

PETITION FOR SPECIAL EXCEPTION

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 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: S. K. Properties, Ltd.
 (Type or Print Name)
 Signature: Susan F. Knott, President
 Address: 1505 York Road
Lutherville, Maryland 21093
 City and State 583-1800

Legal Owner(s): (see letter)
Jean A. and Ruth A. Kavanagh
 (Type or Print Name)
 Signature: Stephen J. Nolan, Esquire
 (Type or Print Name)
 Signature

Attorney for Petitioner:
John B. Howard
 (Type or Print Name)
 Signature: John B. Howard
 Address: RR No. 1 Cedar Bay
Port Colborne, Ontario, Canada L3K 5V3
 City and State

RR No. 1 Cedar Bay
 Address Phone No.
 Port Colborne, Ontario, Canada L3K 5V3
 City and State

210 Allegheny Avenue
 Address
Towson, Maryland 21204
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
210 Allegheny Avenue
Towson, Maryland 21204 (301) 823-4111
 Address Phone No.

Attorney's Telephone No.: (301) 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of July, 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 23rd day of July, 1985, at 11:30 o'clock

Carl J. Jablo
 Zoning Commissioner of Baltimore County.

(over)

RE: Petition for Special Exception * BEFORE THE
 Southeast corner of York Road * DEPUTY ZONING COMMISSIONER
 and Talbott Avenue * OF BALTIMORE COUNTY
 8th Election District *
 Jean A. Kavanagh, et al, * Case No. 86-34-X
 Petitioners *
 * * * * *

The petitioners herein request a special exception for a Class B office building in a R.O. zone.

Testimony by and on behalf of the petitioners indicates that they propose to construct a two-story masonry office building with a pitched roof and access through the parking lot. The building will have an average height of 24 feet and contain no medical offices. Business signage will be attached to the building face and will not exceed 8 square feet in area. The general hours of operation will be 8:00 a.m. to 6:00 p.m. The County Review Group found the proposal highly compatible to the area and approved the plan on June 13, 1985. There were no protestants.

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 (BCZR) have been met and the health, safety and general welfare of the community will not be adversely affected, and the proposal being within the spirit and intent of Section 203 of the BCZR, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29th day of July, 1985, that the Petition for Special Exception for a Class B office building in a R.O. zone in accordance with the site plan prepared by Daft-McCune-Walker, Inc., revised June 17, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

DESCRIPTION

0.39 Acre Parcel, Northeast Side of York Road, Southeast Side of Talbott Avenue, Eighth Election District, Baltimore County, Maryland.

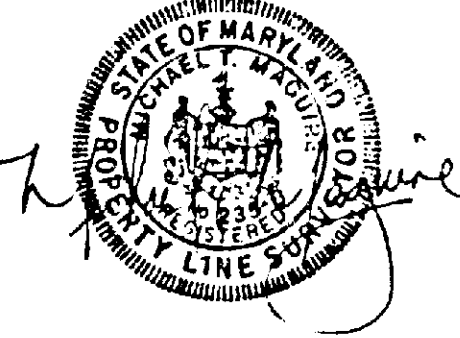
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

Beginning for the same on the northeast side of York Road, eighty feet wide, and at the beginning of the curve connecting said northeast side of York Road with the southeast side of Talbott Avenue, forty feet wide, running thence binding on said curve, (1) northeasterly, by a curve to the right with the radius of 25.00 feet, the arc distance of 42.58 feet, thence binding on said southeast side of Talbott Avenue, (2) North 79 degrees 17 minutes 17 seconds East 142.95 feet, thence binding on a part of the line between the area zoned "RO" and the area "D.R. 3.5", as shown on the Zoning Map of Baltimore County, (3) South 18 degrees 17 minutes 43 seconds East 100.88 feet, thence (4) South 79 degrees 17 minutes 17 seconds West 171.50 feet, and thence binding on the aforementioned northeast side of York Road, (5) North 18 degrees 17 minutes 43 seconds West 72.33 feet to the place of beginning.

Containing 0.39 of an acre of land, more or less.

Our File Number: 85009

April 17, 1984



- The dumpster shall be screened on all four sides.
- There shall be no medical offices in the building.
- Signage will not exceed the allowed non-illuminated 8 square foot wall mounted sign. No variance petition for additional signs will be entertained.
- General hours of operation shall not exceed 7:00 a.m. to 7:00 p.m.

Jean M. H. Jung
 Deputy Zoning Commissioner
 of Baltimore County

ORDER RECEIVED FOR FILING
 DATE July 29, 1985
 BY Arnold Jablo
 ZONING COMMISSIONER

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

ARNOLD JABLO
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

July 29, 1985

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

RE: Petition for Special Exception
 Southeast corner of York Road
 and Talbott Avenue
 8th Election District
 Jean A. Kavanagh, et al, Petitioners
 Case No. 86-34-X

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
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMH:bjg
 Attachments

cc: S. K. Properties, Ltd.
 Susan F. Knott, President
 1505 York Road
 Lutherville, Md. 21093
 People's Counsel

PETITION FOR SPECIAL EXCEPTION

8th Election District

LOCATION: Southeast corner of York Road & Talbott Avenue

DATE AND TIME: Tuesday, July 23, 1985 at 1:30 p.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.C. zone.

Being the property of Jean A. & Ruth A. Kavanagh 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 JABLO
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Description

0.39 Acre Parcel, Northeast Side of York Road, Southeast Side of Talbott Avenue, Eighth Election District, Baltimore County, Maryland.

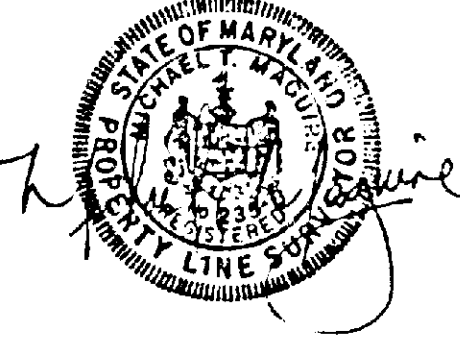
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

Beginning for the same on the northeast side of York Road, eighty feet wide, and at the beginning of the curve connecting said northeast side of York Road with the southeast side of Talbott Avenue, forty feet wide, running thence binding on said curve, (1) northeasterly, by a curve to the right with the radius of 25.00 feet, the arc distance of 42.58 feet, thence binding on said southeast side of Talbott Avenue, (2) North 79 degrees 17 minutes 17 seconds East 142.95 feet, thence binding on a part of the line between the area zoned "RO" and the area "D.R. 3.5", as shown on the Zoning Map of Baltimore County, (3) South 18 degrees 17 minutes 43 seconds East 100.88 feet, thence (4) South 79 degrees 17 minutes 17 seconds West 171.50 feet, and thence binding on the aforementioned northeast side of York Road, (5) North 18 degrees 17 minutes 43 seconds West 72.33 feet to the place of beginning.

Containing 0.39 of an acre of land, more or less.

Our File Number: 85009

April 17, 1984



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 SE Corner of York Rd. and Talbott Ave., 8th District : OF BALTIMORE COUNTY
 JEAN A. & RUTH A. KAVANAGH, : Case No. 86-34-X
 Petitioners

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 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Jean A. & Ruth A. Kavanagh, RR No. 1 Cedar Bay, Port Colborne, Ontario CANADA L3K 5V3, Petitioners; and Susan F. Knott, President, S. K. Properties, Ltd., 1505 York Road, Lutherville, MD 21093, Contract Purchaser.

Peter Max Zimmerman
 Peter Max Zimmerman

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

ARNOLD JABLO
 ZONING COMMISSIONER

July 17, 1985

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

RE: Petition for Special Exception
 SE corner of York Rd. & Talbott Avenue
 8th Election District
 Jean A. & Ruth A. Kavanagh, Petitioners
 Case No. 86-34-X

Dear Mr. Howard,

This is to advise you that \$ 65.67 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, City Office Building, Md.

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

No. 007392

DATE: 7/23/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 65.67

RECEIVED FROM: John Howard, Esquire

FOR: Advertising and Posting Case 86-34-X

VALIDATION OR SIGNATURE OF CASHIER

erely,
Carl J. Jablo
 ARNOLD JABLO
 Zoning Commissioner

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

Case No. 86-34-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 12th day of June, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Jean A. Kavanagh, et al Received by *Nicholas B. Commodari*
Petitioner's Attorney Nicholas B. Commodari
Attorney Chairman, Zoning Plans Advisory Committee

cc: Mr. George E. Gavrelis, Daft-McCune-Walker, Inc.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1985

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

000
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Ms. Jean A. Kavanagh, et al
RR No. 1 Cedar Bay
Port Colborne, Ontario, Canada L3K 5V3

RE: Item No. 321 - Case No. 86-34-X
Petitioners - Jean A. Kavanagh, et al
Special Exception Petition

Dear Ms. Kavanagh:

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.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mr

Enclosures

cc: Mr. George E. Gavrelis
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204
NORMAN GIBSON
DIRECTOR

JUNE 27, 1985

Re: Zoning Advisory Meeting of APRIL 30, 1985

Item #321
Property Owner: JEAN A. KAVANAGH, et al
Location: SE CORNER OF YORK ROAD + TALBOTT AVE.

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.
- A County Review Group Meeting is required.
- 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 25-28 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 [redacted].
- 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 by the County Council.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

THE CRG PLAN VIII-413 (York/Talbot OFFICE BLDG.) WAS APPROVED 6/13/85

Eugene A. Boser
Chief, Current Planning and Development

cc: James Roswell

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: May 7, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: York/Talbot Office Building
PROJECT NUMBER: 85082
LOCATION: 2311 York Road,
S/ES of Talbot Avenue
DISTRICT: 8C4

The Plan for the subject site, dated March 14, 1985 and revised April 12, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The Developer is responsible for the full cost of all highway and storm drain construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs Incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

Project 85082
York/Talbot Office Building
Page 2
May 7, 1985

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The Plan is satisfactory pending conformance with the following comments

HIGHWAY COMMENTS:

Talbot Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.
- b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.
- g. The relocation of any utilities or poles as required by the road improvements.

Project 85082
York/Talbot Office Building
Page 3
May 7, 1985

HIGHWAY COMMENTS: (Cont'd)

Security is required covering the cost of the curb and gutter and paving fronting on the lots that have both existing water and sewer.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the developer.

Project 85082
York/Talbot Office Building
Page 4
May 7, 1985

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

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

A sediment control plan is required.

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

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Refer to the comments from the Storm Water Management Review Group for additional information.

WATER AND SANITARY SEWER COMMENTS:

Permission to connect to a sewer connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Project 85082
York/Talbot Office Building
Page 5
May 7, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:iss

cc: File

Planning

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: June 10, 1985

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: York/Talbot Office Building
PROJECT NUMBER: #85082
LOCATION: 2331 York Road,
S/ES of Talbot Avenue
DISTRICT: 8C4

The Plan for the subject site, dated March 14, 1985 with the latest revision dated May 30, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All previous comments remain valid and this Plan is satisfactory pending conformance with those comments.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:iss

cc: File

CRG MEETING OF MAY 7, 1985
York/Talbot Office Building

1. Soil boring information will be required with submission of S.W.M. drawings to verify the feasibility of infiltration.

2. 2 1/2 year peak management is required.

CONT CRG MEETING
York/Talbot Office Building

The comments of the May 7 meeting are still valid.

*At table
6/10/85*

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: May 7, 1985
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: York/Talbot Office Building PLAN: XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: VIII-619 PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan dated April 29, 1985 and has the following comments:

Section 22-104 of the Development Regulations requires that development of property in an R.O. zone shall be designed to achieve the following objectives:

1. Compatibility of the proposed development with surrounding uses;
2. Tree preservation;
3. Protection of watercourses and bodies of water from erosion and siltation; and
4. Safety, convenience and amenity for the neighborhoods.

Additional information is required which demonstrates that this development complies with items 1 and 2 above. Cross sections should be submitted which illustrate the relationship between the proposed development and the adjacent residential properties. The proposed screening treatments for the dumpster area should be given particular consideration because of its proximity to a residential property.

A minor revision is required in the landscape calculations. The number of required trees must be rounded up; therefore a total of 9 trees are required. The number of trees provided exceeds the requirement and is satisfactory. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 11, 1985
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: York at Talbot PLAN: XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: _____ PLAN EXTENSION: _____
CONTINUED MEETING: _____ REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan dated May 30, 1985 and has the following comments:

The additional information which was requested for compatibility and compliance with Section 22-104 has been reviewed by this office. The revised CRG plan is satisfactory.

Previous comments dated May 7, 1985, relative to the landscape calculations are still applicable.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: May 9, 1985
FROM: ZONING OFFICE

PROJECT NAME: YORK/TALBOT OFFICE BUILDING PLAN: _____
LOCATION: SE corner of York Rd. & Talbot Avenue DEVELOPMENT PLAN: _____
DISTRICT: 8th Election District PLAT: _____

The following comments were written on the CRG plan dated, revised 4/29/85.

A previous Special Exception for a Class B Office Building, Case No. 85-28X was filed with this office; it incorporated this site and the adjacent Keil property as well. That petition was postponed at the time of the hearing. Recently, on 4/23/85, Item 211, a Special Exception for a Class B Office Building was filed which covers the Kavanaugh property alone and essentially agrees with the CRG plan. Before the new request may be processed, it will be necessary for the original request to be dismissed. An order of dismissal will be written upon the Petitioner's request.

The following revisions are needed on the plan and accompanying elevation drawings prior to CRG approval.

- a. Indicate the case number for the previous zoning hearing.
- b. The signage shown on the elevation drawings exceeds the allowed 8 sq. ft. non-illuminated building sign. It must be revised accordingly.
- c. If access is requested by Traffic Engineering to the Keil property through a DR 5.5 zoned portion of this site, a Special Hearing will be required. It may be incorporated with the current request for Special Exception hearing.
- d. There is an area on the plan which has been indicated as amenity open space which does not appear to be wide enough to meet the definition of same. The strip along the rear of the building does not appear to be 7' in width. If this area is proposed to be improved with a sidewalk it could not be included as amenity open space at any rate. Since the amount of amenity open space provided is only slightly greater than the amount required, this should be studied and revised accordingly.

DIANA TITLER
Zoning Associate III

DI:bg

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 13, 1985
FROM: ZONING OFFICE (continued from 5/7/85)

PROJECT NAME: YORK/TALBOT OFFICE BUILDING PLAN: _____
LOCATION: 2331 York Road, SE/S Talbot Ave. DEVELOPMENT PLAN: _____
DISTRICT: 8th Election District PLAT: _____

1. A.O.S. - dimension narrow areas counted as A.O.S. They must be 10 ft. wide if the area is not adjoining or within a parking lot. If balconies are counted as open space it must be shown that they meet the limitations of the A.O.S. definitions in the Baltimore County Zoning Regulations.
2. The sign shown on the elevation should be 8 square feet as indicated on the site plan.
3. Reference that previous Zoning Hearing 85-28-X that this property was part of what was dismissed without prejudice 5/10/85.
4. New application for a Class B Office Building was filed on 5/23/85 under Item #321 and will be set for a hearing when the A.O.S. is revised or clarified.

W.C.R.
W. CARL RICHARDS
Zoning Associate

JUL 1 1985

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle DATE: May 6, 1985

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: York & Talbot C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 804 DEVELOPMENT PLAN:

LOCATION: Cottman Transmission RECORD PLAT:

This department has no comment on the proposed plan.

C. Richard Moore
C. Richard Moore
Deputy Director
Traffic Engineering

CRN/GMJ/ccm

Planning

Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

RECEIVED
MAY 1 1985

BUREAU OF PUBLIC SERVICES

April 27, 1985

Mr. James Markle, Chief
Bureau of Public Services
County Office Building
Towson, Md. 21204

Re: CRG Meeting of 5-9-85
"York @ Talbot"
E/S York Rd., Route 45
S/E Side Talbot Avenue

Dear Mr. Markle:

On review of the revised submittal of 4-12-85 and field inspection, the State Highway Administration finds the plan generally acceptable with all access to the site by way of Talbot Avenue.

However, the two (2) existing residential entrances, 130' and 260' south of Talbot Avenue must be removed through State Highway Administration permit and existing curb, gutter and sidewalk reconstructed to meet S.H.A. Standards.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. permit applied for.

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

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teleprinter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 865-9451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

May 17, 1985

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

Re: ZAC Meeting of 5-7-85
ITEM: #321.
Property Owner: Jean A. Kavanagh, et al
Location: S/E Corner of York Road, Route 45 & Talbot Avenue
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class B Office building in an R.O. zone
Acres: .390 acres in R.O.
District: 8th Election District

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the revised submittal of 4-12-85 and field inspection, the State Highway Administration finds the plan generally acceptable with all access to the site by way of Talbot Avenue.

