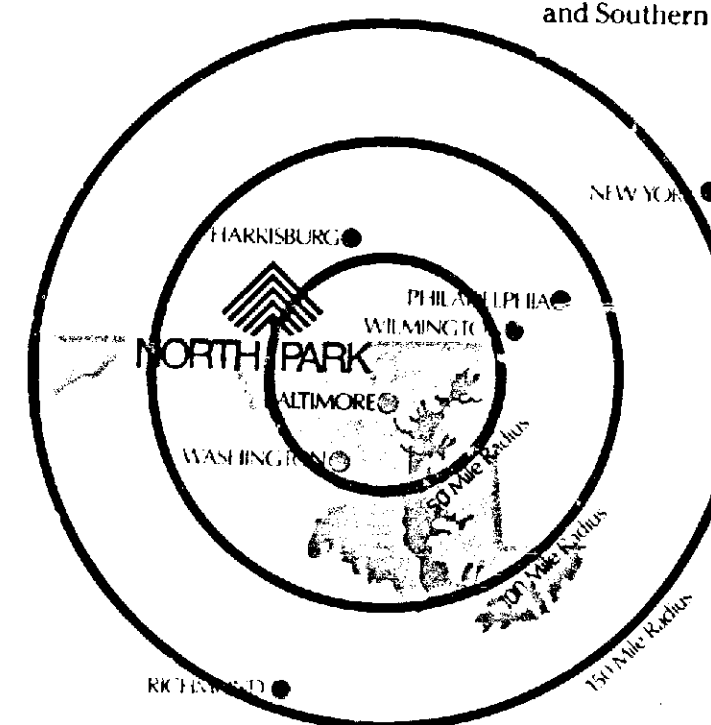
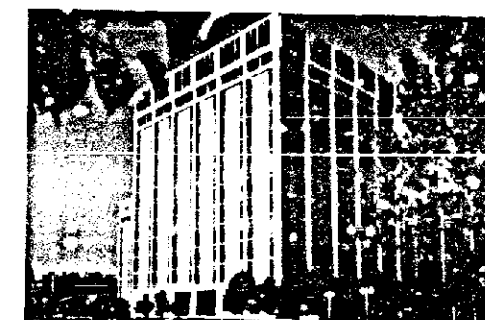
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NORTH PARK

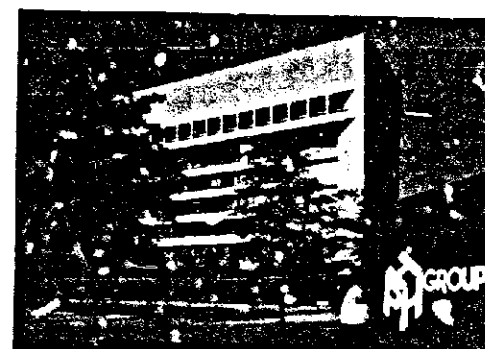
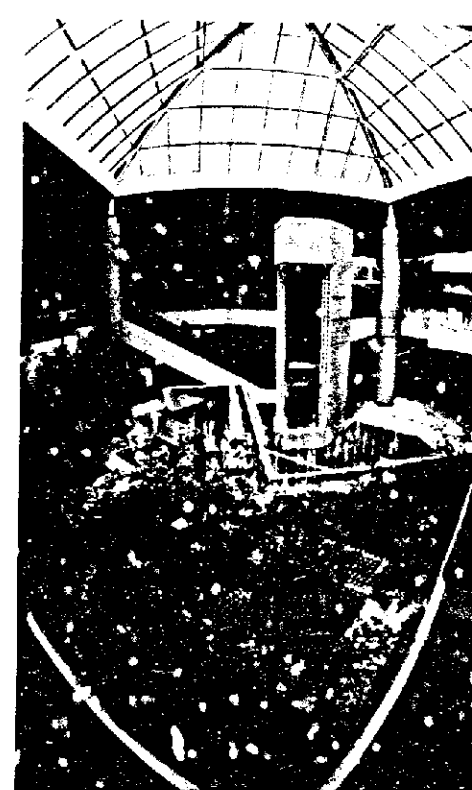
North Park is at the geographic center of the Middle Atlantic region, 3 hours equidistant from New York and Richmond. All of Baltimore, Washington, York and Harrisburg are within a 50-mile radius.

North Park's geographically centralized location places a maximum number of Middle Atlantic business accounts within easy servicing distance, and provides accessibility to the hard-working and productive labor force of Northern Baltimore County and Southern Pennsylvania.



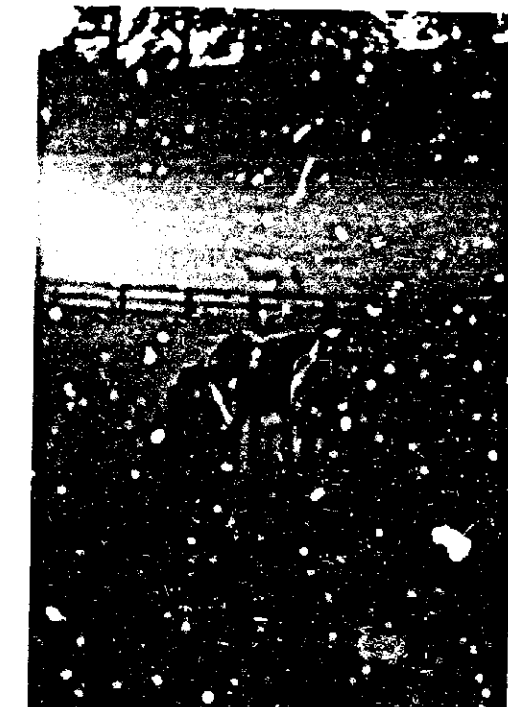
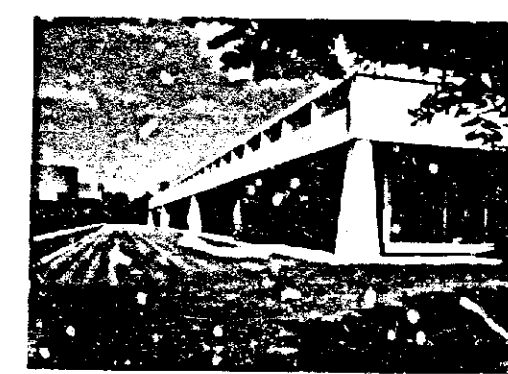
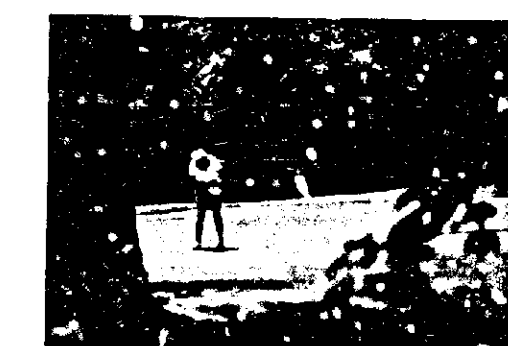
At the Crossroads of Mid-Atlantic Commerce

It is not by accident that North Park today finds itself at the crossroads of Mid-Atlantic commerce. Since the 18th century, North Park's location has been at the junction of two historic trade routes. The York Turnpike, connecting the port of Baltimore to Central Pennsylvania, was created by an Act of the Maryland General Assembly in 1787. The Western Run Turnpike, now known as Shawan Road, was in operation between 1867 and 1918 and carried commerce from the Chesapeake Bay to the inland regions.



A Rich And Varied Lifestyle Awaits.

North Park's Hunt Valley location is home to more than office workers. In fact, all the amenities of a rich and enjoyable lifestyle can be found here in abundance.



North Park is at the center of the established, affluent northern suburbs of Baltimore County just six miles north of Towson, the county seat. Housing is available in a variety of price ranges, from affordable apartments and townhouses to luxurious homes and estates. Extensive shopping facilities are available, enhanced by the new Hunt Valley Mall, with one million square feet of retail space featuring Bantlers and Sears. Recreational activities are endless, and include horse racing and riding in this famed and beautiful Hunt Country, and golf and tennis at some of Maryland's leading country clubs. Entertainment abounds, as close by as the Marriott Hunt Valley Inn, or in nearby Towson.

Educational and medical facilities, libraries and public parks, churches and neighborhood organizations together make North Park the center of an active, strong and growing suburban community.

North Park lies amid one of the East Coast's largest concentrations of corporate and commercial activity. Among North Park's Hunt Valley neighbors are the headquarters of five nationally prominent firms, Noxell Corporation, P.H. Group Inc., Eastmet Corporation, AAI Corporation and McCormick & Company, Inc. With more than 27,000 employees and 3,000,000 square feet of office and industrial space, the Hunt Valley area houses 75 other national, regional and home-based corporations, including Western Electric, Westinghouse, Flintkote, Burroughs, Exxon and C&F Telephone.

A Community of Corporate Leaders

NORTH PARK



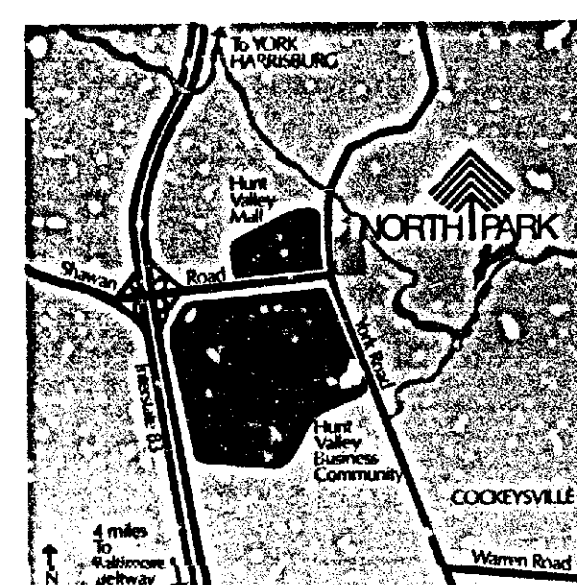
On 28 acres of historic Maryland countryside in the prestigious business corridor of Hunt Valley, a new standard in office parks is emerging. North Park. The first true business park in metropolitan Baltimore. With full landscaping, mature trees, paths and a sparkling stream, North Park offers all the amenities of a corporate headquarters center. A land plan that places optimum value on environment. Architecture of distinction. A 3 1/2 acre stream park for the pleasure of owners, tenants and their guests.

Like the corporate office parks that grace the countryside of Westchester County, New York; Atlanta, Georgia; and Orange County, California, North Park will provide an environment of distinction for the headquarters and regional offices of prominent local and national firms, who will fill the approximate 265,000 square feet of space in seven planned buildings.

Through strict architectural and maintenance controls and an ongoing program of property management, The Berkshire Corporation is committed to preserving these exceptional standards of quality far into the future.

Jonathan W. Kolker,
President
The Berkshire Corporation

The Berkshire Corporation
Baltimore, Maryland
General Manager



The Product of Maryland's Leading Professionals

For the first office park of national quality to be developed in metropolitan Baltimore, The Berkshire Corporation has brought together a team of Maryland's leading designers and professionals.



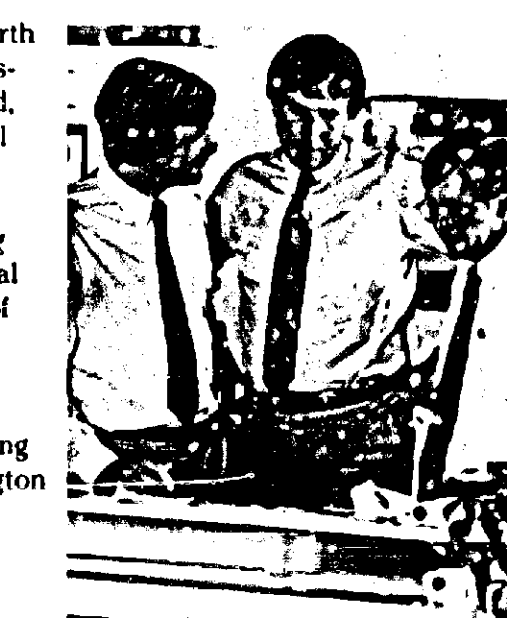
The general contractor for the first buildings is Leimbach Construction Corporation of Glen Burnie, Maryland, builders of major structures in the Baltimore metropolitan area for the past four decades, including projects for the Johns Hopkins University, the City of Baltimore and the Archdiocese of Baltimore.

NORTH PARK

Land planners and landscape architects are Land Design/Research, Inc. of Columbia, Maryland, nationally known planners for developers and municipalities. Recent projects include the redevelopment of Pennsylvania Avenue in Washington, D.C., downtown revitalization in Atlanta, Georgia and the land plan of the Woodlands new town in Houston, Texas.

Architects for the first building at North Park are Marks, Cooke & Thomas Associates, Inc. of Baltimore, Maryland, designers of a variety of commercial and residential buildings in the Baltimore-Washington region. Two principals of this AIA award-winning firm have served as president of local chapters of the American Institute of Architects. The architects for the second building at North Park are Robert T. Hofmann and Associates, Inc., Towson, Maryland, office building specialists in the Baltimore-Washington region.

Graphics and interior architectural design services have been provided by Brown & Craig, Inc., of Baltimore, Maryland, nationally prominent interior and industrial designers for real estate development projects since 1969.



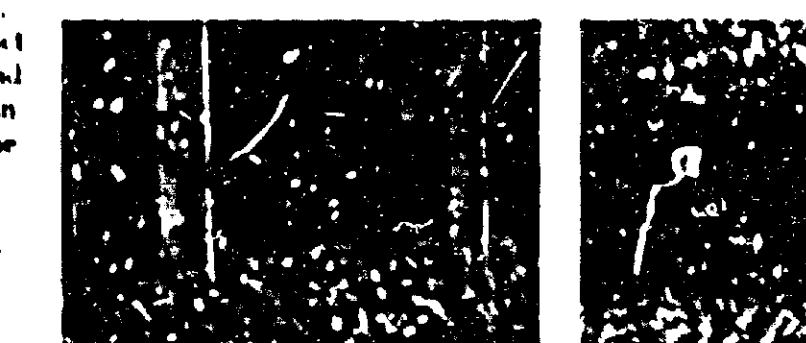
General Manager for North Park is The Berkshire Corporation of Baltimore, Maryland. The principals of The Berkshire Corporation have been responsible for the land development, construction management and property management of 19 real estate development projects in Maryland since 1957. The most recent is The Exchange Office Building at Charles Street and the Beltway in Towson, Maryland.

A Distinguished Corporate Address

North Park was created to serve the needs of businesses who place a high value on the quality of the environment in which they conduct their business, who appreciate the beneficial impact on executive and employee morale and productivity that results from such an environment, and who recognize the value of associating with other similarly prominent and successful firms. North Park offers to these businesses the unusual opportunity to enjoy the prestige normally available only in a corporate headquarters center.



This community of business leaders — whether it be the headquarters of a prominent local firm, the regional offices of an American industrial giant, a facility for research and development, or a commercial use normally ancillary to business centers — will serve to make North Park an unparalleled location for business in the Mid-Atlantic region.



These businesses will find North Park a special place — planned with distinctive architecture, dramatic features, delightful courtyards, expansive grounds, impressive landscaping, coordinated graphics, and other special touches, a place to feel good about your company, all to enhance your profits.



The Declaration of Covenants, Conditions and Restrictions for the North Park Business Community provides for the architectural approval of all new construction and for property maintenance standards which assure the preservation of this quality environment.

