

8-1984 #12 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 (1) to reduce the required sideyard setback from the South property line from the required 30' to 5'.

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

Due to the requirements imposed on this project by the Dept. of Traffic Engineering in locating the Westernmost entrance off Halesworth Road this required a shift of the building to the South into the sideyard area.

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

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

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

Contract Purchaser:
DNA
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Y. B. G. G. G.
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 586-8224

Legal Owner(s):
Troy's Incorporated
(Type or Print Name)
Signature
M. Barbara Troy
(Type or Print Name)
Signature
c/o Robert Neilson
1 N. Charles St.
11th Floor 727-8300
Address
Baltimore, Md. 21201
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
same as above
Address
same as above
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore, on the 30th day of October, 1985, at 2:00 o'clock.

Carl J. J.
Zoning Commissioner of Baltimore County.

(over)



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 6, 1985

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Variance
SE/corner York and Halesworth Rds. (10029 York Rd.)
2nd Election District
Troy's, Inc., Petitioner
Case No. 86-190-A

Dear Mr. Gontum:

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

Sincerely yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SE/corner York and Halesworth Rds. (10029 York Rd.)
2nd Election District
Troy's, Inc.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-190-A

The Petitioner herein requests a variance to permit a side yard setback of 5 feet in lieu of the required 30 feet.

Testimony by the Petitioner indicated that the property has been utilized since 1946 as a farm equipment and storage company. Demographic changes led to the national supplier exerting pressure on the family to sell trucks. Instead, the Petitioner proposed the development of a commercial complex. Without the requested variance, the concept cannot work. At the County's suggestion, the five foot side yard will be utilized as a walkway. The State Highway Administration relocated the entrances on York and Halesworth Roads. The County Review Group (CRG) granted approval on September 18, 1985 as indicated in plans prepared by Spellman, Larson & Associates, Inc., revised September 19, 1985, marked Petitioner's Exhibits 2a and b. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of November, 1985, that the herein Petition for Variance to permit a side yard setback of 5 feet in lieu of the required 30

feet, in accordance with the plans submitted, is hereby GRANTED, from and after the date of this Order.

JMHJ:bg

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

ORDER RECEIVED FOR FILING
DATE November 6, 1985
BY *Patricia A. Hill*
REC'D: FILING ASSISTANT

ORDER RECEIVED FOR FILING
DATE November 6, 1985
BY *Patricia A. Hill*
REC'D: FILING ASSISTANT



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3333

ROBERT E. SPELLMAN, P.L.C.
JOSEPH L. LARSON, P.E.
LOUIS J. PASECKI, P.E.
ALBERT REYN
DAVID C. MARTIN

DESCRIPTION OF TROY BUSINESS CENTRE, 10029 YORK ROAD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND PG. 11

feet to the place of beginning.

Containing 1.1531 acres of land, more or less.

Subject to a reversible slope easement as shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission Plat No. 42207.

Subject also to a Baltimore County utility easement (RW 71-171-1) at the Southwesternmost corner of the above described parcel of land.

Being part of that parcel of land which by deed dated July 29, 1946 and recorded among the Land Records of Baltimore County in Liber RJS No. 1491 Folio 32 was conveyed by Marion Low Kelly, widow, to Troy's Incorporated and part of that parcel of land which by deed dated December 4, 1953 and recorded among the aforesaid Land Records of Baltimore County in Liber GLB No. 2400 Folio 132 was conveyed by Baltimore County Petroleum Cooperative, Incorporated, to Chester A. Troy and wife.

The bearings referred to in this description are those bearings used by the State Roads commission and as shown on Plat No. 42207 herein referred to.

7/3/85



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEA-BLIFT STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR VARIANCE
8th Election District

LOCATION: Southeast corner York & Halesworth Roads (10029 York Road)

DATE AND TIME: Wednesday, October 30, 1985 at 2:00 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 Variance from Section 238.2 to reduce the required side yard setback from the South property line from the required 30' to 5'.

Being the property of Troy's Incorporated 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S York & Halesworth Rds. : OF BALTIMORE COUNTY
(10029 York Rd.), 8th Dist.
TROY'S INCORPORATED, Petitioner : Case No. 86-190-A

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 2nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to M. Barbara Troy, Troy's Incorporated, c/o Robert Neilson, 1 N. Charles St., 11th Floor, Baltimore, MD 21201, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

JUN 12 1986

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 21, 1985

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

Troy's Incorporated
c/o Robert Neilson
1 North Charles Street, 11th Floor
Baltimore, Maryland 21201

RE: Item No. 72 - Case No. 86-190-A
Petitioner - Troy's Incorporated
Variance Petition

Dear Sirs:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. 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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Spellman, Larson & Associates, Inc.
Suite 107 - Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
944-3011
NORMAN E. GENDER
DIRECTOR

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

OCTOBER 7, 1985

Re: Zoning Advisory Meeting of August 27, 1985
Item # 72
Property Owner: TROY'S INCORPORATED
Location: E/S YORK RD. S/S HALESWORTH RD.

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 22-95 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 [unclear].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 179-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [unclear].
- ☒ If property is located in a traffic area controlled by a "D" level intersection as defined by Bill 179-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: **THE CRG PLAN (VITI-421 TROY'S BUSINESS CENTER) WAS APPROVED 9/18/85.**

cc: James Howell

Eugene A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

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

DATE: September 16, 1985

PROJECT NAME: Troy Business Center
PROJECT NUMBER: 885219
LOCATION: 10029 York Road
DISTRICT: District 8C4

The Plan for the subject site, dated July 24, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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 State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

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.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Halesworth Road is an existing 36-foot curb and gutter street cross-section on a 60-foot right-of-way, of which no additional improvements are required.

Project 885219
Troy Business Center
Page 2
September 16, 1985

HIGHWAY COMMENTS: (Cont'd)

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 unencumbered area.

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.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

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.

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.