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

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 659-1350
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P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
EUGENE A. WEBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning Date: _____

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on YORK/TALBOT BUILDING

GENERAL COMMENTS:
Need to look at the calculations in the CRG

HISTORICAL COMMENTS:
No historical or archaeological sites.--J. Nozain

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:
No conflict w/ transportation demand of Mount Pleasant

COASTAL CRITICAL AREA COMMENTS:

5-7-85
Date

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

YORK/TALBOT OFFICE BUILDING
Subdivision Name, Section and/or Plat

S.K. Properties, Ltd. Developer and/or Engineer *Steff-McCune-Walker*

Rock Haven Watershed No. of Lots 1 Total Acreage 0.453 Public Water Public Sewer

- 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, is incomplete and must be revised, has 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: *in the attached memo dated 5-1-85*
 - It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: *May 4, 1985*

FROM: *Environmental Support Services*

SUBJECT: ENVIRONMENTAL EFFECTS REPORT YORK/TALBOT OFFICE BLDG

CRG MEETING *May 9, 1985* (Date) *1:30* (Time)

- PLAN REVIEW NOTES
1. *0.453 ac on which is planned a two story office building, utilities and parking.*
 2. *Public* water and *public* sewer is proposed.
 3. *No streams on site.*
 5. *No wetland soils on site.*
 6. Storm Water Management *is* required.
 7. *0.423 acres* 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.

Mr. Brooks Stafford
Environmental Effects Report *YORK/TALBOT OFFICE BLDG*
Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. _____ (Other)
- C. BEST MANAGEMENT PRACTICES
 - 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - 5. Filling will not occur in grassed or lined drainage ditches or swales.
 - 6. _____

tpms

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Sy Benson Date: April 18, 1985

FROM: Charles K. Weiss

SUBJECT: York and Talbot
2331 York Rd. S.E. Side Talbot Ave.
CRG 5/9/85

After review of the plans for the above, it must be noted that Baltimore County does not provide commercial refuse collection. However, dumpster site as shown on the plan is acceptable. Note no specific detail on the pad; i.e., size, screening, etc. is included with the plan. If hinged gate is to be provided, the opening must face toward the parking lot.

CKW/KRA/rab

BALTIMORE COUNTY, MARYLAND
 SUBJECT: SUBDIVISION REVIEW COMMENTS Date: Mar 2, 1985
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
 Captain Joseph Kelly
 PROJECT NAME: York/Talbot Office Building
 PROJECT NUMBER: CRG Agenda 5/9/85, 1:40 pm
 LOCATION: 2241 York Road, S/E side of Talbot DISTRICT: 6

- COMMENTS
- (x) 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.
 - () 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
 - () 3. Proposed panhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
 - () 4. Access road shall be posted with Fire Lane signs along its entire length.
 - () 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near _____
 - () 6. All roads shall have a minimum width of 20 feet.
 - () 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
 - () 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
 - () 9. Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
 - () 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

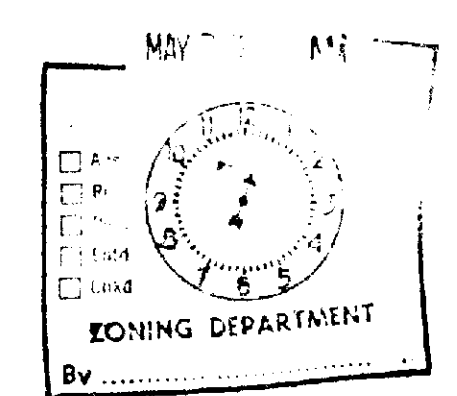
TO: Catherine Warfield, C.R.G. Date: April 23, 1985
 FROM: C. E. Bushman, Building Plans Review C.E.B.
 SUBJECT: York/Talbot Office Building

- 1) Razing permits are required for existing structure (s).
- 2) The 1st. floor and possibly the basement shall be made accessible to the handicapped. See the 1/7/85 Edition of the Code of Maryland Regulations 05.01.07.06. Also, the A.N.S.I. Std. A117.1 - 1980 which is now State law under the above noted regulations. The accessibility and useability of the site and the structure will be required to comply. A new State Legislative Bill setting penalties for violation or failure to comply has been enacted. H.B. #257.
- 3) The 1981 B.O.C.A. Basic National Building, Mechanical, and Energy Codes have been adopted under Bill #17-85 and become effective on April 22, 1985.

CEB/vw

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS DIRECTOR May 16, 1985



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

Item No. 321 -SAC- Meeting of May 7, 1985
 Property Owner: Jean A. Kavanagh, et al
 Location: S/E Corner of York Road and Talbot Avenue
 Existing Zoning: R.O.
 Proposed Zoning: Special exception for a class B office building in an R.O. zone .390 acres in R.O.

Acres: .390 acres in R.O.
 District: 8th

Dear Mr. Jablon:
 The Department of Traffic Engineering has received no plans for item number 321.

Michael S. Flanigan
 Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. RENCKE CHIEF May 15, 1985

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

Attention: Nick Coscodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Jean A. Kavanagh, et al
 Location: S/E Corner of York Road and Talbot Avenue

Item No.: 321 Zoning Agenda: Meeting of 5-7-85

Continued:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carroll M. Markowitz* Noted and Approved: *Carroll M. Markowitz*
 Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

May 21, 1985

TED ZALESKI, JR.
 DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 321 Zoning Advisory Committee Meeting are as follows:
 Property Owner: Jean A. Kavanagh, et al
 Location: S/E Corner of York Road and Talbot Avenue
 Districts: 8th.

APPLICABLE CODES ARE CITED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Building Code for the Handicapped and Aged (A.S.I. #1701 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction. A zoning permit shall be required.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall receive a fire or party exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments - Access and useability of the 1st. floor shall be provided for the Handicapped. See Code of Maryland Regulations 05.01.07. See also A.N.S.I. Std. A117.1 - 1980 Effective 1/1/85.

These abbreviated comments reflect only 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold E. Gerber
 Director

1/22/85

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner Date: July 11, 1985
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 86-34-X

The CRG plan was approved on June 13, 1985.

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

NEG:JGH:slm

200 East Pennsylvania Avenue
 Towson, Maryland 21204
 Telephone: 301-296-3333
 Land Planning Consultants
 Landscape Architects
 Engineers & Surveyors

April 15, 1985

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

Re: Special Exception for Class B Office Building
 Southeast Corner of York Road and Talbot Avenue
 Our File No. 85009

Dear Commissioner Jablon:

On behalf of S. K. Properties, Ltd., contract purchasers, we are transmitting the subject Special Exception Petition for a Class B Office Building in an R.O. zone. The plan is scheduled to be reviewed by the CRG at its May 9th, 1985 meeting. If the CRG mandates changes, the plan presented at the hearing will be modified accordingly.

In the event that settlement has not occurred prior to the hearing on this petition, a letter authorizing it by the owners, Jean A. and Ruth Kavanagh of Fort Colborne, Ontario, Canada, will be introduced into the record.

Very truly yours,
 DAFT-MCCUNE-WALKER, INC.
George J. Davalos
 Vice President

GEC:cm

cc: Ms. Susan F. Knott

Enclosures: (3) Fully Executed Petition Forms (Original Signature)
 (3) Sealed Descriptions
 (6) Sealed Plans
 (1) Filing Fee Check (\$100.00)

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204
 June 19, 1985

NOTICE OF HEARING

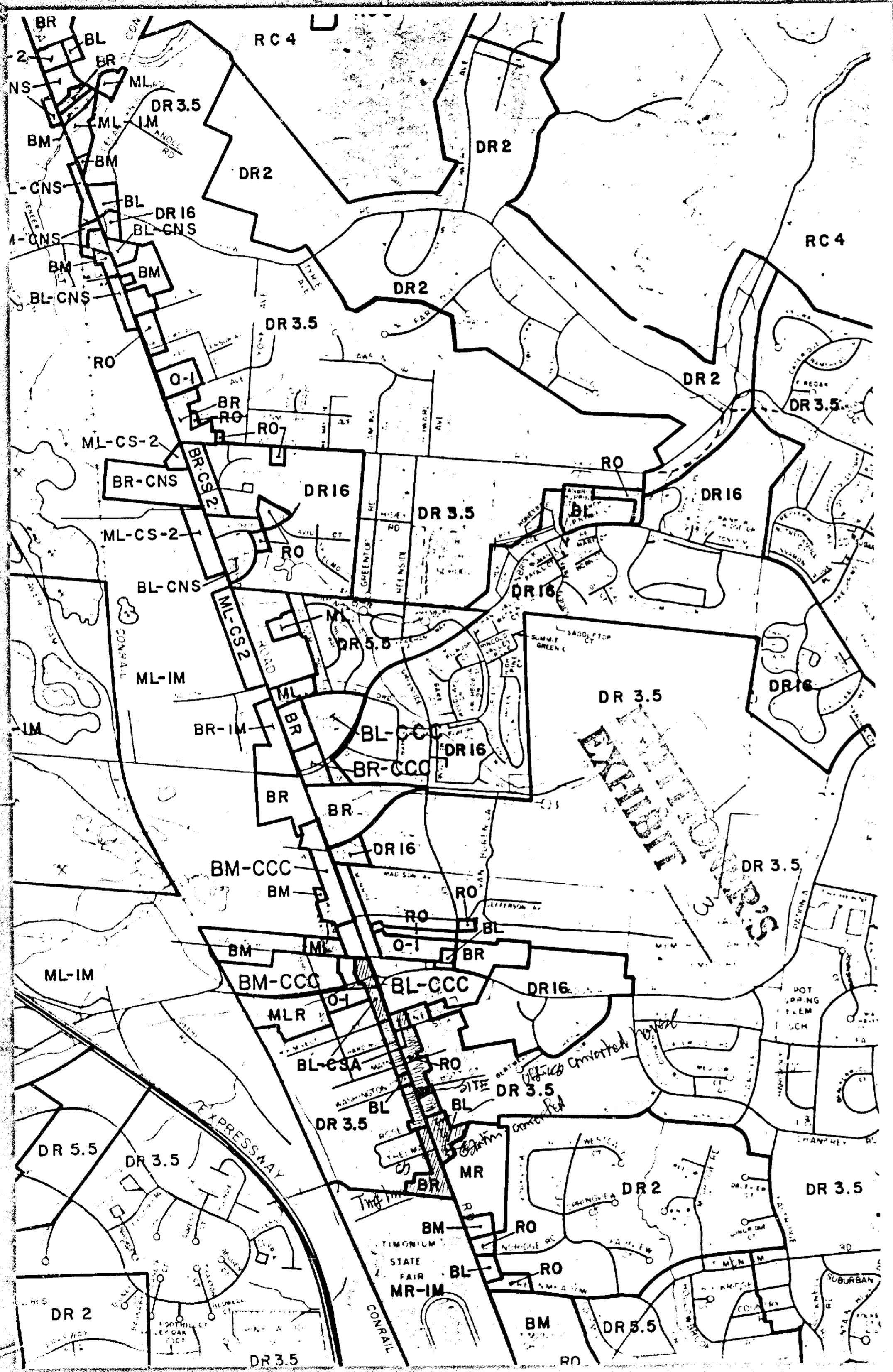
RE: PETITION FOR SPECIAL EXCEPTION
 SE corner of York Rd. & Talbot Avenue
 8th Election District
 Jean A. & Ruth A. Kavanagh, Petitioners
 Case No. 86-34-X

TIME: 1:30 p.m.
 DATE: Tuesday, July 23, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 007459
 DATE: 7/15/85 ACCOUNT: 01-615-000
 AMOUNT: \$ 100.00
 RECEIVED FROM: 345 Assoc.
 FOR: SE # 321
 VALIDATION OR SIGNATURE OF CASIER

JUL 1 1985



86-34-X
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 4, 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 July 4, 1985

THE JEFFERSONIAN,

18 Venetian

Publisher

Cost of Advertising

22.00

PETITION FOR SPECIAL EXCEPTION
 8th Election District
 LOCATION: Southeast corner of York Road & Talbot Avenue
 DATE AND TIME: Tuesday, July 23, 1985 at 1:30 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 Being the property of Jean A. & Ruth A. Kavanagh 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
 July 4.

86-34-X
CERTIFICATE OF PUBLICATION

Towson, Md. 7/3 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 2nd day of July 1985

The TOWSON TIMES

Cost of Advertising: \$ 32.67

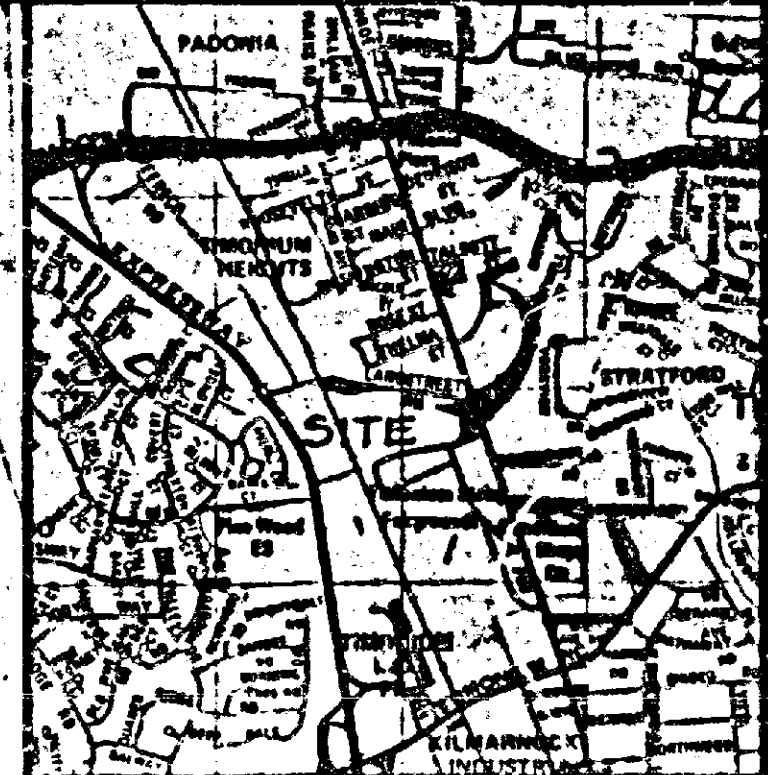
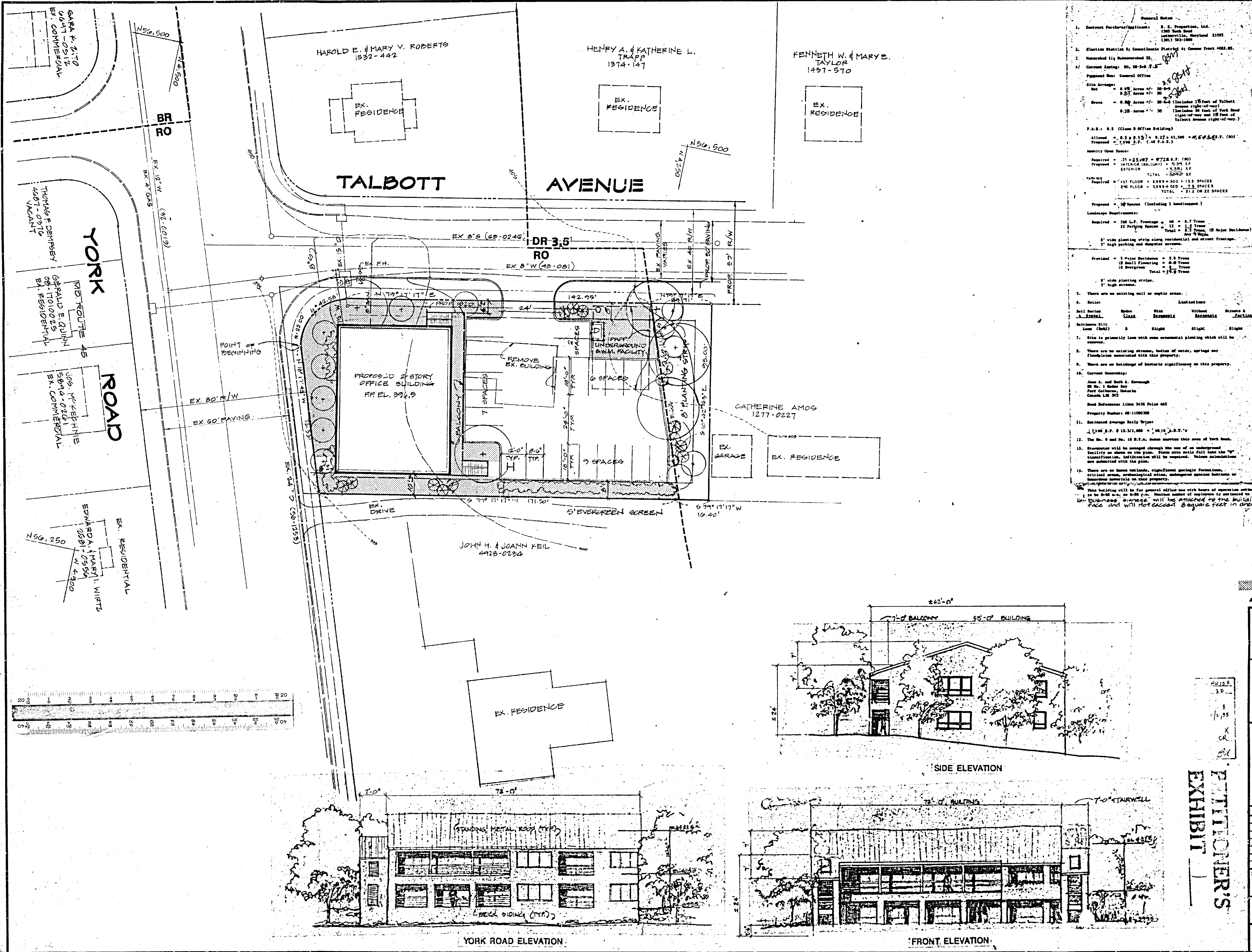
PETITION FOR SPECIAL EXCEPTION
 8th Election District
 LOCATION: Southeast corner of York Road & Talbot Avenue
 DATE AND TIME: Tuesday, July 23, 1985 at 1:30 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 Being the property of Jean A. & Ruth A. Kavanagh 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
 87064-73186 73