NORTH PARK



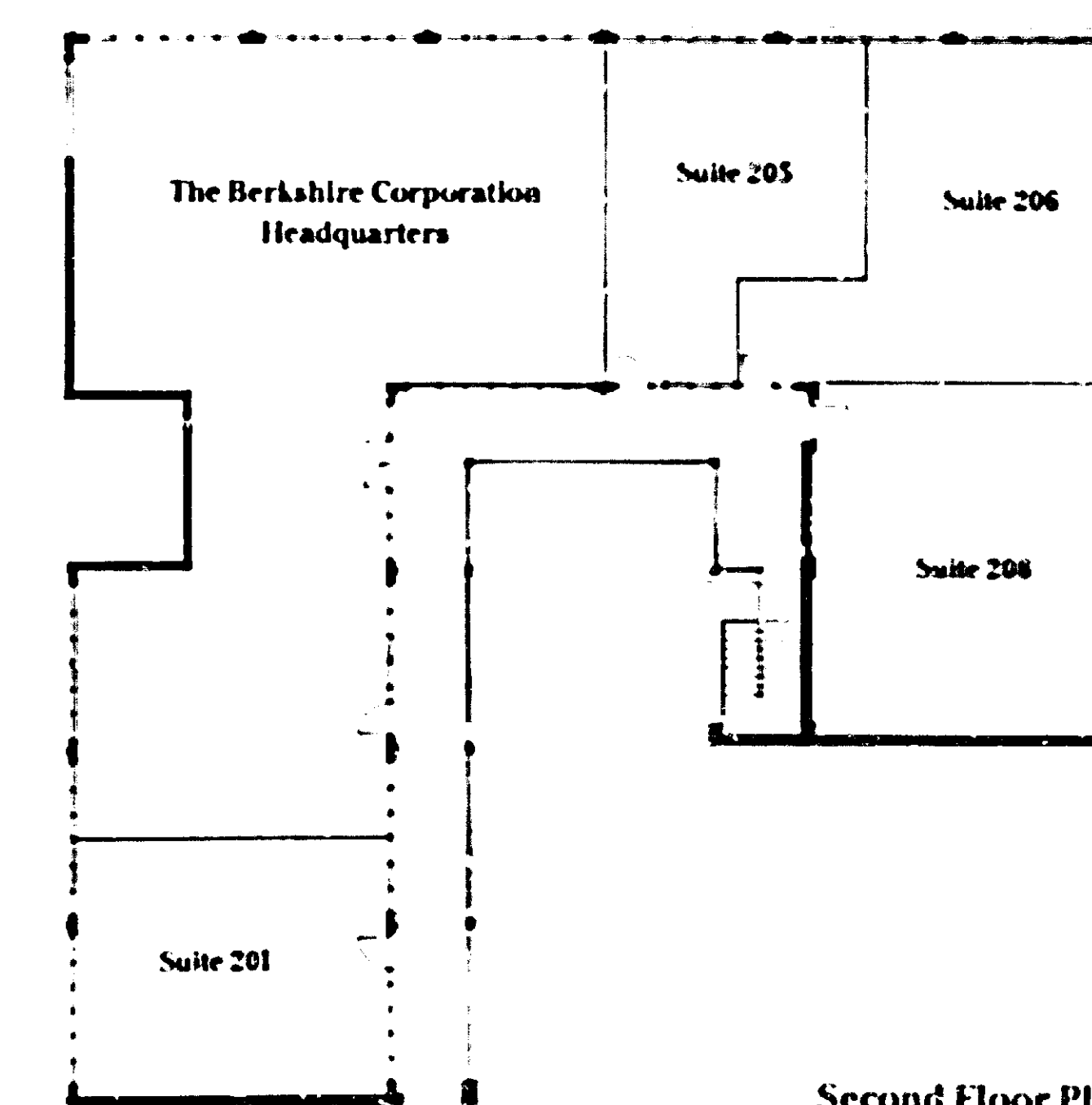
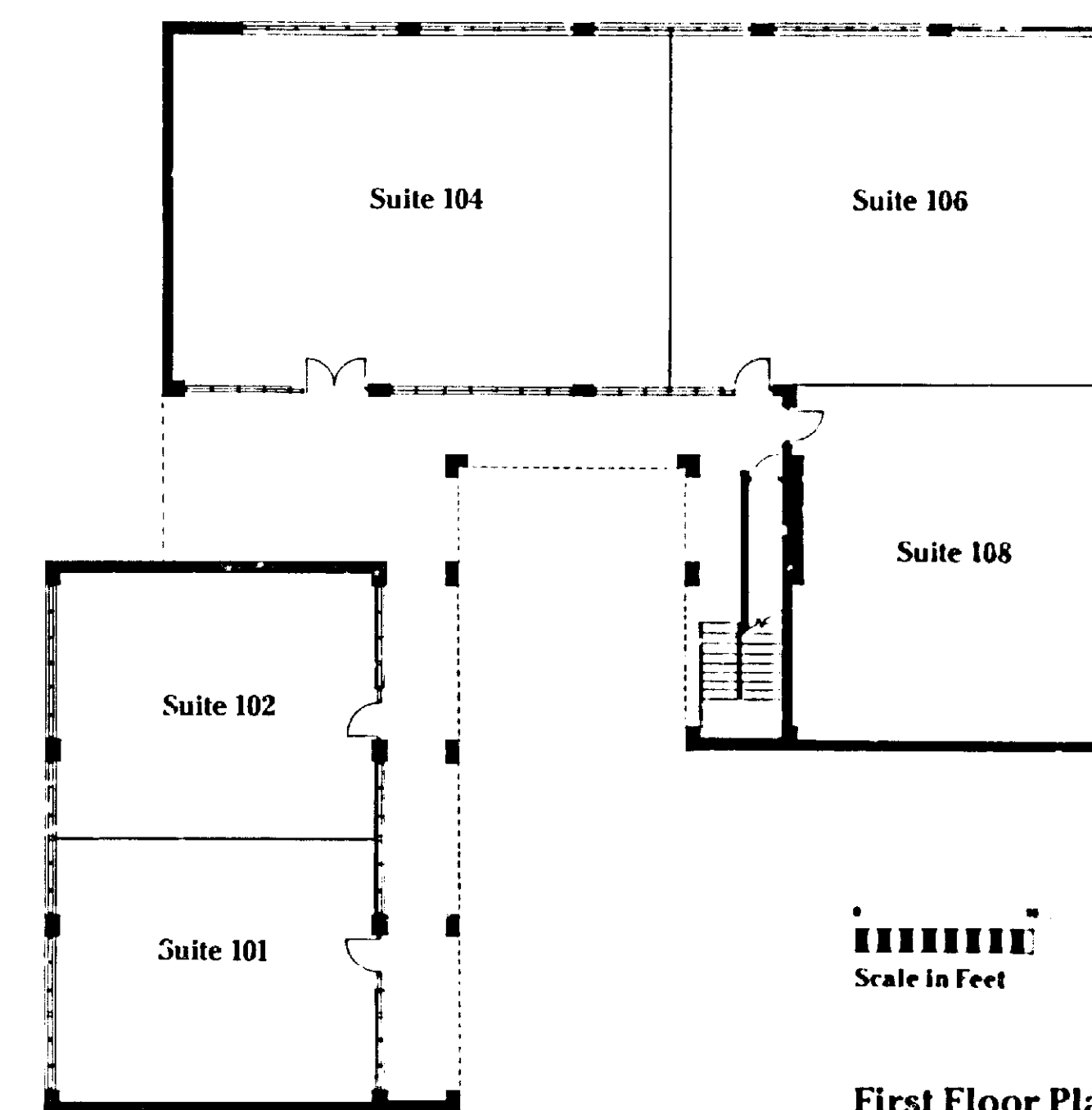
THE GATEHOUSE

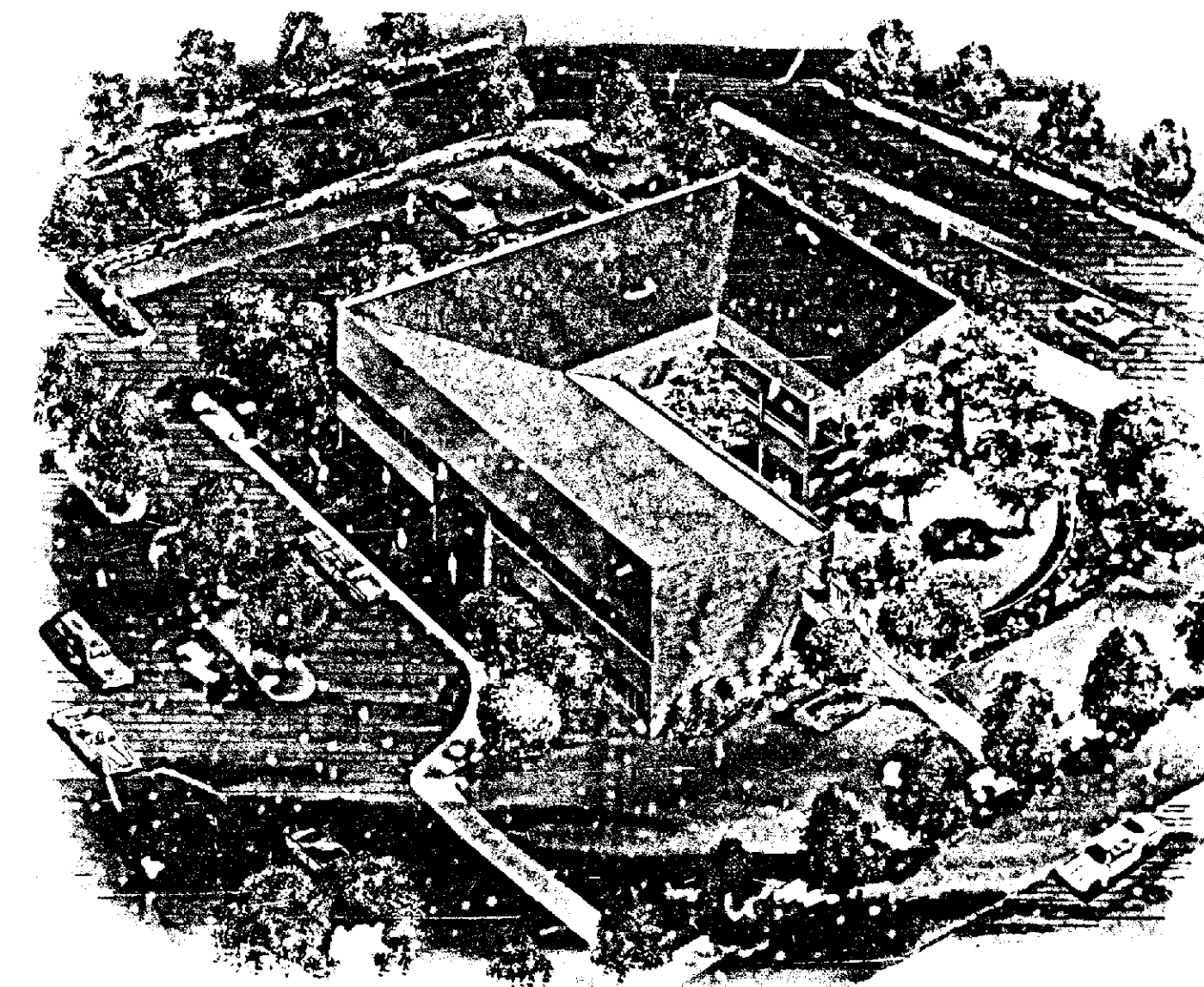
Prestige Office Space at North Park

The Gatehouse establishes an architectural statement of welcome for the North Park Business Community. Set at North Park's south entrance, directly fronting on York Road, the Gatehouse provides 122,000 square feet of gross leasable space in 11 suites.

The Gateway masonry building features direct access to each office suite, individually controlled heating and air conditioning, elevators with down and individual restroom facilities. The Gatehouse overlooks a landscaped courtyard, which provides a dramatic entry, a visual amenity and a special place for touring or relaxing.

Two of the suites of The Gatehouse will serve as the corporate headquarters of The Berkshire Corporation, general manager of North Park.





