

PETITION FOR SPECIAL EXCEPTION 85-317-X

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building in an R-O zone.

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

I, or we, agree to pay expenses of above Special Exception 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):

TRIPEC ASSOCIATES LIMITED PARTNERSHIP, Clara M. Ehman

(Type or Print Name) (Type or Print Name)

Signature Jack H. Pechter, General Partner Signature Clara M. Ehman

908 York Road Address

Towson, Maryland 21204 City and State

Attorney for Petitioner: John B. Howard

(Type or Print Name)

Signature John B. Howard

210 Allegheny Avenue Address

Towson, Maryland 21204 City and State

Name and telephone number of legal owner, contract purchaser or representative to be contacted

John B. Howard

City and State Name

Attorney's Telephone No.: (301) 823-6111 Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of April, 1985, 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 13th day of May, 1985, at 11:00 o'clock

By *Arnold Jablon* Zoning Commissioner of Baltimore County.

(over)

Case No. 85-317-X

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 10th day of April, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Clara M. Ehman

Petitioner's Attorney John B. Howard, Esquire

cc: George W. Stephens, Jr. & Associates
Lapicki/Smith Associates

Received by Nicholas B. Commodari

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1985

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

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

cc:

Nicholas B. Commodari
Chairman

RE: Item No. 248 - Case No. 85-317-X
Petitioner - Clara M. Ehman
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They 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.

As indicated in previous conversations with your architect, there is some question concerning the height of the proposed building. I spoke to the Zoning Commissioner and he said that this could be discussed and resolved at the hearing.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Inc.

NICHOLAS B. COMMODARI

Chairman

Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue, Towson, Maryland 21204

Lapicki/Smith Associates, P.A.
211 West Fayette Street, Baltimore, Maryland 21201



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 4, 1985

CRG Meeting of March 7, 1985

Re: Orchard Square

W/S York Road

Route 45 & Othoridge Rd.

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Dear Mr. Markle:

On review of the submittal of 2-4-85 for the proposed Orchard Square site showing all access to York Road to be by way of a common access with the York Green development, the State Highway Administration finds the plan generally acceptable.

All access to York Road must be through S.H.A. permit for construction within the State Highway Administration Right-of-Way.

Very truly yours,

Charles Lee, P.E.

Charles Lee, Chief

Bureau of Engineering

Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogile

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
363 7555 Baltimore Metro - 565 0451 D.C. Metro - 1 800 492 5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 9, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: ZAC Meeting of 2-26-85
ITEM: #248
Property Owner: Clara M. Ehman
Location: W/S York Road
Route 45, 39.40' S/W from
c/l Greenridge Road
Existing zoning: R.O.
Proposed zoning: Special
Exception for a Class B
Office Building
Acres: 1.774
District 9th

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the site plan of 2-4-85 for the proposed Orchard Square (Ehman Property) the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee

Charles Lee, Chief

Bureau of Engineering

Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogile

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
363 7555 Baltimore Metro - 565 0451 D.C. Metro - 1 800 492 5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle DATE: March 5, 1985

FROM : C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Orchard Square C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:

LOCATION: York Road & Greenridge RECORD PLAT:

This office has no comments on the proposed plan.

C. Richard Moore

C. Richard Moore

Deputy Director

Traffic Engineering

CRM/GMJ/ccm

CRG MEETING OF MARCH 7, 1985

ORCHARD SQUARE

1. The official soil being required is a better soil than the one shown on the plat. A final soil report must be provided.

2. A 12' green parkway is required.

James A. Markle

James A. Markle

4/3/85

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: OFFICE OF PLANNING AND ZONING

DATE: March 6, 1985

PROJECT NAME: Orchard Square PLAN: XXX

COUNCIL & ELECTION DISTRICT IX-447 PLAN EXTENSION:

REVISOR PLAN:

PLAT:

The Office of Planning and Zoning has reviewed the subject plan dated February 22, 1985 and has the following comments:

The landscape calculations are correct, and the schematic landscape plan is acceptable. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any grading or building permits.

The plan is generally acceptable as it pertains to the requirements of this office.

Susan Carrell

SUSAN CARRELL

OCT 28 1985

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O'C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONOR, III
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
GEORGE K. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
M. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. DOPKIN
CYNTHIA M. MAHN
KATHLEEN M. GALLOGLY
KEVIN H. SMITH
H. BARRITT PETERSON, JR.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

April 18, 1986

HAND DELIVERED

JAMES D. C. DOWNES
(1906-1979)
—
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 821-0147

Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 85-317-X

Dear Ms. Jung:

In accordance with our phone conversation of April 16, I am enclosing a copy of the Order passed in connection with the above-captioned matter. The Petitioner will be filing very shortly a Petition for Zoning Variance for a free standing double-faced illuminated identification sign. You indicated in our phone conversation that a special hearing to amend the Order to remove restriction no. 1 would not be necessary in this case.

Please review the Order and advise whether or not your decision remains the same.

Thank you.

Very truly yours,

Rob Hoff
Robert A. Hoffman

RAH/AAM:bcs
Enclosures
cc: John B. Howard, Esquire

no ask for both
98
4/25/86

for file 85-317-X

April 11, 86
Phone conversation Ruth Walker:
covenants: tenant leases will specify
neither tenants nor their clients may
park on streets
will be satisfied if Balt. Co. parking
requirements for general and for
medical offices are met.

Plan dated revised 3/19/86 for 2nd amended
CRC plan with 92 spaces required
& 106 provided is approved as
within the spirit & intent of
order dated 5/24/85 so long
as owner assures county that
he is responsible for no tenant/
client/customer parking on
area streets

Jean M. H. Jung



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmilandacq@co.ba.md.us

August 27, 1999

85-317-X

Ms. Janice Portney, Legal Assistant
Gordon, Feinblatt, Rothman, Hofferger & Hollander, LLC
233 East Redwood Street
Baltimore, MD 21202-3332

Dear Ms. Portney:

RE: Zoning Verification, 1212 York Road, Orchard Square Office Building,
11th Election District

Pursuant to your letter of August 13, 1999 regarding the above referenced
property, please be advised of the following information.

The subject property is currently zoned R-O (Residential - Office) as per
the Official Baltimore County zoning map M.E. 11-A (copy enclosed). The use
of the property for a Class B office building is permitted as a special
exception under Section 204.B.2 of the Baltimore County Zoning Regulations
(BCZR). A special exception (case #85-317-X) was granted by the Zoning
Commissioner on May 25, 1995. 100% of the total adjusted gross floor area of a
Class B office building may be occupied by medical offices wherein a special
exception was granted prior to 1988, and at that time the space was devoted to
medical office use.

As per Section 305 BCZR, please note the following regarding the
reconstruction of damaged property.

"In case of complete or partial casualty loss
by fire, windstorm, flood or otherwise of an
existing dwelling that does not comply with
height or area requirements of the zone in
which it is located, such dwelling may be
restored, provided area or height deficiencies
of the dwelling before the casualty are not
increased in any respect, and such restoration
is subject to the limitations imposed by Section
104.2 of the Baltimore County Zoning Regulations"
(copies of appropriate Sections enclosed).

Your letter has been referred to Mr. John Reisinger for a response
regarding the Certificate of Occupancy.

Come visit the County's Website at www.co.ba.md.us

Ms. Janice Portney
August 25, 1999
Page 2

In addition, Baltimore County Code Enforcement has advised that there are
no current or outstanding zoning violations on the subject property at this
time.

I trust that the information set forth in this letter is sufficiently
detailed and responsive to the request. If you need further information or
have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Bruno Rudaitis

Bruno Rudaitis
Planner II
Zoning Review

C: Case No. 85-317-X

BR:rgs

Enclosure

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 069224
DATE 8/13/99	ACCOUNT 001-6150	
AMOUNT \$ 40.00 (PR)		
RECEIVED FROM Gordon Feinblatt...		
FOR 1212 York Rd		
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER		CASHIER'S VALIDATION

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC
THE GARRETT BUILDING
233 EAST REDWOOD STREET
BALTIMORE, MARYLAND 21202-3332
410-576-4000
Telex 908041 BAL
Fax 410-576-4246

DIRECT DIAL: 410-576-4081
jportney@gfria.com

August 13, 1999

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Mr. Arnold E. Jablon
Director of Zoning Administration
and Development Management
111 W. Chesapeake Avenue, Suite 111
Towson, Maryland 21204

Re: Zoning Verification Letter
Orchard Square Office Building
1212 York Road

Dear Mr. Jablon:

In connection with the refinancing of the above
referenced property, the lender is requiring verification of proper
zoning from the governmental jurisdiction in which the property is
located. In that regard, please provide us with a letter verifying
the following:

1. The zoning classification of the property;
2. That the use of the property as an office building
will be permitted within the classification;
3. That in the event the property would be damaged or
destroyed, the property may be restored or rebuilt
to the same condition and proposed use that existed
prior to such damage or destruction; and
4. That there are no pending zoning violations, zoning
enforcement actions and building and fire code
violations against the property.

