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Baltimore County, Maryland
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 494-3554

86-363-SPH
Item #247

Date of Hearing: 3-24-86

[John & Bill Represents Balto Co.]

86-363-SPH
Item #247

b a

IN RE: PETITION SPECIAL HEARING
Beginning 244' SW of the centerline of York Road, 305' SE of the centerline of West Road - 9th Election District
Baltimore County, Maryland,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-363-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a use permit for off-street parking in a residential zone, as more particularly shown on Petitioner's Exhibit 2.

The Petitioner, by its Contract Purchaser, Frank Tselepis, part owner, appeared and testified and was represented by Counsel. George E. Gavrelis, an expert planner, testified on behalf of the Petitioner. John and Daniel Armstrong, Armstrong Animal Hospital, adjacent property owners to the east on York Road, testified and were represented by Counsel. Daniel Mulheran, Ruck Funeral Homes, owner of property across West Road, also appeared and expressed some concern, although not in opposition. Mr. Mulheran was concerned about the potential access from West Road to the instant site. Both sides agreed that the issue will be properly resolved before the County Review Group.

Testimony indicated that the subject property, zoned D.R.5.5, is adjacent to B.R.-zoned property owned by the Contract Purchaser, which borders West Road in Towson. The Contract Purchaser proposes to construct a hotel, offices, and a commercial center on the B.R.-zoned property, which will need up to 800 parking spaces, only 400 of which can be provided on the site. It is purchasing approximately two acres zoned D.R.5.5 to the rear of the site from Baltimore County, which has declared the property surplus, in order to construct a two-level parking deck on approximately 1.6 acres of the site, thereby providing a maximum of 400 spaces.

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DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

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The Armstrongs originally testified in opposition, but finally acquiesced, provided appropriate screening is provided. They discussed the issue with the Contract Purchaser and have reached agreement.

The Petitioner seeks relief from Section 409.4, pursuant to Sections 500.7 and 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the use of the terms "use permit" and "special exception" are intended to be interchangeable and that the import of either is the same. See Hofmeister v. Frank Realty Co., 373 A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception. Therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

It is also clear that the BCZR permits the use requested by the Petitioner in a D.R. zone by special permission. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 2 would have any adverse impact above and beyond that inherently associated with such a special exception use,

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irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the requested relief should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of June, 1986, that the use permit for off-street parking in a residential zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Contract Purchaser shall provide appropriate landscaping along the common boundary lines with the Armstrong Animal Hospital, as determined by and between the parties.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

cc: Julius W. Lichter, Esquire
Douglas Windsor Biser, Esquire
Mr. Daniel Mulheran
People's Counsel

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DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

o a

IN RE: PETITION SPECIAL HEARING
beginning 244' SW of the centerline of York Road, 305' SE of the centerline of West Road - 9th Election District
Baltimore County, Maryland,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-363-SPH

* * * * * * * * * * *

ORDER

The above-referenced matter having had a hearing on March 24, 1986, and after taking testimony and evidence, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1986, that the Petitions filed herein be held SUB CURIA pending the filing of a detailed site plan which shall reflect the proposed use of the commercially-zoned property for which the proposed request is to serve.

It is FURTHER ORDERED that upon proper notice to all Protestants, a new hearing date shall be scheduled without further advertising or posting.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Julius W. Lichter, Esquire
Douglas Windsor Biser, Esquire
Mr. Daniel Mulheran
People's Counsel

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

o o

PETITION FOR SPECIAL HEARING

9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use permit for additional ground level and deck parking in a D.R. 5.5 Zone

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

o o

RE: PETITION FOR SPECIAL HEARING
S 31° 47 min. & 46 sec., E 305' and S 58° 12 min. and 14 sec., W 244' from the Intersection of the C/L of York Rd. and West Rd., 9th District
BALTIMORE COUNTY, MARYLAND, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-363-SPH

: : : : : : :

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Walter J. Rasmussen, Chief, Bureau of Land Acquisition for Baltimore County, County Office Building, 111 W. Chesapeake Ave., Towson, MD 21204, Petitioner; Peter G. Angelos, General Partner, West York Limited Partnership, 5905 Harford Rd., Baltimore, MD 21224, Contract Purchaser; and Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Ave., Towson, MD 21204.

Peter Max Zimmerman

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

3. Maintenance of the property in its present state with continued ownership by Baltimore County is in the best interests of the citizens of Baltimore County in that same provides recreational opportunities for the residents of the area and provides the youth of the area with an ideal adjunct to the existing recreational areas maintained immediately adjacent to the site by Baltimore County.

4. West Road as it presently exists providing ingress and egress to Kenilworth Drive and I-695 ramps to York Road is severely congested in the afternoon and the creation of the proposed 2-level parking deck would contribute additonal traffic on West Road which would exceed the designed capability of West Road and would worsen the severe traffic condition which presently exists.

5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Karen Covelly	1046 Marleigh Circle
Neal Covelly	1046 Marleigh Circle
Steve Ware	1048 Marleigh Circle
Reginald C. Ware	1048 Marleigh Circle
Stefanie Czapiewski	1050 Marleigh Circle
Louise A. Burden	1052 Marleigh Cir
Tony Cole	1463 Marigold Terr Ave

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SIGNATURE	ADDRESS
N. N. Wolfe	1056 Marleigh Cir.
Joe G. Hairston	1049 Marleigh Circ.
Mel Gresham	1041 Marleigh Circle
Stater Kafora	1031 Marleigh Circle
Dan Worthington	1025 Marleigh Circle
S. Gloyd	1419 Marleigh Cir.
John Swope	1330 Heather Hill Rd.
Douglas Parker	6902 Orchard Cir

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SIGNATURE	ADDRESS
Judith Doniffer	15 Bidford Ct 21234
Jo Brewer	40 Acorn Ct. 21204
Joyce Sturm	622 Valley Lane 21204
Dale Hein	8315 Lord Baltimore Blvd 21204
Tom Card	91 E. Forge Rd 21204
Judith A. Wolfe	1309 Margarette Ave 21204

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SIGNATURE	ADDRESS
Jerry Jeu	800 Maple Ct Bel Air 21235
J. Castanis	118 Cartridge Rd 21093
Sandra Riley	100 E. Melrose Ave, Balt 21212
J. Marshall Ament	1110 Overbrook Rd 21239
R. A. Ament	1410 Clark Ave. 21093
I B Andrews	9 Nightingale Way 21234

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SIGNATURE	ADDRESS
Sonya Salter	1507 Melton Rd. Sutherville
Carolyn C. Priest	236 Gunwood Rd
Richard J. Wm	6901 Mansonsone Way Rd 21212
[illegible]	6 Smithaven Court 21204
Nancy E. Bennett	1 Valley Path 21030
Morris Huntley	238 Padonia Rd, LUTHERVILLE

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SIGNATURE	ADDRESS
Charlene A. Malloy	27 E. Seminary Ave
Frank Smith	13 Caven Dr. 21093
Paul J. Hoffman	7827 Oakleigh Rd. 21234
Suzanne M. Crockett	2012 Dulaney Valley Rd. 21093
Emily E. Price	1167 Charlestown Way 21204
D. H. Hall	#3 Castlegate Ct.