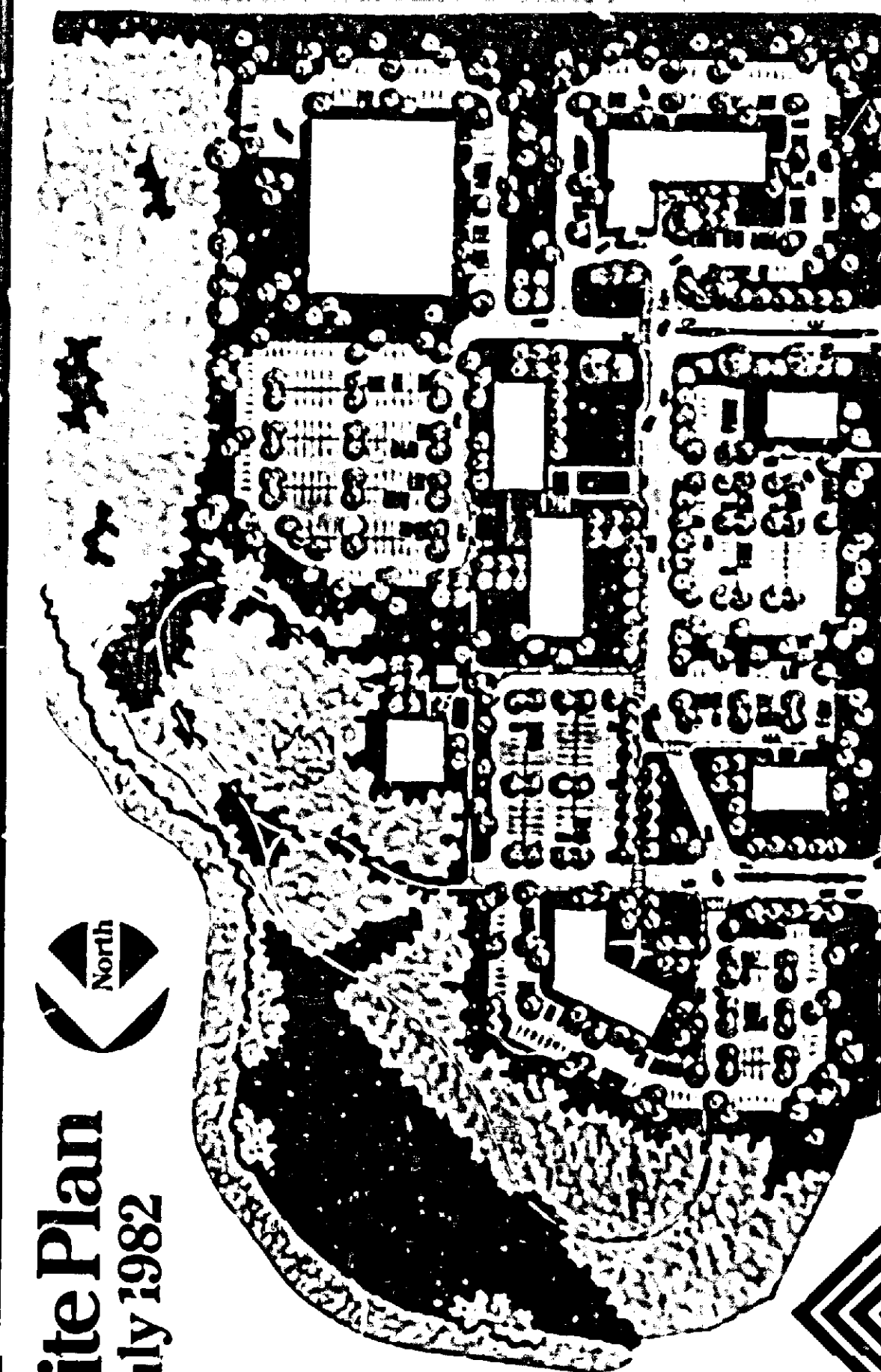
THE GATEHOUSE

Prestige Office Space at North Park

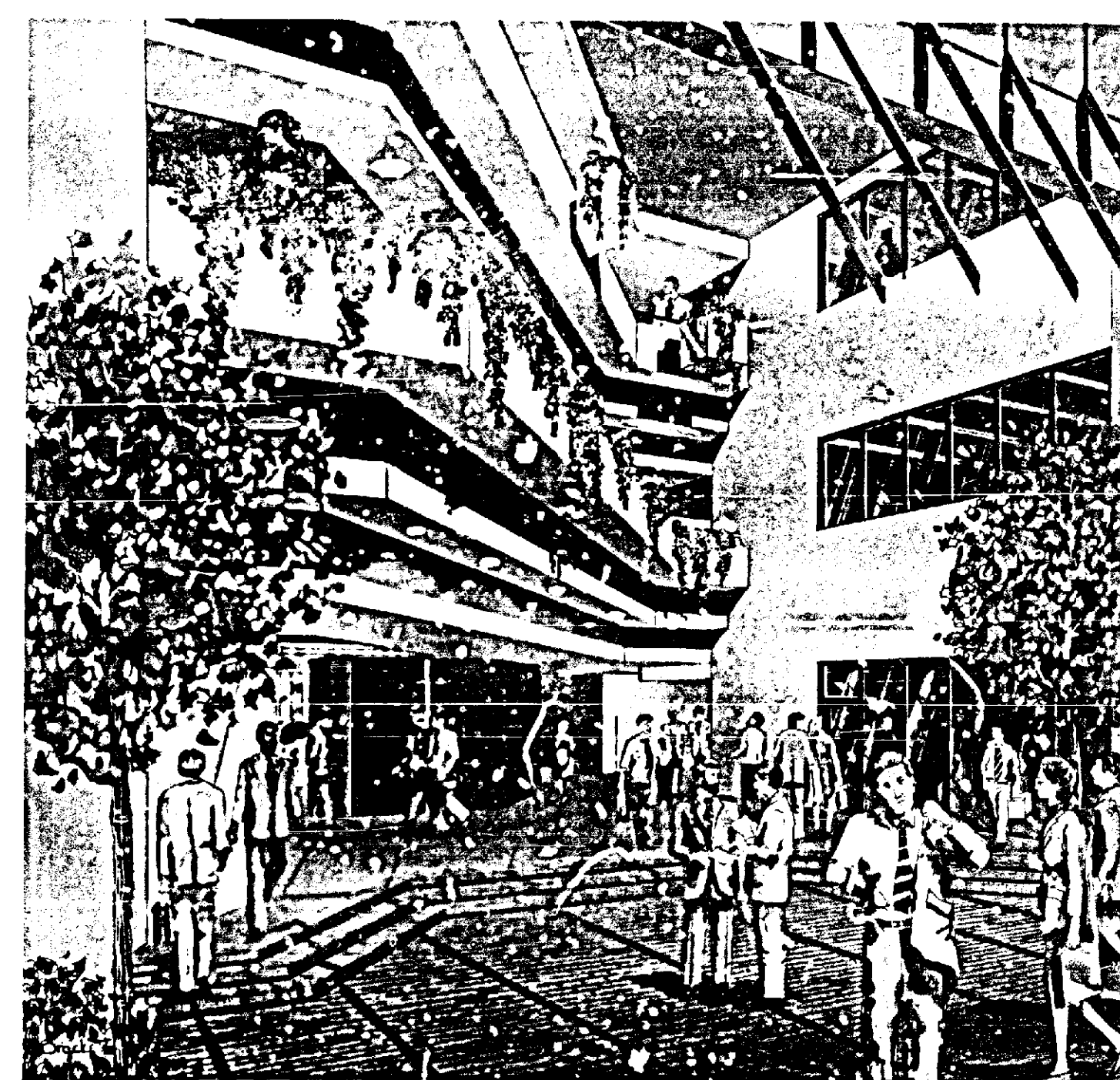
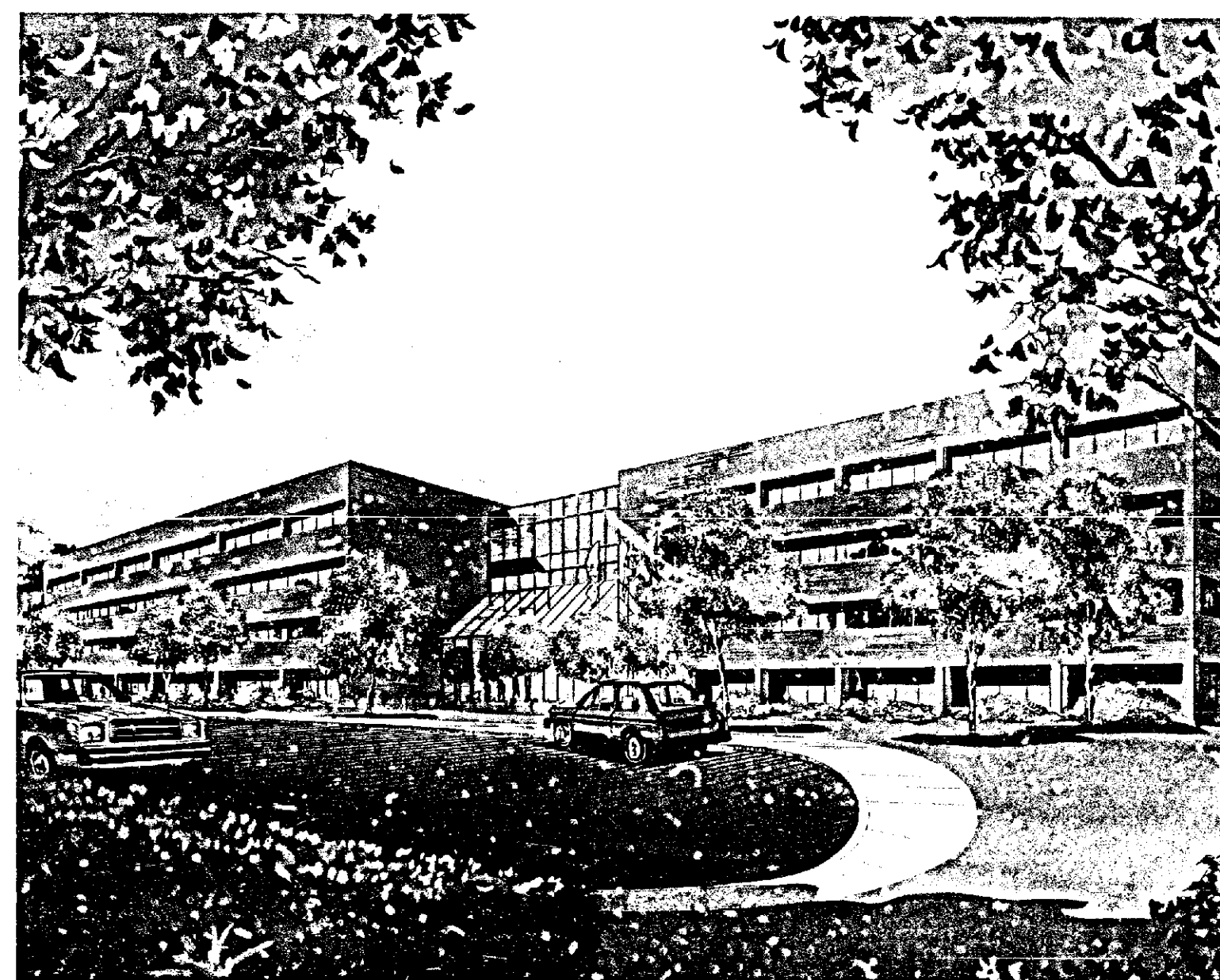
Pet. Exp. 4



Site Plan
July 1982



NORTH PARK
THE BERKSHIRE CORPORATION
General Manager



PARK CENTER

Prestige Office Space at North Park

The Berkshire Corporation
Baltimore, Maryland
General Manager



W. C. PINKARD & CO., INC. • REAL ESTATE • 301-752-4285
1600 First National Bank Building • Light and Redwood Streets • Baltimore, Maryland 21202

The Gatehouse at North Park

General Information

August 1, 1982

LOCATION	Northeast corner of York Road and North Park Drive
ADDRESS	1 North Park Drive Cockeysville, Maryland 21230
TOTAL BUILDING LEASABLE SQUARE FOOT AREA	12,238 gross leasable square feet
PUBLIC FACTOR	Gross leasable square feet includes an 8% public area factor.
RENTAL RATES	A. Entry Level Space - \$16.00 per gross leasable square foot B. All Upper Level Space - \$13.00 per gross leasable square foot
UTILITY SERVICES	Suites are individually metered. Tenants control and pay for their own heat, air conditioning, hot water and electricity.
JANITORIAL SERVICES	Tenants provide their own janitorial services.
TERM OF LEASE	A minimum lease term of Three (3) years is required. A Five (5) year lease term is acceptable.
TAX ESCALATION CLAUSE	All leases will contain a tax escalation clause stating that each tenant will be responsible for its proportionate share of real estate taxes and metropolitan district charges in excess of \$.75 per foot of gross leasable area.

OPERATING EXPENSE ESCALATION CLAUSE

All Leases will contain an operating expense escalation clause stating that each tenant will be responsible for its proportionate share of operating expenses in excess of \$1.25 per foot of gross leasable area.

TENANT IMPROVEMENTS

Tenant improvements for tenants occupying office space will be based on the Office Space Building Standards schedule attached hereto.

OCCUPANCY SCHEDULE

4th Quarter, 1982

PARKING

Free angle tenant and visitor parking is available on a non-exclusive basis on assigned lot.

AMENITIES

- A. Corporate headquarters quality design
- B. Direct entry to each suite
- C. Units from 308 to 4,141 gross leasable square feet per floor
- D. Superior management services that ensure occupancy measures
- E. Use of other North Park services and amenities

EXCLUSIVE LEASING AGENT

John A. Pierson
W. C. Pinkard & Co., Inc.
1600 First National Bank Building
Light & Redwood Streets
Baltimore, Maryland 21202
(410) 752-4285

MANAGEMENT COMPANY

The Berkshire Corporation

GENERAL CONTRACTOR

Kellogg Construction Corporation

ARCHITECT

Marks, Giese & Thomas Associates, Inc.

CONTRACT

North Park Associates

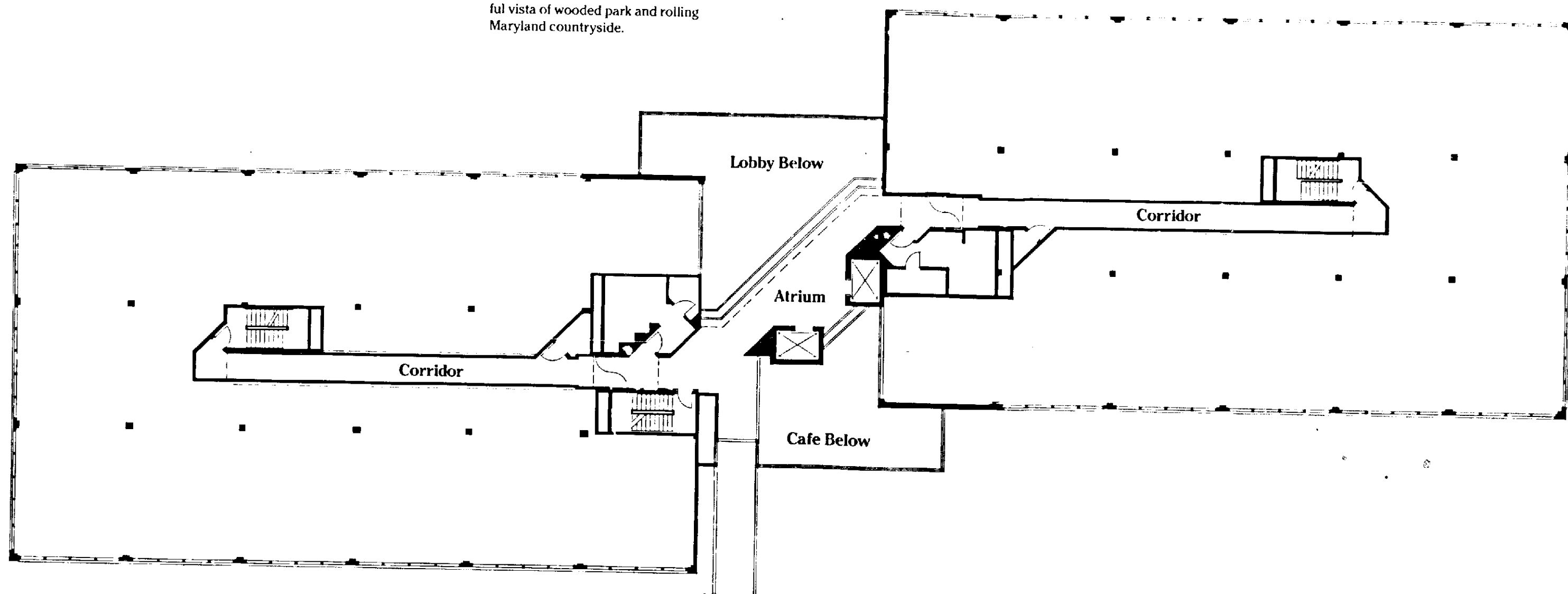
FLOOR PLANS

Available upon request



Park Center is a 4 story masonry office building providing a setting of architectural distinction. At its heart, a sun-filled atrium rises three dramatic stories, with terraced balconies, interior landscaping and broad expanses of sparkling glass. Park Center offers 78,000 gross leasable square feet of office space, with suites starting at 1,000 square feet. Selected offices feature overlooks of the atrium. A 4th floor penthouse offers the opportunity for dramatic corporate identification. At the terrace level, a restaurant provides a casual and relaxed setting for breakfast and lunch. To the north and east, the offices of Park Center overlook a beautiful vista of wooded park and rolling Maryland countryside.

All normal building services, including utilities and janitorial service, will be provided. The corporate headquarters of The Berkshire Corporation, general managers of North Park, are adjacent in The Gatehouse.



Scale in Feet

Typical Floor Plan

THE GATEHOUSE NORTH PARK

OFFICE SPACE BUILDING STANDARDS

August 1, 1982

Listed below are Improvements to the Leased Premises to be made by the Landlord based on layouts provided by the Tenant which layouts shall be subject to approval by the Landlord, in its discretion. Specifications of the improvements shall be per building standards as established by the Landlord from time to time. All units, unless noted, are based on 1,000 net usable square foot area.

Partitions

- A. Interior partitions - 50 linear feet
- B. Demising partitions per building standard

Floors

- A. Entrance doors - 1 glass door with lock hardware per tenant
- B. Interior doors - 3 hollow core doors and hardware

Electric

- A. Duplex wall electrical 110 volt outlets - 6 each
- B. Any floor electrical outlets will be considered an extra
- C. Wall light switches - 2 each
- D. Lighting - Building standard recessed fixtures will be provided

Mechanical - HVAC

- A. One powder room will be provided for each suite. Includes building standard vanity sink, water closet, hot water heater, toilet accessories, light and mirror.
- B. Heating and air conditioning equipment, registers and grills will be per building standards.

Miscellaneous Standards

- A. Floor covering - Building standard carpet, color selection by Tenant.
- B. Ceiling - Building standard acoustical tile
- C. Window covering - Building standard vertical blinds
- D. Base - 4" vinyl brown or black base for all partitioning
- E. Painting per building standard

Custom Partitioning, Carpentry, Etc.

All improvements in excess of above are subject to approval of Landlord and will be constructed on a cost plus basis.

NOTE: Telephone Service - Telephone service shall be the complete responsibility of Tenant to include the installation of conduit, cable, and outlets to the leased premises from the telephone closet.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 19, 1982

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD., before the day of May, 1982, the day of May, 1982, the day of May, 1982, appearing on the day of May, 1982.

THE JEFFERSONIAN

Cost of Advertisement \$ 100.00

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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, SA, CC, CA										
Reviewed by: <u>ZC</u>										
Previous case:										

Petition for Variance

8TH ELECTION DISTRICT

LOCATION: East Side of York Road, 660' N. of Centerline of Shawan Road

DATE & TIME: Tuesday, May 25, 1982 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.

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

Petition for Variance to permit a maintenance building to be located 20' from a residential zone in line of the required 100' and to permit a rear yard setback of 25' instead of the required 40'.

The Zoning Regulations to be excepted as follows: Section 200.4 - minimum distance from residential zone; Section 200.3 - minimum rear yard setback in M.L.R. zone.

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

Beginning for the same at the end of the second line of the two following courses and distances measured from the point formed by the intersection of the east side of York Road, 60 feet wide, and the easterly prolongation of the centerline of Shawan Road, via: (1) North 90 degrees 56 minutes 45 seconds West 435 feet, more or less, thence (2) North 88 degrees 00 minutes 15 seconds East 255 feet, more or less, to the place of beginning known as Lot 24, as shown on Plat of North Park, and recorded among the Land Records of Baltimore County in Plat Book EHK Jr. 47, Folio 34.

This description has been prepared for zoning purposes only and does not constitute a survey.

Being the property of North Park Associates at North Park Associates, Inc., shown on plat plan filed above on plat plan filed above.

With the Zoning Department, Hearing Date: Tuesday, May 25, 1982 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.

BY ORDER OF

The Times

Middle River, Md., May 19, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of successive

weeks before the day of

1982

Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 5/17/82

Posted for: North Park Associates

Petitioner: North Park Associates

Location of property: E. 15 York Rd., 660' N. of centerline of Shawan Rd.

Location of signs: facing York Rd.

Remarks: None

Posted by: [Signature] Date of return: 5/19/82

Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7 day of March, 1982.

Filing Fee \$ 25.00

Received: [Signature]

Check

Cash

Other

Petitioner: North Park Associates

Petitioner's Attorney: John B. Howard

Submitted by: [Signature]

Reviewed by: [Signature]

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 7/25/82

Posted for: North Park Associates

Petitioner: North Park Associates

Location of property: E. 15 York Rd., 660' N. of centerline of Shawan Rd.

Location of signs: facing York Rd.

Remarks: None

Posted by: [Signature] Date of return: 7/30/82

Number of Signs: 1

105782
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7/2/82 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: [Signature]
FOR: [Signature]

108916
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7/16/82 ACCOUNT: 01-662
AMOUNT: \$10.00
RECEIVED FROM: Kenneth T. Bosley
FOR: Appeal of Case #82-251-A (North Park Associates)

82-251-A
8th District
E/A of York Rd., 660' N of the centerline of Shawan Rd.
North Park Associates
1 SIGN



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 20, 1982

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Variance
E/S of York Road, 660' N of centerline of Shawan Road
North Park Associates - Petitioner
Case #82-251-A Item #174

Dear Mr. Howard:

This is to advise you that \$57.15 is due for advertising and posting of the above property.