I would also like to request a copy of the CERTIFICATE OF
OCCUPANCY issued in connection with the initial construction of the
building.

GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC

Mr. Arnold E. Jablon
August 13, 1999
Page 2

A check in the amount of \$40.00 is also enclosed for your
fee.

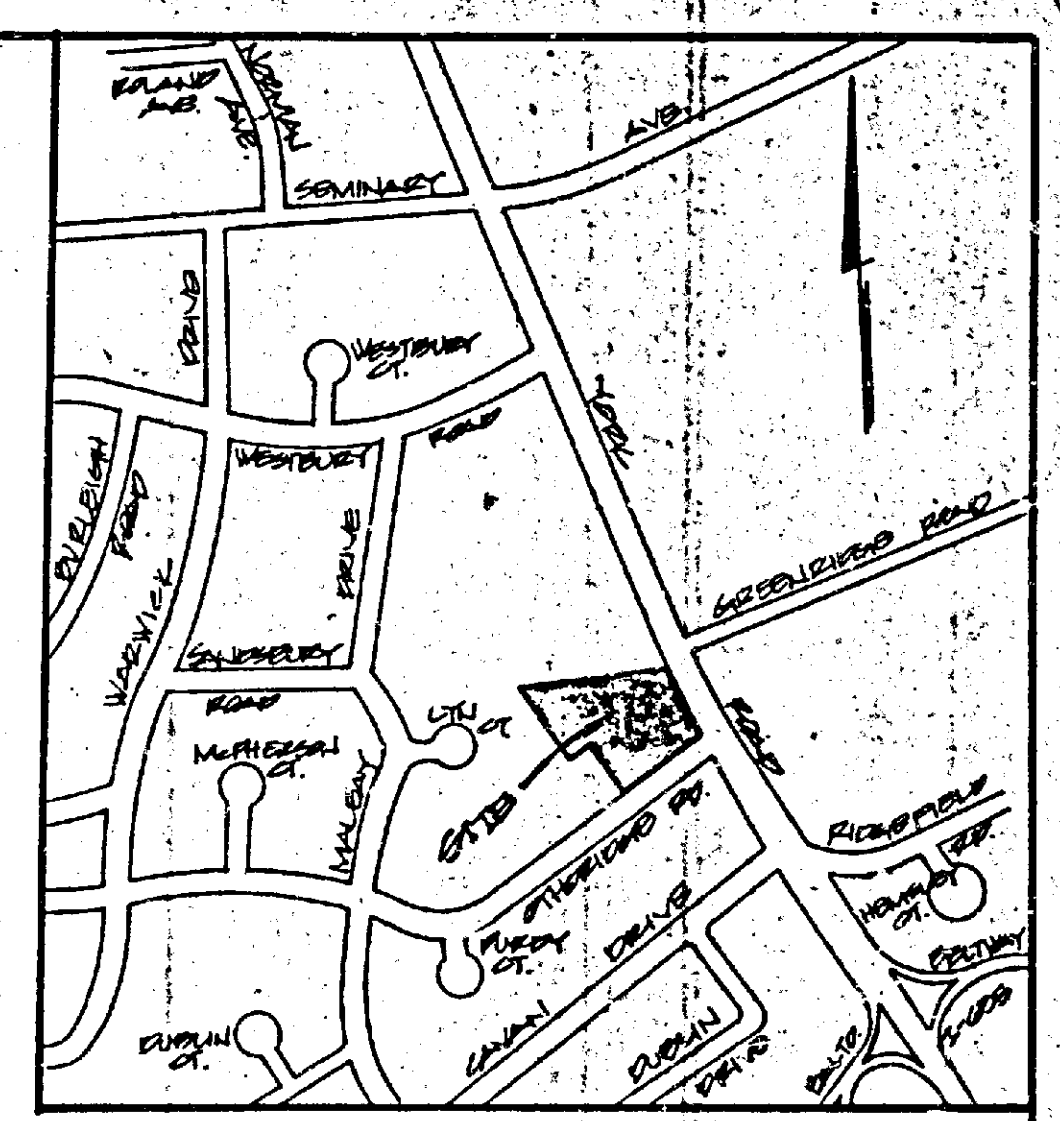
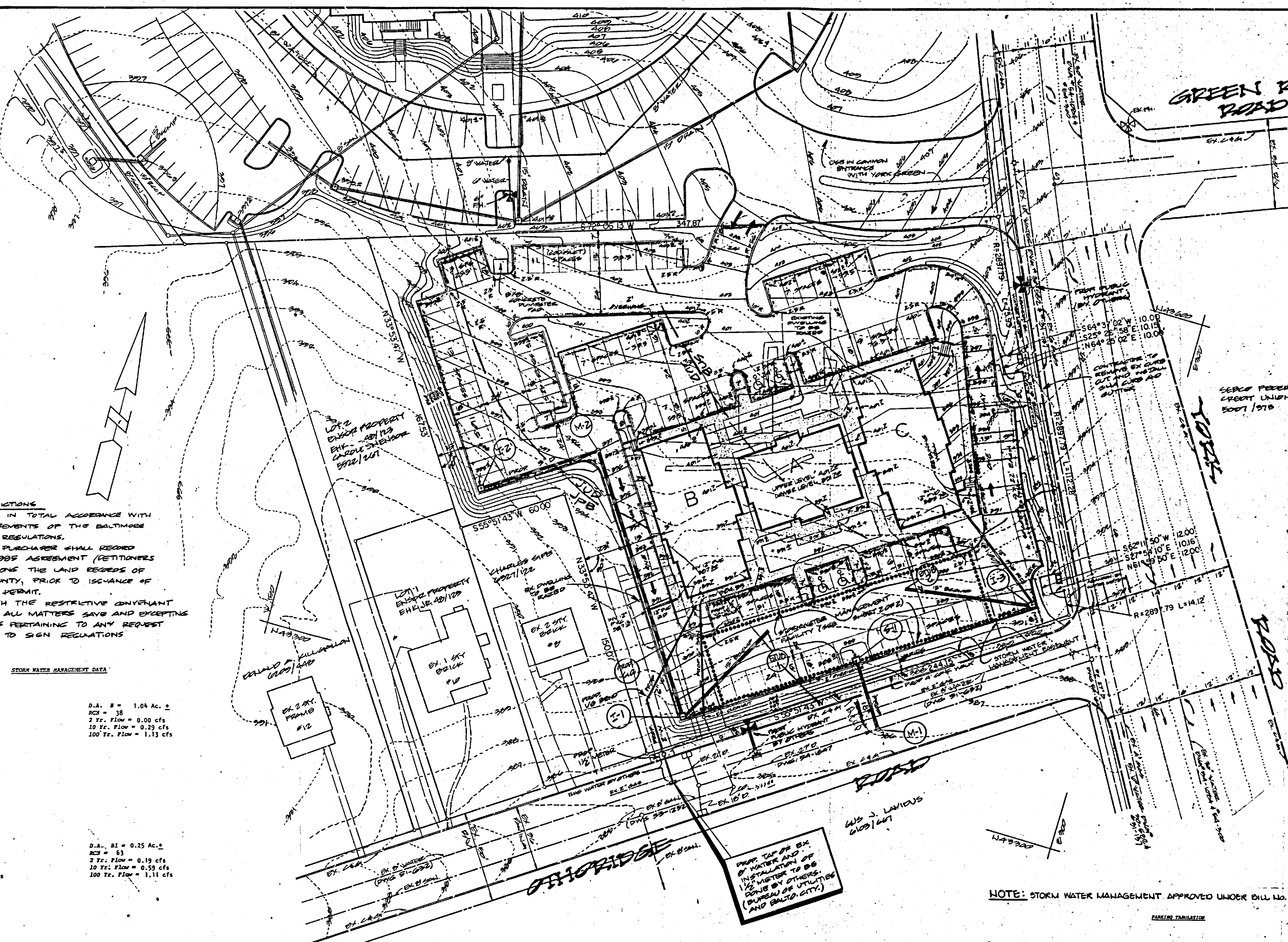
Thank you for your attention to this request.

Very truly yours,

Janice Portney
Janice Portney
Legal Assistant

enclosures
cc: Timothy D.A. Chriss, Esq.