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SIGNATURE	ADDRESS
Peter Zahn	7 Rushmore Ct
Benjamin E. Cliff	Benjamin's Food. 806 Jen Smith Dr. 21204
[illegible]	1222 Carmouth Rd 21093
Wally Zeigler	7353 Yorktowne Dr 21204
Erin Blind	1017 Marleigh Cir. 21204
Cyndi Mitchell	3 Stonewain Ct. 21204

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SIGNATURE	ADDRESS
Susan B. Addis III	826 Kenilworth Drive
Robert C. Shoaf	616 REGESTER AVE
John M. Kirkpatrick	6702 Sherwood Rd.
Kathleen F. Schenck	317 Hickersham Rd
Nancy L. Whitney	11017 Charles View Way 21030
Robert Lewis Leming	10302A Golding Dr Cockeysville MD 21030

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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SIGNATURE	ADDRESS
Mary E. Engvall	742 Bridgemore Terrace-Kenilworth Dr.
John YACOUB	1 Ken Lori Ct, Towson MD 21204
DAVE RICE	8311 PLEASANT PLAINS RD.
Thomas L. Slosek	5 Shiremore Ct
Lisa Harris	3 Nightingale Way
Barbara Saltzman	830 Kenilworth Dr.

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SIGNATURE	ADDRESS
Roy Kelly	668 RODGAN TERRACE
Rod Bowgit	810 Sol Thom Blvd
Edw. C. Schmidbauer Jr	1724 WYCLIFFE AVE
Vernon C. Mellott	8010 Loper Rd 21234
Betty Ann Groocho	8833 Olwyn Rd 21234
Carol Sellers	7702 Victory Ave.

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SIGNATURE	ADDRESS
Kathleen Yacoub	6 Thorpe Circle Cockeysville MD
Mary Kennedy	8 Hollis Windsor Dr " "
Paige Sellz	11 Sleepy Tree Pl. Cockeysville
Jaqui Jodar	243 Ridge Ave Towson
Susan Wellen	2311 Salem V. Mary Rd
Lynn Cole	147 Hopkins Rd 21212

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Janet Lubar	7801 Old Harford Rd 21234
Lisa Dolyn	1103 Hickorybush LN. off Imway
Sybille Koch	4-6 Cedar Tree Ct. 21030
Donald Kuhn	1023 York Rd Towson 21204

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

PAUL H. REINCKE
CHIEF

January 10, 1986

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore County (West York Ltd. Partnership)
Location: 244' SW York Road, 305' SE of centerline West Rod
Item No.: 247 Zoning Agenda: Meeting of 1-7-86

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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: Capt. Joseph Kelly 1-10-86
Planning Group
Special Inspection Division

Noted and Approved: John E. O'Neill
Fire Prevention Bureau

/mb

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

February 11, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 247 Zoning Advisory Committee Meeting are as follows:

Property Owner: Baltimore County (West York Limited Partnership)
Location: 244' SW of York Road, 305' SE of c/l West Road
Districts 9th.

APPLICABLE ITEMS ARE CIRCLED:

(A) 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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction. Razing permits shall be required to remove existing buildings.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

NOTE FIREWALLS (E) All Tea Groupe 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, Tea Groupe require a one hour wall if 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 1.27, Section 1106.3 and Table 1107. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 Tea Groupe are from Tea _____ to Tea _____, or to Mixed Uses _____, _____, _____. See Section 312 of the Building Code.

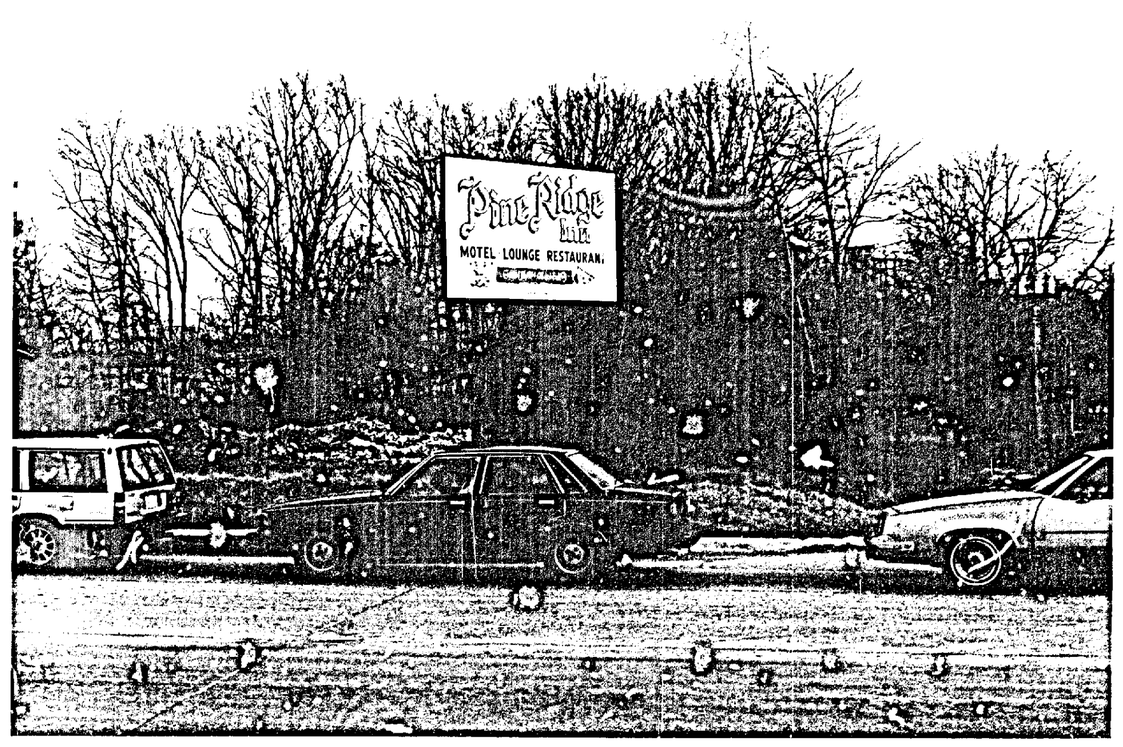
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