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

86-34-Y

District: 8th Date of Posting: 7/5/85
 Posted for: Special Exception
 Petitioner: Jean A. & Ruth A. Kavanagh
 Location of property: SE/cor. York Rd & Talbot Ave
 Location of Signs: Facing cor. of York Rd & Talbot Ave, across 20' E.C. each roadway, on property of Petitioner.
 Remarks: _____
 Posted by: M.A. Staley Date of return: 7/5/85
 Number of Signs: 1

EXHIBIT



LOCATION PLAN
SCALE: 1" = 2000'

General Notes

- Contract Purchaser/Applicant: S. E. Properties, Ltd.
1900 York Road
Pooonia, Maryland 21095
(301) 583-1800
- Election District: 3; Commisic District: 4; Census Tract: 2043.05.
- Neighborhood: 11; Subdivision: 22.
- Current Zoning: MD, 10-2-9.3.5
- Proposed Use: General Office
- Site Area: 0.05 Acres +/- 00-00
0.01 Acres +/- 00-00
- Area: 0.04 Acres +/- 00-00 (Includes 25 Feet of Talbot Avenue right-of-way)
0.03 Acres +/- 00-00 (Includes 30 Feet of York Road right-of-way and 25 Feet of Talbot Avenue right-of-way.)
- P.A.R.: 0.5 (Class B Office Building)
- Allowed: 0.5 ± 0.13 = 0.22 = 41,500 sq. ft. ± 10% (No) (No)
Proposed: 396.5 sq. ft. (40 P.A.R.)
- Amenity Open Space:
 - Required: 25 ± 2.087 = 4728 sq. ft. (80)
 - Proposed: INTERIOR (BALCONY) = 539 sq. ft.
EXTERIOR = 1,339 sq. ft.
TOTAL = 1878 sq. ft.
- Parking:
 - Provided: 1st Floor = 3889 ± 300 = 133 SPACES
2nd Floor = 3889 ± 300 = 78 SPACES
TOTAL = 2118 OR 22 SPACES
 - Proposed: 20 Spaces (Including 1 handicapped.)
- Landscape Department:
 - Required: 268 L.F. Planting = 48 ± 4.7 Trees
22 Parking Spaces = 12 ± 1.8 Trees
Total = 233 Trees (2 Major Deciduous)
Avg 4' High
 - Provided: 5 Major Deciduous = 5.0 Trees
18 Small Planting = 6.0 Trees
18 Evergreen = 6.0 Trees
Total = 27.0 Trees
 - 1' wide planting strips along residential and street frontage.
3' High screening and American cypress.
- There are no existing walls or masonry areas.
- Soils:

Soil Series	Hydro Class	With Runoff	Without Runoff	Streams & Facies
Beltsville Silt Loam (SML)	S	Slight	Slight	Slight
- Site is primarily low with some ornamental planting which will be removed.
- There are no existing streams, bodies of water, springs or floodplains associated with this property.
- There are no buildings of historic significance on this property.
- Current Ownership:
 - John A. and Ruth A.borough
20 St. 1 Underway
Port Catherine, Ontario
Canada L3M 5V3
- Best Reference Lines: 2456 Poinc 443
Property Number: 08-11000300
- Estimated Average Daily Output:
 - 1390 sq. ft. @ 12.5/1,000 = 174.125 sq. ft. per day
- The Mr. G and Mr. 18 S.T.A. have reserved this area of York Road.
- Structure will be managed through the use of an underground facility as shown on the plan. Storm water will fall into the "Y" shaped structure, infiltration will be minimal. Water accumulations are indicated with the plan.
- There are no known unconsolidated geologic formations, critical areas, archeological sites, endangered species habitats or hazardous materials on this property.
- This building will be for general office use with hours of operation restricted to 9:00 a.m. to 6:00 p.m. Maximum number of employees is estimated to be 100. A sign for the building will be attached to the building face and will not exceed 80 square feet in area.

PRINTED

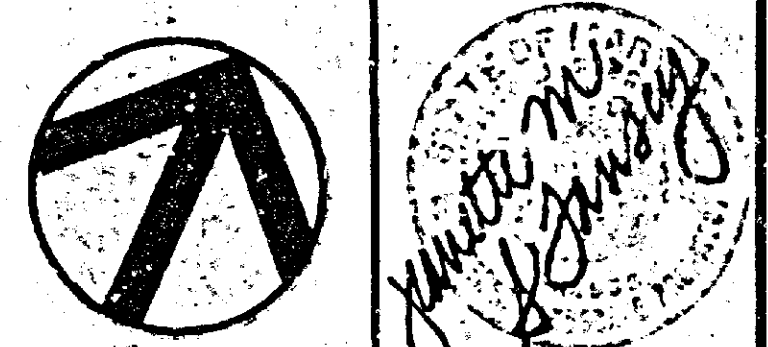
JUL 22 1985

DAFT-McCLINE-WALKER, INC.

AMENITY OPEN SPACE:
▲ OUTDOOR LIGHTING

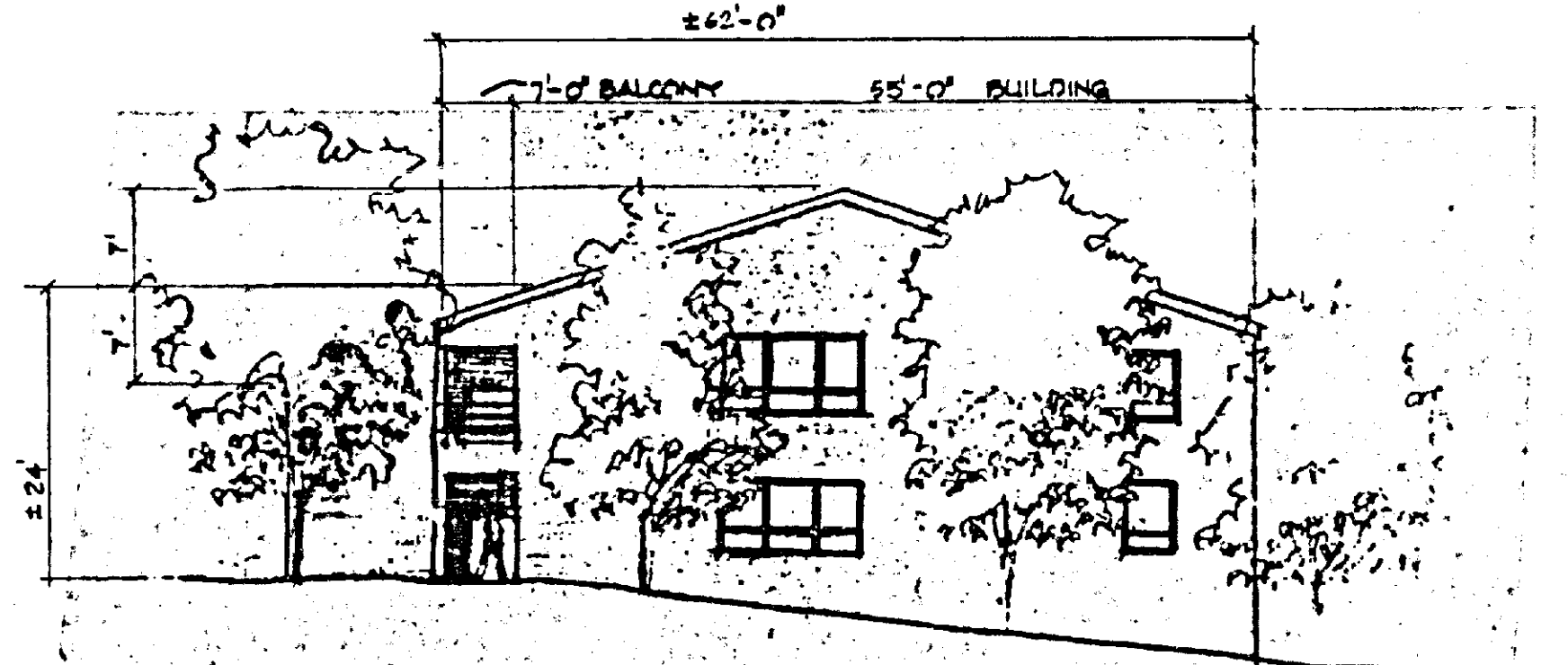
DAFT - McCLINE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD 21284
TELEPHONE: 301-298-3333

**YORK/TALBOTT
OFFICE BUILDING**
FORMERLY A PORTION OF 85-28X TO BE DISMISSED

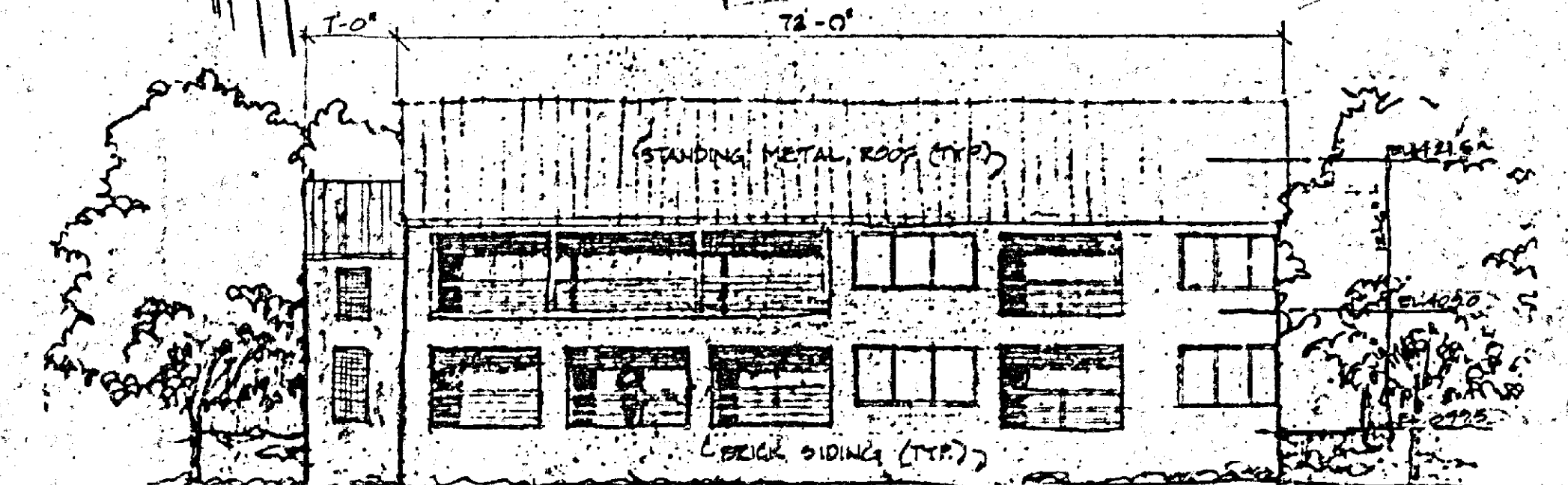


DATE	REVISIONS
4/12/85	BUDG. CONFIGURATION + PARLINE
4/14/85	ELEVATIONS, NOTE 15.
5/17/85	SPACE, FLOOR AREA
6/13/85	ADD 38 TANKS + NOTES
6/17/85	PLANT CALC.