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

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Commissioner

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

No. 107649

DATE: 5/25/82 ACCOUNT: 01-662

AMOUNT: \$57.15

RECEIVED FROM: John B. Howard, Esquire
FOR: Advertising & Posting Case #82-251-A (North Park Associates)

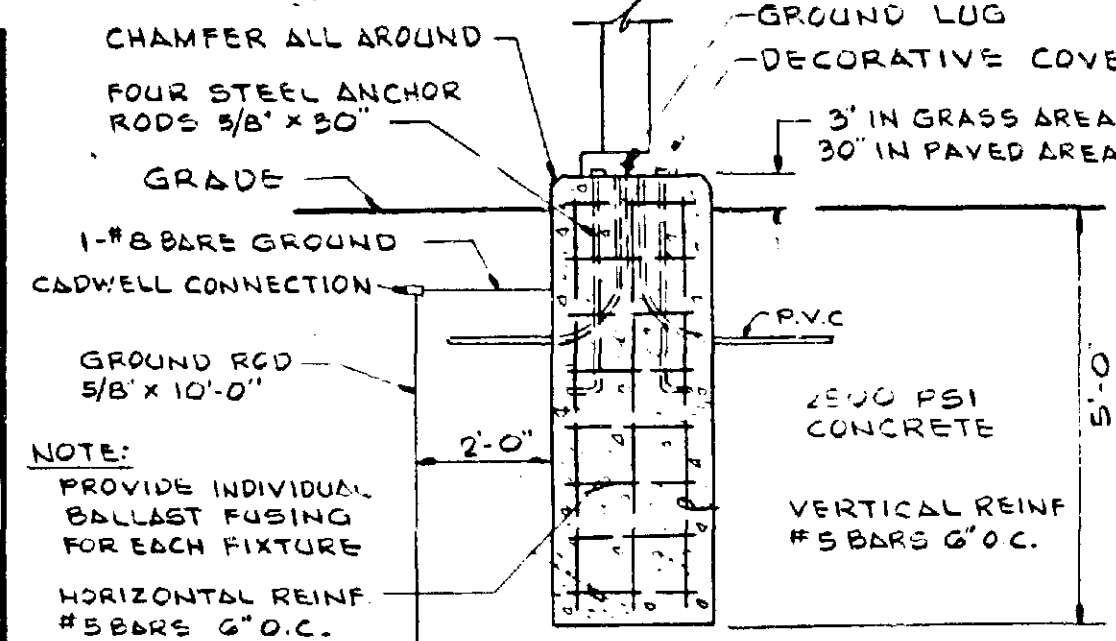
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ROAD

110. RTE. #45

YORK

TO BALTIMORE



NOTE: PROVIDE INDIVIDUAL BALLAST FUSING FOR EACH FIXTURE
HORIZONTAL REINF. #5 BARS 6" O.C.
NOTE: PARKING LOT LIGHTS TO BE ON CIRCUIT

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HORIZONTAL REINF. #5 BARS 6" O.C.
NOTE: PARKING LOT LIGHTS TO BE ON CIRCUIT

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HORIZONTAL REINF. #5 BARS 6" O.C.
NOTE: PARKING LOT LIGHTS TO BE ON CIRCUIT

MONOLITHIC CONC. CURB AND SIDEWALK DETAIL
(NOT TO SCALE)

1" BIT CONCRETE SURFACE COURSE (SN)
2" ASPHALT CONCRETE TYPE II BINDER
CRUSHED STONE BASE COURSE (CR 6)
8" FOR ENTRANCE DRIVE AS SHOWN ON PLAN
ALL OTHER AREAS 4" CRG

PROPERLY TAMP SUB-BEFORE POURING CONCRETE

3" PAVING WITH EITHER 4" OR 6" DEEP BASE COURSE SEE PLAN

COMPACTED BACKFILL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

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STRAIGHT CURB DETAIL

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STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

STRAIGHT CURB DETAIL

LEGEND

- 6 SAS MAINS
- DOWNSPUTS
- RD ROOF DRAINS (UNDER GROUND)
- E UNDER GROUND ELECTRIC SERVICE (BY E.E.C.O.)
- VALVE
- W WATER MAINS
- S SANITARY SEWERS
- STORM DRAINS IN THIS CONTRACT
- STORM DRAINS BY OTHERS
- CONCRETE CURBS BY OTHERS
- MONOLITHIC CONC. CURB & SIDEWALK BY OTHERS
- PROPOSED CONCRETE CURBS - SEE DETAIL THIS SHEET
- PROPOSED MONOLITHIC CONCRETE CURBS AND SIDEWALK - SEE DETAIL THIS SHEET
- PROPOSED CONCRETE SIDEWALK - SEE DETAIL THIS SHEET
- SHADED - PROPOSED PAVED AREAS - SEE SECTION THIS SHEET
- SINGLE DOUBLE - TYPICAL PARKING AREA LIGHTS

NOTES

1. AREA OF LOT NO. 4 : 9,774 AS ±
2. ZONED: MLR & RC4 (SEE ZONING LINE)
3. PROPOSED USE: 4 STORY OFFICE BUILDING
4. AREA OF BUILDING: GROUND FLOOR 17,175 SQ. FT.
1ST, 2ND AND 3RD FLOORS 21,355 SQ. FT. EACH
5. PARKING REQUIRED: GROUND FLOOR 17,175 ÷ 300 = 58
1ST, 2ND & 3RD FLOORS 64,065 ÷ 500 = 129
6. TOTAL PARKING REQUIRED = 58 + 129 = 187
7. PARKING PROVIDED = 275

NORTH PARK DRIVE

SITE & GRADING PLAN
OF
#6 NORTH PARK DRIVE
ELECTION DISTRICT NO. 8 BALTIMORE COUNTY, MD.
FOR
NORTH PARK ASSOCIATES - OWNER
THE BERKSHIRE CORP. - GENERAL MANAGER
SUITE 322 THE QUADRANGLE
THE VILLAGE OF CROSS KEYS
BALTIMORE, MD. 21210

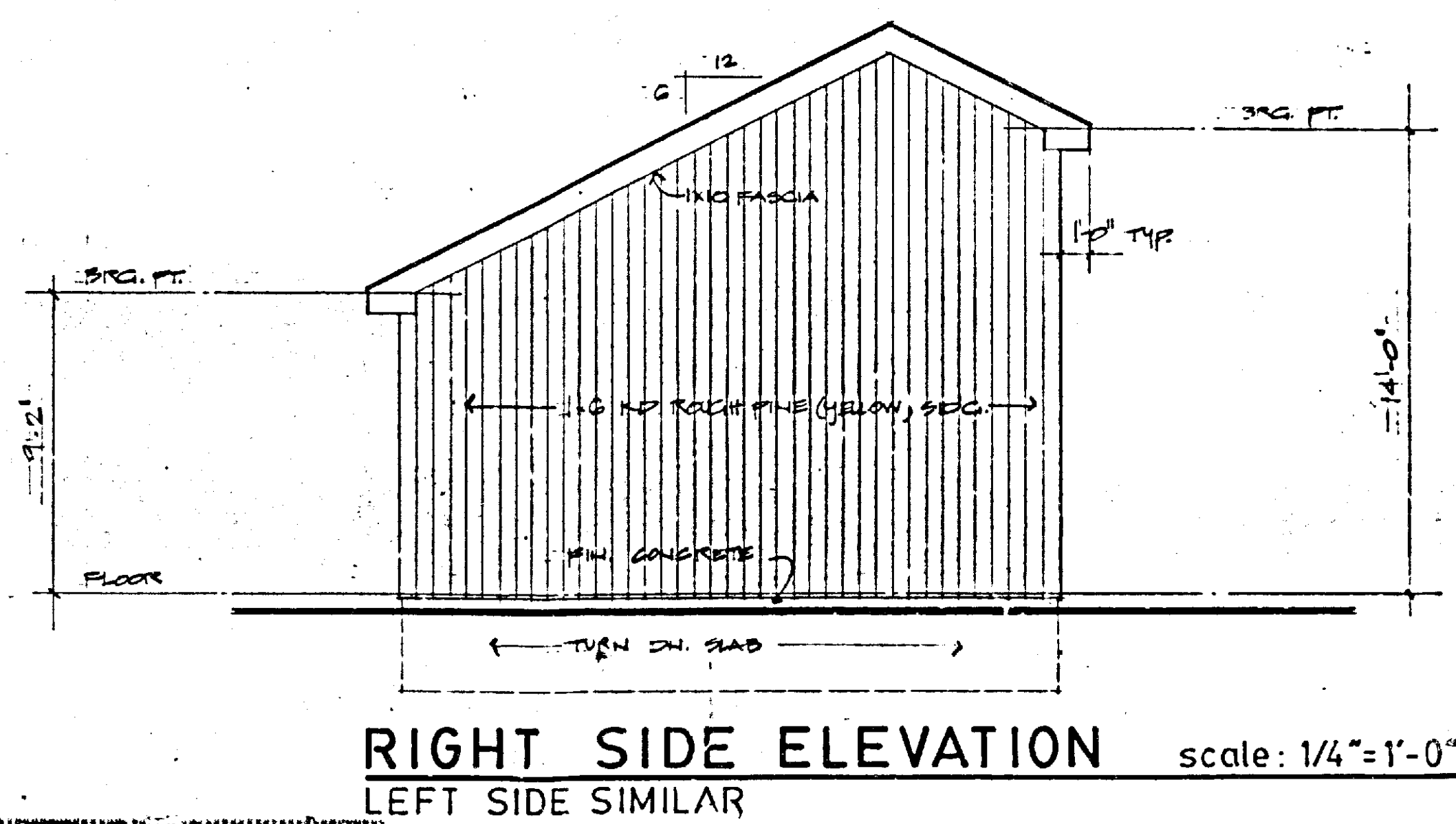
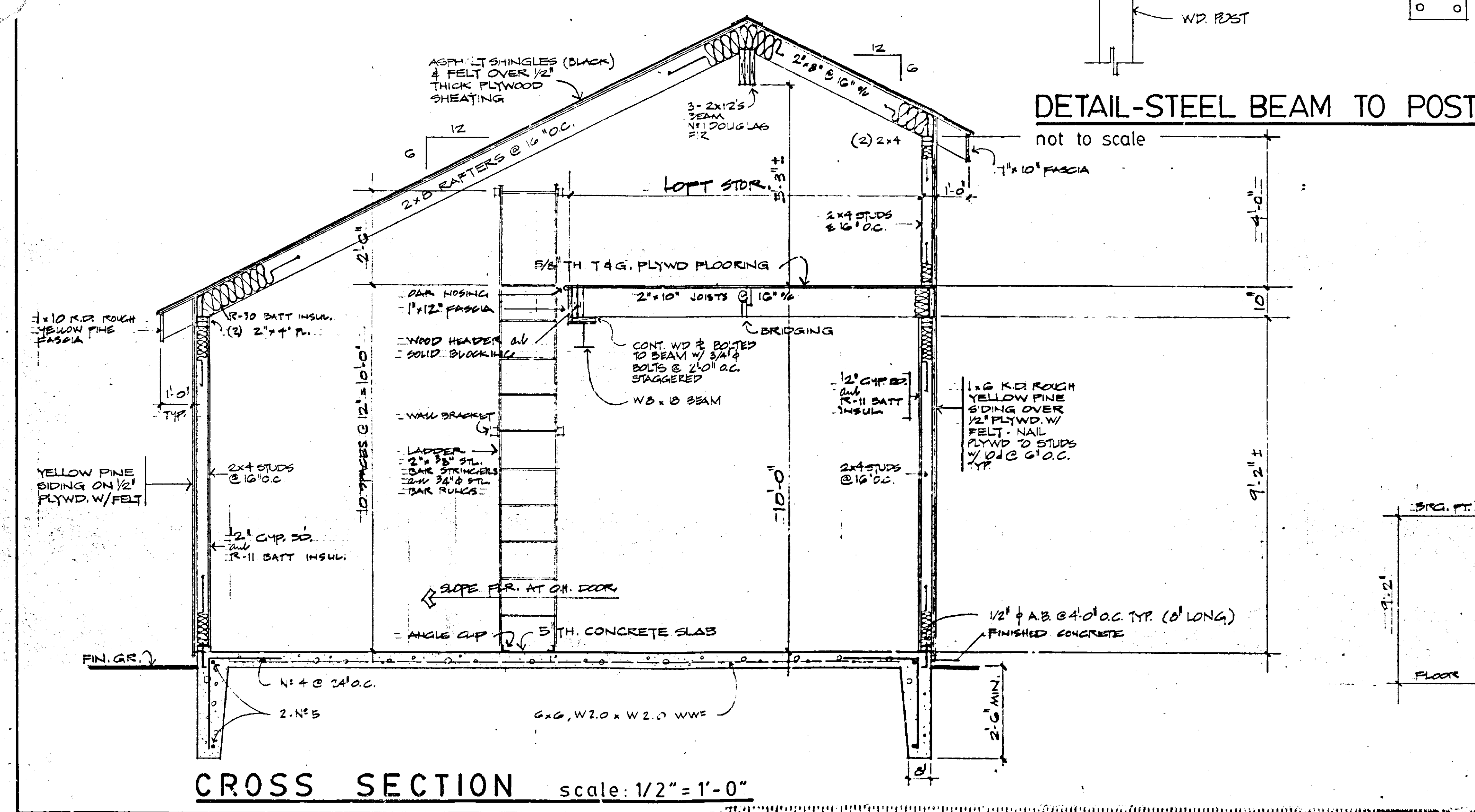
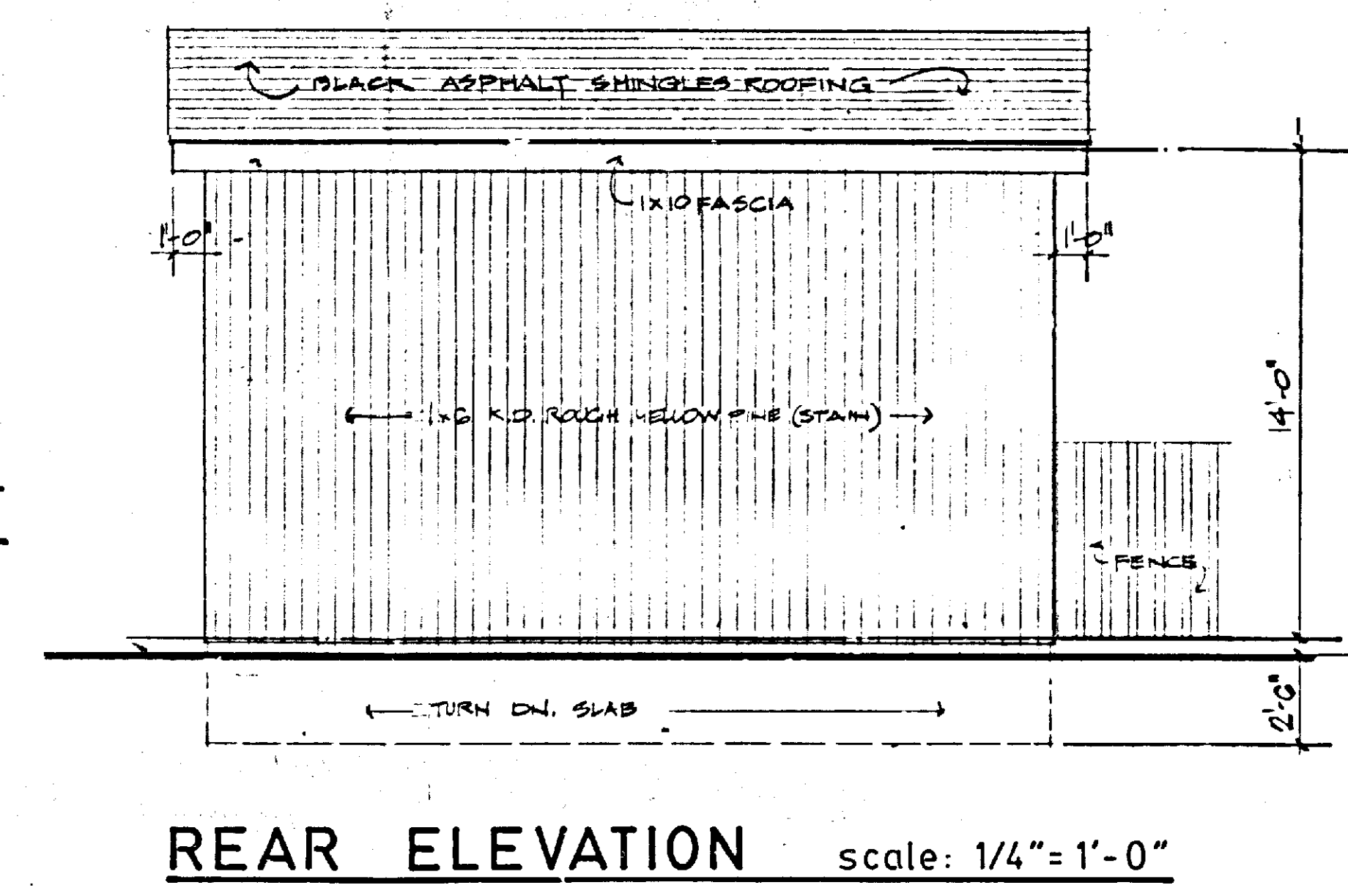
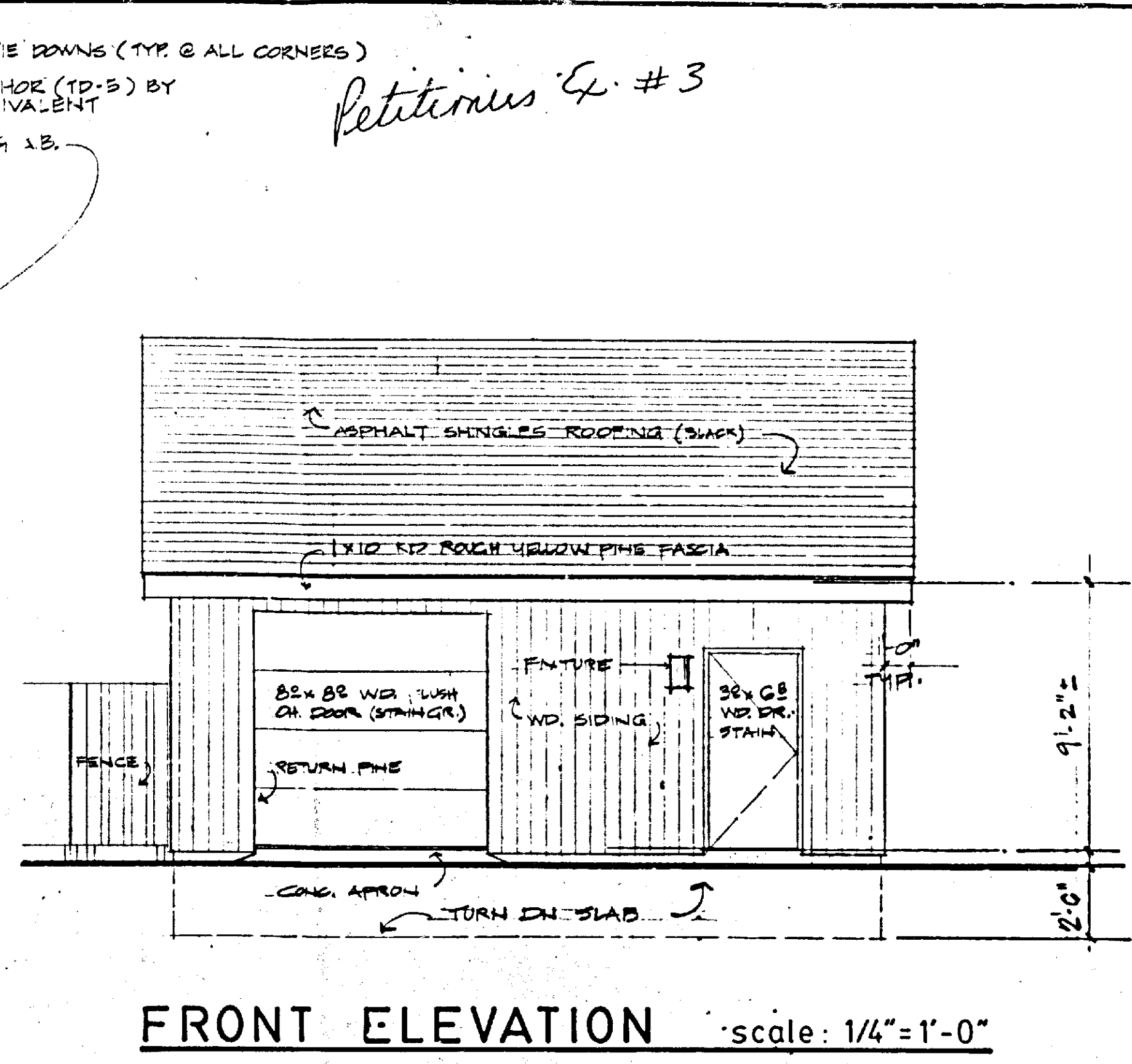
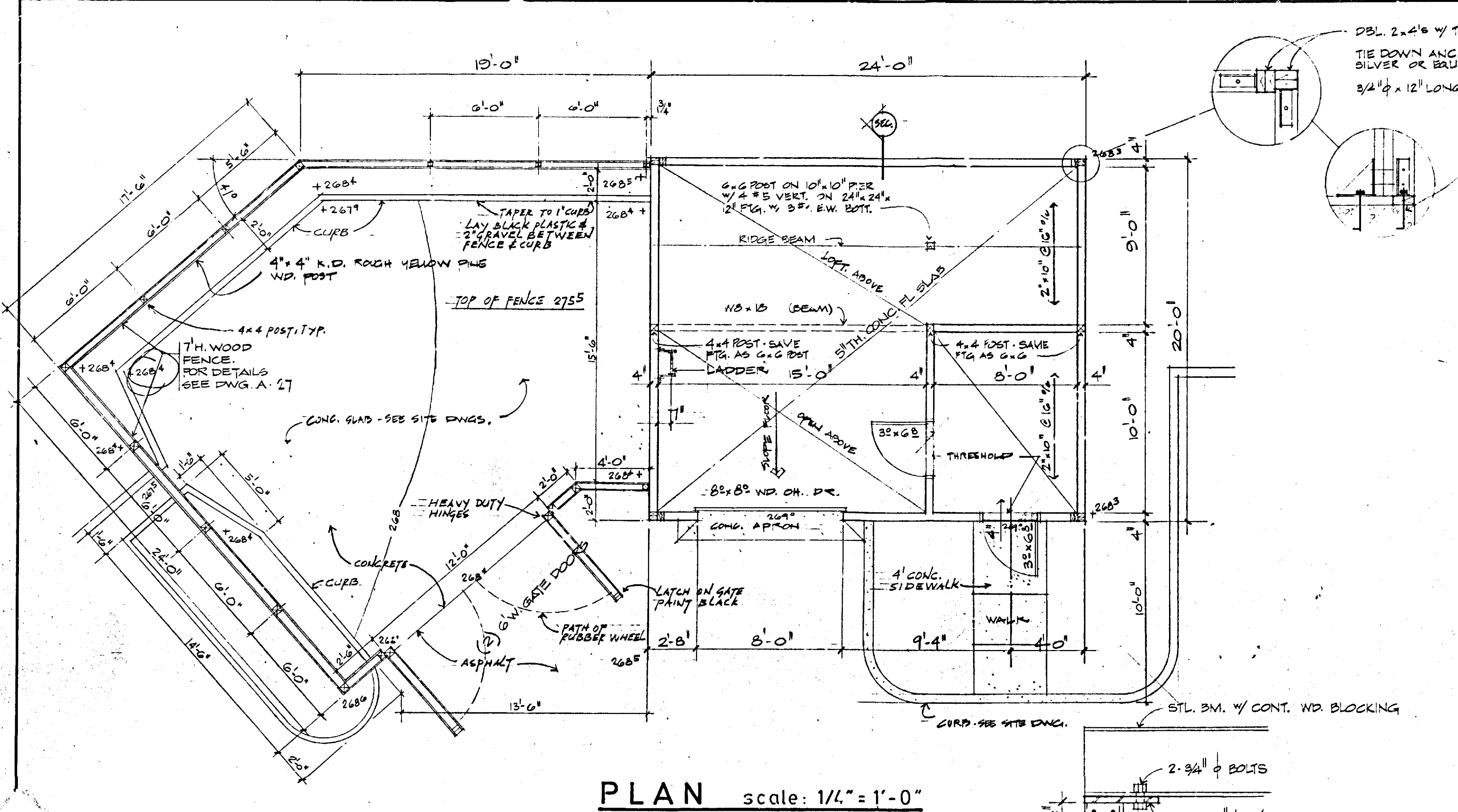
BALTIMORE CITY PROPERTY