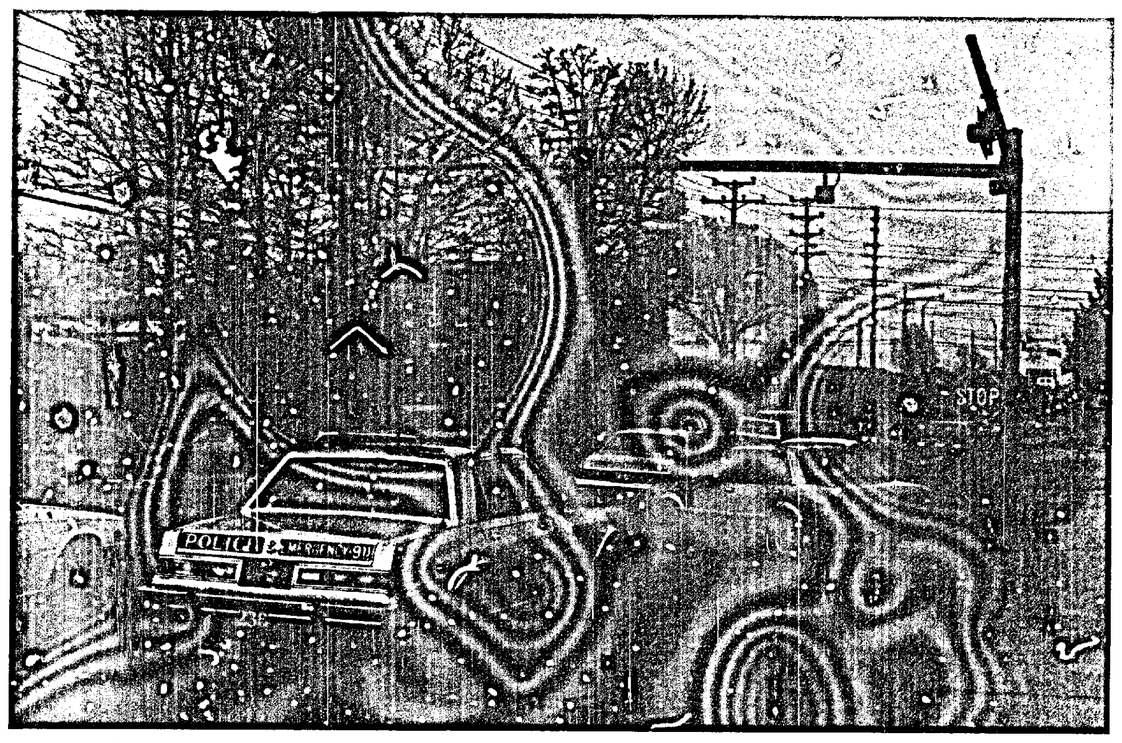
(J) Comments: Setbacks from property lines will govern the type of construction required and possible use groups of the proposed structure. The designer may wish to discuss this further with this office as the data submitted is very limited.

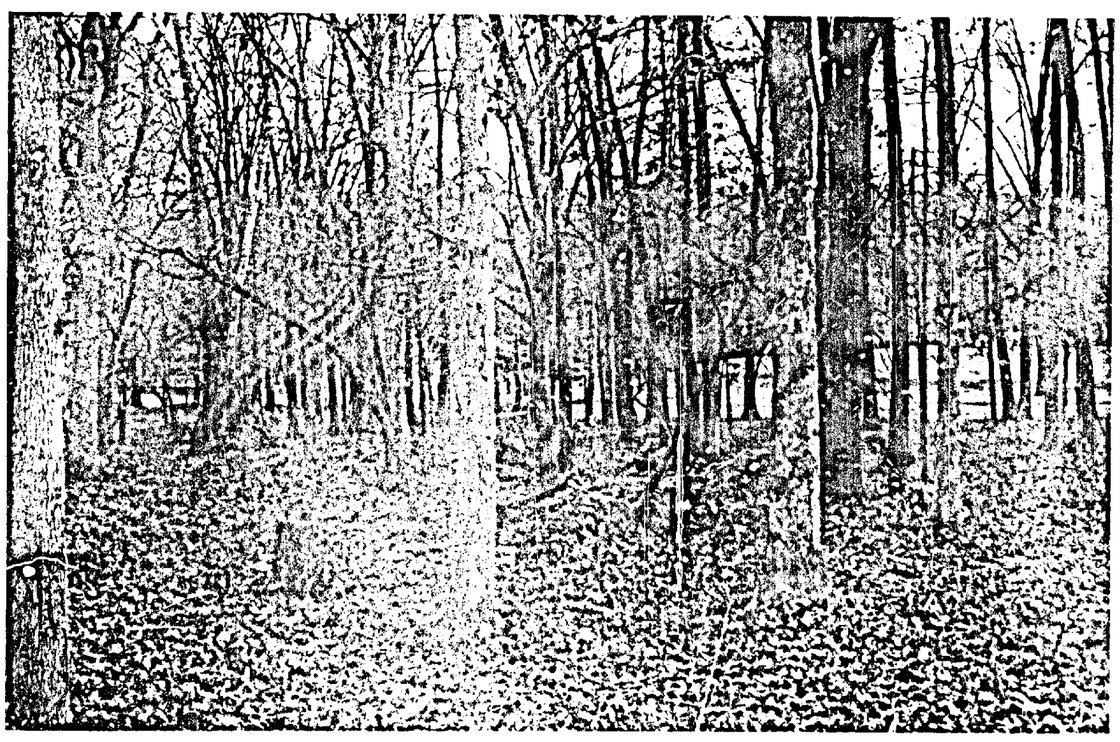
K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

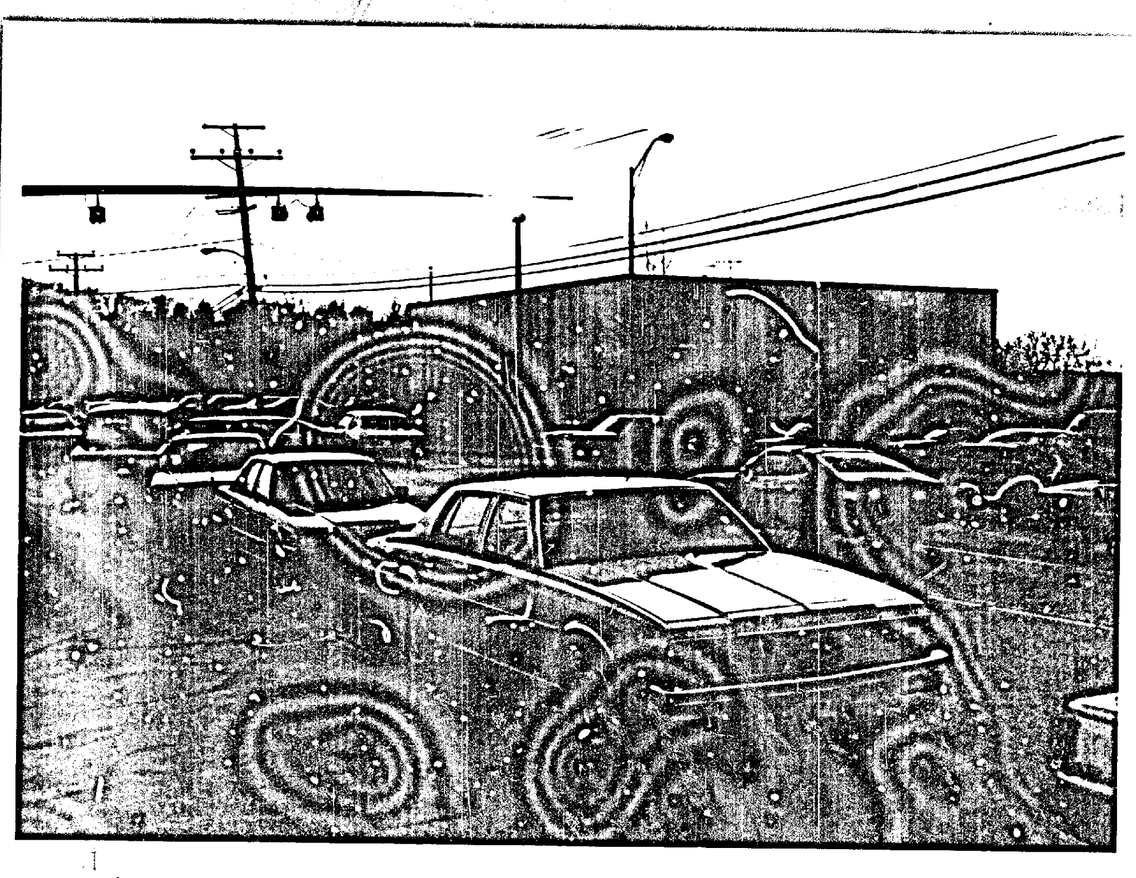
Charles E. Burnham, Chief
Building Plans Review