SCALE: 1" = 20'
JOB ORDER NO. 05009
ISSUE DATE 7-14-85



SIDE ELEVATION

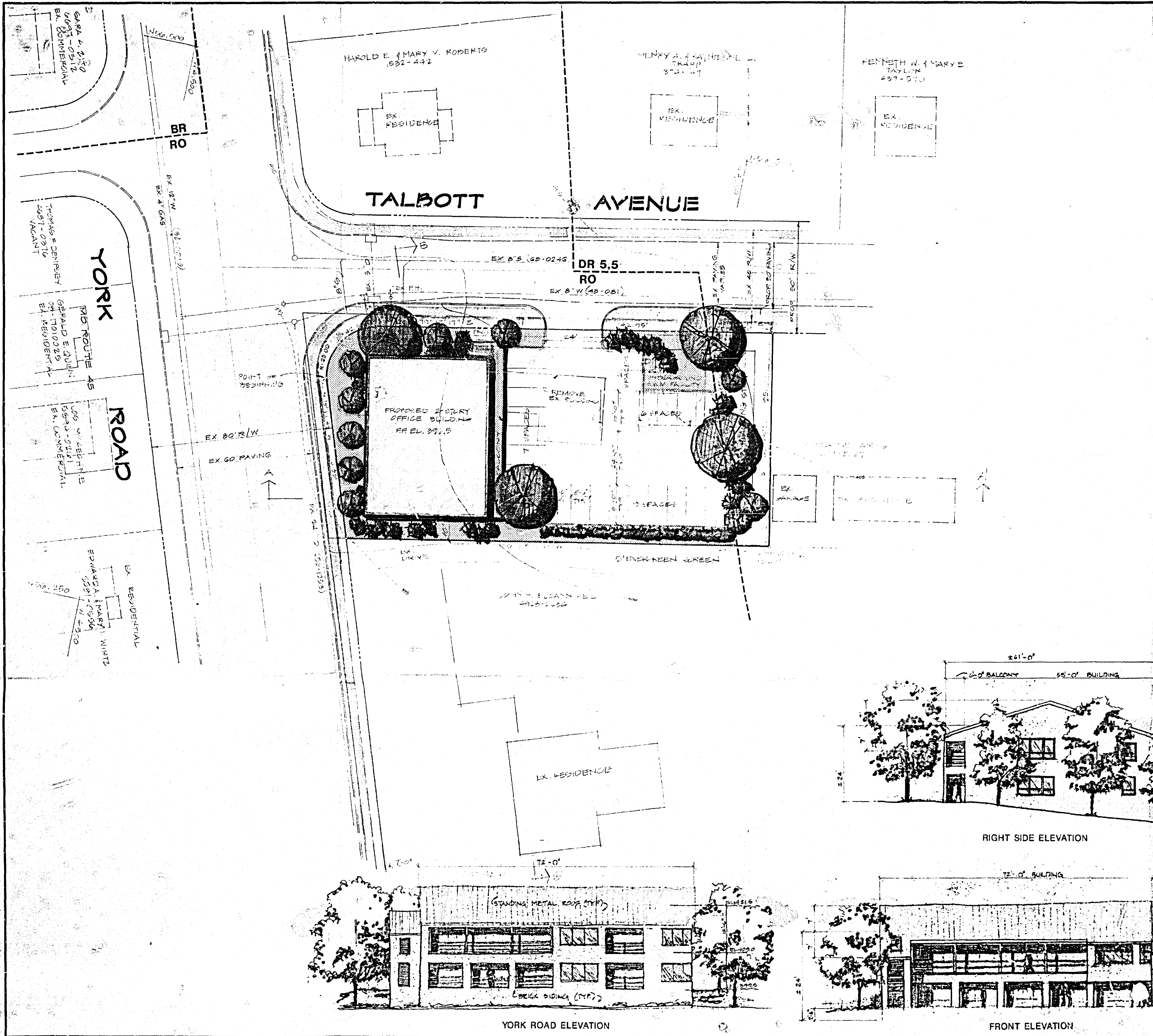


YORK ROAD ELEVATION



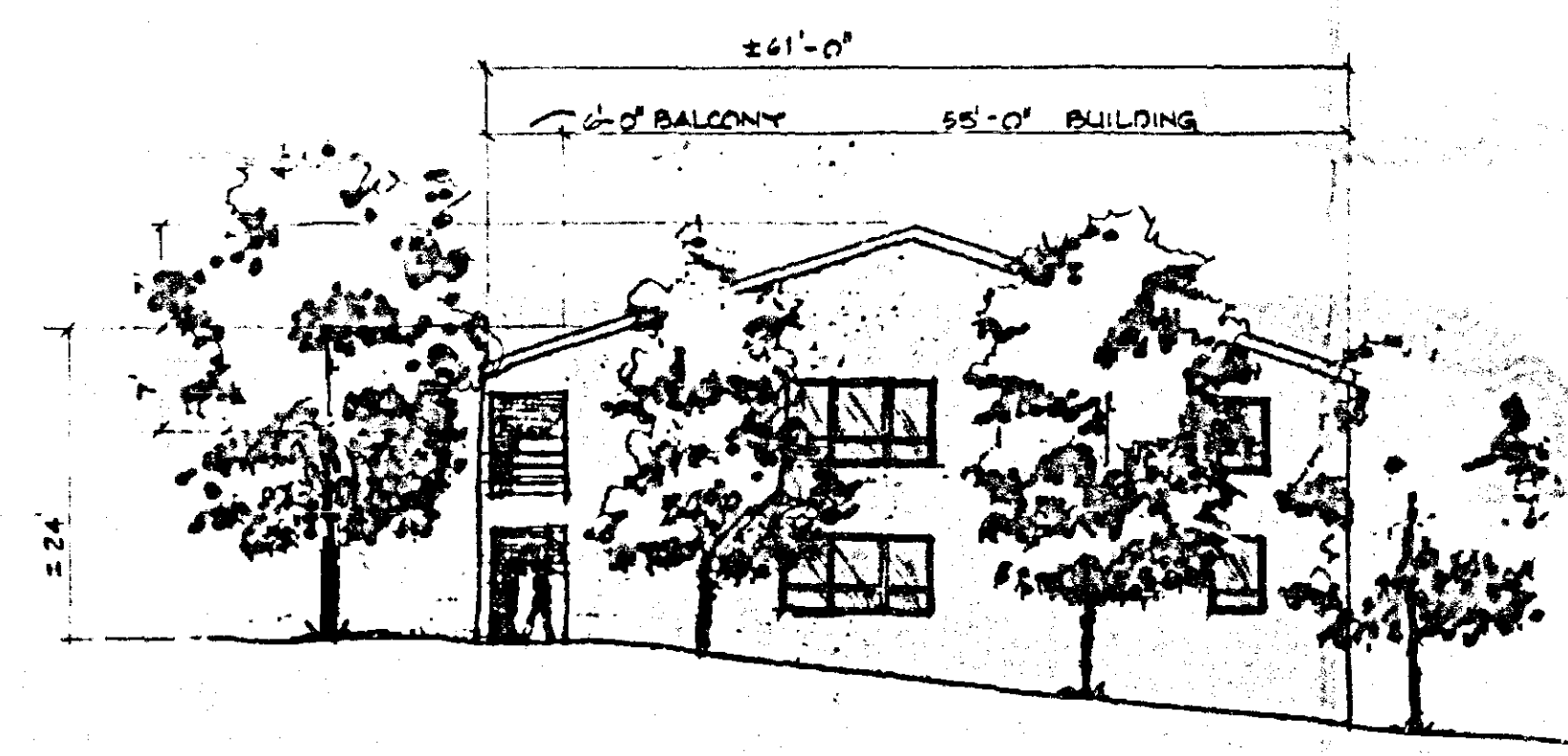
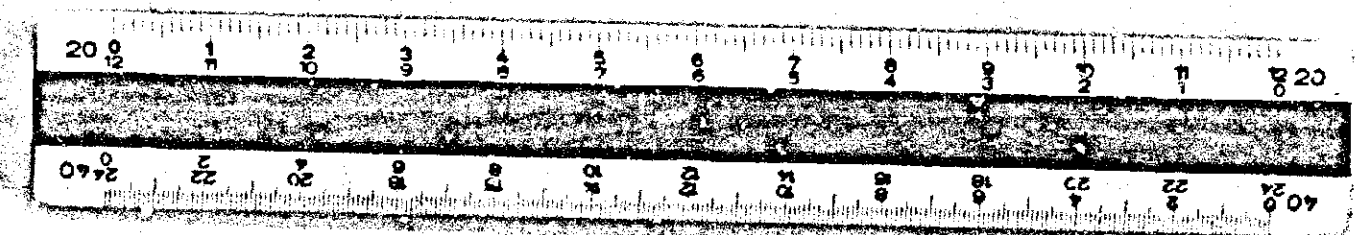
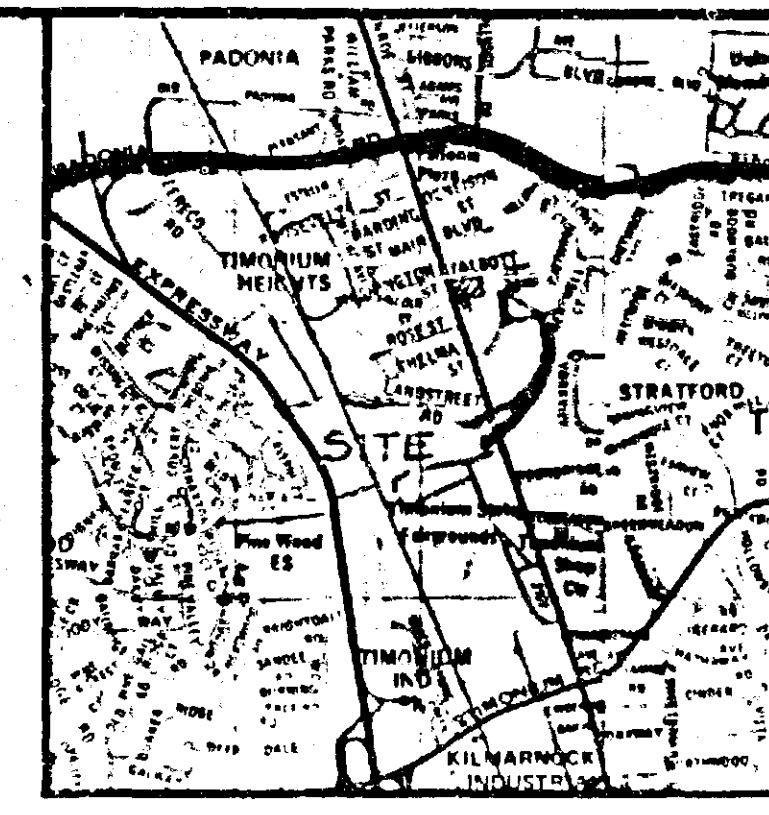
FRONT ELEVATION

EXHIBIT
PETITIONER'S

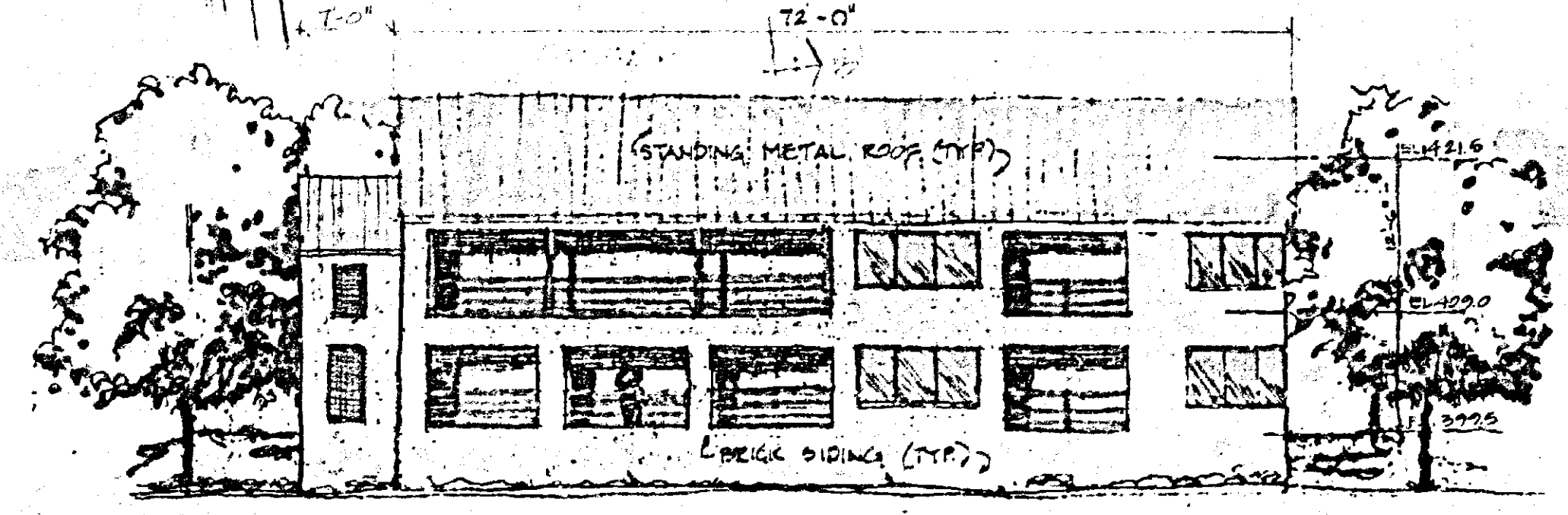


- General Notes**
- Contract Purchaser/Applicant: S. E. Properties, Ltd. 1505 York Road Luthersville, Maryland 21093 (301) 983-1800
 - Election District 8; Councilmatic District 4; Census Tract 4085-03.
 - Waterbed 11; Subwatershed 32.
 - Current Zoning: RO, DR 5.5
 - Proposed Use: General Office
- Site Area:**
 Net = 0.05 Acres +/- DR 5.5
 0.21 Acres +/- RO
 Gross = 0.05 Acres +/- DR 5.5 (Includes 20 Feet of Talbot Avenue right-of-way)
 0.55 Acres +/- RO (Includes 30 Feet of York Road right-of-way and 20 Feet of Talbot Avenue right-of-way.)
- F.A.R.: 0.5 (Class B Office Building)**
 Allowed = 0.5 x 0.15 = 0.075 x 1.50 = 11,545.45 SF (100)
 Proposed = 10,000 SF (100 F.A.R.)
- Amenity Open Space:**
 Proposed = 1.5 x 2.5 PAT = 3772 SF (100)
 Proposed = 10000 (100) + 3772 SF = 13,772 SF
 EXTERNAL TOTAL = 13,772 SF
 FLOOR REQUIRED = 1ST FLOOR = 2500 x 30 = 13.5 SPACES
 2ND FLOOR = 10000 x 40 = 7.5 SPACES
 TOTAL = 21.0 SPACES
- Proposed = 22 Spaces (Including 1 handicapped.)**
- Landscaping Requirements:**
 Required = 208 L.F. Frontage x 40 = 8,320 Trees
 22 Planting Spaces x 15 = 330 Trees
 Total = 8,650 Trees (to Major Deciduous)
- 8' wide planting strip along residential and street frontage.
 5' high parking and dumpster screens.
- Proposed = 5 Major Deciduous = 5.0 Trees
 1 Small Flowering = 1.5 Trees
 16 Evergreen = 16.5 Trees
 Total = 22.5 Trees**
- 8' wide planting strips.
 5' high screens.
- There are no existing well or septic areas.
 - Soils:

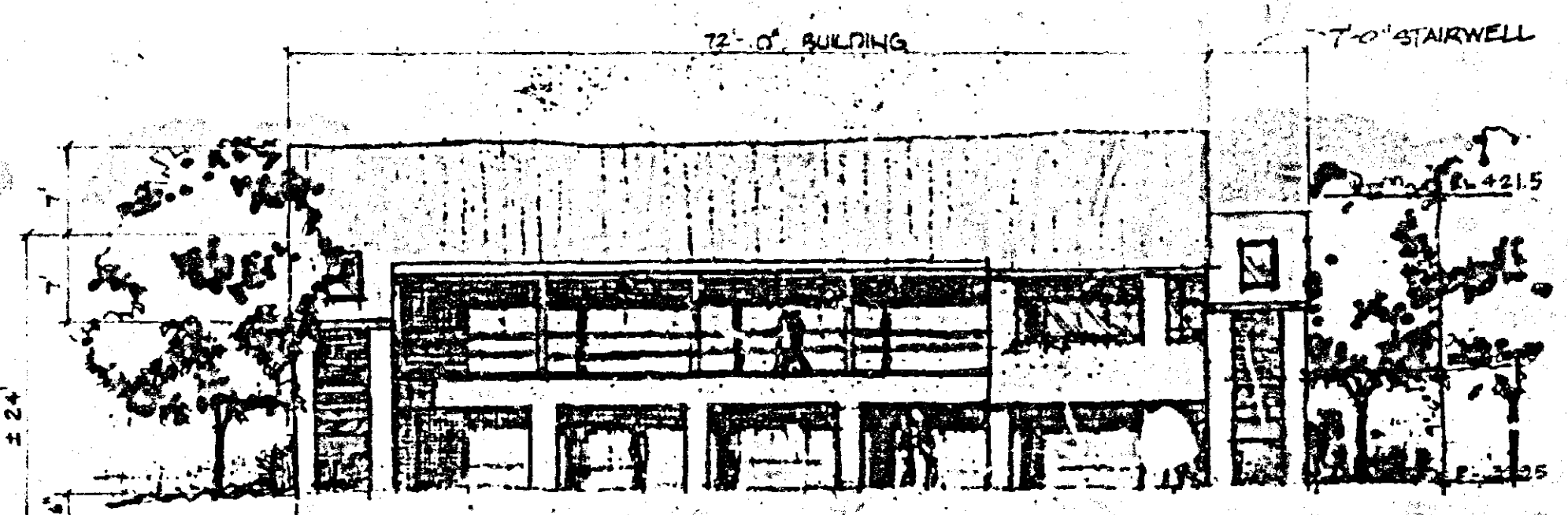
Soil Series	Hydro	With	Without	Streets &
A Symbol	Class	Basements	Basements	Parking
Baltimore Silt Loam (m&g)	S	Slight	Slight	Slight
 - Site is primarily level with some ornamental planting which will be removed.
 - There are no existing streams, bodies of water, springs nor floodplains associated with this property.
 - There are no buildings of historic significance on this property.
 - Current ownership:
 Joan A. and Ruth A. Evernagh
 88 No. 1 Cedar Bay
 Pure Calverton, Ontario
 Canada L1K 3Y3
 Lead Reference: Liber 2154 Folio 443
 Property Number: DR-11000300
 - Estimated Average Daily Trips:
 7500 S.F. @ 12.5/A, 600 = 93.75 A.D.T.'s
 - The No. 9 and No. 18 M.T.A. buses service this area of York Road.
 - Stormwater will be managed through the use of an underground facility as shown on the plan. Storm water shall enter the "B" classification, infiltration will be required. Volume calculations are submitted with the plan.
 - There are no known outcrops, significant geologic formations, critical areas, archeological sites, underground species habitats or hazardous materials on this property.
 - This building will be for general office use with a maximum number of employees to be 20. Maximum number of employees is restricted to be 20. Maximum number of employees will be determined by the fire and life safety code and will not exceed 8 square feet in area.



RIGHT SIDE ELEVATION



YORK ROAD ELEVATION



FRONT ELEVATION

PRELIMINARY'S
 EXHIBIT 2

PRINTED
 JUN 7 1985
 DAFT-McCUNE-WALKER, INC.

DAFT - McCUNE - WALKER, INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 530 EAST JOPPA ROAD
 TOWSON, MD 21284
 TELEPHONE 301-296-3333

**YORK/TALBOTT
 OFFICE BUILDING**
 FORMERLY A PORTION OF 35-25X TO BE
 DISMISSED

Janette M. Schumay

DATE	REVISIONS
5/14/85	BLDG. CONFIGURATION - FALLING
7/1/85	ELEVATIONS - NO. 15
5/27/85	STAIRS, FLOOR AREA
5/27/85	OVERALL REVISION

SCALE:	1"=20'
JOB ORDER NO.	85009
ISSUE DATE	3-14-85

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

Case No. 86-34-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 12th day of June, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Jean A. Kavanagh, et al
Petitioner's Attorney
Received by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

cc: Mr. George E. Gavrelis, Daft-McCune-Walker, Inc.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1985

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

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Ms. Jean A. Kavanagh, et al
RR No. 1 Cedar Bay
Port Colborne, Ontario, Canada L3K 5V3

RE: Item No. 321 - Case No. 86-34-X
Petitioners - Jean A. Kavanagh, et al
Special Exception Petition

Dear Ms. Kavanagh:

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.

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
Chairman
Zoning Plans Advisory Committee

NEC:mr

Enclosures

cc: Mr. George E. Gavrelis
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204
NORMAN E. BOBER
DIRECTOR

JUNE 27, 1985

Re: Zoning Advisory Meeting of April 30, 1985

Item #321
Property Owner: JEAN A. KAVANAGH, et al
Location: SE CORNER OF YORK ROAD + TALBOTT AVE.

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.
- A County Review Group Meeting is required.
- 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 25-28 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 [redacted].
- 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 by the County Council.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are reevaluated annually by the County Council.