8239UJablon



VICINITY MAP
 SCALE: 1"=100'
 DEPTH MAP: 4-X-1001
 ELEVATION: 4000
 DESCRIPTION: 1/8 AC. ONE IN ACHARD 20' EAST OF WEST CORNER OF YORK RD. OPPOSITE GREEN RIDGE RD.
LEGEND
 EXISTING CONTAINERS
 PROPOSED CONTAINERS
 EXISTING DRAIN
 PROPOSED DRAIN
 EXISTING SEWER
 PROPOSED SEWER
 EXISTING WATER
 PROPOSED WATER
 PROPOSED CURB + GUTTER

SOIL TYPE			
SOIL TYPE	LIMITATIONS	STREETS AND PARKING LOTS	CLASSIFICATION
CalZ - Caprine Silty Loam 3 - 45 slopes moderately eroded	Prohibited seasonally perched water table	Prohibited seasonally perched water table	1A
2A - Joppe Urban Loam Complex 2 - 35 slopes	Slight to moderate slopes	Severe - Slopes	1B
2B - Joppe Gravelly Sandy Loam 2 - 35 slopes	Slight	Moderate - Slopes	1C
2C - Joppe Gravelly Sandy Loam 2 - 35 slopes	Slight	Moderate - Slopes	1D

GENERAL NOTES
 1. All building setbacks are shown on this plan and shall be maintained during final design phase.
 2. The estimated number of employees is 200.
 3. The estimated hours of operation for the office use are:
 4. All parking spaces are indicated on this plan and shall be maintained during final design phase.
 5. All parking spaces are indicated on this plan and shall be maintained during final design phase.
 6. The subject site has been surveyed and the following information is provided:
 7. The site has been surveyed and the following information is provided:
 8. The site has been surveyed and the following information is provided:
 9. The site has been surveyed and the following information is provided:
 10. The site has been surveyed and the following information is provided:
 11. The site has been surveyed and the following information is provided:
 12. The site has been surveyed and the following information is provided:
 13. The site has been surveyed and the following information is provided:
 14. The site has been surveyed and the following information is provided:
 15. The site has been surveyed and the following information is provided:
 16. The site has been surveyed and the following information is provided:
 17. The site has been surveyed and the following information is provided:
 18. The site has been surveyed and the following information is provided:
 19. The site has been surveyed and the following information is provided:
 20. The site has been surveyed and the following information is provided:
 21. The site has been surveyed and the following information is provided:
 22. The site has been surveyed and the following information is provided:
 23. The site has been surveyed and the following information is provided:
 24. The site has been surveyed and the following information is provided:
 25. The site has been surveyed and the following information is provided:
 26. The site has been surveyed and the following information is provided:
 27. The site has been surveyed and the following information is provided:
 28. The site has been surveyed and the following information is provided:
 29. The site has been surveyed and the following information is provided:
 30. The site has been surveyed and the following information is provided:

ZONING RESTRICTIONS
 1) SIGNAGE TO BE IN TOTAL ACCORDANCE WITH THE R.O. REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 2) THE CONTRACT PURCHASER SHALL RECORD ITS MAY 2, 1995 AGREEMENT (PETITIONERS EXHIBIT 1) AMONG THE LAND REDEVELOPERS OF BALTIMORE COUNTY, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
 3) COMPLIANCE WITH THE RESTRICTIVE COVENANT AGREEMENT IN ALL MATTERS SAVE AND EXCEPTING THOSE PORTIONS PERTAINING TO ANY REQUEST FOR VARIANCE TO SIGN REGULATIONS

STORM WATER MANAGEMENT DATA
EXISTING CONDITION
 D.A. A = 0.75 Ac. ±
 RCN = 68
 2 Yr. Flow = 0.82 cfs
 10 Yr. Flow = 2.18 cfs
 100 Yr. Flow = 3.91 cfs
 D.A. B = 1.04 Ac. ±
 RCN = 38
 2 Yr. Flow = 0.00 cfs
 10 Yr. Flow = 0.29 cfs
 100 Yr. Flow = 1.13 cfs
PROPOSED CONDITION
 D.A. A1 = 1.56 Ac. ±
 RCN = 91
 2 Yr. Flow = 5.27 cfs
 10 Yr. Flow = 9.51 cfs
 100 Yr. Flow = 17.07 cfs
 D.A. C1 = 0.01 Ac. ±
 RCN = 38
 2 Yr. Flow = 0.04 cfs
 10 Yr. Flow = 0.07 cfs
 100 Yr. Flow = 0.10 cfs
 Allowable 2 Yr. Release From S.W.M. Facility = 0.88 - 0.23 = 0.65 cfs
 Allowable 10 Yr. Release From S.W.M. Facility = 2.60 - 0.66 = 1.94 cfs
 After Routing, 2 Yr. Release From S.W.M. = 0.63 cfs
 After Routing, 10 Yr. Release From S.W.M. = 1.94 cfs
 2 Yr. Storage Provided to Elevation 385.58
 10 Yr. Storage Provided to Elevation 386.35
 Storm Water Management Required/Provided For 2 and 10 year storms

REASONS FOR 2ND AMENDED C.R.G. PLAN
 1.) TO INCLUDE THE ADDITIONAL LAND ACQUIRED FROM THE STATE WHICH PARALLELS YORK ROAD, 0.0352 ACRES.
 2.) TO ADJUST AMENITY OPEN SPACE AND FLOOR AREA RATIO ACCORDINGLY.
 3.) TO CHANGE BUILDING USE FROM GENERAL OFFICE USE TO PRIMARILY MEDICAL OFFICE USE.
 4.) TO ADD 10 ADDITIONAL PARKING SPACES TO ACCOMMODATE MEDICAL OFFICE USE.

NOTE: THE STORMWATER MANAGEMENT FACILITY IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. THE OWNER IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS.

NOTE: STORM WATER MANAGEMENT APPROVED UNDER BILL NO. 105-84

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
FLOOR 'A'	2,603 S.F. Medical 1 1/2/100 S.F.	2,603 S.F. Medical 1 1/2/100 S.F.	2,644 S.F. Medical 1 1/2/100 S.F.
FLOOR 'B'	3,494 S.F. Medical 1 1/2/100 S.F.	3,494 S.F. Medical 1 1/2/100 S.F.	3,494 S.F. Medical 1 1/2/100 S.F.
FLOOR 'C'	3,494 S.F. Medical 1 1/2/100 S.F.	3,494 S.F. Medical 1 1/2/100 S.F.	3,494 S.F. Medical 1 1/2/100 S.F.

TOTAL PARKING REQUIRED = 92 Spaces
 TOTAL PROVIDED = 104 Spaces
 INCLUDING:
 4 Spaces @ 12' x 30'
 22 Spaces @ 15' x 30' (compact)
 12 Spaces @ 8' x 18' (mini compact 16' spaces w/17' overhead)

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 4/1/86
SITE DATA 85-317X
 GROSS AREA = 2.0789 Ac. ±
 NET AREA = 1.7821 Ac. ±
 EXISTING ZONING: R.O.
 EXISTING USE: Residence
 PROPOSED USE: Class 'B' Office Building by Special Exception
 See Case # 85-317X
 AMENITY OPEN SPACE REQUIRED 25% OF 2.0789 AC. = 0.52 AC. ±
 AMENITY OPEN SPACE PROVIDED = 0.59 AC. ±
 FLOOR AREA RATIO: 28,832 S.F. = .32 < .50 allowed
 27,892 S.F.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301)825-8120



*** NOTE:**
 REVISIONS MADE BY THIS 2ND AMENDED C.R.G. DO NOT AFFECT SHEETS 2, 3, AND 4 OF A OF THE AMENDED C.R.G. ON FILE AT THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING.

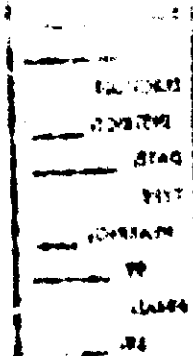
OWNER/DEVELOPER
J.H.P. DEVELOPMENT CO., INC.
 908 YORK ROAD
 TOWSON, MARYLAND 21204
 823-5151

DESIGNED BY: JEM
 DRAWN BY: JEM
 CHECKED BY: JEM
 APPROVED BY: JEM
 DATE: 4/1/86
 SCALE: 1"=30'
 P.N. 0508.2

2ND AMENDED C.R.G. PLAN
ORCHARD SQUARE
 Baltimore County, Maryland
 Scale: 1"=30'
 P.N. 0508.2
 Section District: 2
 Date: June 11, 1986
 Sheet No. 1 of 4

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: _____ Date: March 5, 1985
FROM: Stephanie O. Taylor
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Orchard Square
(Name) Orchard Square
CRG MEETING March 7, 1985 1:30 PM
(Date) (Time)

PLAN REVIEW NOTES

1. Commercial development on 1.99 acres.
(Describe Site)
2. Public water and Public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
5. No wetland soils.
(Describe wetland soils on-site)
6. Storm Water Management is required.
7. _____ proposed impervious area.

RESPONSES

- _____ The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.
- _____ The Environmental Effects report is approved, subject to the following checked items/conditions.
- A. _____ No development is allowed in _____
(soil/name & symbol)
- B. _____ A revised site plan indicating no development in _____
_____ must be submitted.