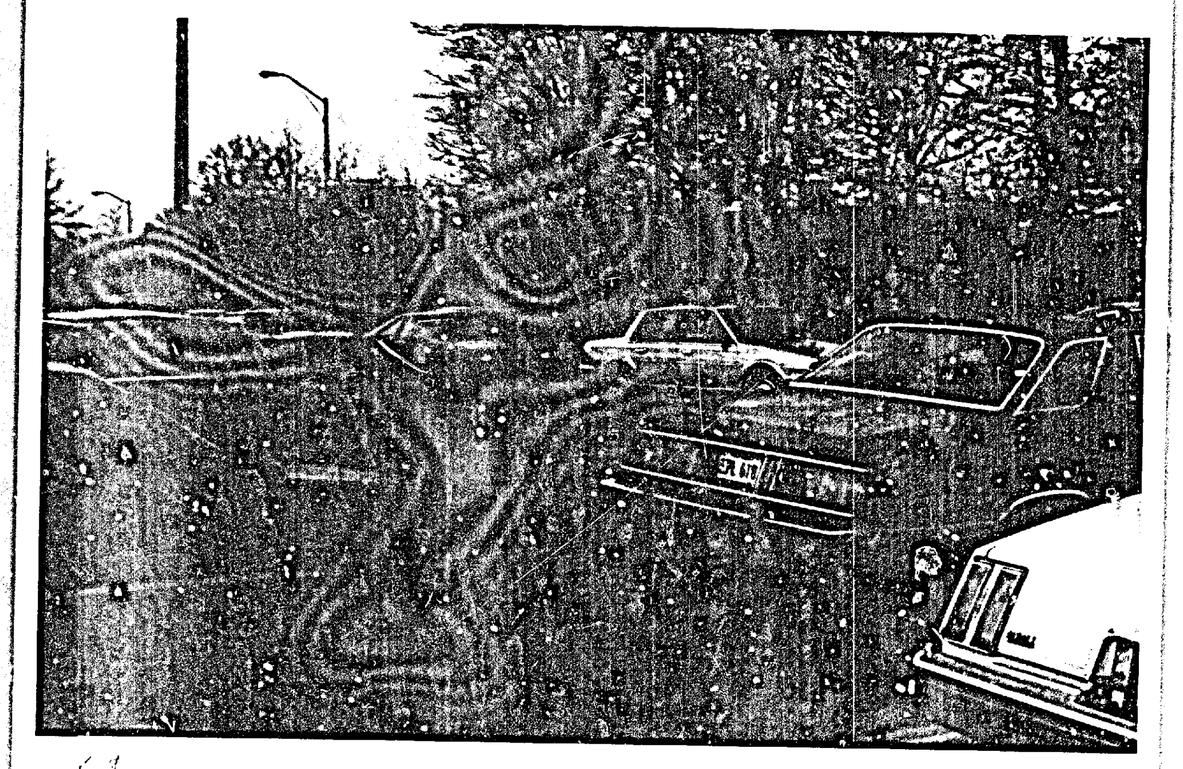
1/22/86


Pine Ridge
Inn
MOTEL LOUNGE RESTAURANT

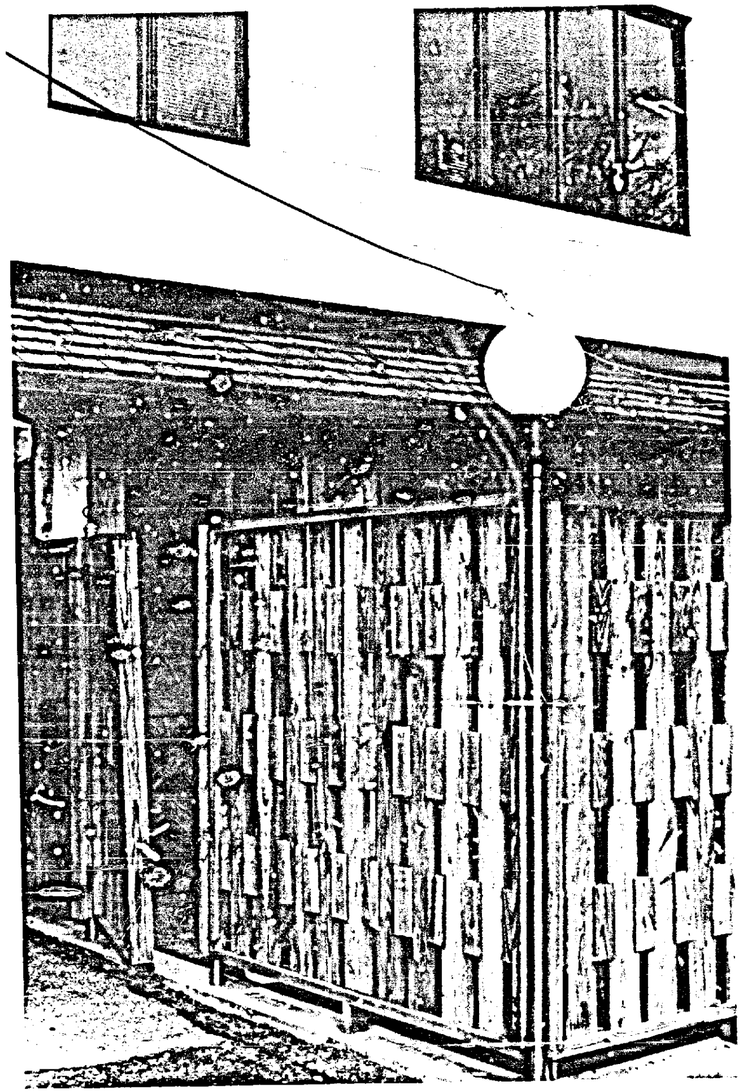

POLICE
STOP

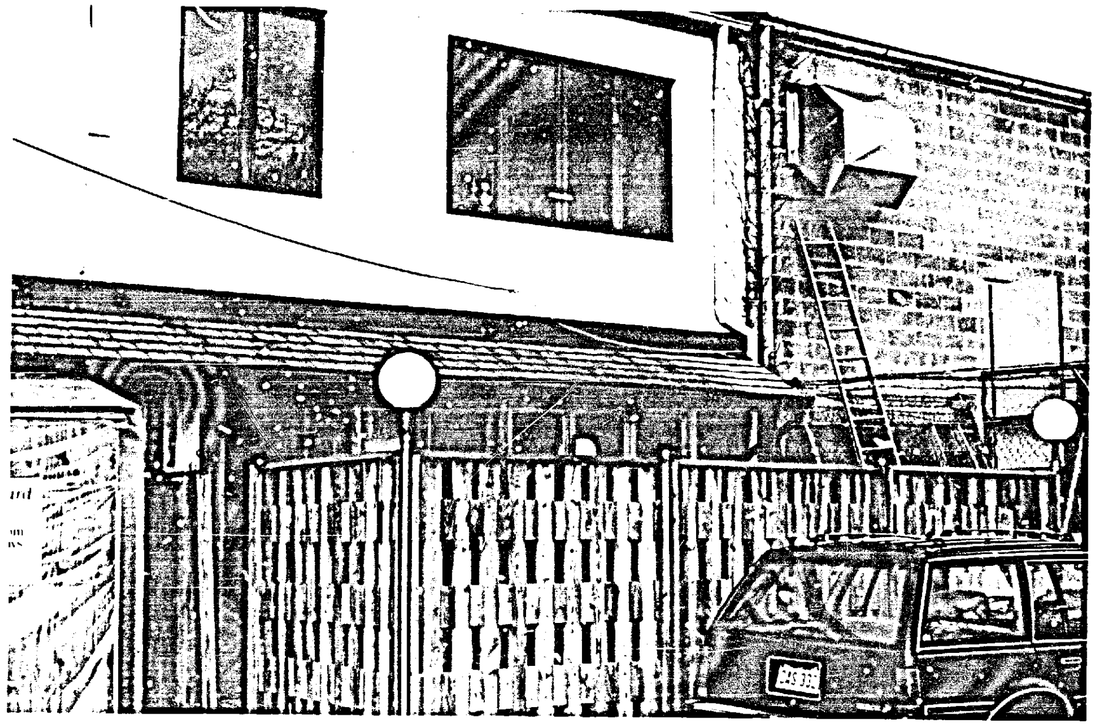


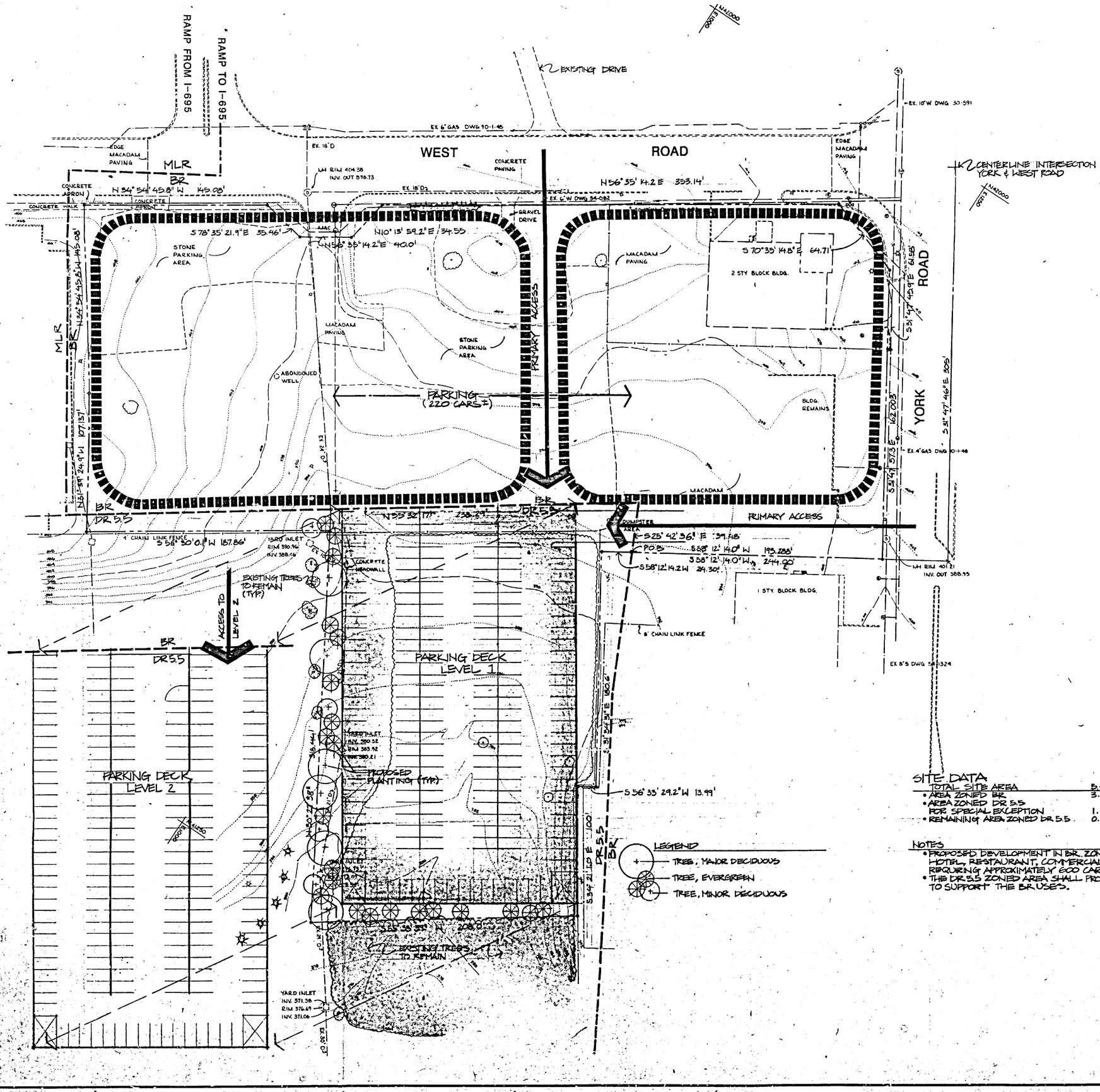




Post (x2)







LOCATION MAP
SCALE 1"=4000'

Notes Relating To Section 409.4

A. The land which is the subject of this petition adjoins the businesses to be located in the BR zone component of the petitioner's property.

B. Only passenger vehicles, excluding busses, shall use the requested parking area.

C. No loading, service, or any use other than passenger car parking shall be permitted.

D. Lighting shall be arranged as to location, direction, glare and intensity so as to not shine or reflect on adjoining premises.

E. Screening and landscaping shall be provided in accordance with the provisions of the adopted Landscape Manual.

F. All parking and maneuvering surfaces shall be paved and properly drained.

G. Parking and access thereto shall be as shown generally on this plat, but final details shall be established by approved plans for the component BR portion of the petitioner's property.

H. Hours of operation shall be 24 hours daily to service the commercial uses in the component, adjoining BR zone.

PETITIONER'S EXHIBIT 1

SITE DATA

TOTAL SITE AREA	5.0549 ACRES
• AREA ZONED BR	3.4525
• AREA ZONED DR 5.5 FOR SPECIAL EXCEPTION	1.5558
• REMAINING AREA ZONED DR 5.5	0.0566

NOTES

- PROPOSED DEVELOPMENT IN BR. ZONE SHALL BE HOTEL, RESTAURANT, COMMERCIAL, OFFICE, THEATRES REQUIRING APPROXIMATELY 600 CARS.
- THE DR 5.5 ZONED AREA SHALL PROVIDE 380± CARS TO SUPPORT THE BR USES.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