STORAGE BUILDING

SECTION "A-A"
(NOT TO SCALE)

STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE
NO. 1	6" (BY OTHERS)
NO. 2	8" (BY OTHERS)
NO. 3	12" (BY OTHERS)
NO. 4	18" (BY OTHERS)
NO. 5	24" (BY OTHERS)
NO. 6	30" (BY OTHERS)
NO. 7	36" (BY OTHERS)
NO. 8	42" (BY OTHERS)
NO. 9	48" (BY OTHERS)
NO. 10	54" (BY OTHERS)
NO. 11	60" (BY OTHERS)
NO. 12	66" (BY OTHERS)
NO. 13	72" (BY OTHERS)
NO. 14	78" (BY OTHERS)
NO. 15	84" (BY OTHERS)
NO. 16	90" (BY OTHERS)
NO. 17	96" (BY OTHERS)
NO. 18	102" (BY OTHERS)
NO. 19	108" (BY OTHERS)
NO. 20	114" (BY OTHERS)
NO. 21	120" (BY OTHERS)
NO. 22	126" (BY OTHERS)
NO. 23	132" (BY OTHERS)
NO. 24	138" (BY OTHERS)
NO. 25	144" (BY OTHERS)
NO. 26	150" (BY OTHERS)
NO. 27	156" (BY OTHERS)
NO. 28	162" (BY OTHERS)
NO. 29	168" (BY OTHERS)
NO. 30	174" (BY OTHERS)
NO. 31	180" (BY OTHERS)
NO. 32	186" (BY OTHERS)
NO. 33	192" (BY OTHERS)
NO. 34	198" (BY OTHERS)
NO. 35	204" (BY OTHERS)
NO. 36	210" (BY OTHERS)
NO. 37	216" (BY OTHERS)
NO. 38	222" (BY OTHERS)
NO. 39	228" (BY OTHERS)
NO. 40	234" (BY OTHERS)
NO. 41	240" (BY OTHERS)
NO. 42	246" (BY OTHERS)
NO. 43	252" (BY OTHERS)
NO. 44	258" (BY OTHERS)
NO. 45	264" (BY OTHERS)
NO. 46	270" (BY OTHERS)
NO. 47	276" (BY OTHERS)
NO. 48	282" (BY OTHERS)
NO. 49	288" (BY OTHERS)
NO. 50	294" (BY OTHERS)
NO. 51	300" (BY OTHERS)
NO. 52	306" (BY OTHERS)
NO. 53	312" (BY OTHERS)
NO. 54	318" (BY OTHERS)
NO. 55	324" (BY OTHERS)
NO. 56	330" (BY OTHERS)
NO. 57	336" (BY OTHERS)
NO. 58	342" (BY OTHERS)
NO. 59	348" (BY OTHERS)
NO. 60	354" (BY OTHERS)
NO. 61	360" (BY OTHERS)
NO. 62	366" (BY OTHERS)
NO. 63	372" (BY OTHERS)
NO. 64	378" (BY OTHERS)
NO. 65	384" (BY OTHERS)
NO. 66	390" (BY OTHERS)
NO. 67	396" (BY OTHERS)
NO. 68	402" (BY OTHERS)
NO. 69	408" (BY OTHERS)
NO. 70	414" (BY OTHERS)
NO. 71	420" (BY OTHERS)
NO. 72	426" (BY OTHERS)
NO. 73	432" (BY OTHERS)
NO. 74	438" (BY OTHERS)
NO. 75	444" (BY OTHERS)
NO. 76	450" (BY OTHERS)
NO. 77	456" (BY OTHERS)
NO. 78	462" (BY OTHERS)
NO. 79	468" (BY OTHERS)
NO. 80	474" (BY OTHERS)
NO. 81	480" (BY OTHERS)
NO. 82	486" (BY OTHERS)
NO. 83	492" (BY OTHERS)
NO. 84	498" (BY OTHERS)
NO. 85	504" (BY OTHERS)
NO. 86	510" (BY OTHERS)
NO. 87	516" (BY OTHERS)
NO. 88	522" (BY OTHERS)
NO. 89	528" (BY OTHERS)
NO. 90	534" (BY OTHERS)
NO. 91	540" (BY OTHERS)
NO. 92	546" (BY OTHERS)
NO. 93	552" (BY OTHERS)
NO. 94	558" (BY OTHERS)
NO. 95	564" (BY OTHERS)
NO. 96	570" (BY OTHERS)
NO. 97	576" (BY OTHERS)
NO. 98	582" (BY OTHERS)
NO. 99	588" (BY OTHERS)
NO. 100	594" (BY OTHERS)
NO. 101	600" (BY OTHERS)
NO. 102	606" (BY OTHERS)
NO. 103	612" (BY OTHERS)
NO. 104	618" (BY OTHERS)
NO. 105	624" (BY OTHERS)
NO. 106	630" (BY OTHERS)
NO. 107	636" (BY OTHERS)
NO. 108	642" (BY OTHERS)
NO. 109	648" (BY OTHERS)
NO. 110	654" (BY OTHERS)
NO. 111	660" (BY OTHERS)
NO. 112	666" (BY OTHERS)
NO. 113	672" (BY OTHERS)
NO. 114	678" (BY OTHERS)
NO. 115	684" (BY OTHERS)
NO. 116	690" (BY OTHERS)
NO. 117	696" (BY OTHERS)
NO. 118	702" (BY OTHERS)
NO. 119	708" (BY OTHERS)
NO. 120	714" (BY OTHERS)
NO. 121	720" (BY OTHERS)
NO. 122	726" (BY OTHERS)
NO. 123	732" (BY OTHERS)
NO. 124	738" (BY OTHERS)
NO. 125	744" (BY OTHERS)
NO. 126	750" (BY OTHERS)
NO. 127	756" (BY OTHERS)
NO. 128	762" (BY OTHERS)
NO. 129	768" (BY OTHERS)
NO. 130	774" (BY OTHERS)
NO. 131	780" (BY OTHERS)
NO. 132	786" (BY OTHERS)
NO. 133	792" (BY OTHERS)
NO. 134	798" (BY OTHERS)
NO. 135	804" (BY OTHERS)
NO. 136	810" (BY OTHERS)
NO. 137	816" (BY OTHERS)
NO. 138	822" (BY OTHERS)
NO. 139	828" (BY OTHERS)
NO. 140	834" (BY OTHERS)
NO. 141	840" (BY OTHERS)
NO. 142	846" (BY OTHERS)
NO. 143	852" (BY OTHERS)
NO. 144	858" (BY OTHERS)
NO. 145	864" (BY OTHERS)
NO. 146	870" (BY OTHERS)
NO. 147	876" (BY OTHERS)
NO. 148	882" (BY OTHERS)
NO. 149	888" (BY OTHERS)
NO. 150	894" (BY OTHERS)
NO. 151	900" (BY OTHERS)
NO. 152	906" (BY OTHERS)
NO. 153	912" (BY OTHERS)
NO. 154	918" (BY OTHERS)
NO. 155	924" (BY OTHERS)
NO. 156	930" (BY OTHERS)
NO. 157	936" (BY OTHERS)
NO. 158	942" (BY OTHERS)
NO. 159	948" (BY OTHERS)
NO. 160	954" (BY OTHERS)
NO. 161	960" (BY OTHERS)
NO. 162	966" (BY OTHERS)
NO. 163	972" (BY OTHERS)
NO. 164	978" (BY OTHERS)
NO. 165	984" (BY OTHERS)
NO. 166	990" (BY OTHERS)
NO. 167	996" (BY OTHERS)
NO. 168	1002" (BY OTHERS)
NO. 169	1008" (BY OTHERS)
NO. 170	1014" (BY OTHERS)
NO. 171	1020" (BY OTHERS)
NO. 172	1026" (BY OTHERS)
NO. 173	1032" (BY OTHERS)
NO. 174	1038" (BY OTHERS)
NO. 175	1044" (BY OTHERS)
NO. 176	1050" (BY OTHERS)
NO. 177	1056" (BY OTHERS)
NO. 178	1062" (BY OTHERS)
NO. 179	1068" (BY OTHERS)
NO. 180	1074" (BY OTHERS)
NO. 181	1080" (BY OTHERS)
NO. 182	1086" (BY OTHERS)
NO. 183	1092" (BY OTHERS)
NO. 184	1098" (BY OTHERS)
NO. 185	1104" (BY OTHERS)
NO. 186	1110" (BY OTHERS)
NO. 187	1116" (BY OTHERS)
NO. 188	1122" (BY OTHERS)
NO. 189	1128" (BY OTHERS)
NO. 190	1134" (BY OTHERS)
NO. 191	1140" (BY OTHERS)
NO. 192	1146" (BY OTHERS)
NO. 193	1152" (BY OTHERS)
NO. 194	1158" (BY OTHERS)



LEFT SIDE SIMILAR

NORTH PARK ASSOCIATES
OWNER
THE BERKSHIRE CORPORATION
GENERAL MANAGER
Suite 322
The Quadrangle
The Village of Cross Keys
Baltimore, Md. 21210

h robert f. holmann and associates, inc.
architects
210 wiley building • hawthorne avenue 200 • hawthorne, nj 07042 • (201) 982-0077

storage building
6 NORTH
PARK DRIVE
NORTH PARK
COCKEYSVILLE, MD.