COUNTY REVIEW GROUP COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY DEPARTMENT OF HEALTH

ORCHARD SQUARE

Subdivision Name, Section and/or Plat
JHP Development Co B.W. Stephens & Assoc.
Developer and/or Engineer
James Falls 3 1.99 Public Public
Watershed No. of Lots Total Acreage Water Sewer
or Units

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, _____ must be submitted prior to approval of plat, _____ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers _____, public water _____, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, _____ must be submitted, _____ are not required, _____ is incomplete and must be revised, _____ has/have been reviewed and approved.
- A Water Appropriation Permit Application, _____ must be submitted, _____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, _____ be approved as submitted, _____ be approved as submitted subject to the following conditions noted: as attached memo dated 2-3-85
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS

SS 7831

BALTIMORE COUNTY, MARYLAND

DATE: March 1, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME Orchard Square PRELIMINARY PLAN
PROJECT NUMBER CRG Agenda 3/7/85: 1:30 am TENTATIVE PLAN
LOCATION: 1212 York Road DEVELOPMENT PLAN
DISTRICT: 9 FINAL PLAT

Comments

1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 3/5/85
FROM: ZONING OFFICE
PROJECT NAME: Orchard Square PLAN: ✓
LOCATION: 1212 York Road DEVELOPMENT PLAN: _____
DISTRICT: 8th Election District PLAT: _____

1. These comments were written on the revised CRG plan dated 2/22/85.
A Special Exception for a Class B Office Building in an R. O. zone is required. A petition for same, Item 248 was filed on 2/19/85 with this office. If CRG approval occurs, building permit approval will be contingent upon the outcome of the zoning hearing.
2. The following revisions are needed on the CRG plan:
a. The manner in which the elevation drawings, sheets 3 & 4 of the CRG submittal show the average height of the building is not in keeping with the definition of same in the Baltimore County Zoning Regulations. Average grade to the average elevation of the roof of the highest story is the definition of building height. It appears that the height on the south elevation is 33 feet, north elevation is 34 feet, west elevation is 33 feet, east elevation is 32 feet. The height is still under the maximum permitted average height of 35 feet parapets cannot extend more than 4 feet above the height limitation of 35 feet, it appears that they do, however. A Variance will be required for height if the height of the parapet exceeds 39 feet.

Debra Titter
DEBRA TITTER
Zoning Associate III

DL/ss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson Date: March 4, 1985
Charles K. Weiss, Chief
FROM: Bureau of Sanitation
SUBJECT: Orchard Square -- 1212 York Road
CRG 3/7/85

After review of the plans for the above, it should be noted that Baltimore County does not provide commercial refuse collection. However, no problem exists with the trash site as shown other than the distance of the dumpster from the building.

CKW:gjw

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #248 (1984-1985)
Property Owner: Clara M. Ehaman
W/S York Rd. 39.40' S/W from centerline
Greenridge Rd.
Acres: 1.774
District: 9th

Dear Mr. Jablon:

Comments shall be furnished for the subject zoning item at the time of the County Review Group Meeting.

Very truly yours,

James M. Hinkle, Jr.
James M. Hinkle, Jr., Chief
Bureau of Public Services

JAM:EAM:PHO:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

APRIL 19, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

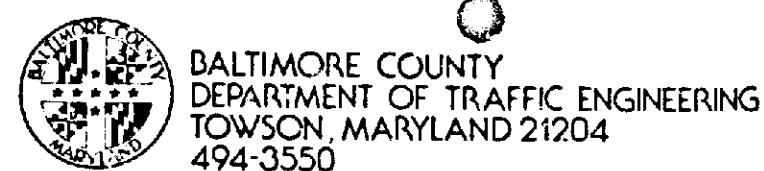
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "top level" intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
THE CRG PLAN IX-447 WAS APPROVED 3/7/85
PLAN APPROVED EXEMPT 3/7/85

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

OCT 28 1985



STEPHEN E. COLLINS
DIRECTOR

March 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 248 -ZAC Meeting of February 26, 1985
Property Owner: Clara M. Elman
Location: W/S York Road 39.40' S/W from c/l Greenridge Road
Existing Zoning: R.O. (CRG)
Proposed Zoning: Special exception for a Class B Office-Building

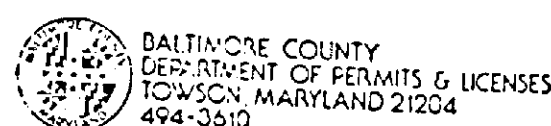
Acres: 0.30
District: 11th

Dear Mr. Jablon:

Item #248 will be revised by the C.R.G.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



March 14, 1985

TED JACOBSON, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 248 Zoning Advisory Committee Meeting are as follows:

Property Owner: Clara M. Elman
Location: W/S York Road 39.40' S/W from c/l Greenridge Road
Existing Zoning: R.O. (CRG)
Proposed Zoning: Special exception for a Class B Office Building

Acres: 1.774
District: 9th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Ages and other applicable codes.
- (B) A building/other miscellaneous permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 14/83 not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One and Two Family use group 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, see Table 401, Line 2, Section 1107 and Table 1107, also Section 501.4.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three revised sets of drawings indicating how the structure will meet the Code requirements for the proposed change. However 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 our copy with the Department requirements of Table 505 and the required construction classification of Table 401.
- (I) Comments - The applicable State Handicapped Code is now ANSI Standard A 117.1 - 1980 plus the scoping details available from the State Economic and Community Development Office at 269-2701.

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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief
Charles E. Burman, Chief
March 14, 1985

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: May 6, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-317-X

The plan was approved by the CRG on March 7, 1985.

Norman E. Gerber, Director
Office of Planning and Zoning

NEJ:JGH:sim

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
1908-1971
TELEPHONE
1301-823-8411
TELECOPIER
1301-821-0147

July 16, 1985

JAMES W. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZIM, III
JOSEPH C. WICH, JR.
HENRY A. PECK, JR.
HERBERT R. GORDON, III
THOMAS L. HUDSON
C. CAREY DELEY, JR.
GEORGE E. HENNINGER, III
LAWRENCE L. HOOPER, JR.
W. H. WILHELM, III
ROBERT A. HOFFMAN
DEBORAH C. DOPKIN
CYNTHIA M. HAHN
ANGUS E. FINNEY
KEVIN H. SMITH
H. BARRITT PETERSON, JR.

Ms. Diana Itter
Baltimore County Office of Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Orchard Square Covenant Agreement

Dear Diana:

Pursuant to our conversation of last month, please find enclosed a copy of the recording receipt for the above-referenced Restrictive Covenant Agreement. Though we do not expect the original document to be returned to us by the Clerk's Office for another month, we have been advised that the document has been recorded among the Land Records of Baltimore County in Liber EHK, Jr. 6950, folio 811.

With the recording of this Agreement, the condition contained in the Order of the Deputy Zoning Commissioner of May 24, 1985 has been satisfied, necessary for the issuance of any building permits.

I believe you will find this in order, but if you should have any questions, please do not hesitate to contact me.

Very truly yours,

Deborah C. Dopkin

DCD:Imm

Enclosure

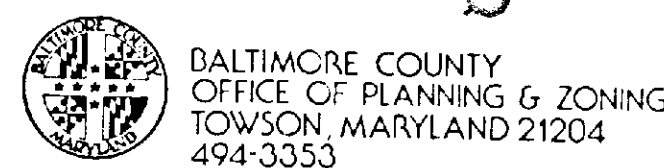
cc: Martin Pechter

John B. Howard, Esquire

Robert A. Hoffman, Esquire

Yvonne Arena

85-317-X
Class B Office Bldg



ARNOLD JABLON
ZONING COMMISSIONER

May 24, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

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

RE: PETITION FOR SPECIAL EXCEPTION
NW/corner of York and Othoridge
Roads, (1212 York Road)
9th Election District
Clara M. Elman - Petitioner
Case No. 85-317-X (Item No. 248)

Dear Mr. Howard:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:hg

Attachments

cc: Ms. Ruth Walker, President
Orchard Hills Community Assoc., Inc.
P.O. Box 104
Lutherville, Maryland 21093

Tripec Associates Limited Partnership
Jack H. Pechter, General Partner
908 York Road
Towson, Maryland 21204

People's Counsel

Ms. Robin Gaber
714 York Road
Towson, Maryland 21204

Mr. Lou Margione
1305 York Road
Lutherville, Maryland 21093

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NW/corner of York and Othoridge * DEPUTY ZONING COMMISSIONER
Roads, (1212 York Road) * OF BALTIMORE COUNTY
9th Election District * Case No. 85-317-X (Item No. 248)
Clara M. Elman - *
Petitioner *

The Petitioner herein requests a Special Exception for a Class B office building in an R.O. zone.

Testimony by and on behalf of the Petitioner indicates that the contract purchaser proposes to erect, in an R.O. zone, an office building comprised of three sections, and to provide the required amenity open space as well as more parking spaces than required by Baltimore County. The site will be developed in conjunction with the property to the north and will share access to York Road. The traditional architecture will utilize the grade to provide handicap access to two of the three levels. The building height has been reduced one foot to conform with the Zoning Office policy for determining average building height. The contract purchaser has entered into a restrictive covenant agreement with the Orchard Hills Community Association, Inc. (Petitioner's Exhibit 1). Subsequent to approval of a plan for the site by the County Review Group on March 7, 1985, a title report revealed that the State of Maryland owned a strip of land varying from five to fifteen feet wide along York Road. A revised site plan prepared by Lapicki/Smith Associates, P.A., dated May 2, 1985 and marked Petitioner's Exhibit 5, retains the width of screening from neighboring residences and substitutes a one-way system.