THE CRG PLAN VIII-413 (York/Talbot OFFICE BLDG.) WAS APPROVED 6/13/85

Eugene A. Bober
Chief, Current Planning and Development

cc: James Roswell

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: May 7, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: York/Talbot Office Building
PROJECT NUMBER: 85082
LOCATION: 2311 York Road,
S/ES of Talbot Avenue
DISTRICT: BC4

The Plan for the subject site, dated March 14, 1985 and revised April 12, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The Developer is responsible for the full cost of all highway and storm drain construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs Incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

Project 85082
York/Talbot Office Building
Page 2
May 7, 1985

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The Plan is satisfactory pending conformance with the following comments

HIGHWAY COMMENTS:

Talbot Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.
- b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.
- g. The relocation of any utilities or poles as required by the road improvements.

Project 85082
York/Talbot Office Building
Page 3
May 7, 1985

HIGHWAY COMMENTS: (Cont'd)

Security is required covering the cost of the curb and gutter and paving fronting on the lots that have both existing water and sewer.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the developer.

Project 85082
York/Talbot Office Building
Page 4
May 7, 1985

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

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

A sediment control plan is required.

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

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Refer to the comments from the Storm Water Management Review Group for additional information.

WATER AND SANITARY SEWER COMMENTS:

Permission to connect to a sewer connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

JUL 1 1985

Project 85082
York/Talbot Office Building
Page 5
May 7, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:iss

cc: File

Planning

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: June 10, 1985

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: York/Talbot Office Building
PROJECT NUMBER: #85082
LOCATION: 2331 York Road,
S/ES of Talbot Avenue
DISTRICT: 8C4

The Plan for the subject site, dated March 14, 1985 with the latest revision dated May 30, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All previous comments remain valid and this Plan is satisfactory pending conformance with those comments.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:iss

cc: File

CRG MEETING OF MAY 7, 1985
York/Talbot Office Building

1. Soil boring information will be required with submission of S.W.M. drawings to verify the feasibility of infiltration.

2. 2 1/2 year peak management is required.

CONT CRG MEETING
York/Talbot Office Building

The comments of the May 7 meeting are still valid.

*Ed
6/10/85*

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: May 7, 1985
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: York/Talbot Office Building PLAN: XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: VIII-613 PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan dated April 29, 1985 and has the following comments:

Section 22-104 of the Development Regulations requires that development of property in an R.O. zone shall be designed to achieve the following objectives:

1. Compatibility of the proposed development with surrounding uses;
2. Tree preservation;
3. Protection of watercourses and bodies of water from erosion and siltation; and
4. Safety, convenience and amenity for the neighborhoods.

Additional information is required which demonstrates that this development complies with items 1 and 2 above. Cross sections should be submitted which illustrate the relationship between the proposed development and the adjacent residential properties. The proposed screening treatments for the dumpster area should be given particular consideration because of its proximity to a residential property.

A minor revision is required in the landscape calculations. The number of required trees must be rounded up; therefore a total of 9 trees are required. The number of trees provided exceeds the requirement and is satisfactory. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 11, 1985
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: York at Talbot PLAN: XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: _____ PLAN EXTENSION: _____
CONTINUED MEETING: _____ REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan dated May 30, 1985 and has the following comments:

The additional information which was requested for compatibility and compliance with Section 22-104 has been reviewed by this office. The revised CRG plan is satisfactory.

Previous comments dated May 7, 1985, relative to the landscape calculations are still applicable.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: May 9, 1985

FROM: ZONING OFFICE

PROJECT NAME: YORK/TALBOT OFFICE BUILDING PLAN: _____
LOCATION: SE corner of York Rd. & Talbot Avenue DEVELOPMENT PLAN: _____
DISTRICT: 8th Election District PLAT: _____

The following comments were written on the CRG plan dated, revised 4/29/85.

A previous Special Exception for a Class B Office Building, Case No. 85-28X was filed with this office; it incorporated this site and the adjacent Keil property as well. That petition was postponed at the time of the hearing. Recently, on 4/23/85, Item 211, a Special Exception for a Class B Office Building was filed which covers the Kavanaugh property alone and essentially agrees with the CRG plan. Before the new request may be processed, it will be necessary for the original request to be dismissed. An order of dismissal will be written upon the Petitioner's request.

The following revisions are needed on the plan and accompanying elevation drawings prior to CRG approval.

- a. Indicate the case number for the previous zoning hearing.
- b. The signage shown on the elevation drawings exceeds the allowed 8 sq. ft. non-illuminated building sign. It must be revised accordingly.
- c. If access is requested by Traffic Engineering to the Keil property through a DR 5.5 zoned portion of this site, a Special Hearing will be required. It may be incorporated with the current request for Special Exception hearing.
- d. There is an area on the plan which has been indicated as amenity open space which does not appear to be wide enough to meet the definition of same. The strip along the rear of the building does not appear to be 7' in width. If this area is proposed to be improved with a sidewalk it could not be included as amenity open space at any rate. Since the amount of amenity open space provided is only slightly greater than the amount required, this should be studied and revised accordingly.

DIANA TITLER
Zoning Associate III

DI:bg

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 13, 1985

FROM: ZONING OFFICE

(continued from 5/7/85)

PROJECT NAME: YORK/TALBOT OFFICE BUILDING PLAN: _____
LOCATION: 2331 York Road, SE/S Talbot Ave. DEVELOPMENT PLAN: _____
DISTRICT: 8th Election District PLAT: _____

1. A.O.S. - dimension narrow areas counted as A.O.S. They must be 10 ft. wide if the area is not adjoining or within a parking lot. If balconies are counted as open space it must be shown that they meet the limitations of the A.O.S. definitions in the Baltimore County Zoning Regulations.
2. The sign shown on the elevation should be 8 square feet as indicated on the site plan.
3. Reference that previous Zoning Hearing 85-28-X that this property was part of what was dismissed without prejudice 5/10/85.
4. New application for a Class B Office Building was filed on 5/23/85 under Item #321 and will be set for a hearing when the A.O.S. is revised or clarified.

W.C.R.
W. CARL RICHARDS
Zoning Associate

JUL 1 1985

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle DATE: May 6, 1985

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: York & Talbot C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 804 DEVELOPMENT PLAN:

LOCATION: Cottman Transmission RECORD PLAT:

This department has no comment on the proposed plan.

C. Richard Moore
C. Richard Moore
Deputy Director
Traffic Engineering

CRN/GMJ/ccm

Planning

Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

RECEIVED
MAY 1 1985
BUREAU OF PUBLIC SERVICES

Mr. James Markle, Chief
Bureau of Public Services
County Office Building
Towson, Md. 21204

Re: CRG Meeting of 5-9-85
"York @ Talbot"
E/S York Rd., Route 45
S/E Side Talbot Avenue

Dear Mr. Markle:

On review of the revised submittal of 4-12-85 and field inspection, the State Highway Administration finds the plan generally acceptable with all access to the site by way of Talbot Avenue.

However, the two (2) existing residential entrances, 130' and 260' south of Talbot Avenue must be removed through State Highway Administration permit and existing curb, gutter and sidewalk reconstructed to meet S.H.A. Standards.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. permit applied for.

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

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teleprinter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 865-9451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

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

Re: ZAC Meeting of 5-7-85
ITEM: #321.
Property Owner: Jean A. Kavanagh, et al
Location: S/E Corner of York Road, Route 45 & Talbot Avenue
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class B Office building in an R.O. zone
Acres: .390 acres in R.O.
District: 8th Election District

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the revised submittal of 4-12-85 and field inspection, the State Highway Administration finds the plan generally acceptable with all access to the site by way of Talbot Avenue.

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

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teleprinter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 865-9451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
EUGENE A. WEBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning Date: _____

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on YORK/TALBOT BUILDING

GENERAL COMMENTS:
Need to look at the calculations in the CRG

HISTORICAL COMMENTS:
No historical or archaeological sites.--J. Nozain

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:
No conflict w/ transportation demand of Mount Pleasant

COASTAL CRITICAL AREA COMMENTS:

5-7-85
Date

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

YORK/TALBOT OFFICE BUILDING
Subdivision Name, Section and/or Plat

S.K. Properties, Ltd. Developer and/or Engineer *Steff-McCune-Walker*

Rock Haven Watershed No. of Lots 1 Total Acreage 0.453 Public Water Public Sewer

- 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, is incomplete and must be revised, has 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 5-1-85*
 - It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: *May 4, 1985*

FROM: *Environmental Support Services*

SUBJECT: ENVIRONMENTAL EFFECTS REPORT YORK/TALBOT OFFICE BLDG

CRG MEETING *May 9, 1985* (Date) *1:30* (Time)

- PLAN REVIEW NOTES
- 0.453 ac on which is planned a two story office building, utilities and parking.*
 - Public water and public sewer is proposed.*
 - No streams on site.*
 - No wetland soils on site.*
 - Storm Water Management *is* required.
 - 0.423 acres* 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.

Mr. Brooks Stafford
Environmental Effects Report YORK/TALBOT OFFICE BLDG
Page Two

- The developer must follow the Health Department Wetland Guidelines.
- (Other)
- BEST MANAGEMENT PRACTICES
 - All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - Filling will not occur in grassed or lined drainage ditches or swales.
 -

tpms

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Sy Benson Date: April 18, 1985

FROM: Charles K. Weiss

SUBJECT: York and Talbot
2331 York Rd. S.E. Side Talbot Ave.
CRG 5/9/85

After review of the plans for the above, it must be noted that Baltimore County does not provide commercial refuse collection. However, dumpster site as shown on the plan is acceptable. Note no specific detail on the pad; i.e., size, screening, etc. is included with the plan. If hinged gate is to be provided, the opening must face toward the parking lot.

CKW/KRA/rab

BALTIMORE COUNTY, MARYLAND
 SUBJECT: SUBDIVISION REVIEW COMMENTS Date: Mar 2, 1985
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
 Captain Joseph Kelly
 PROJECT NAME: York/Talbot Office Building
 PROJECT NUMBER: CRG Agenda 5/9/85, 1:40 pm
 LOCATION: 2221 York Road, S/E side of Talbot DISTRICT: 6

- COMMENTS
- (x) 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.
 - () 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
 - () 3. Proposed parhanded driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
 - () 4. Access road shall be posted with Fire Lane signs along its entire length.
 - () 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near _____
 - () 6. All roads shall have a minimum width of 20 feet.
 - () 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
 - () 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
 - () 9. Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
 - () 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

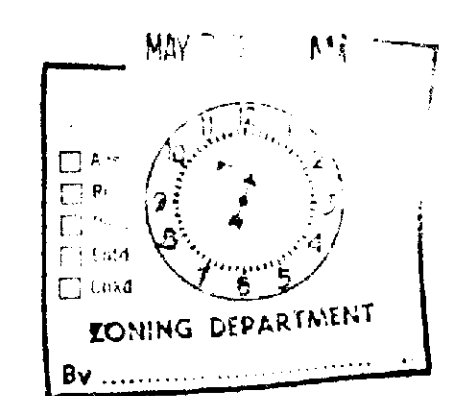
TO: Catherine Warfield, C.R.G. Date: April 23, 1985
 FROM: C. E. Bushman, Building Plans Review C.E.B.
 SUBJECT: York/Talbot Office Building

- 1) Razing permits are required for existing structure (s).
- 2) The 1st. floor and possibly the basement shall be made accessible to the handicapped. See the 1/7/85 Edition of the Code of Maryland Regulations 05.01.07.06. Also, the A.N.S.I. Std. A117.1 - 1980 which is now State law under the above noted regulations. The accessibility and useability of the site and the structure will be required to comply. A new State Legislative Bill setting penalties for violation or failure to comply has been enacted. H.B. #257.
- 3) The 1984 B.O.C.A. Basic National Building, Mechanical, and Energy Codes have been adopted under Bill #17-85 and become effective on April 22, 1985.

CEB/vw

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS DIRECTOR May 16, 1985



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

Item No. 321 -SAC- Meeting of May 7, 1985
 Property Owner: Jean A. Kavanagh, et al
 Location: S/E Corner of York Road and Talbot Avenue
 Existing Zoning: R.O.
 Proposed Zoning: Special exception for a class B office building in an R.O. zone .390 acres in R.O.

Acres: .390 acres in R.O.
 District: 8th

Dear Mr. Jablon:
 The Department of Traffic Engineering has received no plans for item number 321.

Michael S. Flanigan
 Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. RENCKE CHIEF May 15, 1985

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

Attention: Nick Coscodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Jean A. Kavanagh, et al
 Location: S/E Corner of York Road and Talbot Avenue

Item No.: 321 Zoning Agenda: Meeting of 5-7-85

Continued:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carroll M. Markowitz* Noted and Approved: *Carroll M. Markowitz*
 Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

May 21, 1985

TED ZALESKI, JR.
 DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 321 Zoning Advisory Committee Meeting are as follows:
 Property Owner: Jean A. Kavanagh, et al
 Location: S/E Corner of York Road and Talbot Avenue
 Districts: 8th.

APPLICABLE CODES ARE CITED:

- 1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Building Code for the Handicapped and Aged (A.S.I. #1701 - 1980) and other applicable Codes and Standards.
- 2) A building and other miscellaneous permits shall be required before the start of any construction. A zoning permit shall be required.
- 3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- 4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 5) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall receive a fire or party exterior wall within 3'-0" of an interior lot line.
- 6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- 7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
- 9) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments - Access and useability of the 1st. floor shall be provided for the Handicapped. See Code of Maryland Regulations 05.01.07. See also A.N.S.I. Std. A117.1 - 1980 Effective 1/1/85.

These abbreviated comments reflect only 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold E. Gerber
 Director

1/22/85

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner Date: July 11, 1985
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 86-34-X

The CRG plan was approved on June 13, 1985.

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

NEG:JGH:slm

200 East Pennsylvania Avenue
 Towson, Maryland 21204
 Telephone: 301-296-3333
 Land Planning Consultants
 Landscape Architects
 Engineers & Surveyors

April 15, 1985

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

Re: Special Exception for Class B Office Building
 Southeast Corner of York Road and Talbot Avenue
 Our File No. 85009

Dear Commissioner Jablon:

On behalf of S. K. Properties, Ltd., contract purchasers, we are transmitting the subject Special Exception Petition for a Class B Office Building in an R.O. zone. The plan is scheduled to be reviewed by the CRG at its May 9th, 1985 meeting. If the CRG mandates changes, the plan presented at the hearing will be modified accordingly.

In the event that settlement has not occurred prior to the hearing on this petition, a letter authorizing it by the owners, Jean A. and Ruth Kavanagh of Fort Colborne, Ontario, Canada, will be introduced into the record.