Project 885219
Troy Business Center
Page 3
September 16, 1985

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

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.

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered 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.

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.

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.

If the Developer increases the plumbing facilities to the equivalent of a living unit or more, the System Connection Charges will apply; the amount will be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge which is now connected into the public service.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Edward A. McDonough
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:PMK:iss

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-6500

STEPHEN E. COLLINS
DIRECTOR

September 24, 1985

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

Item No. 72 -ZAC- Meeting of August 27, 1985
Property Owner: Troy's Incorporated
Location: E/S York Road, S/S Halesworth Road
Existing Zoning: B.R.
Proposed Zoning: Variance to reduce the required sidewalk setback from the south property line from the required 30' to 5'.

Acres: 1.1531
District: 8th

Dear Mr. Jablon:

Attached are the comments from the C.R.G. review; the plan should be changed to reflect the comments.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc II

MSF/bld

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments

DATE: September 17, 1985

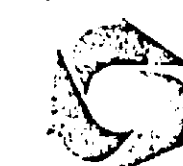
PROJECT NAME: Troy Business Center
PROJECT NUMBER & DISTRICT: 8 C 4
LOCATION: York Road & Halesworth Road
C.R.G. PLAN: X
DEVELOPMENT PLAN:
FELLO PLAN:

The plan needs to show a 5-ft. curb return radii south of the right-of-way line between the two proposed entrances on Halesworth Road. Also, there should be 2-ft. curb return radii next to the twenty foot aisle at the northwest corner of the building between the proposed handicap spaces.

The access on York Road is subject to the approval of the State Highway Administration.

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

CRM/GMJ/bza



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Paul Kassoff
Administrator

September 6, 1985

RE: Baltimore County
CRG Meeting of 9/18/85
County Office Building
Towson, Maryland 21204
E/S York Road
Maryland Route 45
at Halesworth Road

Dear Mr. Markle:

On review of the submittal of 7/24/85, and a field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show the following items.

1. Re-design of the proposed 35' entrance, with 10' radii and a 5' tangent as shown.
2. Show the elimination of the existing three (3) depressed entrances on York Road.
3. Show the barrier curb in back of the State Highway Administration Right of Way line as State Highway Administration Type "A" concrete curb.
4. Utility Pole (C & P #394) moved.

It is requested that all Baltimore County Permits be held until the site plan is revised and a \$7,000.00, bond or Letter of Credit is posted to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

RECEIVED
SEP 10 1985

BUREAU OF PUBLIC SERVICES

CL-GW:es

cc: J. Ogle
Spellman, Larson and Assoc.

enclosure

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 707 North Convent St., Baltimore, Maryland 21203-0717

JUN 12 1986



TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 72 Revised
Property Owner: Troy's Incorporated (CRG)
Location: E/S York Road, S/S Halesworth Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.C. 1, #11-74 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
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 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. Reproduction seals are not acceptable.
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. For Use Groups require a one hour wall 12' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1702, Section 1702.2 and Table 1702. No openings are permitted in an 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 401 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/Group/Permit, an attention 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 the _____, or to kind Use _____ See Section 512 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, 710a/Division. Please see the attached copy of Section 216.6 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 ground floor levels including basement.
10. Comments: If the above structure is used for other than its previous uses, a change of use/occupancy will be required. See Section 103 as amended by Bill #17-85. See Section 1702.0 for possible sprinkler applications.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

WCR:rbg
4/22/85

November 22, 1985

M. Barbara Troy
Troy's Incorporated
c/o Robert Neilson
1 N. Charles Street
11th Floor
Baltimore, Maryland 21201

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE/cor. York & Halesworth Rds.
(10029 York Road)
8th Election District
Troy's Incorporated - Petitioner
Case No. 86-190-A

TIME: 2:00 p.m.

DATE: Wednesday, October 30, 1985

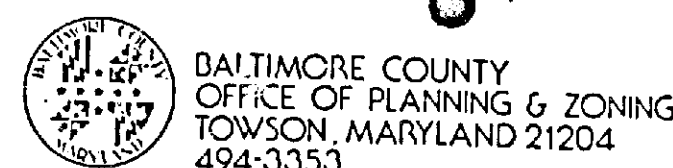
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 008689

DATE: 9-16-85 ACCOUNT: 14-15-000
AMOUNT: \$ 107
RECEIVED FROM: Troy's
FOR: Building for 72 Troy's
B 073*****13000618 2155F
VALIDATION OR SIGNATURE OF CASHIER

Commissioner
of the County



ARNOLD JABLON
ZONING COMMISSIONER

October 24, 1985

M. Barbara Troy
Troy's Incorporated
c/o Robert Neilson
1 N. Charles Street
11th Floor
Baltimore, Maryland 21201

RE: Petition for Variance
SE/cor. York & Halesworth Rds.
(10029 York Road)
8th Election District
Troy's Inc. - Petitioner
Case No. 86-190-A

Dear Ms. Troy:

This is to advise you that \$65.25 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, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204.

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

No. 012465

DATE: 10-24-85 ACCOUNT: R-01-015-000
AMOUNT: \$ 65.25
RECEIVED FROM: Troy's
FOR: Advertising, Posting 86-190-A
B 012*****0150000 2155F
VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: September 17, 1985

PROJECT NAME: TROY BUSINESS CENTER	PLAN: XXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: VIII-421	PLAN EXTENSION: _____
	REVISED PLAN: _____
	PLAT: _____

The Office of Planning has reviewed the subject plan dated July 24, 1985 and submits the following comments:

- The side yard building setback on the south property line should be increased to 15' to provide sufficient space for a pedestrian walkway and planting area.
- The plan should include detail on the Yorktown Plaza Shopping Center property in the area immediately adjacent to the Troy Property to show relationship of the two sites.
- Provision should be made for a vehicular and pedestrian connection to the Yorktown Plaza Shopping Center.
- The landscape calculations need to be corrected. The linear road frontage on York Road and Halesworth Road should be 445' which would require 12 trees instead of the 11 as shown. The total requirement should be 20 trees.
- The plan should include landscape screening of the parking lots from public roads as per the Landscape Manual (Section IX.B2.a).
- A final landscape plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: September 18, 1985
FROM: ZONING OFFICE

PROJECT NAME: TROY BUSINESS CENTER PLAN: 7/24/85
LOCATION: SE/corner York & Halesworth Rds. DEVELOPMENT PLAN: _____
DISTRICT: 8th Election District PLAT: _____

1. Use Baltimore County coordinates on the plan.
2. Show the location of any proposed dumpsters on the property.
3. A side yard variance to permit a 5-foot setback instead of the required 30 feet was filed for on 8/16/85 under Item #72.