PLAN, ELEVATIONS &
CROSS SECTION

same as shown
control no. 18 80
date SEPT. 27, 1982

14 92-251-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) 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 Variance from Section 250.4 to permit a maintenance building to be located 25 feet from a residential zone in lieu of the required 100 feet and 250.3 to permit a rear yard setback of 25 feet instead of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The only practical location for the subject maintenance building is at the rear of the property due to required parking and topographical consideration.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) North Park Associates
Signature: John B. Howard
Address: Suite 322, The Quadrangle 323-5000
City and State: Baltimore, Maryland 21204
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of April, 1982, 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 105, County Office Building in Towson, Baltimore County, on the 25th day of May, 1982, at 10:30 o'clock A.M.

(over)

IN THE MATTER OF THE APPLICATION OF NORTH PARK ASSOCIATES FOR VARIANCES ON PROPERTY LOCATED ON THE EAST SIDE OF YORK RD., 660' NORTH OF THE CENTER LINE OF SHAWAN RD. 8th District

OPINION

The above captioned matter came on for hearing before the Board of Appeals from a decision of the Zoning Commissioner dated June 16, 1982, granting the requested variances.

The Petitioner herein, North Park Associates, seeks to secure variances to permit a minimum distance of 25 feet from a residential (R.C. 4 - Resource Conservation-watershed protection) zone in lieu of the required 100 feet and a rear yard setback of 25 feet in lieu of the required 40 feet, for the expressed purpose of constructing a maintenance building, as depicted on the site plan prepared by Evans, Hagan and Holdefer, Inc., revised June 22, 1981, and filed herein.

The subject site contains 9.774 acres and comprises Lot 4, as shown on the Plat of North Park, recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr., No. 47, folio 34. Lot 4 is located on the east side of York Road just north of the future extension of Shawan Road. The Petitioner proposes to erect office buildings thereon with required attendant parking, together with a 24' x 20' one-story wood building to house the equipment necessary to maintain the site after construction. The site is zoned M.L.R. (Manufacturing Light, Restricted) with R.C. 4 zoned land located to the rear, as shown on Petitioner's Exhibit 2. Property to the east of the site is owned by Baltimore City as part of its watershed; to the north is Broadmead, a residential community; to the west is a small B.L. (Business, Local) zoned tract surrounded by M.L.R. zoned property; and to the south is the remaining property owned by the Petitioner of which Lot 4 is a part of the total 28-acre tract.

RE: PETITION FOR VARIANCES : BEFORE THE
E/S of York Road, 660' N of the center- : ZONING COMMISSIONER
line of Shawan Road - 8th Election :
District :
North Park Associates - Petitioner : OF
NO. 82-251-A (Item No. 174) : BALTIMORE COUNTY

The petitioner herein, North Park Associates, seeks to secure variances to permit a minimum distance of 25 feet from a residential (R.C. 4 - Resource Conservation-watershed protection) zone in lieu of the required 100 feet and a rear yard setback of 25 feet in lieu of the required 40 feet, for the expressed purpose of constructing a maintenance building, as depicted on the site plan prepared by Evans, Hagan and Holdefer, Inc., revised June 22, 1981, and filed herein.

The subject site contains 9.774 acres and comprises Lot 4, as shown on the Plat of North Park, recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr., No. 47, folio 34. Lot 4 is located on the east side of York Road just north of the future extension of Shawan Road. The petitioner proposes to erect office buildings thereon with required attendant parking, together with a 24' x 20' one-story wood building to house the equipment necessary to maintain the site after construction. The site is zoned M.L.R. (Manufacturing Light, Restricted) with R.C. 4 zoned land located to the rear, as shown on Petitioner's Exhibit 2. Property to the east of the site is owned by Baltimore City as part of its watershed; to the north is Broadmead, a residential community; to the west is a small B.L. (Business, Local) zoned tract surrounded by M.L.R. zoned property; and to the south is the remaining property owned by the petitioner of which Lot 4 is a part of the total 28-acre tract.

Section 250.4 of the Baltimore County Zoning Regulations requires that any building or other industrial structure shall not be closer than 100 feet from the nearest residential zone line and Section 250.3 requires a rear yard

North Park Associates
Case No. 82-251-A

Section 250.4 of the Baltimore County Zoning Regulations requires that any building or other industrial structure shall not be closer than 100 feet from the nearest residential zone line and Section 250.3 requires a rear yard setback of 40 feet. The Petitioner proposes to locate the maintenance building 25 feet from the rear yard and the R.C. 4 zoned line and, thus, the present hearing is required.

The Petitioner presented Jonathan Kalker, the developer for North Park Associates and J. Kip Shrock, an expert in land design and research, both of whom testified that the proposed location for the maintenance shed was environmentally more feasible and that should the requested variances be denied, an undue hardship and a practical difficulty would occur, as the proposed location, in the rear portion of the property, permits ready access to all portions of the proposed office park. In the event the shed must be located elsewhere, according to Mr. Kalker and Mr. Shrock, all people associated with the park would be adversely affected.

Mr. Kenneth Bailey, Protestant, testified that his primary objection to the variances concerned itself with screening and the proximity of the shed to Western Run.

At the inception of the hearing, the Board stated that in the absence of objection, the entire Board file would be introduced into evidence. No objection was offered.

Therefore, the Board adopts and incorporates the comments contained in the fourth paragraph of the Opinion of the Zoning Commissioner, as herein, by reference.

The Board also notes Mr. Bailey's contention that the site plan submitted was incorrect, however, Mr. Bailey failed to produce expert testimony or documentary evidence to substantiate his contention.

setback of 40 feet. The petitioner proposes to locate the maintenance building 25 feet from the rear yard and the R.C. 4 zoned line and, thus, the present hearing is required.

Although the maintenance building, proposed to be constructed of rough wood siding (Petitioner's Exhibit 3) in order to blend with its surrounding area, could be located elsewhere, the location to the rear of the subject site minimizes its visibility from Broadmead, York Road, and other nearby properties and provides parking areas convenient to the improvements proposed for this phase of the overall development. Since R.C. 4 zoning surrounds the total tract, the 100-foot setback requirement would be applicable for three of the four sides and would require the maintenance building to be constructed entirely, which would create practical difficulty and unreasonable hardship upon the petitioner in locating the proposed improvements (buildings, parking, access, landscaping, and screening), as well as affect the aesthetics of the surrounding area.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of June, 1982, that the Petition for Variances to permit a minimum distance of 25 feet from a residential (R.C. 4 - Resource Conservation-watershed protection) zone in lieu of the required 100 feet and a rear yard setback of 25 feet in lieu of the required 40 feet, in accordance with the aforementioned site plan, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

John W. Hession, III
Zoning Commissioner of
Baltimore County

North Park Associates
Case No. 82-251-A

ORDER

For the reasons set forth in the foregoing Opinion, it is this 4th day of January, 1983, by the County Board of Appeals, ORDERED that the decision of the Zoning Commissioner, dated June 16, 1982, be and hereby is AFFIRMED.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans, Acting Chairman

Patricia Phipps

Joanne L. Suder

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S York Rd. and the Easterly :
Prolongation of the centerline :
of Shawan Rd., 8th District : OF BALTIMORE COUNTY

NORTH PARK ASSOCIATES, : Case No. 82-251-A
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 therefor, 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
494-2138

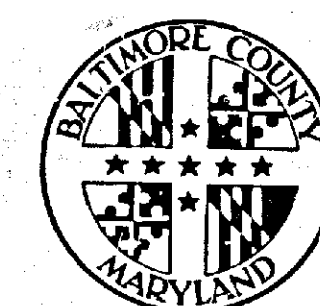
I HEREBY CERTIFY that on this 28th day of April, 1982, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

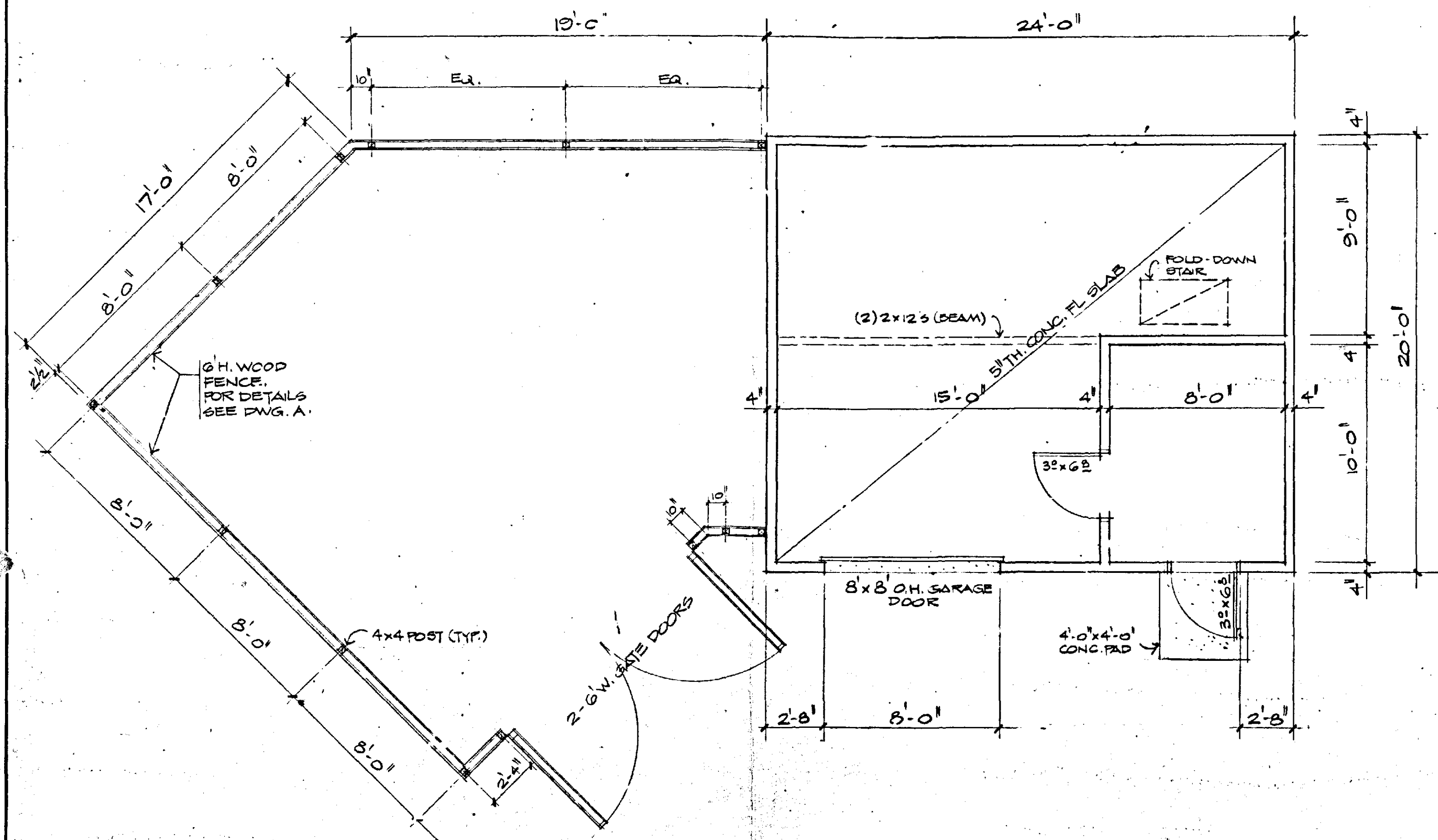
ZONING PLANS

ADVISORY COMMITTEE

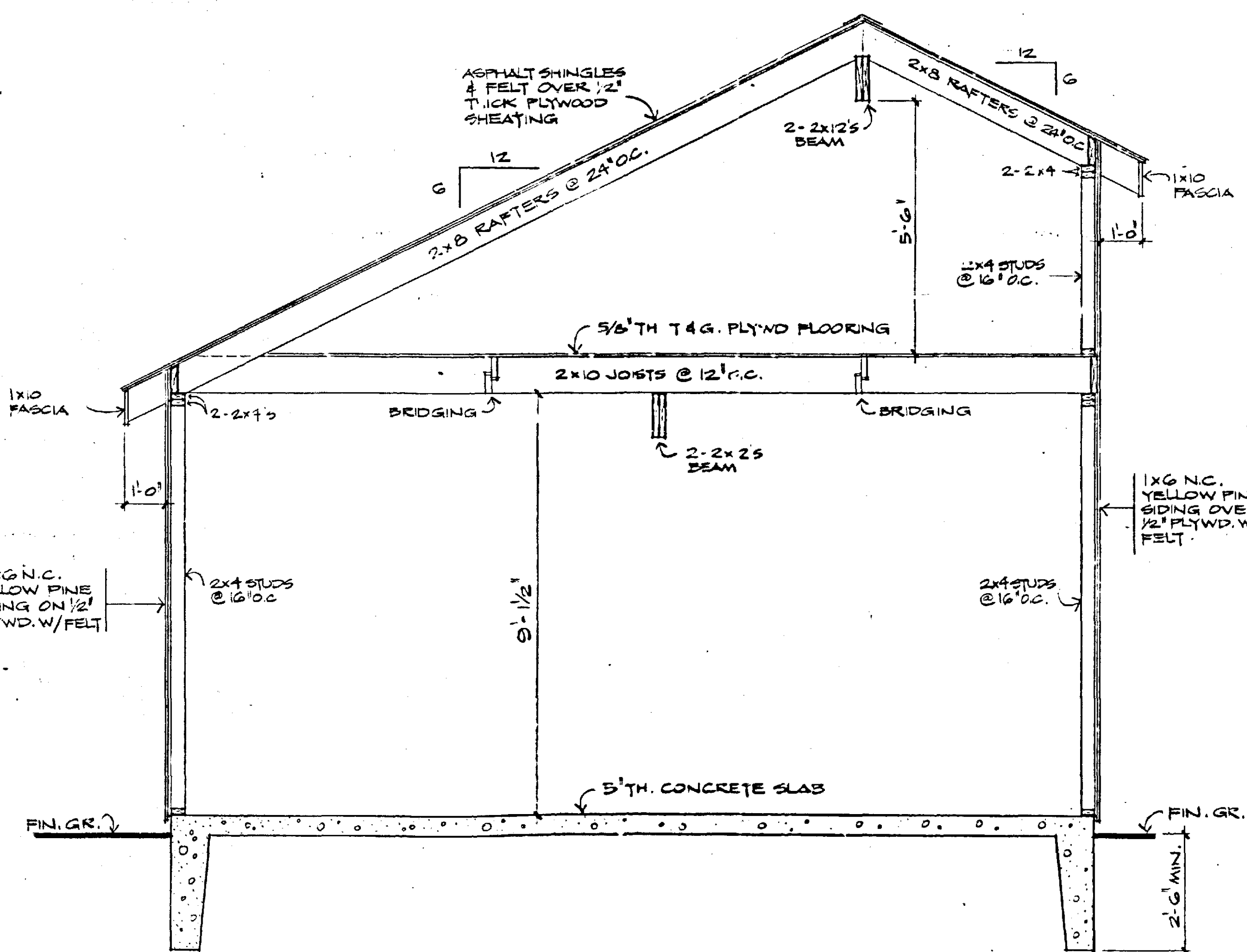


PETITION AND SITE PLAN

EVALUATION COMMENTS

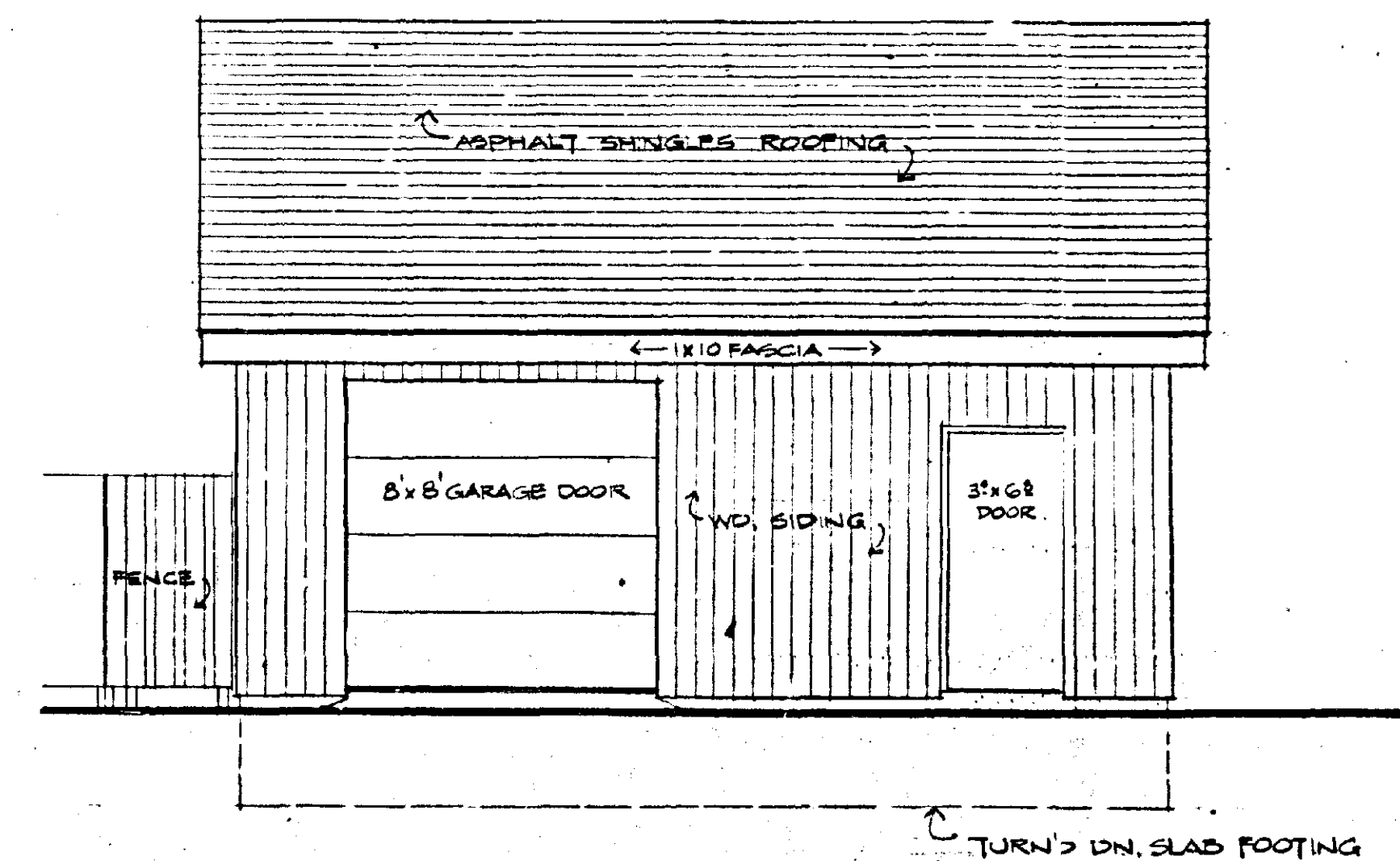


PLAN scale: 1/4" = 1'-0"