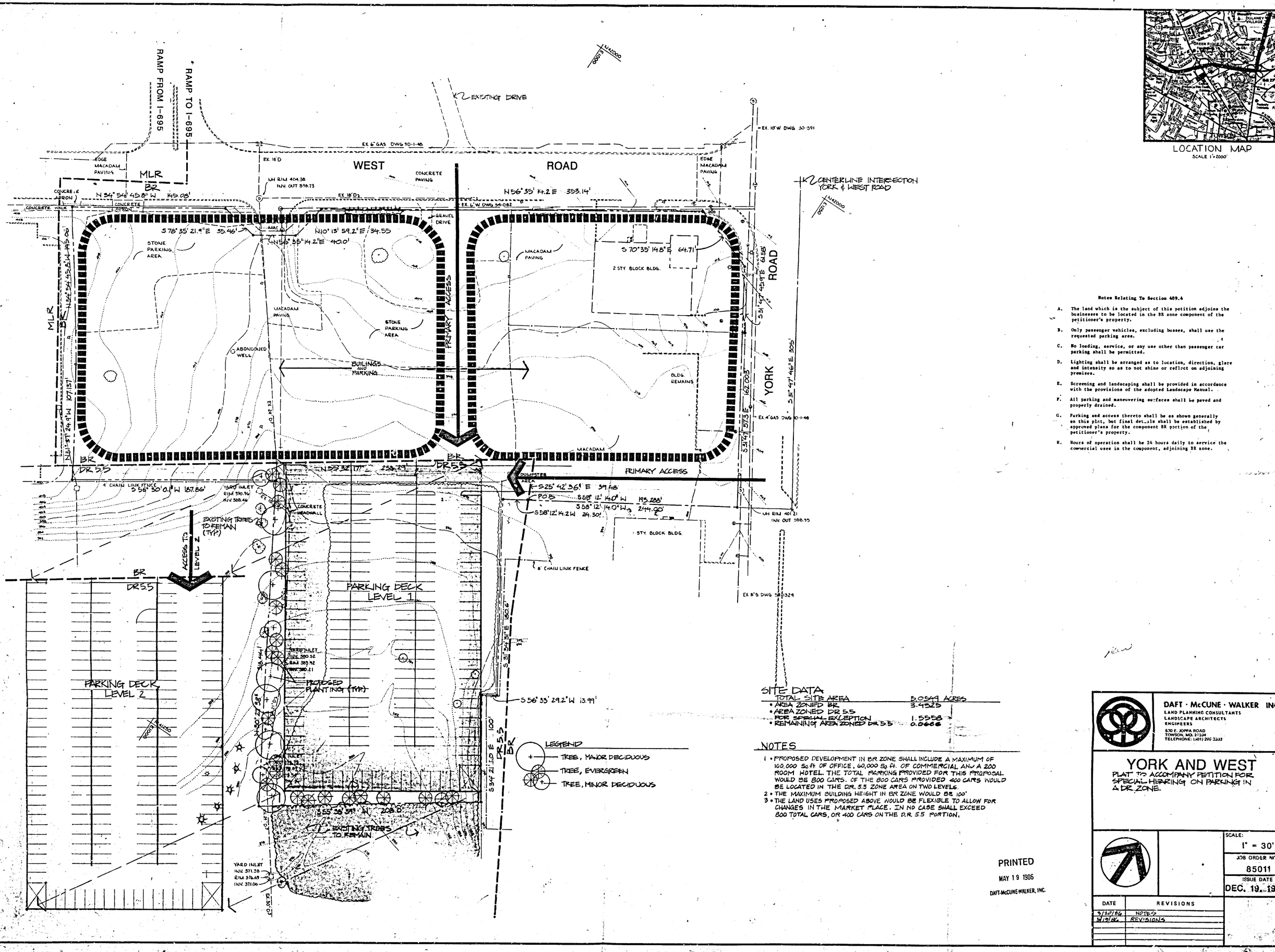
YORK AND WEST

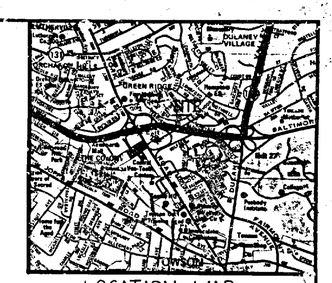
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE

SCALE: 1" = 30'
JOB ORDER NO. 85011
ISSUE DATE: DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES

PRINTED
MAR 21 1986
DAFT-McCUNE-WALKER, INC.





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• REMAINING AREA ZONED DR 5.5	0.0666

NOTES

1. PROPOSED DEVELOPMENT IN BR ZONE SHALL INCLUDE A MAXIMUM OF 100,000 SQ. FT. OF OFFICE, 60,000 SQ. FT. OF COMMERCIAL AND A 200 ROOM HOTEL. THE TOTAL PARKING PROVIDED FOR THIS PROPOSAL WOULD BE 800 CARS. OF THE 800 CARS PROVIDED 400 CARS WOULD BE LOCATED IN THE DR. 5.5 ZONE AREA ON TWO LEVELS.
2. THE MAXIMUM BUILDING HEIGHT IN BR ZONE WOULD BE 100'
3. THE LAND USES PROPOSED ABOVE WOULD BE FLEXIBLE TO ALLOW FOR CHANGES IN THE MARKET PLACE. IN NO CASE SHALL EXCEED 800 TOTAL CARS, OR 400 CARS ON THE D.R. 5.5 PORTION.

PRINTED
MAY 19 1986
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
870 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296 3333

YORK AND WEST

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A D.R. ZONE.

SCALE: 1" = 30'
JOB ORDER NO. 85011
ISSUE DATE: DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES
5/19/86	REVISIONS

RAMP FROM I-695

RAMP TO I-695

EXISTING DRIVE

EX 6" GAS DWG 90-1-48

EX. 10"W DWG 30-591

EDGE MACADAM PAVING

EX 18"D

WEST ROAD

CONCRETE PAVING

LH RIM 404.38
INV. OUT 396.73

N56° 35' 14.2" E 353.14'

EDGE MACADAM PAVING

CENTERLINE INTERSECTION YORK & WEST ROAD

EX 6"W DWG 34-082

M.L.R. BR

N34° 54' 45.8" W 145.08'

CONCRETE APRON

CONCRETE WALK

GRAVEL DRIVE

S 78° 35' 21.9" E 35.46'

M.A.C.

N10° 13' 59.2" E 34.55

N56° 35' 14.2" E 40.0'

STONE PARKING AREA

MACADAM PAVING

S 70° 35' 14.8" E 64.71'

2 STY BLOCK BLDG.

S31° 47' 43.9" E 64.58'

YORK ROAD

PRIMARY ACCESS

ABANDONED WELL

BUILDINGS AND PARKING

BLDG REMAINS

S31° 47' 57.3" E 162.003'

S31° 47' 46" E 305'

EX 4"GAS DWG 10-1-48

BR DR 5.5

N55° 32' 17" E 238.29'

MACADAM

PRIMARY ACCESS

DUMPSTER AREA

S25° 42' 36" E 39.48'

P.O.B.

S58° 12' 14.0" W 195.288'

S58° 12' 14.0" W 244.90'

S58° 12' 14.2" W 29.30'

1 STY. BLOCK BLDG.

MH RIM 401.21
INV. OUT 388.95

4' CHAIN LINK FENCE

S 56° 30' 01.8" W 187.86'

YARD INLET
RIM 390.96
INV 388.46

CONCRETE HEADWALL

EXISTING TREES TO REMAIN (TYP.)

ACCESS TO LEVEL 2

8' CHAIN LINK FENCE

EX 8"S DWG 58-1329

PARKING DECK LEVEL 1

PARKING DECK LEVEL 2

YARD INLET
INV. 380.52
RIM 383.92
INV. 380.21

PROPOSED PLANTING (TYP.)