WCR
W. CARL RICHARDS, JR.
Zoning Associate III

WCR:rbg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Cass Warfield Date: September 5, 1985
FROM: Charles K. Weiss
SUBJECT: Troy Business Center
10029 York Road
8th Election District

Baltimore County does not provide commercial refuse collection.
We cannot provide comment as to effectiveness of a proposal on this project due to lack of information.

CKW/KRM/rab

CPS-008

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle DATE: September 17, 1985
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Troy Business Center C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 8 C 4 DEVELOPMENT PLAN: _____
LOCATION: York Road & Halesworth Road RECORD PLAT: _____

The plan needs to show a 5-ft. curb return radii south of the right-of-way line between the two proposed entrances on Halesworth Road. Also, there should be 2-ft. curb return radii next to the twenty foot aisle at the northwest corner of the building between the proposed handicap spaces.

The access on York Road is subject to the approval of the State Highway Administration.

C. Richard Moore
Deputy Director of Traffic Engineering

CRM/GMJ/bza

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

TROY BUSINESS CENTER
Subdivision Name, Section and/or Plat

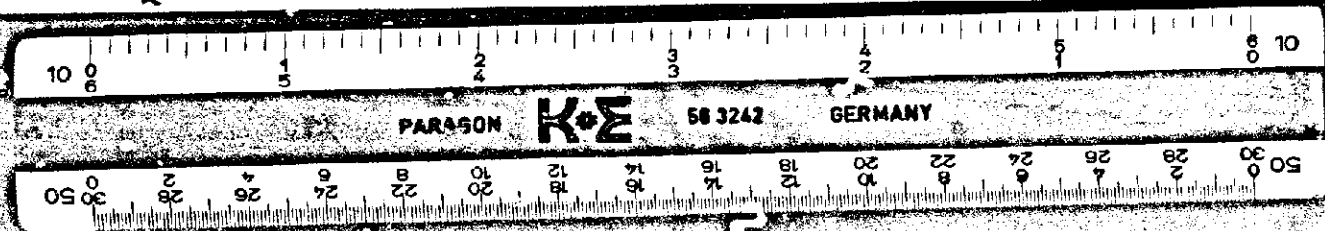
Troy's Inc.
Developer and/or Engineer: Spillman, Larson & Assoc.
Watershed: 1
No. of Lots or Units: 115
Total Acreage: Public Water: Public Sewer

- 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, _____ are not required, _____ is incomplete and must be revised, _____ has/have been reviewed and approved.
 - A Water Appropriation Permit Application, _____ must be submitted, _____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
 - It is recommended the plan, _____ be approved as submitted, _____ be approved as submitted subject to the following conditions noted: on the attached memo.
 - It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:
Two fuel tanks exist under the existing meadow and to the south of the one-story metal building. The tanks are to remain in the ground. They must be pumped dry and backfilled with an inert material such as sand. If the tanks are to be removed, they must be pumped dry and removed under the supervision of a representative of the Waste Management Section of the Department of Health. A building permit is necessary for removal.

SS 783R

JUN 12 1986



86-190-A

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 9 -----, 1985.

18 Venturi
Publisher

38.25

PETITION FOR REINSTATEMENT
to the Board of Directors of the County of Baltimore

LOCAL 908 Southwestern corner York & Massachusetts Roads (11025) York Road

DATE AND TIME: Wednesday, October 30, 1996 at 2:30 p.m.

PLACE: Public Hearing Room 106, County Offices Building, 111 West of Baltimore Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Board of Directors of Baltimore County, will hold a public hearing.

Petition for Variance from Section 238.2 to reduce the required side yard setback from the South property line from the required 30' to 5'.

Being the property of the City's Incorporated and is the past deed to the Zoning Office.

In the event that this Petition for Variance is granted, the applicant is required to pay the fee for the Petition for Variance within (30) day of the appeal period. The Zoning Commissioner, upon receipt of the fee, may request for a stay of the suspension of said permit during this period for the purpose of the Petition for Variance. The fee for the Petition for Variance may be received in writing by the date of the hearing set above or on the day of the hearing.

BY ORDER OF
ARNOLD JARREL
ZONING COMMISSIONER
CITY OF BALTIMORE COUNTY

70167-663405 109

86-190-A

Date of Posting: 10/8/55

District: 7th

Posted for: Variance

Petitioner: Troy's Incorporated

Location of property: SE Cor. York & Holmesworth Rds.,
10029 York Rd.

Location of Signs: Facing intersection of York & Holmesworth Rds.,
Approx. 6' Fr. Roadway, on property of petitioner

Remarks:

Posted by: M. H. Hickey

Signature: M. H. Hickey

Date of return: 10/18/55

Number of Signs: 1

10/23/55

86-190-A

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 October 10 1885

W. Venetian
Publisher

2200

FEY OF FORT FOR VARIANCE
8th Election District

LOCATION: Southeast corner York
 & Harwood roads (10029 York
 Road)

Day and Time: Wednesday, October
 30, 1995 at 2:00 p.m.

PUBLIC HEARING: Room 106
 Bell Office Building, 131 W.
 Chesapeake Avenue, Towson
 Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing: Petition for Variance, No. 258-95, for the required side setback from the South property line as shown on the plat filed from the recordable property of Tracy's Incorporated as shown on the plat filed with this Commission.