Very truly yours,
 DAFT-MCCUNE-WALKER, INC.
George J. Gavalis
 Vice President

GEG:cm

cc: Ms. Susan F. Knott

- Enclosures: (3) Fully Executed Petition Forms (Original Signature)
 (3) Sealed Descriptions
 (6) Sealed Plans
 (1) Filing Fee Check (\$100.00)

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

June 19, 1985

NOTICE OF HEARING

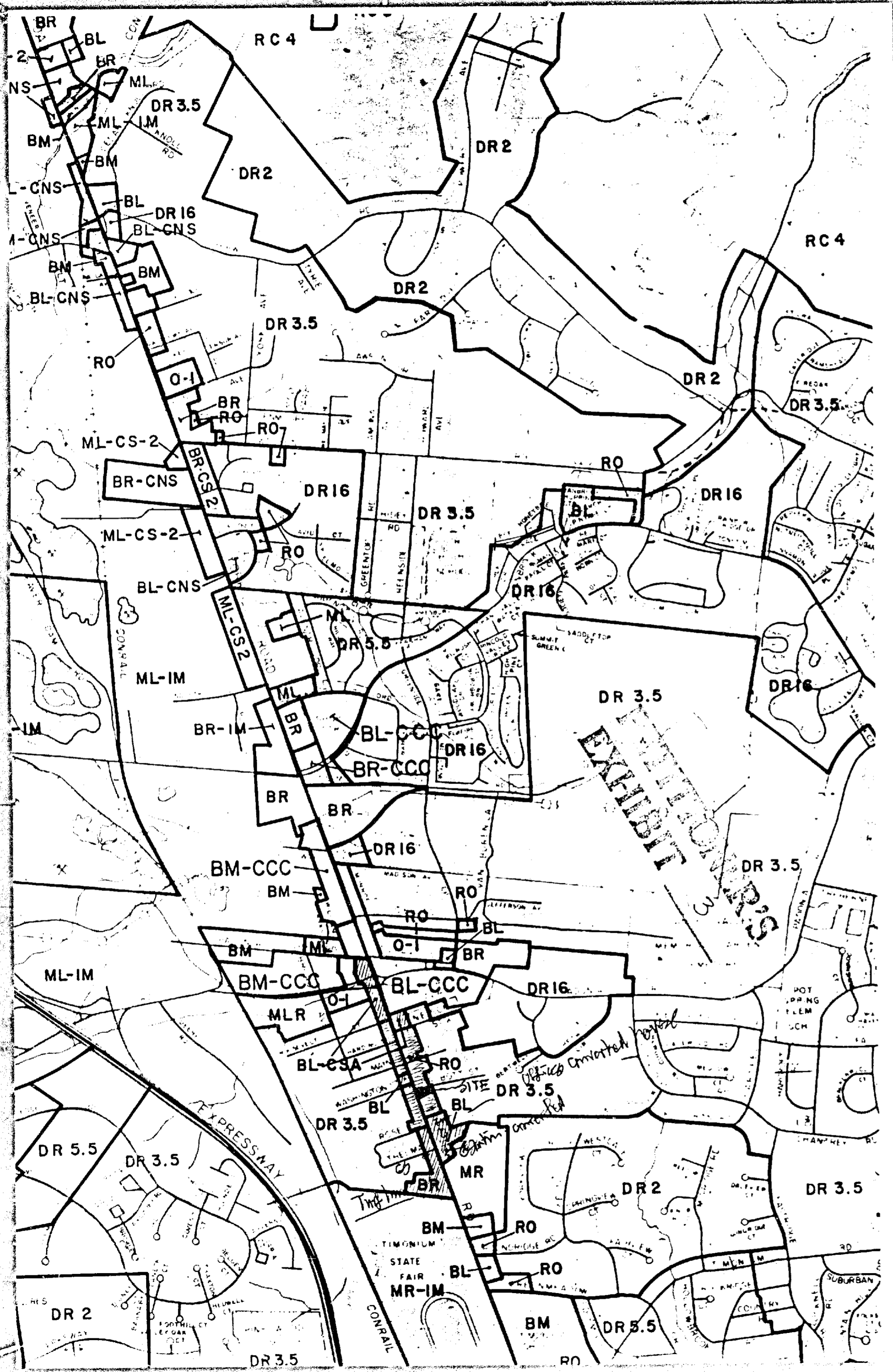
RE: PETITION FOR SPECIAL EXCEPTION
 SE corner of York Rd. & Talbot Avenue
 8th Election District
 Jean A. & Ruth A. Kavanagh, Petitioners
 Case No. 86-34-X

TIME: 1:30 p.m.
 DATE: Tuesday, July 23, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 007459
 DATE: 7/15/85 ACCOUNT: 01-615-000
 AMOUNT: \$ 100.00
 RECEIVED FROM: 395 Assoc.
 FOR: SE # 321
 VALIDATION OR SIGNATURE OF CASIER

JUL 1 1985



86-34-X
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 4, 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 July 4, 1985

THE JEFFERSONIAN,

18 Venetian

Publisher

Cost of Advertising

22.00

PETITION FOR SPECIAL EXCEPTION
 8th Election District
 LOCATION: Southeast corner of York Road & Talbot Avenue
 DATE AND TIME: Tuesday, July 23, 1985 at 1:30 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 Being the property of Jean A. & Ruth A. Kavanagh 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
 July 4.

86-34-X
CERTIFICATE OF PUBLICATION

Towson, Md. 7/3 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 20th day of July 1985

The TOWSON TIMES
Arnold Jablon

Cost of Advertising: \$ 32.67

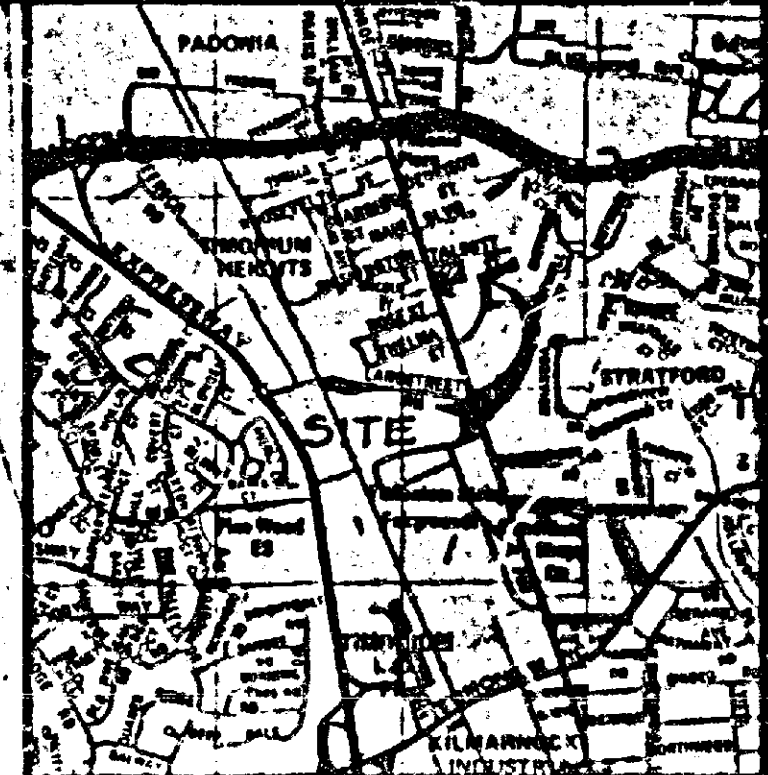
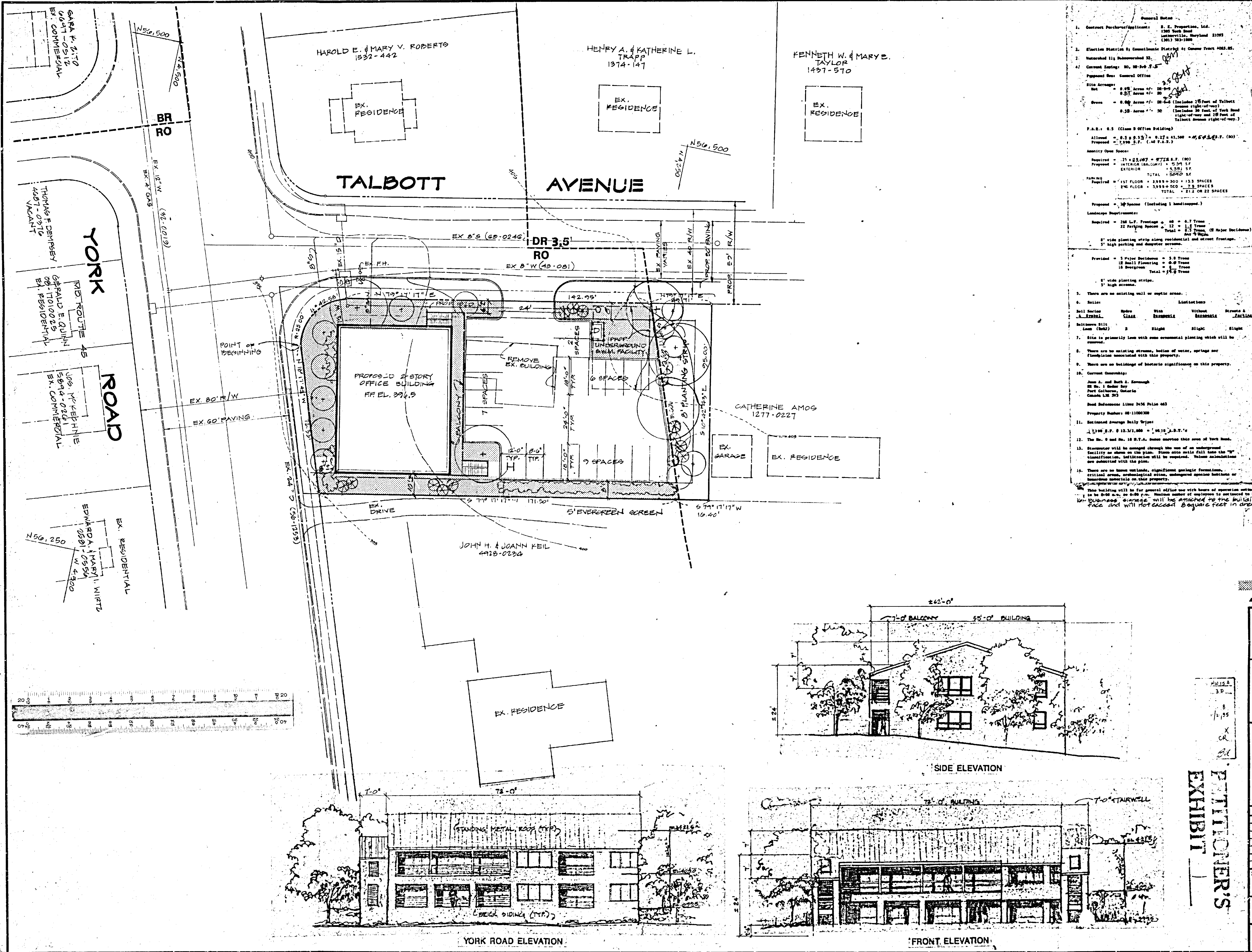
PETITION FOR SPECIAL EXCEPTION
 8th Election District
 LOCATION: Southeast corner of York Road & Talbot Avenue
 DATE AND TIME: Tuesday, July 23, 1985 at 1:30 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 Being the property of Jean A. & Ruth A. Kavanagh 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
 87064-73186 73

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

86-34-Y

District: 8th Date of Posting: 7/5/85
 Posted for: Special Exception
 Petitioner: Jean A. & Ruth A. Kavanagh
 Location of property: SE/cor. York Rd & Talbot Ave
 Location of Signs: Facing cor. of York Rd & Talbot Ave, across 20' E.C. each roadway, on property of Petitioner.
 Remarks: _____
 Posted by: M.A. Staley Date of return: 7/5/85
 Number of Signs: 1

EXHIBIT



General Notes

- Contract Purchaser/Applicant: S. E. Properties, Ltd. 1300 York Road, Towson, Maryland 21095 (301) 583-1800
- Election District: 5; Commission District: 4; Census Tract: 2043.05.
- Neighborhood: 11; Subneighborhood: 22.
- Current Zoning: MD, 10-2-9.3.5
- Proposed Use: General Office
- Site Area: 0.05 Acres +/- 00-00; 0.01 Acres +/- 00-00
- Area: 0.04 Acres +/- 00-00 (Includes 25 feet of Talbott Avenue right-of-way); 0.01 Acres +/- 00-00 (Includes 25 feet of York Road right-of-way and 25 feet of Talbott Avenue right-of-way).
- F.A.R.: 0.5 (Class B Office Building)
- Allowed: 0.5 x 0.13 = 0.22 = 41,500 sq. ft. (40 F.A.R.)
- Proposed: 396.5 sq. ft. (10 F.A.R.)
- Amenity Open Space:
 - Required: 25 x 20.07 = 501.75 sq. ft. (50)
 - Proposed: INTERIOR (BALCONY) = 539 sq. ft. EXTERIOR = 1,339 sq. ft. TOTAL = 1,878 sq. ft.
- Parking:
 - Provided: 1st Floor = 3,999 + 300 = 4,299 SPACES 2nd Floor = 3,999 + 200 = 4,199 SPACES TOTAL = 8,498 OR 22 SPACES
 - Proposed: 20 Spaces (Including 1 handicapped.)
- Landscape Department:
 - Required: 268 L.F. Planting = 48 = 4.7 Trees 22 Parking Spaces x 12 = 1.8 Trees Total = 2.5 Trees (18 Major Deciduous) 8' wide planting strip along residential and street frontage. 3' high screening and American screens.
 - Provided: 5 Major Deciduous = 5.0 Trees 18 Small Planting = 6.0 Trees 18 Evergreen = 6.0 Trees Total = 17.0 Trees
 - 8' wide planting strip.
 - 3' high screening.
- There are no existing walls or masonry areas.
- Setbacks:

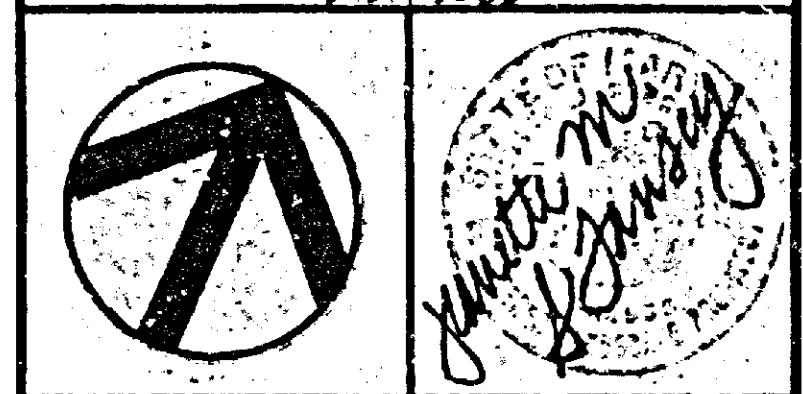
Setback	Height	Limitations
Side Setback	Hydro	Without
Street Setback	Class	Without
Street Setback	Class	Without
Street Setback	Class	Without
- Site is primarily low with some ornamental planting which will be removed.
- There are no existing streams, bodies of water, springs or floodplains associated with this property.
- There are no buildings of historic significance on this property.
- Current Ownership:
 - John A. and Ruth A.borough 20 St. 1 Underway Port Catherine, Ontario Canada L3M 5V3
 - Real Reference Lines 2456 Pelin 443
 - Property Number: 00-11000300
- Estimated Average Daily Output: 1,390 sq. ft. @ 12.5/1,000 = 17.37 sq. ft./hr
- The Mr. G and Mr. 18 S.T.A. have reserved this area of York Road.
- Structure will be managed through the use of an underground facility as shown on the plan. Storm water will fall into the "Y" shaped location, infiltration will be complete. Volume calculations are indicated with the plan.
- There are no known unconsolidated, significant geologic formations, critical areas, archeological sites, endangered species habitats or hazardous materials on this property.
- This building will be for general office use with hours of operation restricted to 9:00 a.m. to 6:00 p.m. Maximum number of employees is restricted to 20. The structure will be attached to the building face and will not exceed 8 square feet in area.

PRINTED
JUL 22 1985
DAFT-McCLINE-WALKER, INC.

AMENITY OPEN SPACE:
▲ OUTDOOR LIGHTING

DAFT - McCLINE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: 301-296-3333