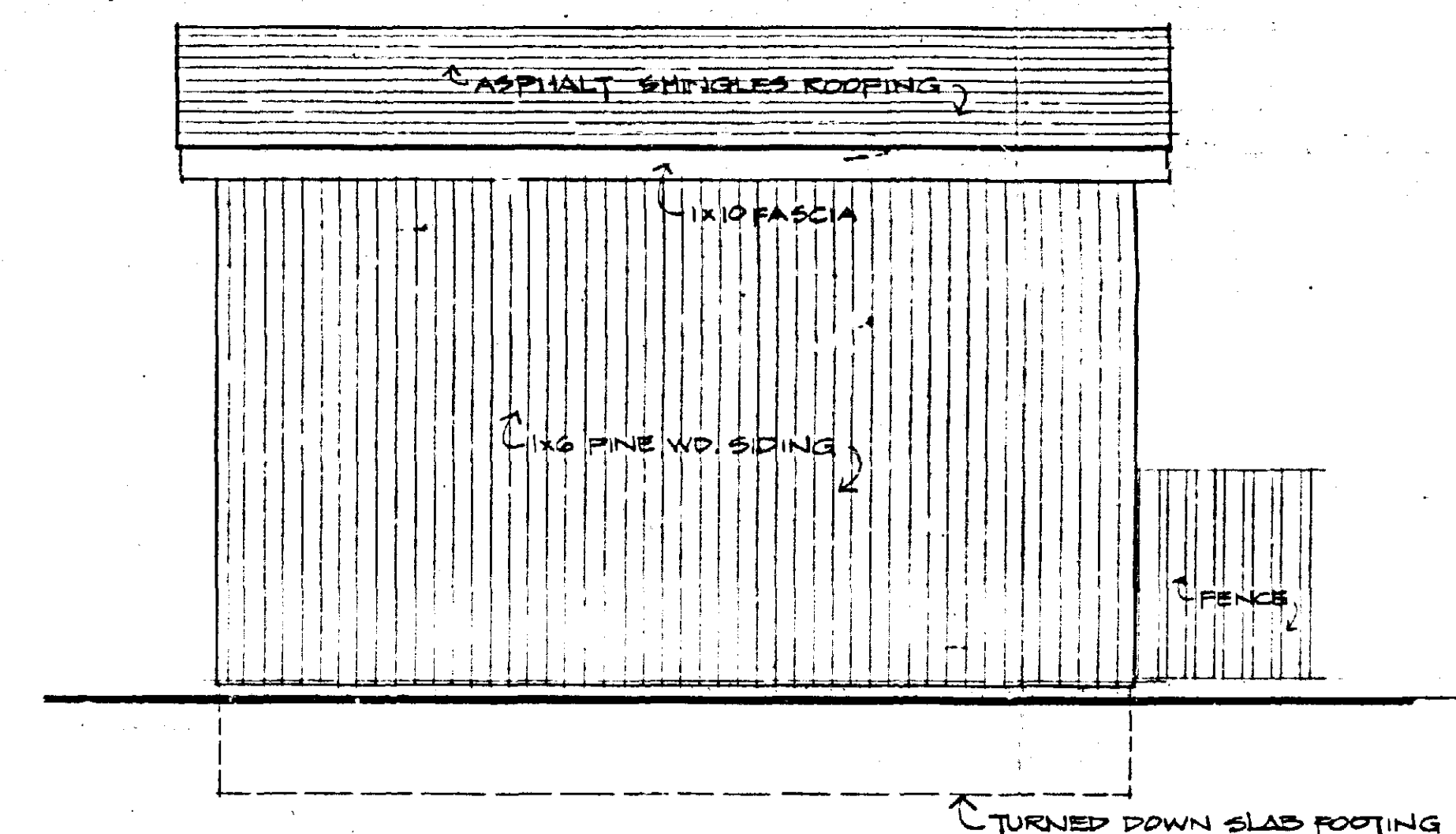


CROSS SECTION scale: 1/2" = 1'-0"

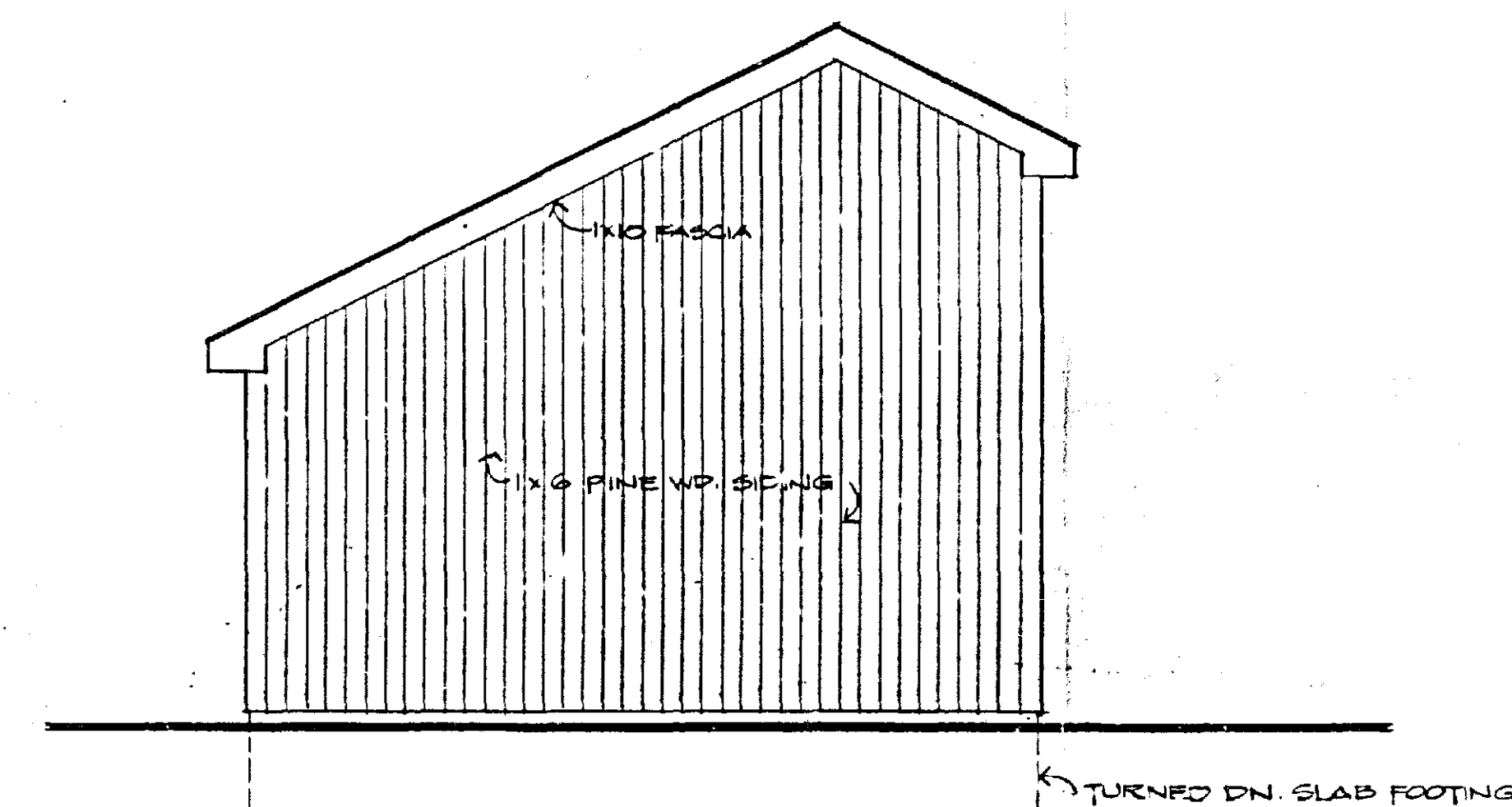
PETITIONER'S EXHIBIT #3



FRONT ELEVATION scale: 1/4" = 1'-0"



REAR ELEVATION scale: 1/4" = 1'-0"



RIGHT SIDE ELEVATION scale: 1/4" = 1'-0"
LEFT SIDE SIMILAR

NORTH PARK ASSOCIATES
OWNER
THE BERKSHIRE CORPORATION
GENERAL MANAGER
Suite 322
The Quadrangle
The Village of Cross Keys
Baltimore, Md. 21210

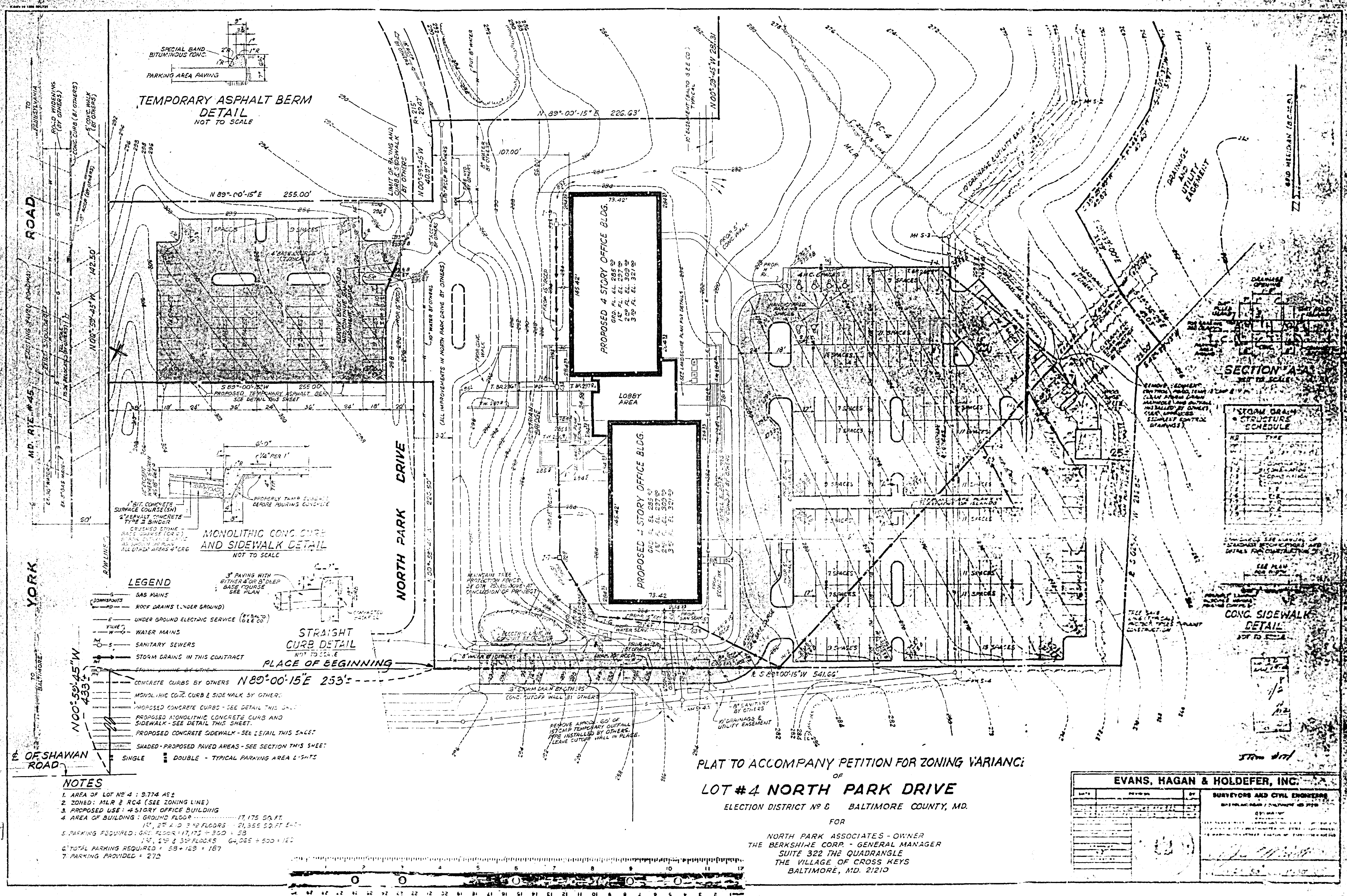
Robert I. Holmann and Associates, Inc.
ARCHITECTS

storage building
6 NORTH
PARK DRIVE
NORTH PARK
COCKEYSVILLE, MD.

PLAN, ELEVATIONS &
CROSS SECTION

scale as shown
sheet no. 18-80
date 2-18-81
10-13-81

A-26



TEMPORARY ASPHALT BERM
DETAIL
NOT TO SCALE

MONOLITHIC CONC CURB
AND SIDEWALK DETAIL
NOT TO SCALE

STRAIGHT
CURB DETAIL
NOT TO SCALE

LEGEND

- GAS MAINS
- ROOF DRAINS (UNDER GROUND)
- UNDER GROUND ELECTRIC SERVICE (BY BALTO & CO)
- WATER MAINS
- SANITARY SEWERS
- STORM DRAINS IN THIS CONTRACT
- STORM DRAIN BY OTHERS
- CONCRETE CURBS BY OTHERS
- MONOLITHIC CONC CURB & SIDEWALK BY OTHERS
- PROPOSED CONCRETE CURBS - SEE DETAIL THIS SHEET
- PROPOSED MONOLITHIC CONCRETE CURB & SIDEWALK - SEE DETAIL THIS SHEET
- PROPOSED CONCRETE SIDEWALK - SEE DETAIL THIS SHEET
- SHADED - PROPOSED PAVED AREAS - SEE SECTION THIS SHEET

- NOTES
1. AREA OF LOT NO 4 : 9.774 AC±
 2. ZONED: MLR & RC4 (SEE ZONING LINE)
 3. PROPOSED USE: 4-STORY OFFICE BUILDING
 4. AREA OF BUILDING: GROUND FLOOR 17,175 SQ. FT.
1ST, 2ND & 3RD FLOORS 21,355 SQ. FT. EAC
 5. PARKING REQUIRED: GROUND FLOOR 17,175 + 300 = 53
1ST, 2ND & 3RD FLOORS 64,065 + 500 = 162
 6. TOTAL PARKING REQUIRED = 53 + 162 = 215
 7. PARKING PROVIDED = 212

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

LOT #4 NORTH PARK DRIVE

ELECTION DISTRICT NO 8 BALTIMORE COUNTY, MD.