There were no Protestants, although two persons were present at the

hearing on behalf of the Orchard Hills Community Association, Inc.

After due consideration of the testimony and evidence presented and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety, and general welfare of the community will not be adversely affected, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of May, 1985, that the herein Petition for Special Exception for a Class B office building in an R.O. zone, in accordance with the plan approved by the County Review Group on March 7, 1985 and the site plan submitted and filed herein, marked Petitioner's Exhibit 5, is GRANTED, from and after the date of this Order, subject to the following:

1. Signs shall be in total accordance with the R.O. requirements of the Baltimore County Zoning Regulations.
2. The contract purchaser shall record its May 2, 1985 restrictive covenant agreement (Petitioner's Exhibit 1) among the Land Records of Baltimore County prior to the issuance of any building permit.
3. Compliance with the restrictive covenant agreement in all matters save and excepting those portions pertaining to any request for variance to sign regulations.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ELZER A. MARLING, JR.
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

RECORDED AND RECORDED
07/11/85

B R.O.P. 71.00
HURT. 8
ENR. JR. T. 71.00
CHECK TL 71.00

1985 RECEIPT
805297 0034 R01 T10 52

Orchard Hill Assoc.

ORDER RECEIVED FOR FILING
May 24, 1985
DAFF

ORDER RECEIVED FOR FILING
May 24, 1985
BY

PETITION FOR SPECIAL EXCEPTION

9th Election District
 LOCATION: Northwest corner of York and Othoridge Roads (1212 York Road)
 DATE AND TIME: Wednesday, May 15, 1985 at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Exception for a Class B office building in an R.O. zone

Being the property of Clara M. Eiman as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
 for Special Exception for a Class "B" Office
 Building in an Existing R.O. Zone February 6, 1985

Beginning for the same at a point on the west side of York Road, said point being distant South 45° 40' 06" West 39.40 feet from the centerline intersection of York Road and Greenridge Road and running thence and binding along the west side of York Road:

- 1) By a curve to the left having a radius of 2897.79 feet for a distance of 222.56 feet to the north side of Othoridge Road, thence binding along the north side of Othoridge Road
- 2) South 55° 51' 43" West 244.15 feet thence leaving Othoridge Road and running the four following courses, viz:
- 3) North 33° 53' 47" West 150.07 feet
- 4) South 55° 51' 43" West 60.00 feet
- 5) North 33° 53' 47" West 167.53 feet and
- 6) North 72° 06' 13" East 347.87 feet to the place of beginning.

Containing 1.774 acres more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NW Corner of York & Othoridge Rd., (1212 York Rd.), 9th District : OF BALTIMORE COUNTY
 CLARA M. EIMAN, Petitioner : Case No. 85-317-X

ENTRY OF APPEARANCE

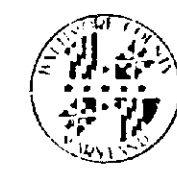
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 24th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman



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

ARNOLD JABLON
 ZONING COMMISSIONER

May 9, 1985

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

RE: Petition for Special Exception
 NW Corner of York & Othoridge Rds.
 (1212 York Road)
 Clara M. Eiman - Petitioner
 Case No. 85-317-X

Dear Mr. Howard:

This is to advise you that \$47.91 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 007236
 DATE: 5/15/85 ACCOUNT: 85-317-X
 AMOUNT: \$47.91
 RECEIVED FROM: Jack B. Pechter Enterprises
 FOR: Advertising and posting Case 85-317-X
 VALIDATION OR SIGNATURE OF CARRIER

April 17, 1985

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

NOTICE OF HEARING
 RE: Petition for Special Exception
 NW Corner of York & Othoridge Rds.
 (1212 York Road)
 Clara M. Eiman - Petitioner
 Case No. 85-317-X

TIME: 11:00 a.m.
 DATE: Wednesday, May 15, 1985
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Tripec Associates Limited Partnership
 c/o Jack B. Pechter
 903 York Road
 Towson, Maryland 21204

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

85-317-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 25, 1985.

THE JEFFERSONIAN,
13 Venetian
 Publisher

Cost of Advertising
 1800

PETITION FOR SPECIAL
 EXCEPTION
 9th Election District

LOCATION: Northwest corner of York and Othoridge Roads (1212 York Rd.)
 DATE AND TIME: Wednesday, May 15, 1985 at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a Class B office building in an R.O. zone. Being the property of Clara M. Eiman as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Apr. 25

85-317-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
 Posted for: Special Exception
 Petitioner: Clara M. Eiman
 Location of property: NW Corner of York and Othoridge Rds. 1212 York Rd.
 Location of Signs: NW Corner of York and Othoridge Rds.
 Remarks:
 Posted by: S.J. Wata
 Number of Signs: 1
 Date of Posting: 4-24-85
 Date of return: 5-3-85

DATE OF PUBLICATION

124
 Towson, Md. 5/1 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 5th day of April, 1985.

The TOWSON TIMES
in 1985
 Cost of Advertisement: \$24.91

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 004979
 DATE: 5/17/85 ACCOUNT: 85-317-X
 AMOUNT: \$100.00
 RECEIVED FROM: File by S.J. Wata #2418
 FOR: Special Exception
 VALIDATION OR SIGNATURE OF CARRIER

THE TRAFFIC GROUP, INC.

Suite 220, Greenspring Station
2360 W. Joppa Road
Lutherville, Maryland 21093
Telephone 301-583-8405

May 2, 1985

JHP Development Company, Inc.
908 York Road
Towson, Maryland 21204

Re: Orchard Square
1212 York Road

Gentlemen:

As requested by Mr. John Howard, I have conducted a traffic study relating to the development of your proposed office complex located at 1212 York Road. The site is planned to be developed with 28,832 square feet of office space to be located in the southwest quadrant of MD 45 (York Road) and Greenridge Road in the Lutherville area of Baltimore County.

Based upon the analysis I have conducted, it is my opinion that the development of the site as proposed will not have an adverse impact on the surrounding road system. The methodology used to undertake the analysis is detailed in the sections that follow.

BASE CONDITIONS

The site is located along the west side of MD 45 between Othoridge Road and Greenridge Road. The ± 2.06 acre site will gain access from only one location which will be a shared access point with the neighboring office development to the north called York Place. The shared access point will intersect MD 45 directly opposite Greenridge Road. The MD 45/Greenridge Road intersection is currently signalized and the new shared access will form the fourth leg of the intersection and will

**PETITIONER'S
EXHIBIT 6**

TABLE 1
TRIP GENERATION TABLE
FOR
ORCHARD SQUARE

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Trips/1000 Sq. Ft. ^{1/}	2.10	.40	2.50	.41	2.41	2.82
Trips/28,832 Sq. Ft.	61	12	73	12	69	81

^{1/} Source: Institute of Transportation Engineers Study, 3rd Edition, 1982 Data. General Office Space Under 100,000 Square Feet. Land Use Code #711.

DAILY TRIP TOTAL

28,832 X 17.7 = 510 Trips/Day

Page Two
JHP Development Company, Inc.
May 2, 1985

be signalized. The access design has already received conceptual approval from the Maryland State Highway Administration. The shared access configuration with the York Place development (Mackenzie & Associates) has been worked out and agreed upon by both developers. The shared access will have two lanes approaching York Road to provide for maximum efficiency for moving vehicles through the signalized intersection. Additionally, the construction of the shared access will result in generous 30 foot radii for vehicles turning "to and from" York Road.

The existing lane configuration along York Road results in two through lane in each direction and a center lane for left turns. A southbound right turn lane for vehicles turning onto I-695 begins immediately south of Greenridge Road. Northbound on MD 45 there is an acceleration/right turn lane that begins at the Beltway off-ramp and terminates at Greenridge Road. There is an exclusive left turn lane northbound on MD 45 for vehicles turning left into the office complex.

PARKING LOT LAYOUT

I have reviewed the parking layout shown on the development plan and have made recommendations to the architect which will be implemented to result in a safe and efficient movement of traffic within the confines of the site.

The site will provide for 98 parking spaces which will be sufficient for the development as proposed. The 98 parking spaces is in excess of the Baltimore County zoning regulations.

APPENDIX

Page Three
JHP Development Company, Inc.
May 2, 1985

TRAFFIC VOLUMES

I obtained a copy of a December 6, 1985 count conducted by the Baltimore County Department of Traffic Engineering. The capacity study group for the Traffic Engineering Department determined that the intersection of MD 45 and Greenridge Road is currently operating at a Level of Service "A" during the morning peak hour and is operating at a Level of Service "B" during the evening peak hour. The development site does not lie within a deficient traffic area as outlined on the County's Basic Services Map.