YORK/TALBOTT OFFICE BUILDING
FORMERLY A PORTION OF 85-28X TO 83 DISMISSED

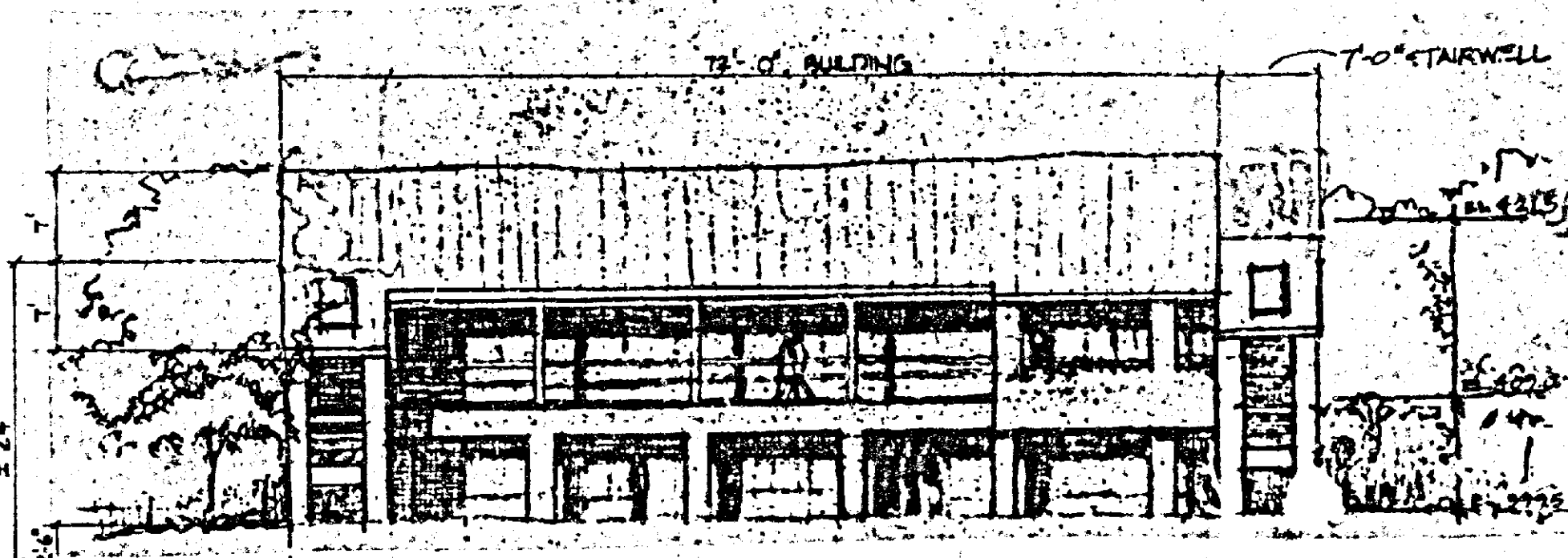
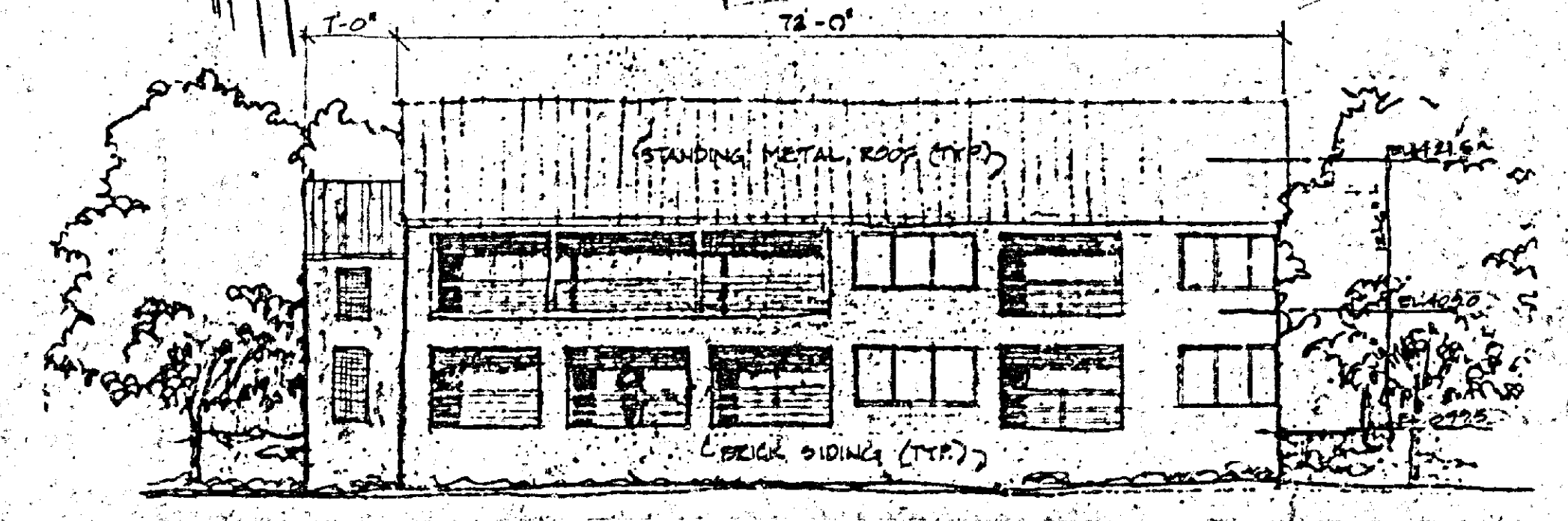
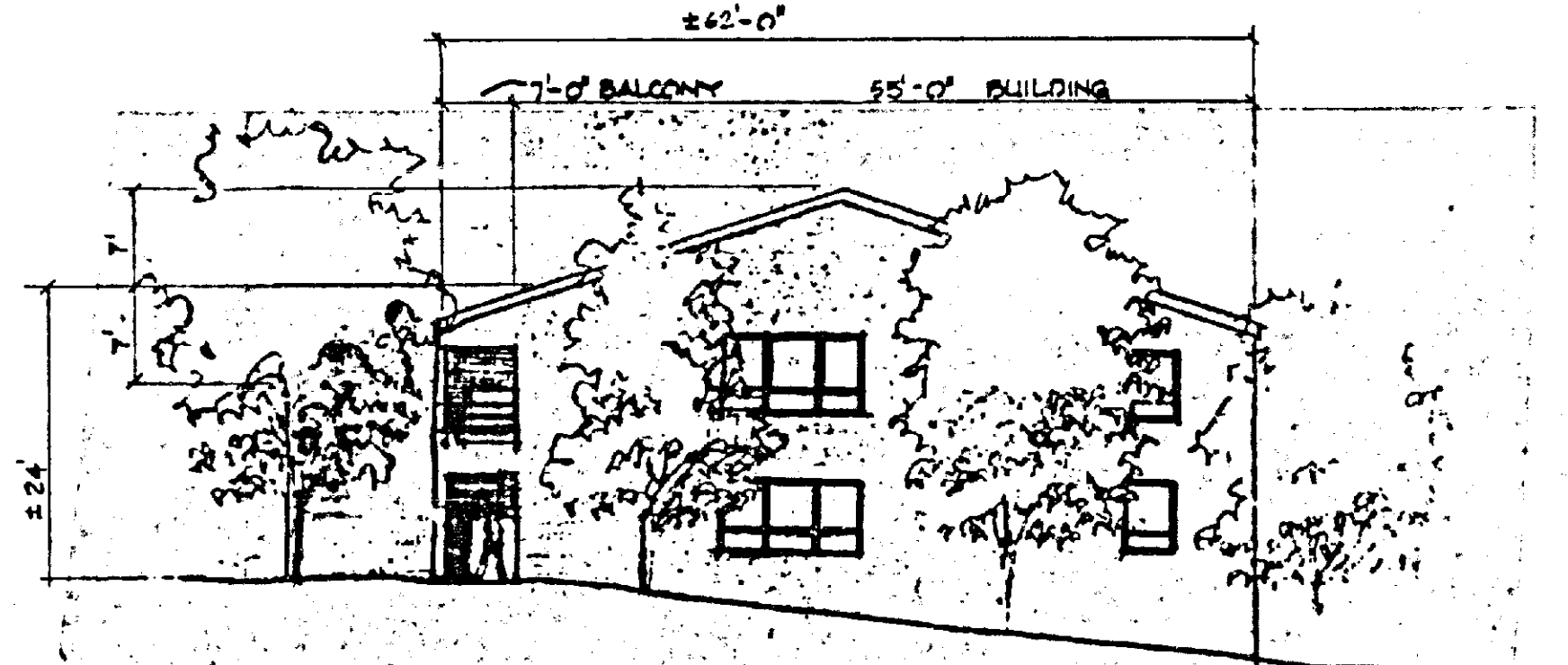


DATE	REVISIONS
4/12/85	BUDG. CONFIGURATION + PARLINE
4/14/85	ELEVATIONS, NOTE 15.
5/17/85	SPACE, FLOOR AREA
6/13/85	ADD 3 STAIRWELLS, NOTE 4
6/17/85	PLANT CALC.

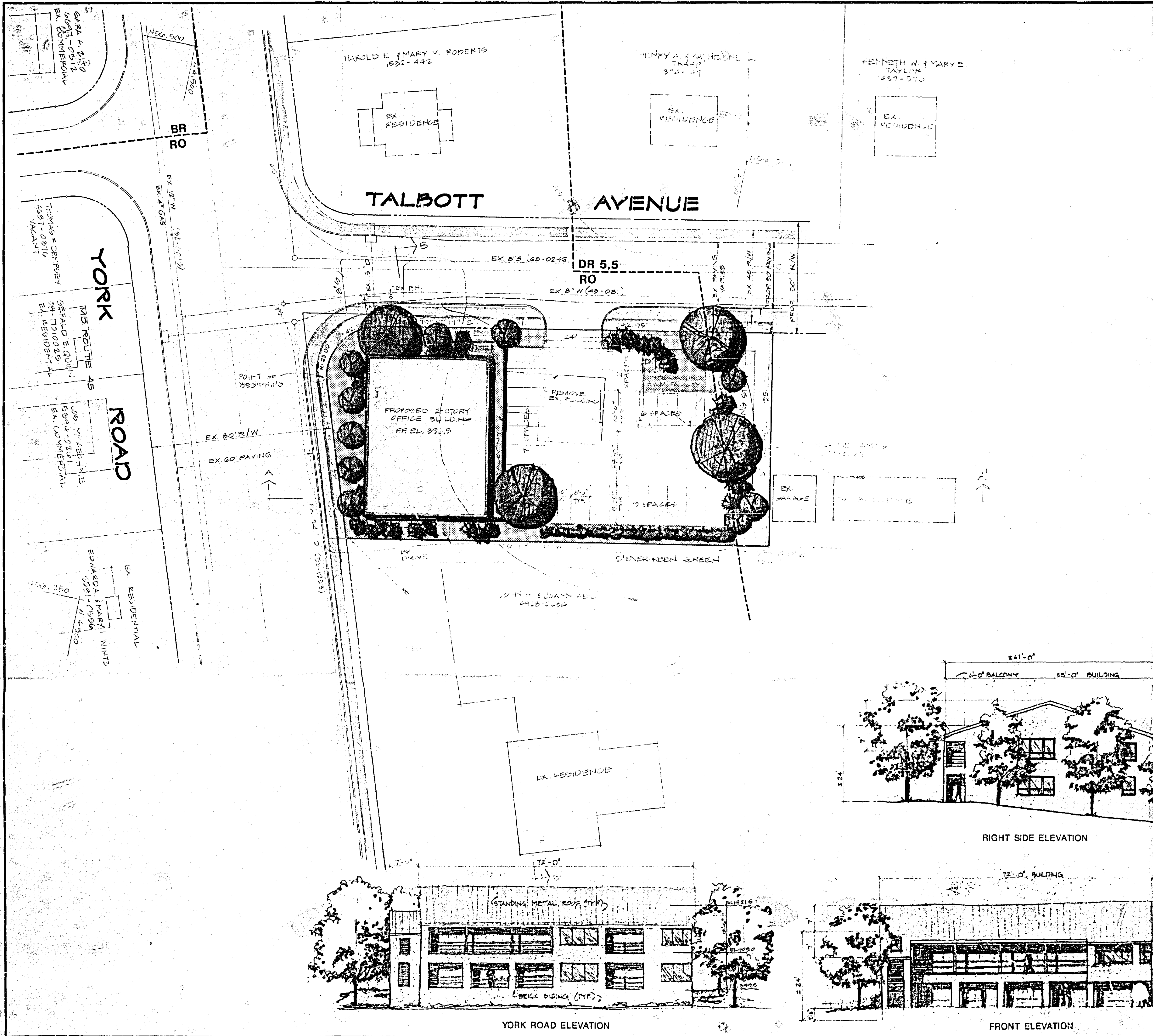
SCALE: 1" = 20'

JOB ORDER NO. 05009

ISSUE DATE 5-14-85

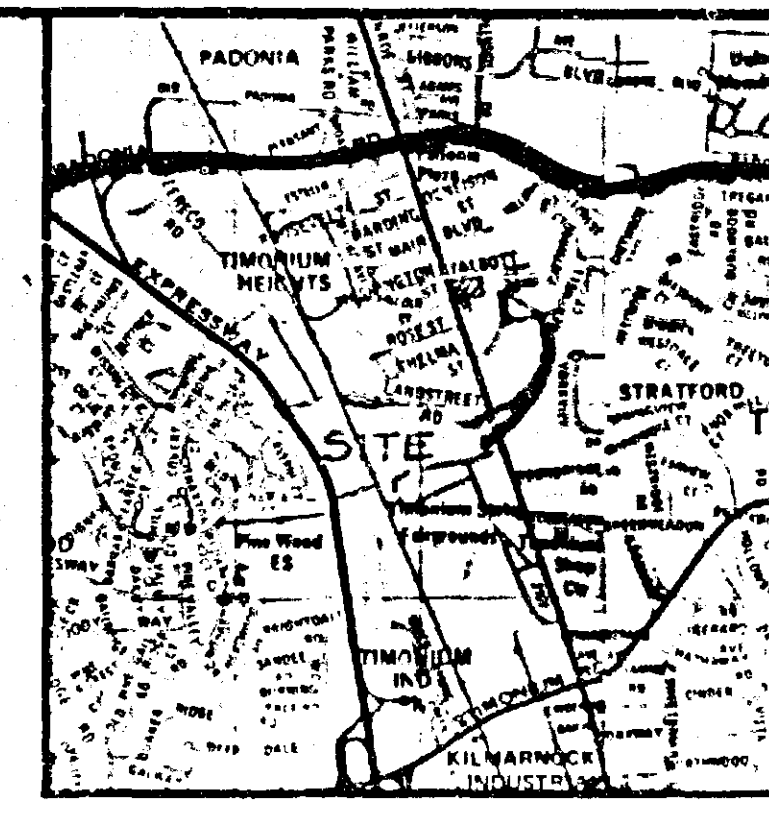


PETITIONER'S EXHIBIT

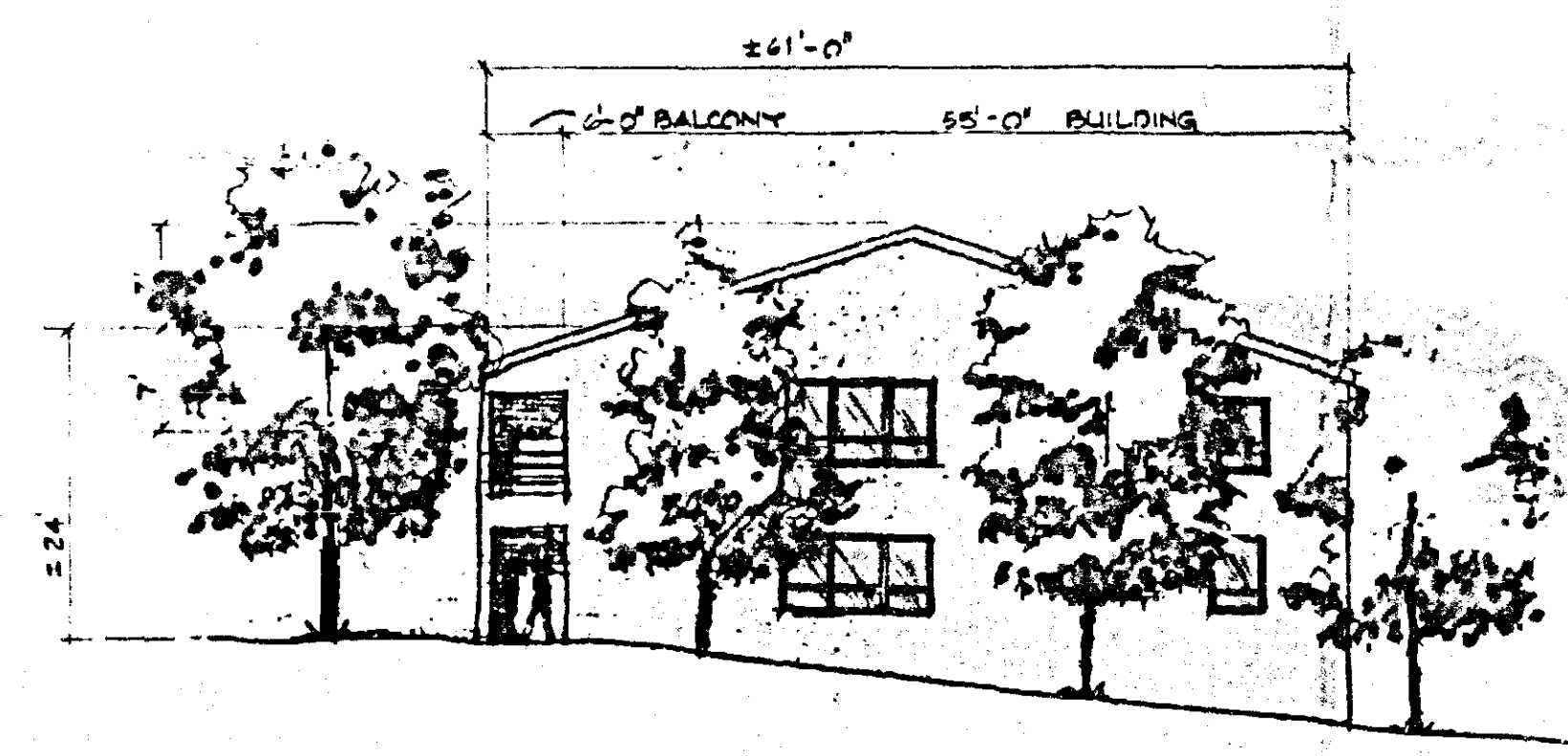
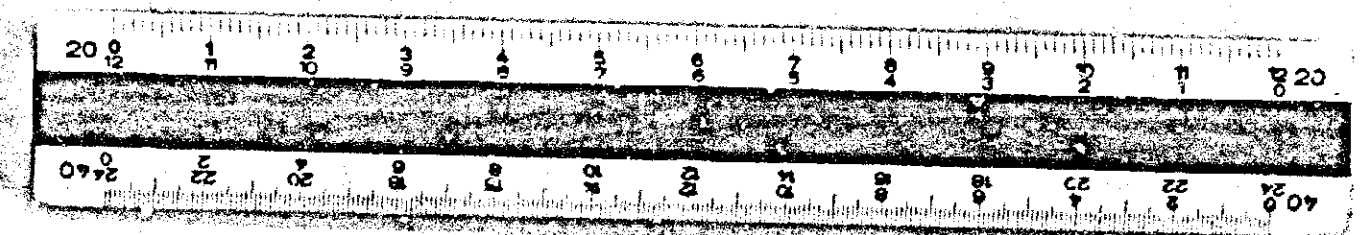