NORTH PARK ASSOCIATES - OWNER
THE BERKSHIRE CORP. - GENERAL MANAGER
SUITE 322 THE QUADRANGLE
THE VILLAGE OF CROSS KEYS
BALTIMORE, MD. 21210

SECTION A-A
NOT TO SCALE

STORM DRAIN STRUCTURE SCHEDULE	
NO	TYPE
1	12" DIA. MANHOLE
2	18" DIA. MANHOLE
3	24" DIA. MANHOLE
4	30" DIA. MANHOLE
5	36" DIA. MANHOLE
6	42" DIA. MANHOLE
7	48" DIA. MANHOLE
8	54" DIA. MANHOLE
9	60" DIA. MANHOLE
10	66" DIA. MANHOLE
11	72" DIA. MANHOLE
12	78" DIA. MANHOLE
13	84" DIA. MANHOLE
14	90" DIA. MANHOLE
15	96" DIA. MANHOLE
16	102" DIA. MANHOLE
17	108" DIA. MANHOLE
18	114" DIA. MANHOLE
19	120" DIA. MANHOLE
20	126" DIA. MANHOLE
21	132" DIA. MANHOLE
22	138" DIA. MANHOLE
23	144" DIA. MANHOLE
24	150" DIA. MANHOLE
25	156" DIA. MANHOLE
26	162" DIA. MANHOLE
27	168" DIA. MANHOLE
28	174" DIA. MANHOLE
29	180" DIA. MANHOLE
30	186" DIA. MANHOLE
31	192" DIA. MANHOLE
32	198" DIA. MANHOLE
33	204" DIA. MANHOLE
34	210" DIA. MANHOLE
35	216" DIA. MANHOLE
36	222" DIA. MANHOLE
37	228" DIA. MANHOLE
38	234" DIA. MANHOLE
39	240" DIA. MANHOLE
40	246" DIA. MANHOLE
41	252" DIA. MANHOLE
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43	264" DIA. MANHOLE
44	270" DIA. MANHOLE
45	276" DIA. MANHOLE
46	282" DIA. MANHOLE
47	288" DIA. MANHOLE
48	294" DIA. MANHOLE
49	300" DIA. MANHOLE
50	306" DIA. MANHOLE
51	312" DIA. MANHOLE
52	318" DIA. MANHOLE
53	324" DIA. MANHOLE
54	330" DIA. MANHOLE
55	336" DIA. MANHOLE
56	342" DIA. MANHOLE
57	348" DIA. MANHOLE
58	354" DIA. MANHOLE
59	360" DIA. MANHOLE
60	366" DIA. MANHOLE
61	372" DIA. MANHOLE
62	378" DIA. MANHOLE
63	384" DIA. MANHOLE
64	390" DIA. MANHOLE
65	396" DIA. MANHOLE
66	402" DIA. MANHOLE
67	408" DIA. MANHOLE
68	414" DIA. MANHOLE
69	420" DIA. MANHOLE
70	426" DIA. MANHOLE
71	432" DIA. MANHOLE
72	438" DIA. MANHOLE
73	444" DIA. MANHOLE
74	450" DIA. MANHOLE
75	456" DIA. MANHOLE
76	462" DIA. MANHOLE
77	468" DIA. MANHOLE
78	474" DIA. MANHOLE
79	480" DIA. MANHOLE
80	486" DIA. MANHOLE
81	492" DIA. MANHOLE
82	498" DIA. MANHOLE
83	504" DIA. MANHOLE
84	510" DIA. MANHOLE
85	516" DIA. MANHOLE
86	522" DIA. MANHOLE
87	528" DIA. MANHOLE
88	534" DIA. MANHOLE
89	540" DIA. MANHOLE
90	546" DIA. MANHOLE
91	552" DIA. MANHOLE
92	558" DIA. MANHOLE
93	564" DIA. MANHOLE
94	570" DIA. MANHOLE
95	576" DIA. MANHOLE
96	582" DIA. MANHOLE
97	588" DIA. MANHOLE
98	594" DIA. MANHOLE
99	600" DIA. MANHOLE
100	606" DIA. MANHOLE
101	612" DIA. MANHOLE
102	618" DIA. MANHOLE
103	624" DIA. MANHOLE
104	630" DIA. MANHOLE
105	636" DIA. MANHOLE
106	642" DIA. MANHOLE
107	648" DIA. MANHOLE
108	654" DIA. MANHOLE
109	660" DIA. MANHOLE
110	666" DIA. MANHOLE
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115	696" DIA. MANHOLE
116	702" DIA. MANHOLE
117	708" DIA. MANHOLE
118	714" DIA. MANHOLE
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151	912" DIA. MANHOLE
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161	972" DIA. MANHOLE
162	978" DIA. MANHOLE
163	984" DIA. MANHOLE
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165	996" DIA. MANHOLE
166	1002" DIA. MANHOLE
167	1008" DIA. MANHOLE
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182	1098" DIA. MANHOLE
183	1104" DIA. MANHOLE
184	1110" DIA. MANHOLE
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187	1128" DIA. MANHOLE
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319	1920" DIA. MANHOLE
320	1926" DIA. MANHOLE
321	1932" DIA. MANHOLE
322	1938" DIA. MANHOLE
323	1944" DIA. MANHOLE
324	1950" DIA. MANHOLE
325	1956" DIA. MANHOLE
326	1962" DIA. MANHOLE
327	1968" DIA. MANHOLE
328	1974" DIA. MANHOLE
329	1980" DIA. MANHOLE
330	1986" DIA. MANHOLE
331	1992" DIA. MANHOLE
332	1998" DIA. MANHOLE
333	2004" DIA. MANHOLE
334	2010" DIA. MANHOLE
335	2016" DIA. MANHOLE
336	2022" DIA. MANHOLE
337	2028" DIA. MANHOLE
338	2034" DIA. MANHOLE
339	2040" DIA. MANHOLE
340	2046" DIA. MANHOLE
341	2052" DIA. MANHOLE
342	2058" DIA. MANHOLE
343	2064" DIA. MANHOLE
344	2070" DIA. MANHOLE
345	2076" DIA. MANHOLE
346	2082" DIA. MANHOLE
347	2088" DIA. MANHOLE
348	2094" DIA. MANHOLE
349	2100" DIA. MANHOLE
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351	2112" DIA. MANHOLE
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362	2178" DIA. MANHOLE
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365	2196" DIA. MANHOLE
366	2202" DIA. MANHOLE
367	2208" DIA. MANHOLE
368	2214" DIA. MANHOLE
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371	2232" DIA. MANHOLE
372	2238" DIA. MANHOLE
373	2244" DIA. MANHOLE
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375	2256" DIA. MANHOLE
376	2262" DIA. MANHOLE
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390	2346" DIA. MANHOLE
391	2352" DIA. MANHOLE
392	2358" DIA. MANHOLE
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394	2370" DIA. MANHOLE
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416	2502" DIA. MANHOLE
417	2508" DIA. MANHOLE
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420	2526" DIA. MANHOLE
421	2532" DIA. MANHOLE
422	2538" DIA. MANHOLE
423	2544" DIA

PLAT OF NORTH PARK

FORMERLY EMORY W. BENSON ET AL PROPERTY (E.H.K., JR. 46/33)
ELECTION DISTRICT NO 8 BALTIMORE COUNTY, MARYLAND
REASON FOR RERECORDING: REVISED SUB-DIVISION NAME &
REVISED EASEMENTS FOR

BOOK JR. 47 FOLIO 34

Filed for record

Date JAN 7 1981

Test

NORTH PARK ASSOCIATES - OWNER
THE BERKSHIRE CORP. - GENERAL MANAGER
SUITE 322 THE QUADRANGLE
THE VILLAGE OF CROSS KEYS
BALTIMORE, MD. 21210

NOTE: THIS RECORD PLAT MAY NOT BE HONORED BY
BALTIMORE COUNTY AFTER 5 YEARS FROM THE
RECORDING DATE SEE BALTIMORE COUNTY
BILL # 01-70 (SECTION 22-32-1)

NOTE:

ALL STREET ADDRESSES SHOWN THUS
(#) ARE REFERRED TO NORTH PARK DRIVE.

GRID MERIDIAN (B.C.M.D.)

LOCATION MAP

SCALE 1"=100'

GENERAL NOTES

1. TOTAL AREA 28,160 AS ±
2. EXISTING ZONING MLR - 23,101 AS ±
RC-4 - 5,059 AS ±
3. HIGHWAY AND HIGHWAY WIDENING, SLOPE AND
DRAINAGE AND UTILITY EASEMENTS SHOWN
HEREON ARE RESERVED UNTO THE DEVELOPER
AND ARE HEREBY OFFERED FOR DEDICATION
TO BALTIMORE COUNTY, MARYLAND. THE
DEVELOPER, HIS PERSONAL REPRESENTATIVES
AND ASSIGNS, SHALL CONVEY SAID AREAS
BY DEED TO BALTIMORE COUNTY, MARYLAND
AT NO COST.
4. DRAINAGE AREA: NORTH GUNPOWDER

SIGNATURE BLOCK

EMORY W. BENSON
BY EMORY W. BENSON JR.
ATTORNEY IN FACT

EMORY W. BENSON JR.

JULIA H. BENSON

THE BERKSHIRE CORPORATION

APPROVED: BALTIMORE COUNTY PLANNING BOARD

BY: *James E. Bender*
DIRECTOR

DATE: 1-1-81

APPROVE: BALTIMORE COUNTY HIGHWAYS DEPARTMENT

BY: *James E. Bender*
HIGHWAYS ENGINEER

DATE: 1-1-81

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

BY: *James E. Bender*
COUNTY STATE AND COUNTY HEALTH OFFICER

DATE: 1-1-81

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF
IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE
NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO
THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE
DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE
REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED
BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND
ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

X-8488 N 73,624.75 W 9,805.84
AZIMUTH TO X-8489 178°-48'-22"

SURVEYOR'S CERTIFICATE

I, J. CARROLL HAGAN, A REGISTERED LAND SURVEYOR OF THE
STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN
HEREON HAS BEEN LAYED OUT AND THE PLAT THEREOF PREPARED IN
COMPLIANCE WITH SECTION 9-108 OF THE REAL PROPERTY
ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS
ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS,
AND SUBSEQUENT 1719, IF ANY, AMENDATORY THEREOF.

OWNER'S CERTIFICATE

I, EMORY W. BENSON, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 9-108
OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED
CODE OF MARYLAND (1974), AS ENACTED PERTAINING
TO THE PREPARATION OF RECORD PLATS, AND THE
SETTLING OF MORTGAGES, AND SUBSEQUENT 1719, IF ANY,
AMENDATORY THEREOF HAVE BEEN COMPLIED WITH.

BY: SEE SIGNATURE BLOCK ABOVE

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS & ENGINEERS

1000 BALTIMORE AVENUE, SUITE 1000

BALTIMORE, MARYLAND 21201

1-1-81

47-34

Peter

900

RC 9 ZONE
WOODED

PROPOSED
MAINTENANCE
SHED

JUNE 22, 1930 LLW/k inc.

ROAD

CHAWAN ROAD

EVANS, HAGAN & HOLDEFER, INC.		
DATE	INVOICE NO.	BY
SURVEYORS AND CIVIL ENGINEERS 2812 BELLEVUE ROAD • BALTIMORE, MD 21236 TEL. (301) 486-1581		
4850 CRYSTAL STREET • CAMDEN, MD 21611 (CR) 228-0122 111 REAR STREET • GREENBELT, MD 21740 (CR) 397-7450 1115 WASHINGTON STREET • ANNE ARD, MD 21403 (CR) 392-3448		
SURVEYED BY		
COMPILED BY		
PLANNED BY		
RECORD BY		
CHECKED BY		
Drawg. No. R-1255		
DATE		SCALE: 1" = 30'

Petitioner's Exhibit #1

DATE: 6/22/50
BY: J. H. H. & M. E.
REV. 1/2/51

D.C. GRID MERIDIAN

BALTIMORE
CITY
PROPERTY

RC 4 ZONE

STORAGE
BUILDING

FUTURE

PARK
CENTER

FUTURE

FUTURE

THE GATHOUSE
(EXISTING)

YORK

ROAD

SHAWAN ROAD

FINAL GRADING
PLAN
JUNE 22, 1950

EVANS, HAGAN & HOLDEFER, INC.	
SURVEYORS AND CIVIL ENGINEERS	
8013 DELAWARE ROAD / BALTIMORE, MD. 21238	
(201) 444-1521	
DATE: _____	BY: _____
REVISION: _____	BY: _____
PROJECTED BY: _____	BY: _____
DESIGNED BY: _____	BY: _____
DRAWN BY: _____	BY: _____
CHECKED BY: _____	BY: _____
Drwg. No. E-1255	

1" = 50'

May 10, 1982

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

Re: ZAC MEETING OF MARCH 16, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment
for Items #173, 174, 175, 177, 178, 179, and 180.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM/bza

cc - Mr. Jack Wimbley
Current Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning & Zoning
FROM: Office of Planning & Zoning
SUBJECT: Petition for Variance

The Baltimore County Department of Health has reviewed the
following zoning variance items, and has no specific comments re-
garding same:

- Item # 173 - Salvatore & Del. Ash A. Franketti
- Item # 174 - North Park Associates
- Item # 175 - Shell Communications
- Item # 176 - Dr. Gary M. Markel
- Item # 177 - Margaret E. Hilary
- Item # 178 - Robert J. Hunsicker, Jr.
- Item # 179 - Richard W. Ater
- Item # 180 - Verma E. & Patricia A. Hodges
- Item # 181 - William E. & Jeanette M. Tunney
- Item # 182 - Leonard Jordan
- Item # 183 - Charles & Mary L. Gehard
- Item # 184 - Raymond A. & Linda M. DeVall
- Item # 185 - William T. & Irene V. McKeever
- Item # 186 - Sheldon S. & Praya H. Gatlaby
- Item # 187 - James J. War, III
- Item # 188 - Charles E. & Carl P. Michael
- Item # 189 - Frank A. & Rosemarie Luca
- Item # 190 - Leonard & JoAnne Taker
- Item # 191 - Joseph Christopher Glomoso
- Item # 192 - M M E Company
- Item # 193 - Belair Beltway Partnership

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

127 fth

Dear Mr. Hammond:
Comments on Item # 174 Zoning Advisory Committee Meeting
are as follows:

Property Owner: North Park Associates
Location: E/S York Road and the easterly prolongation of the centerline of
Shawan Road.
Variance: To permit a maintenance building to be
located 25' from a residential zone in lieu of the required 100'.

Address: 2774
District: 6th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/
Council Bill 4-82 State of Maryland Code for the Handicapped and Aged;
and other applicable Codes.
- X 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/are not required.
- X 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 lines. A firewall is required if construction is on the lot
line, per Table 401, line 2, Section 1407 and Table 1402.
- F. Requests variance conflicts with the Baltimore County Building Code,
Section/s _____.
- 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.
- 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 height/area requirements of Table 505 and the required construction
classification of Table 401.
- I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings
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 S. Burnham, Chief
Plans Review

CB:rrj

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501

February 23, 1982

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE

BEGINNING FOR THE SAME at the end of the second line of the two fol-
lowing courses and distances measured from the point formed by the inter-
section of the east side of York Road, 60 feet wide, and the easterly
prolongation of the centerline of Shawan Road, viz: (1) North 00 degrees
59 minutes 45 seconds West 433 feet, more or less, thence (2) North 89
degrees 00 minutes 15 seconds East 253 feet, more or less, to the place
of beginning known as Lot #4, as shown on Plat of North Park, and recorded
among the Land Records of Baltimore County in Plat Book EHK Jr. 47, Folio
34.

THIS description has been prepared for zoning purposes only and does
not constitute a survey.

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER

PETITION FOR VARIANCE

6th District

ZONING: Petition for Variance
LOCATION: 2774 York Road, 60' N. of Centerline of Shawan Road
DATE & TIME: Tuesday, May 25, 1982 at 10:30 A.M.
PUBLIC HEARING: Room 122, 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 Variance to permit a maintenance building
to be located 25' from a residential zone in lieu of the
required 100' and to permit a rear yard setback of 25'
instead of the required 40'

The Zoning Regulations to be excepted are as follows:
Section 250.4 - minimum distance from residential zone
Section 250.3 - minimum rear yard setback in M, L, R, zone

All that parcel of land in the 6th District of Baltimore County

Being the property of North Park Associates, as shown on plat filed with
the Zoning Department

Hearing Date: Tuesday, May 25, 1982 at 10:30 A.M.
Public Hearing: Room 122, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

111 W. Chesapeake Avenue
Towson, Maryland 21204
494-3550

April 23, 1982

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/S of York Road, 60' N. of Centerline of Shawan Road
North Park Associates - Petitioner
Case #82-251-A

TIME: 10:30 A.M.

DATE: Tuesday, May 25, 1982

PLACE: BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

NOTE: VARIANCE

cc: North Park Associates
c/o John B. Howard, Esquire
Suite 122, The Greenway
The Village of Greenway
Towson, Maryland 21204

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 16, 1982

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Variance
E/S of York Rd., 660' N of the
centerline of Shawan Road
North Park Associates - Petitioner
Case No. 82-251-A Item #174

Dear Mr. Howard:

Please be advised that an Appeal has been filed by Kenneth Bosley, from
the decision rendered by the Zoning Commissioner of Baltimore County in the
above referenced matter.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

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

ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Re: Petition for variance
E/S of York Rd. 660' N of
C/L of Shawan Rd.
6th District
North Park Associates
No. 82-251-A (Item No. 174)

Please enter an appeal from the Zoning Commissioner to
Board of Zoning Appeals for the above entitled Petition.

Thank you,

Kenneth Bosley
Kenneth Bosley
Box 334
Cockeysville, Maryland
21030

July 14, 1982