TRIP GENERATION

The site is planned to be developed with 28,832 square feet of office space. Table 1 shows the projected peak hour and daily trip generation totals for the site. Based upon the development of this site, as well as the adjoining York Place site, it is my opinion that the Level of Service at the MD 45-Greenridge Road intersection will not change. It is possible, however, that since the existing evening peak hour situation is near the upper limit of Level of Service "B", that the combined development of York Place and Orchard Square may result in a Level of Service "C" condition at this location. However, the lower limit of Level of Service "C" is obviously well within the acceptable range for Baltimore County. As you may be aware, Baltimore County as well as the Maryland State Highway Administration, find the upper limit of Level of Service "D" to be acceptable.

Page Four
JHP Development Company, Inc.
May 2, 1985

RESULTS AND CONCLUSIONS

Based upon the analysis and the data contained in this report, it is my opinion that the development of Orchard Square as proposed will not have an adverse affect on traffic conditions in the vicinity of this site. The development of the site will not increase traffic on Othoridge Road since the roadway carries generally local traffic and since there is not access directly to Othoridge Road.

If you have any questions concerning any of the data contained in this letter, please call.

Sincerely,

John W. Guckert
John W. Guckert
President

JWG:erf
cc: Herbert R. O'Conner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. C. Richard Moore
Assistant Traffic Engineer

DATE: December 13, 1984

FROM: CAPACITY STUDY GROUP

INTERSECTION: Greenridge Road & York Road

DATE OF STUDY: December 6, 1984

Greenridge Road is a two lane undivided county road.

York Road is a four lane undivided state road with a left turn lane S/B and right turn lane N/B.

The signal functions as a 2 phase light. Cycle lengths in the morning was approximately 99 seconds long. In the afternoon they were approximately 85 seconds long.

The peak hours were 8:00 to 9:00 A.M. and 4:15 to 5:45 P.M. during the morning peak hour; and N/B on York Road during the afternoon peak hour.

LOADED CYCLES:

	York Road NORTHBOUND	York Road SOUTHBOUND	Greenridge Road EASTBOUND	Greenridge Road WESTBOUND	OVERALL
A.M.	---	---	---	---	---
P.M.	---	---	---	91	91
	---	---	---	4:45-5:45	4:45-5:45

TURNING TRAFFIC

	N	R	L	N	L	R	L	R
A.M.	11	---	---	---	---	79	21	---
P.M.	---	---	---	---	---	83	17	---

The weather was clear. Pedestrian traffic was minimal. On _____ there were _____ trucks in the A.M. and _____ trucks in the P.M. There were _____ in the A.M. and _____ trucks in the P.M.

REMARKS

CFB/cem

DEPARTMENT OF TRAFFIC ENGINEERING - BALTIMORE COUNTY, MARYLAND

Greenidge Rd. & York Rd.

Location

DATE

12-13-84

WET.

Checked by

CLM/jp

BY

TIME	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND			TOTAL	REMARKS
	L	R	TOTAL	L	R	TOTAL	L	R	TOTAL	L	R	TOTAL		
7:00-7:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:15-7:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:30-7:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:45-8:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:00-8:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:15-8:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:30-8:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:45-9:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:00-9:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:15-9:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:30-9:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:45-10:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:00-10:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:15-10:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:30-10:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:45-11:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:00-11:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:15-11:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:30-11:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:45-12:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:00-12:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:15-12:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:30-12:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:45-1:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:00-1:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:15-1:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:30-1:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:45-2:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:00-2:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:15-2:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:30-2:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:45-3:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:00-3:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:15-3:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:30-3:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:45-4:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:00-4:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:15-4:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:30-4:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:45-5:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:00-5:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:15-5:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:30-5:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:45-6:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:00-6:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:15-6:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:30-6:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:45-7:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:00-7:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:15-7:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:30-7:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:45-8:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:00-8:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:15-8:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:30-8:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:45-9:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:00-9:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:15-9:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:30-9:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:45-10:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:00-10:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:15-10:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:30-10:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:45-11:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:00-11:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:15-11:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:30-11:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:45-12:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:00-12:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:15-12:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:30-12:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:45-1:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:00-1:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:15-1:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:30-1:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
1:45-2:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:00-2:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:15-2:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:30-2:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
2:45-3:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:00-3:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:15-3:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:30-3:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
3:45-4:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:00-4:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:15-4:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:30-4:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
4:45-5:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:00-5:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:15-5:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:30-5:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
5:45-6:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:00-6:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:15-6:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:30-6:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
6:45-7:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:00-7:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:15-7:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:30-7:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
7:45-8:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:00-8:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:15-8:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:30-8:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
8:45-9:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:00-9:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:15-9:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:30-9:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
9:45-10:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:00-10:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:15-10:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:30-10:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
10:45-11:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:00-11:15	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:15-11:30	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:30-11:45	1	0	1	1	0	1	0	0	0	0	0	0	2	
11:45-12:00	1	0	1	1	0	1	0	0	0	0	0	0	2	
12:00-12:15	1	0	1	1	0	1								

John W. "Wes" Guckert

Wes Guckert is a recognized expert in the areas of traffic engineering, impact analysis, traffic signal design, circulation and access studies and transportation planning. He has designed numerous traffic signal projects including a 10-intersection system in the city of Laurel, Maryland. Mr. Guckert played a major role in the planning study for the revitalization of Pikesville, in Baltimore County, Maryland.

Mr. Guckert served as the project manager for several public agency projects including the Maryland 210 Bus Stop Study, the Capital Center (Largo) Access Study, and the University of Maryland (College Park) Access Study. He also served as the principal traffic engineer responsible for the conduct of over 30 traffic safety studies for numerous municipalities throughout Maryland. He has directed the design and implementation of traffic access systems for several local and regional mixed-use projects including the 1,500,000 square foot Townsontown Centre, Bay of Americas (Smoot Bay) and recently the Bowie New Town Center. This is just a sample of the projects Mr. Guckert has undertaken while practicing as a consultant since 1977, subsequent to his five years of experience with the Maryland State Highway Administration, Traffic Division.

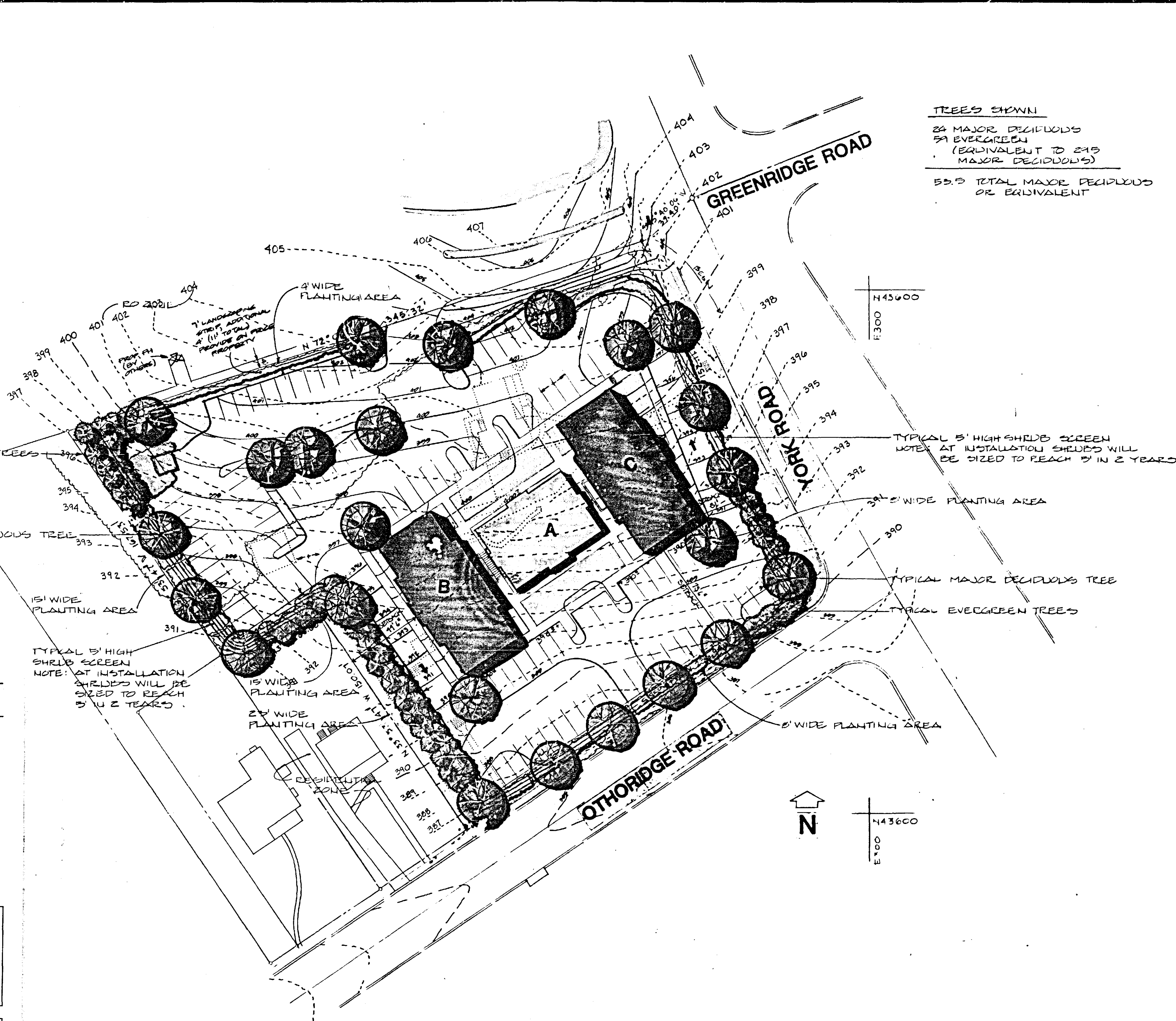
Mr. Guckert has qualified and been accepted as an expert in the field of traffic engineering before numerous County and Municipal Planning and Zoning Boards in Maryland, Virginia, and Pennsylvania, as well as the Baltimore County Circuit Court.