S 56° 33' 29.2" W 13.99'

S 34° 21' 10" E 100'

DR 5.5 BR

S55° 58' 39" W 206.0'

EXISTING TREES TO REMAIN

YARD INLET
INV. 371.38
RIM 376.69
INV. 371.06

EX 36"CP

LEGEND

- TREE, MAJOR DECIDUOUS
- TREE, EVERGREEN
- TREE, MINOR DECIDUOUS

Notes Relating To Section 409.4

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FOR SPECIAL EXCEPTION	
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NOTES

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PETITIONER'S EXHIBIT 2

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JUN 11 1986
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
839 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296 3333

YORK AND WEST

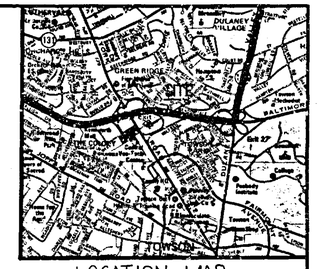
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE.

SCALE: 1" = 30'

JOB ORDER NO. 85011

ISSUE DATE DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES
4/21/86	REVISIONS
6/3/86	ITEMS ADDED NE. SIDE OF DECK



RAMP FROM I-695

RAMP TO I-695

EXISTING DRIVE

EX 6" GAS DWG 90-1-48

EX. 18" D

WEST ROAD

EX 10" W DWG. NO 591

EDGE MACADAM PAVING

MLR BR

LH RIM 404.38
INV. OUT 396.73

CONCRETE PAVING

N 56° 35' 14.2" E 353.14'

CENTERLINE INTERSECTION YORK & WEST ROAD

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MACADAM PAVING

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MACADAM PAVING

STONE PARKING AREA

PRIMARY ACCESS

ABONDONED WELL

PARKING (220 CARS±)

BLDG. REMAINS

S 31° 47' 46" E 205'

N 61° 29' 49" W 107.15'

S 31° 41' 57.3" E 162.003'

EX 4" GAS DWG 90-1-48

MACADAM

BR DR 5.5

S 55° 32' 17" E 258.21'

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PRIMARY ACCESS

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S 58° 12' 14.0" W 244.00'

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4' CHAIN LINK FENCE

S 58° 50' 0.1" W 187.86'

YARD INLET
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INV. 388.46

CONCRETE HEADWALL

EXISTING TREES TO REMAIN (TYP.)

ACCESS TO LEVEL 2

1 STY. BLOCK BLDG.

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INV. OUT 388.95

6' CHAIN LINK FENCE

BR DR 5.5

PARKING DECK LEVEL 1

EX 8" S DWG 54-1329

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DEC 20 1985
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YORK AND WEST

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE.

#247
86-363-SPH

SCALE: 1" = 30'
JOB ORDER NO. 8501i
ISSUE DATE DEC. 19, 1985

DATE	REVISIONS

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986

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 March 6, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-363-SPH

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-363-SPH

District 9th — Date of Posting 2/14-28-86

Posted for: Special Hearing

Petitioner: Baltimore County, Maryland

Location of property: Reg. 344' SW of the S/E of York Road & 305' S.E. of the C/L of West Road

Location of Signs: W/S Holden sign West side of York Road approx. 300' south of West Road - 1 sign Special Hearing 193' N/E of Holden sign

Remarks:

Posted by S. J. Beale (Signature) — Date of return: 3-7-86

Number of Signs: 2

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
S 31° 47 min. & 46 sec., E 305' and S 58° 12 min. & 14 sec., W 244' from the intersection of the c/l of York Rd. & West Rd.
9th Election District
Baltimore County, Maryland - Petitioner
Case No. 86-363-SPH

TIME: 10:30 a.m.

DATE: Monday, March 24, 1986

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

Zoning Commissioner
of Baltimore County

#347

PETITION FOR SPECIAL HEARING

86-363-SPH

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the use of the property for additional ground level and deck parking within the DR 5.5 Zone (use permit for parking in a residential zone)

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

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

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.

MAP NW-11B
SC
9
DATE 1-15-87
DR

Contract Purchaser:	Legal Owner(s):
WEST YORK LIMITED PARTNERSHIP (Type or Print Name)	BALTIMORE COUNTY, MARYLAND (Type or Print Name)
By Signature Peter G. Angelos General Partner	By Signature Shirley M. Murphy, Actg. Chief
5905 Harford Road (Address)	SHIRLEY M. MURPHY (Type or Print Name)
Baltimore, Maryland 21224 (City and State)	Signature
Attorney for Petitioner:	c/o Walter J. Rasmussen, Chief Bureau of Land Acquisition County Office Building 494-3252 (Address, Phone No.)
Julius W. Lichter (Type or Print Name)	Towson, Maryland 21204 (City and State)
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
113 Chesapeake Building 305 W. Chesapeake Avenue (Address)	Julius W. Lichter, Esquire (Name)
Towson, Maryland 21204 (City and State)	305 W. Chesapeake Ave. (301) 321-0600 (Address, Phone No.)
Attorney's Telephone No.: (301) 321-0600	Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 19 86, 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 County, on the 24th day of March, 19 86, at 10:30 o'clock

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
DATE 2/24/86
BY

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

No. 016168

DATE 2/24/86 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM Julius Lichter

FOR Filing Fee for Item #347

B 0022 ****10000:a 9268F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986

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 March 5, 1986

TOWSON TIMES,

Publisher

86-363-SPH 38.25

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

86-363-SPH

SALES & LEGAL NOTICES

PETITION FOR SPECIAL EXCEPTION
12th Election District

LOCATION: Southwest Corner Hammonds Ferry Road and Washington Boulevard (3101 Washington Boulevard)

DATE AND TIME: Tuesday, March 25, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for the property for a service garage as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

PETITION FOR SPECIAL HEARING
No Particular Location

SALES & LEGAL NOTICES

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

PETITION FOR VARIANCE

DAFT-McCUNE-WALKER, INC.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301—296-3333

Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

1.556 Acres Parcel for

Zoning Special Exception

200 feet West of York Road, 250 feet South of West Road

Ninth Election District, Baltimore County

Towson, Maryland

Beginning for the same at a point being at the end of the two following courses from the center line intersection of West Road at York Road (1) South 31 degrees 47 minutes 46 seconds East 305.00 feet, and thence (2) South 58 degrees 12 minutes 14 seconds West 244.00 feet to the point of beginning and to the zoning line dividing the BR and DR 5.5. zones, thence leaving said point of beginning and said zoning line and running within the DR 5.5 zone the six following courses viz: (1) South 58 degrees 12 minutes 14 seconds West 24.30 feet, thence (2) South 31 degrees 54 minutes 31 seconds East 180.60 feet, thence (3) South 56 degrees 33 minutes 29 seconds West 13.99 feet, thence (4) North 34 degrees 21 minutes 01 seconds East 100.00 feet, thence (5) South 55 degrees 38 minutes 59 seconds West 203.00 feet, and thence (6) North 30 degrees 27 minutes 31 seconds West 318.44 feet to a point on said line dividing the BR and DR 5.5 zones, thence running along said zoning line the two following courses, viz: (7) North 55 degrees 32 minutes 12 seconds East 238.29 feet, and thence (8) South 25 degrees 42 minutes 36 seconds East 39.48 feet more or less to the point of beginning.

Page 1 of 2

Containing 1.556 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 85011 (OD:L85011)

December 18, 1985

STATE OF MARYLAND — CHARLES E. BURNHAM — No. 7234 — REGISTERED PROPERTY LINE SURVEYOR

Page 2 of 2

Case No. 86-363-SPH

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 19th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Baltimore County, Maryland Received by:
Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

86-363-SPH

5/29/86 Full Set

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

May 29, 1986

HAND DELIVERED

MAY 29 AM

Arnold Jablon, Esquire
Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
York and West Roads
86-363 SPH BALTO. CO., MD.
ITEM NO. 247

Dear Mr. Jablon:

Enclosed herewith you will find a plat for the subject property which has been revised to address your comments made at the hearing on March 24, 1986. The modifications of the plan are changes in the notes in the lower right corner thereof. My client advises me that the modified plan has been exhibited to representatives of the Ruck Funeral Home and the Armstrong Family. I would appreciate your notifying all parties for the rescheduled hearing date at your earliest possible convenience. I would appreciate your setting the date immediately if possible as my client is being pressed to close on the property.