- General Notes**
- Contract Purchaser/Applicant: S. E. Properties, Ltd. 1505 York Road Luthersville, Maryland 21093 (301) 983-1800
 - Election District 8; Councilmatic District 4; Census Tract 4085-03.
 - Waterbed 11; Subwatershed 32.
 - Current Zoning: RO, DR 5.5
 - Proposed Use: General Office
- Site Area:**
 Net = 0.05 Acres +/- DR 5.5
 0.21 Acres +/- RO
 Gross = 0.05 Acres +/- DR 5.5 (Includes 20 Feet of Talbott Avenue right-of-way)
 0.55 Acres +/- RO (Includes 30 Feet of York Road right-of-way and 20 Feet of Talbott Avenue right-of-way.)
- F.A.R.: 0.5 (Class B Office Building)**
 Allowed = 0.5 x 0.15 = 0.075 x 1.50 = 11,545.45 SF (100)
 Proposed = 10,000 SF (100 F.A.R.)
- Amenity Open Space:**
 Required = 1.5 x 2.5 PMT = 3.75 x 1.5 = 5.625 SF
 Proposed = 10,000 SF (100 F.A.R.)
 EXTERNAL TOTAL = 5,625 SF
 Required = 1ST FLOOR = 2,500 - 300 = 1,300 SPACES
 2ND FLOOR = 1,000 - 400 = 700 SPACES
 TOTAL = 2,300 SPACES
- Proposed = 22 Spaces (Including 1 handicapped.)**
- Landscaping Requirements:**
 Required = 208 L.F. Frontage x 40 = 8,320 Trees
 22 Planting Spaces x 15 = 330 Trees
 Total = 8,650 Trees (to Major Deciduous)
- 8' wide planting strip along residential and street frontage.
 5' high parking and dumpster screens.
- Proposed = 5 Major Deciduous = 50 Trees
 1 Small Flowering = 7.5 Trees
 16 Evergreen = 20.5 Trees
 Total = 20.5 Trees**
- 8' wide planting strips.
 5' high screens.
- There are no existing well or septic areas.
 - Soils:

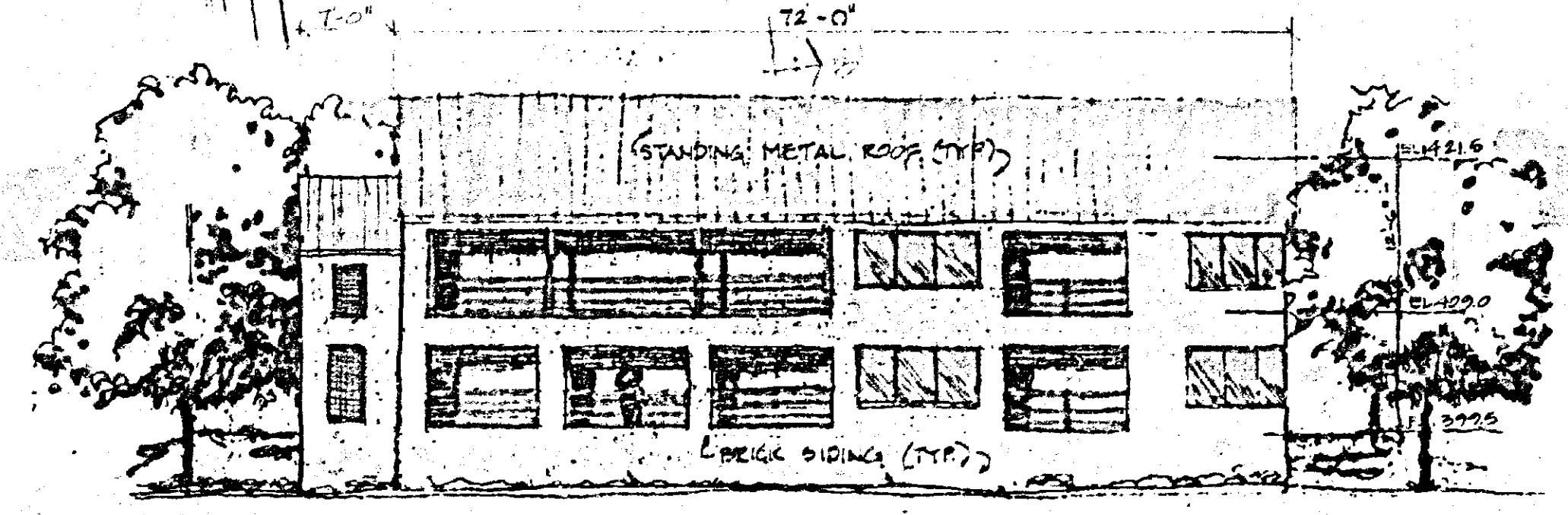
Soil Series	Hydro	With	Without	Streets &
A Symbol	Class	Basements	Basements	Parking
Baltimore Silt Loam (Am2)	S	Slight	Slight	Slight
 - Site is primarily level with some ornamental planting which will be removed.
 - There are no existing streams, bodies of water, springs nor floodplains associated with this property.
 - There are no buildings of historic significance on this property.
 - Current ownership:
 Joan A. and Ruth A. Evernagh
 88 No. 1 Cedar Bay
 Pure Calverton, Ontario
 Canada L1K 3Y3
 Lead Reference: Liber 2154 Folio 443
 Property Number: DR-11000300
 - Estimated Average Daily Trips:
 7500 S.F. @ 12.5/A, 600 = 93.75 A.D.T.'s
 - The No. 9 and No. 18 M.T.A. buses service this area of York Road.
 - Stormwater will be managed through the use of an underground facility as shown on the plan. Storm water shall enter the "B" classification, infiltration will be required. Volume calculations are submitted with the plan.
 - There are no known wetlands, significant geologic formations, critical areas, archeological sites, underground species habitats or hazardous materials on this property.
 - This building will be for general office use with hours of operation estimated to be 8:00 A.M. to 5:00 P.M. Maximum number of employees is estimated to be 20.
 - Signage: All signage will be designed to meet all applicable codes and will not exceed 8 square feet in area.



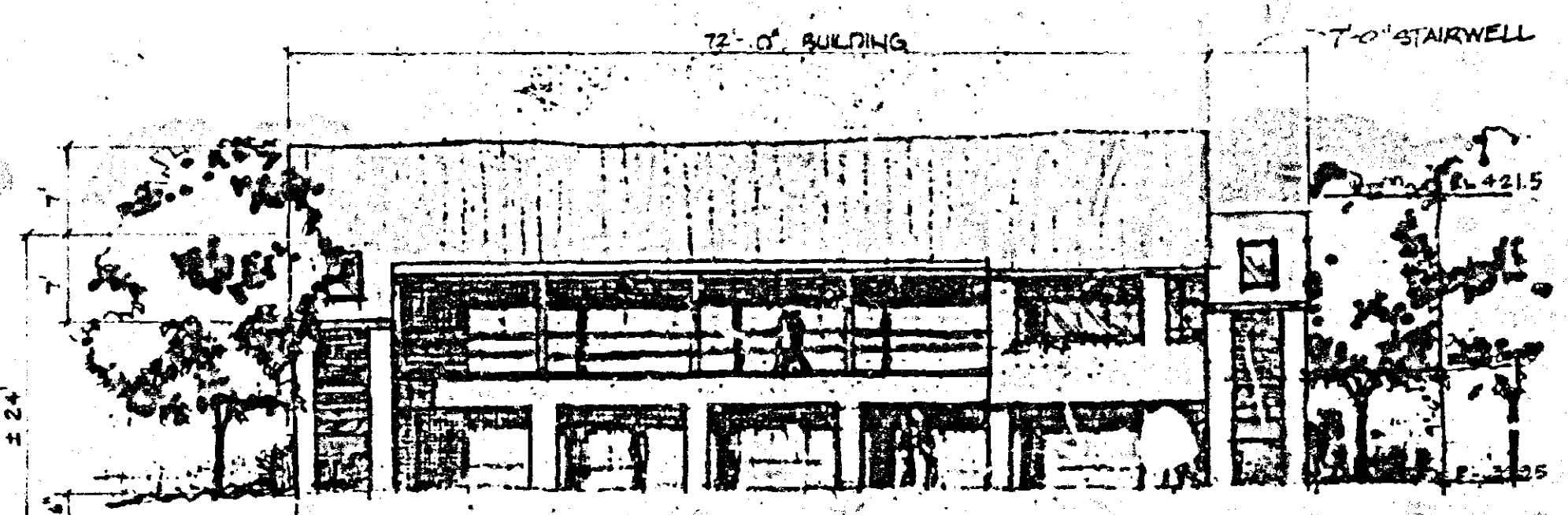
LOCATION PLAN
SCALE 1"=2000'



RIGHT SIDE ELEVATION



YORK ROAD ELEVATION



FRONT ELEVATION

ARCHITECT'S
 EXHIBIT 2

PRINTED
 JUN 7 1985
 DAFT-McCUNE-WALKER, INC.

DAFT - McCUNE - WALKER, INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 530 EAST JOPPA ROAD
 TOWSON, MD 21284
 TELEPHONE 301-296-3333

**YORK/TALBOTT
 OFFICE BUILDING**
 FORMERLY A PORTION OF 35-25X TO BE
 DEMOLISHED

Janette M. Schaefer

DATE	REVISIONS
5/14/85	BLDG. CONFIGURATION - FALLING
7/1/85	ELEVATIONS - NO. 15
5/27/85	STAIRS, ELEVATIONS
5/27/85	OVERALL REVISION

SCALE: 1"=20'
JOB ORDER NO. 85009
ISSUE DATE 3-14-85

PETITION FOR SPECIAL EXCEPTION

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 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: S. K. Properties, Ltd.
 (Type or Print Name)
 Signature: Susan F. Knott, President
 Address: 1505 York Road
Lutherville, Maryland 21093
 City and State 583-1800

Legal Owner(s): (see letter)
Jean A. and Ruth A. Kavanagh
 (Type or Print Name)
 Signature: Stephen J. Nolan, Esquire
 (Type or Print Name)
 Signature

Attorney for Petitioner:
John B. Howard
 (Type or Print Name)
 Signature: John B. Howard
 Address: RR No. 1 Cedar Bay
Port Colborne, Ontario, Canada L3K 5V3
 City and State

RR No. 1 Cedar Bay
 Address Phone No.
 Port Colborne, Ontario, Canada L3K 5V3
 City and State

210 Allegheny Avenue
 Address
Towson, Maryland 21204
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
210 Allegheny Avenue
Towson, Maryland 21204 (301) 823-4111
 Address Phone No.

Attorney's Telephone No.: (301) 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of July, 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 23rd day of July, 1985, at 1:30 o'clock

Carl J. Jablo
 Zoning Commissioner of Baltimore County.

(over)

RE: Petition for Special Exception * BEFORE THE
 Southeast corner of York Road * DEPUTY ZONING COMMISSIONER
 and Talbott Avenue * OF BALTIMORE COUNTY
 8th Election District *
 Jean A. Kavanagh, et al, * Case No. 86-34-X
 Petitioners *
 * * * * *

The petitioners herein request a special exception for a Class B office building in a R.O. zone.

Testimony by and on behalf of the petitioners indicates that they propose to construct a two-story masonry office building with a pitched roof and access through the parking lot. The building will have an average height of 24 feet and contain no medical offices. Business signage will be attached to the building face and will not exceed 8 square feet in area. The general hours of operation will be 8:00 a.m. to 6:00 p.m. The County Review Group found the proposal highly compatible to the area and approved the plan on June 13, 1985. There were no protestants.

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 (BCZR) have been met and the health, safety and general welfare of the community will not be adversely affected, and the proposal being within the spirit and intent of Section 203 of the BCZR, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29th day of July, 1985, that the Petition for Special Exception for a Class B office building in a R.O. zone in accordance with the site plan prepared by Daft-McCune-Walker, Inc., revised June 17, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

DESCRIPTION

0.39 Acre Parcel, Northeast Side of York Road, Southeast Side of Talbott Avenue, Eighth Election District, Baltimore County, Maryland.

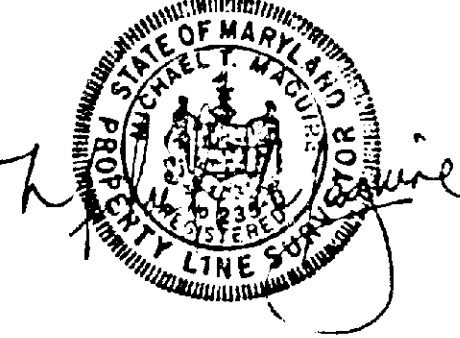
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

Beginning for the same on the northeast side of York Road, eighty feet wide, and at the beginning of the curve connecting said northeast side of York Road with the southeast side of Talbott Avenue, forty feet wide, running thence binding on said curve, (1) northeasterly, by a curve to the right with the radius of 25.00 feet, the arc distance of 42.58 feet, thence binding on said southeast side of Talbott Avenue, (2) North 79 degrees 17 minutes 17 seconds East 142.95 feet, thence binding on a part of the line between the area zoned "RO" and the area "D.R. 3.5", as shown on the Zoning Map of Baltimore County, (3) South 18 degrees 17 minutes 43 seconds East 100.88 feet, thence (4) South 79 degrees 17 minutes 17 seconds West 171.50 feet, and thence binding on the aforementioned northeast side of York Road, (5) North 18 degrees 17 minutes 43 seconds West 72.33 feet to the place of beginning.

Containing 0.39 of an acre of land, more or less.

Our File Number: 85009

April 17, 1984



- The dumpster shall be screened on all four sides.
- There shall be no medical offices in the building.
- Signage will not exceed the allowed non-illuminated 8 square foot wall mounted sign. No variance petition for additional signs will be entertained.
- General hours of operation shall not exceed 7:00 a.m. to 7:00 p.m.

Jean M. H. Jung
 Deputy Zoning Commissioner
 of Baltimore County

ORDER RECEIVED FOR FILING
 DATE July 29, 1985
 BY Arnold Jablo
 ZONING COMMISSIONER

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

ARNOLD JABLO
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

July 29, 1985

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

RE: Petition for Special Exception
 Southeast corner of York Road
 and Talbott Avenue
 8th Election District
 Jean A. Kavanagh, et al, Petitioners
 Case No. 86-34-X

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
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMH:bjg
 Attachments

cc: S. K. Properties, Ltd.
 Susan F. Knott, President
 1505 York Road
 Lutherville, Md. 21093
 People's Counsel

PETITION FOR SPECIAL EXCEPTION

8th Election District

LOCATION: Southeast corner of York Road & Talbott Avenue

DATE AND TIME: Tuesday, July 23, 1985 at 1:30 p.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.C. zone.

Being the property of Jean A. & Ruth A. Kavanagh 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 JABLO
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Description

0.39 Acre Parcel, Northeast Side of York Road, Southeast Side of Talbott Avenue, Eighth Election District, Baltimore County, Maryland.

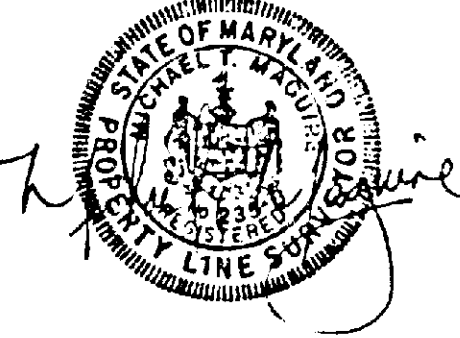
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Containing 0.39 of an acre of land, more or less.

Our File Number: 85009

April 17, 1984



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 SE Corner of York Rd. and Talbott Ave., 8th District : OF BALTIMORE COUNTY
 JEAN A. & RUTH A. KAVANAGH, : Case No. 86-34-X
 Petitioners

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 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Jean A. & Ruth A. Kavanagh, RR No. 1 Cedar Bay, Port Colborne, Ontario CANADA L3K 5V3, Petitioners; and Susan F. Knott, President, S. K. Properties, Ltd., 1505 York Road, Lutherville, MD 21093, Contract Purchaser.

Peter Max Zimmerman
 Peter Max Zimmerman

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

ARNOLD JABLO
 ZONING COMMISSIONER

July 17, 1985

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

RE: Petition for Special Exception
 SE corner of York Rd. & Talbott Avenue
 8th Election District
 Jean A. & Ruth A. Kavanagh, Petitioners
 Case No. 86-34-X

Dear Mr. Howard,

This is to advise you that \$ 65.67 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, City Office Building, Md.

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

No. 007392

DATE: 7/23/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 65.67

RECEIVED FROM: John Howard, Esquire

FOR: Advertising and Posting Case 86-34-X

VALIDATION OR SIGNATURE OF CASHIER

erely,
Carl J. Jablo
 ARNOLD JABLO
 Zoning Commissioner