In event that this Petition is granted, a building permit may be issued for the use of the property as a warehouse. The Zoning Commission will, however, entertain any request for a variance of the side setback during this period for good cause shown. Such request must be received by the date of the hearing above as made at the hearing.

By Order Of
 ARNOLD JARLON,
 Zoning Commissioner
 Baltimore County

Oct. 10



LANDSCAPING CALCULATIONS

ONE TREE PER EA. 40' OF LINEAR ROAD FRONTAGE $445 \div 40 = 12$

ONE TREE PER EA. GROUP OF 12 PARKING SPACES $63 \div 12 = 7$

TOTAL NUMBER OF TREES REQUIRED 19

PARKING CALCULATIONS

FLOOR AREA: $16458 \div 200 = 83$

TOTAL PARKING REQ'D 83

TOTAL PARKING PROVIDED 83

* INCLUDES FOUR HANDICAPPED SPACES

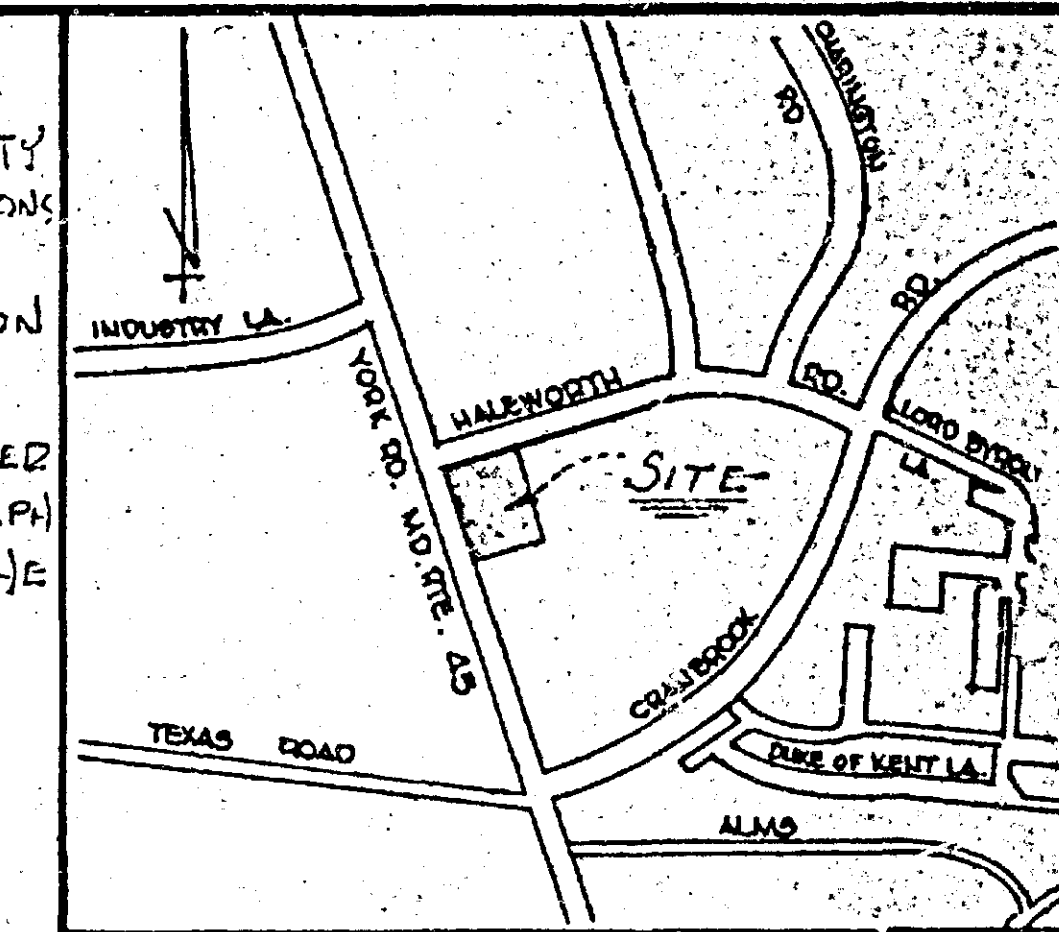
SITE PAVING
NO. SCALE

TWO - 1 1/2" LAYERS OF BIT. CONC. BASED ON
5" CR-G BASE-PLACED IN TWO 4" LAYERS

LIMITATIONS OF SOILS				
SERIES	SYMBOL	BUILDING	PARKING LOTS	HYD. SOIL GROUP
BALTO. SILT LOAM	BmC2	MODERATE SLOPE	SLOPE	'B'

SPECIAL CONDITION NOTES:

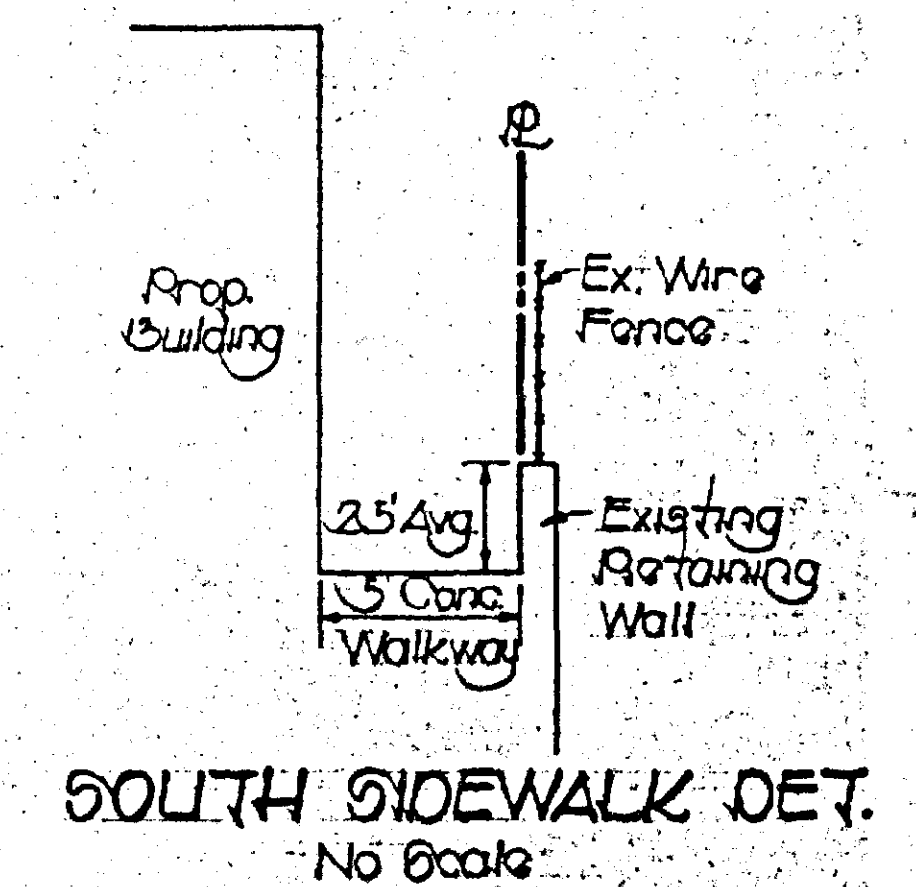
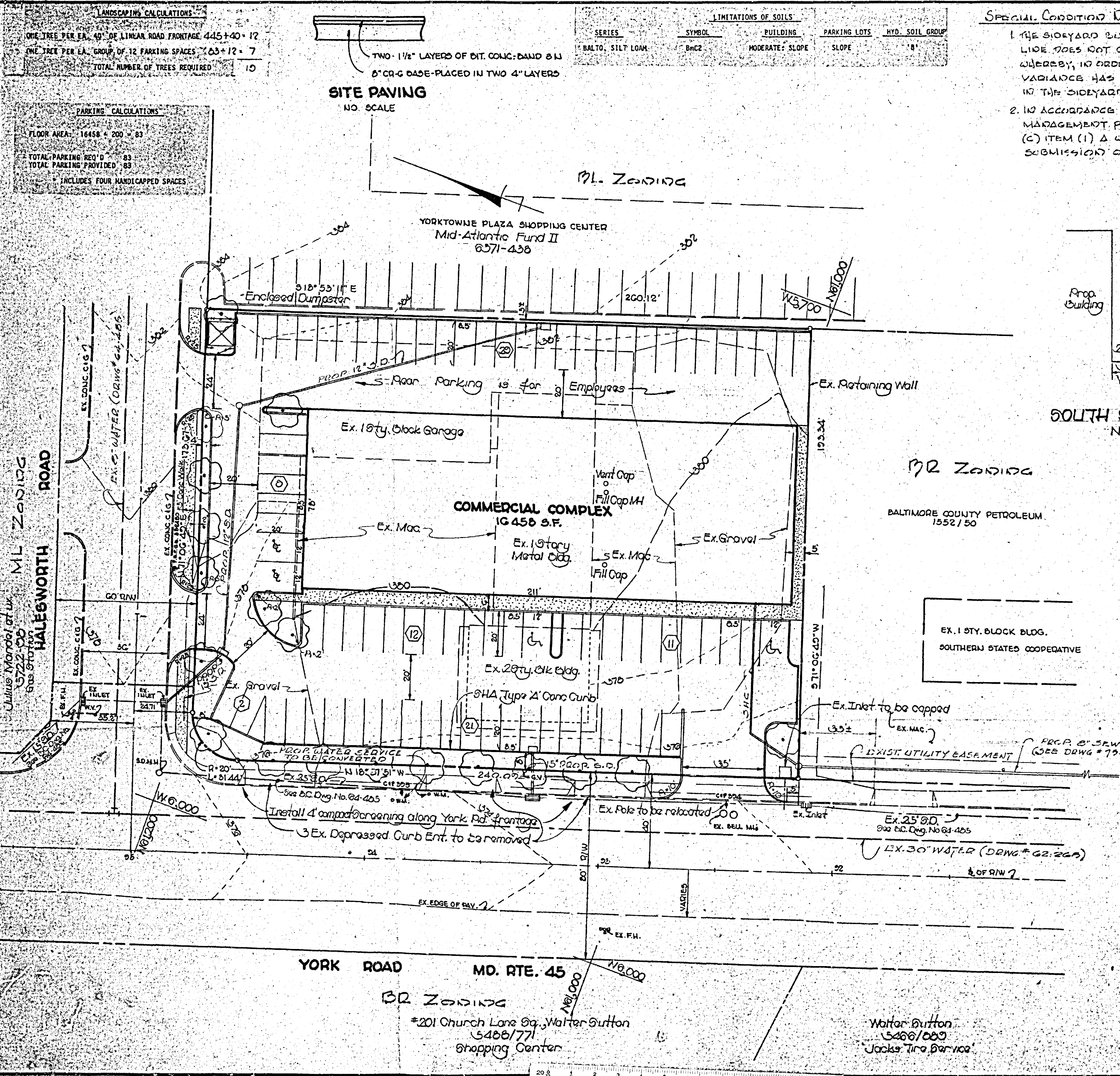
- THE SIDEYARD BUILDING SETBACK FROM THE SOUTH PROPERTY LINE DOES NOT CONFORM TO THE CURRENT ZONING REGULATIONS WHEREBY, IN ORDER TO ACCOMMODATE THIS CONDITION A VARIANCE HAS BE APPLIED FOR TO ALLOW A REDUCTION IN THE SIDEYARD REQUIREMENTS. (SEE ZONING ITEM #72)
- IN ACCORDANCE WITH THE BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY MANUAL, SECTION 2-100.3 PARAGRAPH (C) ITEM (1) A WAIVER HAS BEEN APPLIED FOR WITH THE SUBMISSION OF THIS PLAN.