1977-present Consultant 1972-1977 Maryland State Highway Administration - Traffic Division Assistant Regional Traffic Engineer	Educational Background Civil Engineering Preparation: Johns Hopkins University, Towson State University, and Essex Community College Traffic Engineering Courses: Northwestern University Traffic Institute, University of Tennessee Transportation Center, University of Maryland	Affiliations Institute of Transportation Engineers I.T.E. Professional Committees Traffic Considerations for Special Events Parking Facilities for Industrial Plants Internal Transportation Systems for Major Activity Centers
Places Where Mr. Guckert Has Qualified as an Expert Witness Maryland Planning Board, Allegany County Zoning Hearing Examiner and Board of Appeals, Anne Arundel County Planning Commission and City Council, City of Annapolis City Council, Baltimore Board of Appeals, Circuit Court, Planning Board, Zoning Hearing Examiner, Baltimore County Planning Board, Town Commissioners, Town of Bel Air Planning Board and Board of Appeals, Carroll County	Planning Board and Board of Appeals, Charles County Planning Board, Frederick County Zoning Hearing Examiner, Harford County Planning Board and Zoning Board, Howard County Zoning Hearing Examiner, Montgomery County Board of Appeals, Montgomery County Park and Planning Commission, Montgomery County Planning Board, Zoning Hearing Examiner, Prince Georges County	Park and Planning Commission, Prince Georges County Planning Board, St. Mary's County, New Jersey Holmdel Township Planning Board, Virginia Arlington County Board of Supervisors Loudoun County Planning Board Prince William County Planning Board and Board of Supervisors, Pennsylvania West Whiteland Township Planning Board, Town Council

Suite 220
Greenspring Station
2360 W. Joppa Road
Lutherville, Maryland 21093
(301) 583 8405

THE TRAFFIC GROUP, INC.

QUALIFICATIONS
John W. "Wes" Guckert



TREES SHOWN

24 MAJOR DECIDUOUS
59 EVERGREEN
(EQUIVALENT TO 245 MAJOR DECIDUOUS)

55.5 TOTAL MAJOR DECIDUOUS OR EQUIVALENT

LANDSCAPE MANUAL REQUIREMENTS

RD ZONE

Trees:

Parking -
75 Spaces @ 1 Tree/12 Spaces = 9

Interior Road -
205 Ft. @ 1 Tree/20' = 20

Exterior Road -
61.67 Ft. @ 1 Tree/40' = 16

Total
(MIN. 25 MAJOR DECIDUOUS) 45

Screening and Other Planting:

5' high and 8' wide screen between parking and road frontage.

5' high and 8' wide screen between parking and adjoining residential properties.

4' wide planting area between site and adjoining RD zone.

5' high screen around dumpster.

CERTIFICATION

"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines and ordinances."

Signature of Applicant _____ Date _____

THE ROBERT B. BALTER CO.

18 music fair road
owings mills maryland
21117
(301) 363-1555

WILLIAM F. KIRWIN, INC.

28 east susquehanna avenue
towsen, maryland
21204
(301) 337-0075

G.W. STEPHENS & ASSOCIATES INC.
engineers

303 alleghany avenue
towsen, maryland
21204
301-825-8120

I/sa
lapicki/smith associates, p.a.

211 west fayette street
baltimore, maryland
21201
(301) 685-4900

I/sa project number 44-14

CRG Plan and Plat to Accompany Zoning Petition for Special Exception for a Class "B" Office Building in an Existing R.O. Zone

ORCHARD SQUARE
1212 YORK ROAD

EDWARD E. HANCOCK DEVELOPMENT CO., INC.
owner
1212 YORK ROAD
LUTHERVILLE MD. 21093
(301) 823-5395

JHP DEVELOPMENT CO., INC.
applicant
808 YORK ROAD
TOWSON, MARYLAND 21204
(301) 823-5151

drawing title
LANDSCAPE PLAN

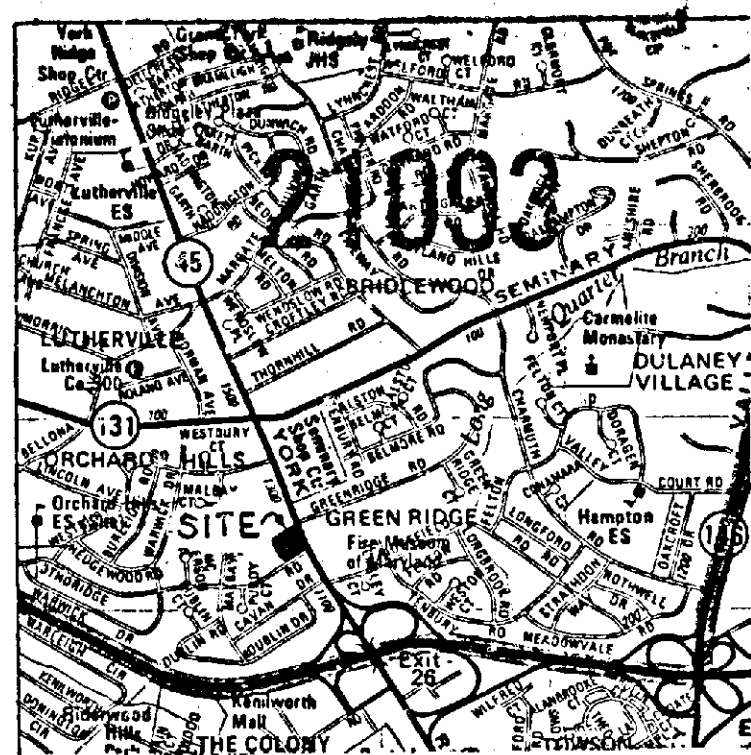
scale
1" = 30'

date
MAY 8, 1985

drawing number

PETITIONER'S EXHIBIT 2

PROTESTANT'S



LOCATION MAP

1" = 2000'

N 43400
W 300

RO
DR-5.5

RO
DR-5.5

RO
DR-5.5

C. WARNER PRICE
348/206
EXISTING USE RESIDENCE
EXISTING ZONING AS SHOWN
N 72° 06' 15" E 347.87'

LOT 2
ENBOR PROPERTY
ENBOR 48/175
CAROLEEN ENBOR
552/204
10 OTHORIDGE RD.

LOT 1
ENBOR PROPERTY
ENBOR 48/175
CAROLEEN ENBOR
552/204
10 OTHORIDGE RD.

ME
CHARLES PIPE
2521/172
18 OTHORIDGE RD.

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

EXIST'G DWELLING

SOIL TYPE

SOIL TYPE	LIMITATIONS		CLASSIFICATION
	BUILDINGS W/BASEMENTS	STREETS AND PARKING LOTS	
CaB2 - Captina Silt Loam 3 - 8% slopes moderately eroded	Moderate seasonally perched water table	Moderate: seasonally perched water table	'C'
JuB - Joppa Urban Land Complex 5 - 15% slopes	Slight to moderate: slope	Severe - Slope	'A'
JpB - Joppa Gravelly Sandy Loam 2 - 5% slopes	Slight	Moderate - Slope	'A'
SnB - Sassafras Urban Land Complex 0 - 5% slopes	Slight	Moderate - Slope	'B'

USE IN COMMON
ENTRANCES WITH
PRICE PROPERTY

GREENRIDGE ROAD

YORK ROAD

OTHORIDGE ROAD

CUS J. LAVIDUS
6/03/07
1206 YORK RD.