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

- Councilmanic District: 4
- Census Tract: 4085.03
- Watershed: Deep Run
- Subwatershed 32
- Site Acreage: Net 1.153 AC. Gross 1.522 AC.
- Existing zoning: BR
- There are no Historic Buildings on this property.
- There are no critical areas, archeological sites, endangered species habitats or hazardous materials sites or wetlands on this property.
- Deed reference: JWS 1491/32
- Property Numbers: 16,458
- Estimated ADT = $(1,000 \times 16.46 \times 115.8) = 1906$
- Local open space is not required.
- Floor Area Ratio = 0.53
- Existing buildings to be razed.
- Existing site is paved or gravel.
- Ex. Fuel Tanks are to be excavated or backfilled.



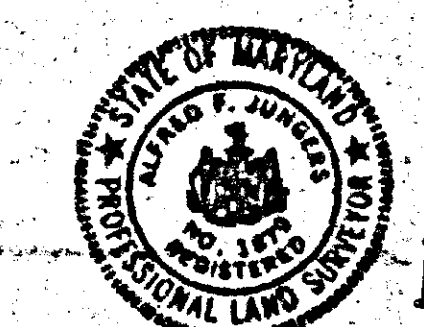
ML ZONING

BALTIMORE COUNTY PETROLEUM
1952/50

EX. 1 STY. BLOCK BLDG.
SOUTHERN STATES COOPERATIVE

REVISION SCHEDULE
Dated 9/19/85

- Added gasoline tank fill caps
- Revise Landscape Calculations & locations
- Note rear parking for employees
- Widen south walkway to 3'
- Show south walkway detail
- Show ex. building & parking east of site
- Indicate greening along York Rd. frontage
- Show location of enclosed Dumpster
- Added 5'x2' curb returns near Halesworth
- Balto. Co. coordinate ties added
- York Rd. entrance shifted north and reaved, elimination of existing depressed curbs noted, utility pole relocation noted and onsite barrier curbs designated per MSHA comments.



OWNER'S
EXHIBIT

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/19/85	SEE 100-018 COMMENTS
2	9/19/85	SEE 100-018 COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3333

APPLICANT - OWNER - DEVELOPER
M. BARBARA TROY, ET AL.
c/o ROBERT HEILSON
111 CHARLES STREET, 11TH FL.
BALTO., MD., 21201
727-6300

C.D.G. PLAN
TROY BUSINESS CENTER
10025 YORK ROAD / COCKEYSVILLE
Project No. 85219

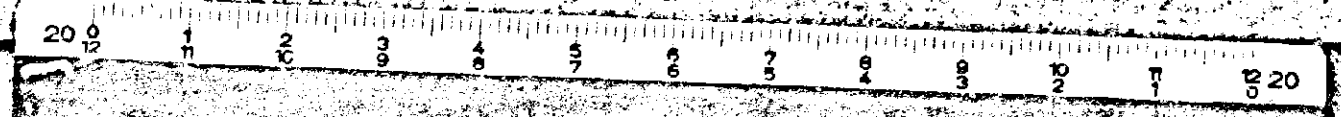
8TH FL. 01ST. BALTO. CO. MD.
SCALE: 1"=80' DES. BY: JLL
DATE: 7/24/85 DRN. BY: A.B. SHT. 1 OF 1