N 43600
E 300

SITE SUMMARY

SITE AREA	NET		GROSS
	NO ZONE	1.774 Ac.	1.9975 Ac.
BUILDING AREA	GROSS		GROSS LEASABLE
	NO ZONE	1.774 Ac.	1.9975 Ac.
BUILDING 'A'	First Floor:	2,320 s.f.	2,320 s.f.
	Second Floor:	2,320 s.f.	2,320 s.f.
	Third Floor:	2,320 s.f.	2,320 s.f.
	Total:	7,960 s.f.	7,960 s.f.
BUILDING 'B'	First Floor:	3,576 s.f.	3,576 s.f.
	Second Floor:	3,576 s.f.	3,576 s.f.
	Third Floor:	3,576 s.f.	3,576 s.f.
	Total:	10,728 s.f.	10,728 s.f.
BUILDING 'C'	First Floor:	3,576 s.f.	3,576 s.f.
	Second Floor:	3,576 s.f.	3,576 s.f.
	Third Floor:	3,576 s.f.	3,576 s.f.
	Total:	10,728 s.f.	10,728 s.f.
Building Total		29,016 s.f.	29,016 s.f.

FLOOR AREA RATIO

Gross Site Area (NO Zone) = 1.9975 Acres
Maximum F.A.R. for Class 'B' Office = 0.5
Provided F.A.R. = 0.333
Gross Floor Area Permitted = 43,505.5 S.F.
Gross Floor Area Provided = 28,974.7 S.F.

AMENITY OPEN SPACE

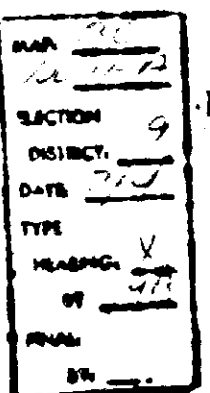
Required A.O.S. in NO Zone = 255
255 x 3.774 Acres = 4.44 Acres
Provided A.O.S. = 4.44 Acres

REQUIRED PARKING CALCULATION

Gross First Floor Office Area = 9,672 s.f.
1/300 x 9,672 = 32.24 spaces
Other Gross Office Area = 19,344 s.f.
1/500 x 19,344 = 38.69 spaces
Total Parking Required = 70.93 spaces
Total Parking Provided = 103.0 spaces
Included in the total provided are 4
handicapped spaces at 12' x 18'.

LEGEND

- tract boundary
- zoning line
- building setback
- existing contours
- proposed contours
- existing trees to be removed
- existing buildings/drives to be removed
- proposed fire hydrant
- amenity open space



STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS	PROPOSED CONDITIONS	
	Before Management	After Management
Drainage area to South 0.58 Ac. Soil Group A RCA = 34 Proposed 2 yr. flow = 0.19 CFS Existing 2 yr. flow = 0.19 CFS Existing 10 yr. flow = 0.19 CFS	Drainage area (not managed) 0.31 Ac. Soil Group A RCA = 34 Proposed 2 yr. flow = 0.16 CFS Proposed 10 yr. flow = 0.16 CFS Allowable release 2 yr. flow = 0.81 CFS Allowable release 10 yr. flow = 1.84 CFS Required volume of storage for infiltration from 1" rainfall = 0 cubic feet	Drainage area routed through SWF 1.52 Ac. Soil Group A RCA = 34 Proposed 2 yr. flow = 0.16 CFS Proposed 10 yr. flow = 0.16 CFS Allowable release 2 yr. flow = 0.81 CFS Allowable release 10 yr. flow = 1.84 CFS Required volume of storage for infiltration from 1" rainfall = 0 cubic feet
Drainage area to South 0.07 Ac. Soil Group A RCA = 34 Proposed 2 yr. flow = 0.31 CFS Existing 2 yr. flow = 0.31 CFS Existing 10 yr. flow = 0.31 CFS	2 yr. storage required = 7,165 cu. ft. 10 yr. storage required = 11,626 cu. ft. Required volume of storage for infiltration from 1" rainfall = 7,165 cu. ft. Total volume provided = 11,626 cu. ft. Storage will be provided in underground stone (P stone, void of 40%) Volume of stone required = 11,626 / 0.40 = 29,065 cu. ft.	
Drainage area to South 0.68 Ac. Soil Group B RCA = 46 Existing 2 yr. flow = 0.66 CFS Existing 10 yr. flow = 1.82 CFS		

GENERAL NOTES

- Building design as shown are preliminary in nature and will be adjusted during final design phase.
- All exterior signage is to be in accordance with MD zoning regulations, i.e. max 8' x 7', max height 12' max sign projection.
- The estimated maximum number of employees is 150.
- The anticipated hours of operation for office use are 9:00 a.m. - 5:00 p.m. Monday through Friday and 9:00 a.m. - 3:00 p.m. Saturday.
- Handicapped parking spaces are indicated on the plans. The proposed parking spaces will be addressed in detail when individual building site plan is submitted.
- All parking lighting fixtures in the vicinity of adjacent residential property will be arranged to reflect light away from the residential lots and to not impede traffic flow by glare. Height of proposed lighting is approximately 15 feet.
- The subject site has transit service available via the bus line No. 9, York Road.
- On this site there are no wetlands, no critical areas, no archaeological sites, no endangered species, no hazardous materials, and no historic buildings.
- On this site there are no significant geological formations or other unusual natural formations.
- On this site there are no existing streams, springs, or flood plains.
- The estimated average daily trips (ADT) generated by this office development is 351.
- Proposed grading is preliminary in nature and subject to adjustment.
- There are no proposed loading facilities.
- Proposed landscaping is as shown.
- Building character is to be in accordance with Federal, State, and Local Building Regulations.
- Proposed use is Class 'B' Office Building by special exception see RCZ Section 203.38.2.
- Existing use is Residential.
- Maximum average height is 32 feet.
- Census Tract 4902.
- Sub water shed #26.
- Sub water shed #26.
- Councilman District #4.
- Deed Reference 1047739.
- Electron District #9.
- Assessment #09-05-940001 & 09-06-940012.

THE ROBERT B. BALTER CO.

18 music fair road
owings mills maryland
21117
(301) 363-1555

WILLIAM F. KIRWIN, INC.

28 east susquehanna avenue
towsen, maryland
21204
(301) 337-0075

G.W. STEPHENS & ASSOCIATES INC.

engineers
303 alleghany avenue
towsen, maryland
21204
301-825-8120

lapicki/smith associates, p.a.

211 west fayette street
baltimore, maryland
21201
(301) 685-4900

I/sa project number 84.14

CRG Plan and Plat to Accompany Zoning
Petition for Special Exception for a Class
'B' Office Building in an Existing R.O. Zone

ORCHARD SQUARE
1212 YORK ROAD

JHP DEVELOPMENT CO., INC.
808 YORK ROAD
TOWSON, MARYLAND
21204
(301) 823-5151

drawing title

SITE PLAN

scale
1" = 30'

date

4 FEBRUARY 1985

drawing number

1 OF 4



TREES SUMMARY
 24 MAJOR TREE CODES
 51 EVERGREENS
 (EQUIVALENT TO 219 MAJOR DECIDUOUS)
 550 TOTAL MAJOR DECIDUOUS
 52 EQUIVALENT

TYPICAL 5' HIGH SHED SCREEN
 NOTES AT INSTALLATION SHOULD BE
 PLANTED TO REACH 5' IN 2 YEARS

TYPICAL 5' HIGH
 SHED SCREEN
 NOTES AT INSTALLATION
 SHOULD BE
 PLANTED TO REACH
 5' IN 2 YEARS

LANDSCAPE MANUAL REQUIREMENTS

RD ZONE

Trees:
 Parking - 16 Spaces @ 1 Tree/12 Spaces = 9
 Interior Road - 255 ft. @ 1 Tree/20' = 20
 Exterior Road - 67 ft. @ 1 Tree/40' = 16

Totals:
 45 MAJOR DECIDUOUS

Screening and Other Planting:
 5' high and 8' wide screen between parking and road frontage.
 5' high and 8' wide screen between parking and adjoining residential properties.
 4' wide planting area between site and adjoining RD zone.
 5' high screen around dumpster.

CERTIFICATION
 I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines and ordinances.

Signature of Applicant _____ Date _____

THE ROBERT B. BALTER CO.
 18 music fair road
 owings mills maryland
 21117
 (301) 363-1555

WILLIAM F. KIRWIN, INC.
 28 east susquehanna avenue
 towson, maryland
 21204
 (301) 337-0075

G.W. STEPHENS & ASSOCIATES INC.
 engineers
 303 allegheny avenue
 towson, maryland
 21204
 301-825-8120

l/sa
 lapicki/smith associates, p.a.
 211 west fayette street
 baltimore, maryland
 21201
 (301) 685-4900

l/sa project number 4414
 CRG Plan and Plat to Accompany Zoning Petition for Special Exception for a Class "B" Office Building in an Existing R.O. Zone

ORCHARD SQUARE 1212 YORK ROAD

EDWARD E. MAH J.P. DEVELOPMENT CO., INC.
 1212 YORK ROAD 908 YORK ROAD
 LUTHERVILLE MD. TOWSON, MARYLAND
 21093 21204
 (301) 823-5895 (301) 823-5151

drawing title
LANDSCAPE PLAN

scale
 1" = 30'

date
 MAY 8, 1985

drawing number

**PETITIONER'S
 EXHIBIT 3**