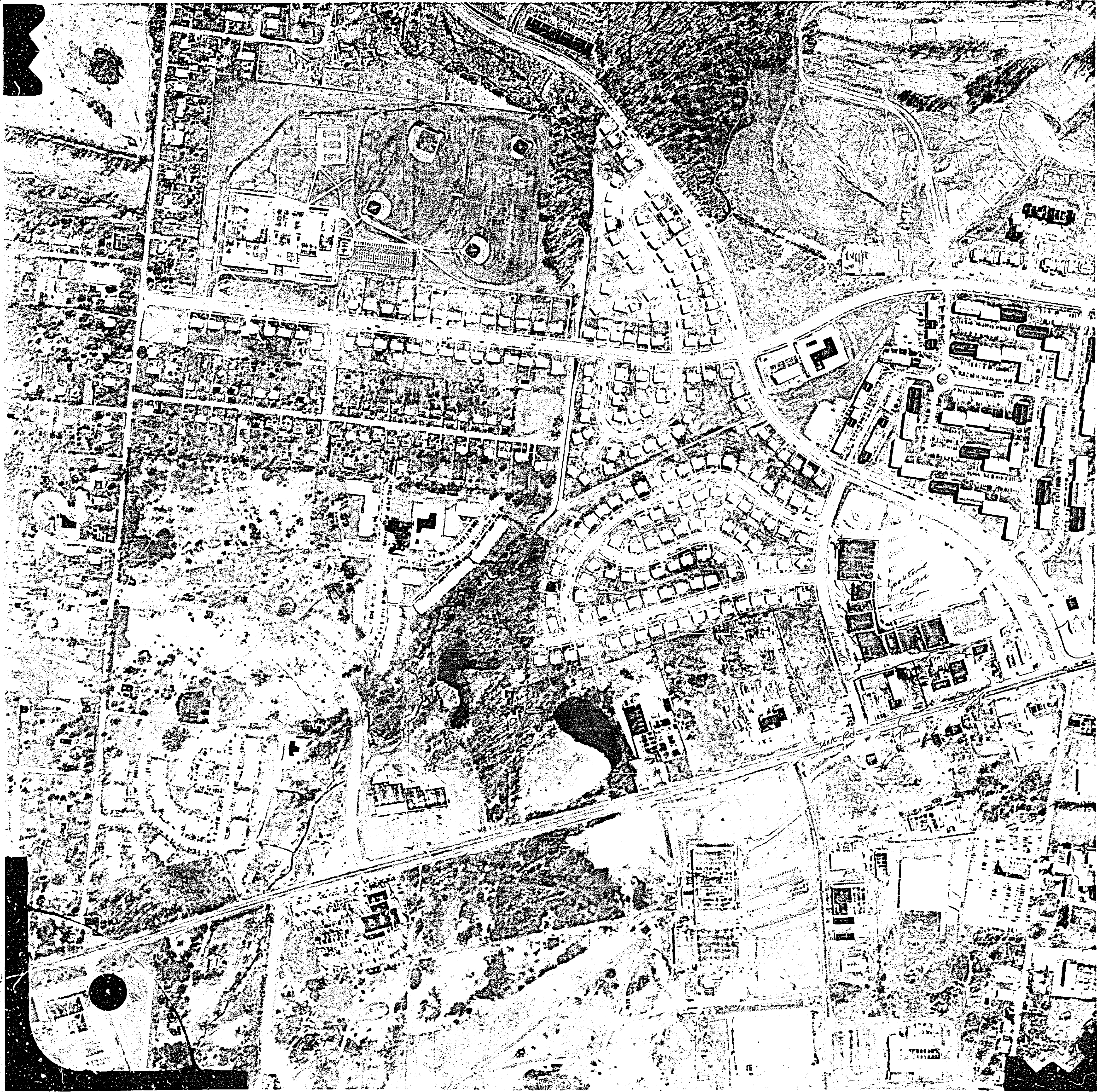
YORK ROAD MD. RTE. 45

BR ZONING

*201 Church Lane Sq. Walter Sutton
5466/771 Shopping Center

Walter Sutton
5466/689
Jacks Tire Service





14-16 NW

4 PETITIONER'S
EXHIBIT 5

Exhibit B.R.-25 I

ONE TREE PER EA. 40' OF LINEAR ROAD FRONTAGE 115 x 100 = 11500
 ONE TREE PER EA. GROUP OF 12 PARKING SPACES 83 x 12 = 996
 TOTAL NUMBER OF TREES REQUIRED 12456

PARKING CALCULATIONS

FLOOR AREA: 16458 ÷ 200 = 83

TOTAL PARKING REQ'D 83

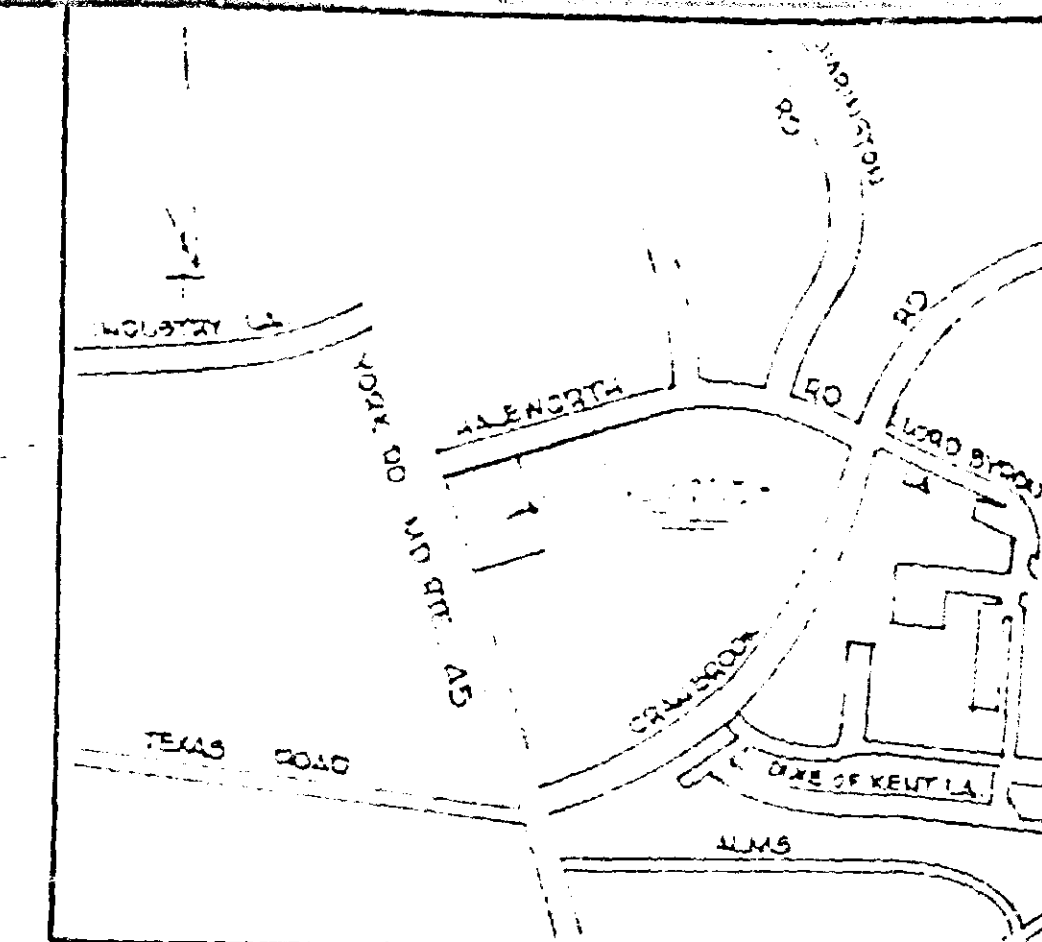
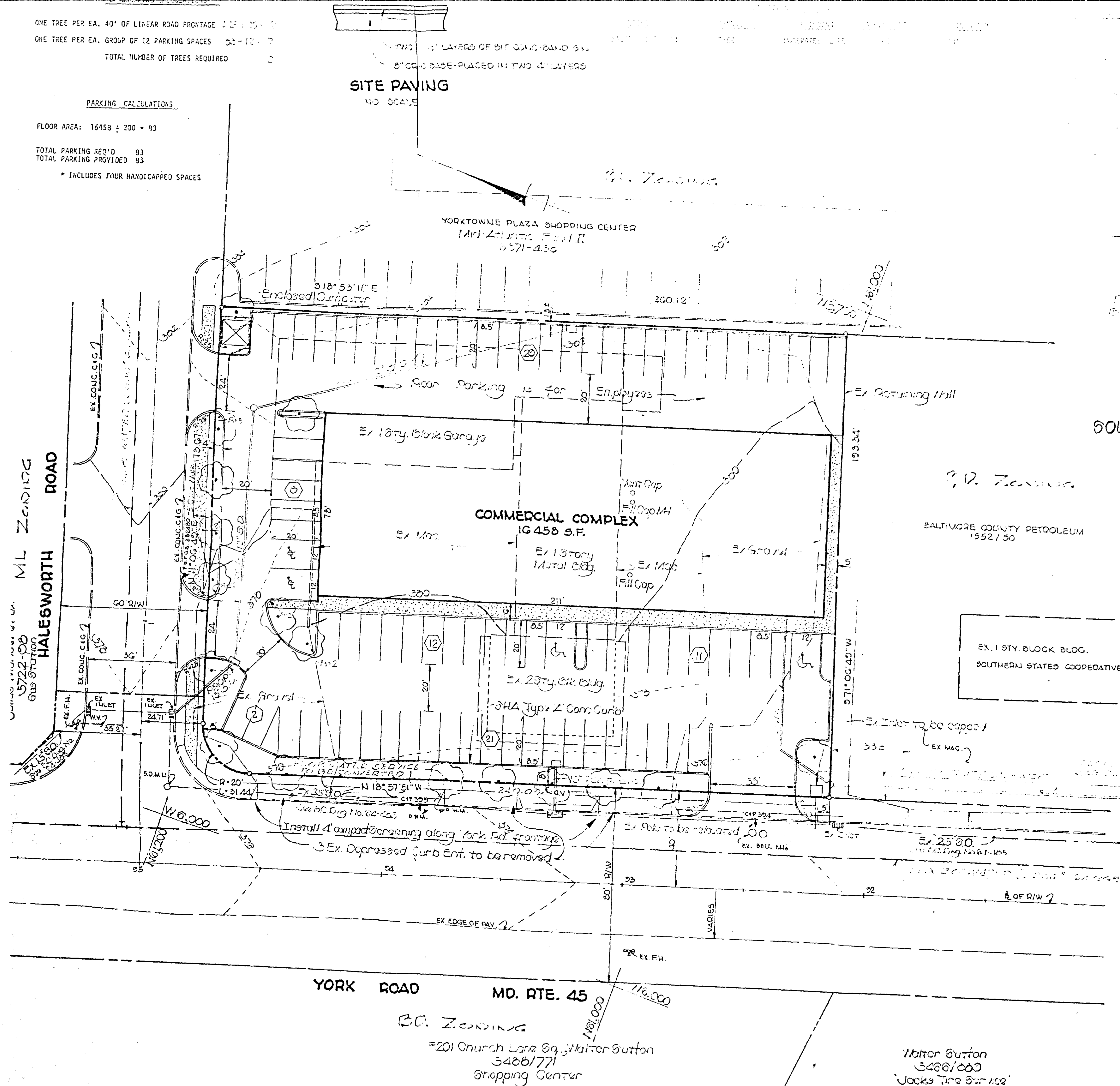
TOTAL PARKING PROVIDED 83

* INCLUDES FOUR HANDICAPPED SPACES

SITE PAVING

NO SCALE

YORKTOWNE PLAZA SHOPPING CENTER
 1401-1411 York Rd.
 6371-4366



VICINITY MAP
 SCALE: 1"=500'

GENERAL NOTES

1. Councilmanic District: 4
2. Census Tract: 4085.03
3. Watershed: Deep Run
4. Subwatershed: 32
5. Site Area: 1.153 Ac. ±, Gross: 1.321 Ac. ±
6. Existing zoning: B2
7. There are no Historic Buildings on this property.
8. There are no critical areas, archeological sites, endangered species habitats or hazardous materials sites or wetlands on this property.
9. Deed reference: RJS 1491/32
 Property Numbers: 16,458
10. Estimated ADT = (1,000 x 16.46 x 115.8) = 1906
11. Local open space is not required.
12. Floor Area Ratio = 0.33
13. Existing buildings to be razed.
14. Existing site to be paved or gravel.
15. Ex. Flat Tanks are to be excavated or back-filled.

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP	
This Plan Was Reviewed By The CRG On 12/18/85 With The Following Action Taken	
PLAN APPROVED	
Plan Approved DPM	<i>[Signature]</i>
Plan Approved CRZ	<i>[Signature]</i>
Approval Expiration Date	12/18/88
Plan Disapproved	
Continued Map. Review	
Plan Referred To	

REVISION SCHEDULE

Dated 9/19/85

- 1) Added gasoline tank fill caps
- 2) Revised Landscape Calculations & locations
- 3) Note near parking for employees
- 4) Widen south walking way to 5'
- 5) Show south walking detail
- 6) Show ex. building & parking east of site
- 7) Indicate screening along York Rd. frontage
- 8) Show location of enclosed Dumpster
- 9) Added 5' x 2' curb returns near Halesworth
- 10) Balto. Co. coordinate ties added
- 11) York Rd. entrance shifted north and re-graded, elimination of existing depressed curb noted, utility pole relocation noted and on-site turner curbs designated per MSHA comments.

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
 PHONE: 823-3535

M. BARBARA TROY, ET AL.
 94 ROBERT WILSON
 1 N. CHARLES STREET 11TH FL.
 BALTO, MD. 21201
 727-4300

C.R.G. PLAN TROY BUSINESS CENTER

10029 YORK ROAD / COCKEYSVILLE
 Project No. 05219

3TH. EL. DIST.	10FS BY: J.L.	SHT. 1 OF 1
DATE: 7/21/85	DRAWN BY: A.R.	

EXHIBIT 2