Very truly yours,

Julius W. Lichter

JWL:lsp

Enclosure

cc: Peter Angelos, Esquire

Walter J. Rasmussen, Chief
Bureau of Land Acquisition

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

ARNOLD JABLON
ZONING COMMISSIONER

June 5, 1986

Julius W. Lichter, Esquire
Steinberg, Lichter, Coleman & Rogers
305 West Chesapeake Avenue
Towson, Maryland 21204

Douglas Biser, Esquire
306 West Joppa Road
Towson, Maryland 21204

Mr. Daniel Mulheran
Ruck Funeral Home
5305 Harford Road
Baltimore, Maryland 21214

RE: PETITION FOR SPECIAL HEARING
Beg. 244' SW of the c/l of York Rd., 305' SE of the c/l of West Road
9th Election District
Baltimore County, Maryland - Petitioner
Case No. 86-363-SPH

Gentlemen:

This letter is to confirm the fact that I have set in the above-entitled case for a continued hearing before me in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, for Wednesday, June 11, 1986, at 10:00 a.m.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:med

cc: People's Counsel

86-363-SPH

1/13/86

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

February 12, 1986

FEB 13 AM

Arnold Jablon, Esquire
Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
To Permit Parking in Residential Zone
Petitioners: Baltimore County, Maryland and West York Limited Partnership

Item No. 247

Dear Mr. Jablon:

The above petition was filed on December 26, 1985. My client, West York Limited Partnership, the contract purchaser of the subject property, is a party to a Contract of Sale dated November 20, 1985 with Baltimore County, which sale is conditioned upon receiving zoning approval for parking in a residential zone within 120 days of the date of the contract.

Approximately six weeks have passed since the filing of the petition and a date for hearing has not as yet been set. I would appreciate every effort possible to set the matter in for hearing at the earliest possible date so that my client might comply with the time requirements of the Contract of Sale. Your every assistance in this regard would be greatly appreciated.

Sincerely,

Julius W. Lichter

JWL:lsp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner
Date March 10, 1986

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

SUBJECT Zoning Petition No. 86-363-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1986

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

ooo

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

Mr. Walter J. Rasmussen, Chief
Bureau of Land Acquisition
Baltimore County, Maryland
County Office Building
Towson, Maryland 21204

RE: Item No. 247 - Case No. 86-363-SPH
Petitioner - Baltimore County, Maryland
Special Hearing Petition

Dear Mr. Rasmussen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. 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 (mr)

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary

Hal Kassoff
Administrator

January 9, 1986

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

Att: James Dyer

Re: Baltimore County
Item #247
Property Owner: Baltimore County (West York Lim. Partnership)
Location: 244' SW of York Road (Route 45) 305' SE of centerline West Road
Existing Zoning D.R. 5.5
Proposed Zoning: Spec. Hearing to approve the use of the property for additional ground level and deck parking within the D.R. 5.5 zone
Acres: 1.55
District 9th

Dear Mr. Dyer:

On review of the submittal of 12/19/85, and field inspection, the State Highway Administration offers the following comments.

We find the proposed primary access from West Road opposite the entrance to the Funeral Home and the primary access from York Road at the northbound left turn median break generally acceptable.

Be advised this approval is conceptual and geometric design for the West Road and York Road access must be reviewed and approved prior to S.H.A. Access Permit.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

MARCH 3, 1986

Re: Zoning Advisory Meeting of JANUARY 7, 1986
Item # 247
Property Owner: BALTIMORE COUNTY (WEST YORK LIMITED PARTNERSHIP)
Location: 244' SW OF YORK RD, 305' SE OF C WEST ROAD.

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.

(X) 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; therfore 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 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on _____.
(X) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
( ) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. 247 -ZAC- Meeting of January 7, 1986
Property Owner: Baltimore County (West York Limited Partnership)
Location: 244' SW of York Road, 305' SE of centerline West Rd.
Existing Zoning: Special Hearing to approve the use of the property for additional ground level and deck parking within the D.R. 5.5 zone
Proposed Zoning:

Acres: 1.55
District: 9th

Dear Mr. Jablon:

This site is located at a very critical intersection and care must be exercised in the development of the site.

The entrance to the site on West Road must be opposite the ramps to I-695. West Road should be widened to provide another 12' wide lane. The entrance on York Road may require redesign.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/hld

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

3. Maintenance of the property in its present state with continued ownership by Baltimore County is in the best interests of the citizens of Baltimore County in that same provides recreational opportunities for the residents of the area and provides the youth of the area with an ideal adjunct to the existing recreational areas maintained immediately adjacent to the site by Baltimore County.

4. West Road as it presently exists providing ingress and egress to Kenilworth Drive and I-695 ramps to York Road is severely congested in the afternoon and the creation of the proposed 2-level parking deck would contribute additional traffic on West Road which would exceed the designed capability of West Road and would worsen the severe traffic condition which presently exists.

5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Doris C. Farley	801 Shawn Ct. Towson, Md.
Betty M. Russell	903 Charlesbrook Rd. Balto, MD 21239
Cecile Curtiss	1210 Robin Hood Circle Towson, Md.
[illegible]	[illegible] Ct 21204

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
Emma H. Laudeman	1506 East Joppa Road 21204
Mr Helen S Armstrong	1030 York Rd 21204. 21204
James "Pat" Caffrey	681 Bridgeman Terrace
Dorothy Crawford	854 Pheasant Thins Road Towson, Md 21204
Frieda F. Morgan	1837 Kenilworth Rd Towson, Md 21204
David Langston	Towson 21204 1042 Kenilworth Dr.

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
James H. Morgan	J & M Imported Auto
Don Henry	D & C Auto Repair Inc.
Lowell Nash	Lowell's Garage
Benson Z. Raver, Jr.	Raver's Meats 1028 York Rd.
Robert C. Barker	1024 York Rd. Automotive Enterprises Inc
Bill Wolfe Jr.	1012½ York Rd
Andrew M. Woods	1013½ York Rd.

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Kenneth McKinney	2104 Old Fire Rd 21093
Clara Crowell	1010 Greenacre Rd.
[illegible]	844 Hunter Rd 21093

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Daniel H. Ruth	1018 Marleigh Circle
Donna Bowser	1030 Marleigh Circle
Martha J. Hooks	1020 Marleigh Circle
Brian M. Morgan	1027 Marleigh Circle
Thomas E.K. McCleary	1027 Kenilworth Drive
Mary L. Crane	" "
Lawrence C. Cosgrove	1500 Cottage La. 21204

PETITION IN OPPOSITION

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The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Rita P. Hundley	1008 Marleigh Circle 21204
Anna D. Geiger	1018 Marleigh Circle 21204
Jerome Kerivan	1004 Marleigh Circle 21204
A. di Sara	1012 Marleigh Circle 21204
Sarah E. Greene	1014 Marleigh Circle 21204
F.K. Stambrook	1016 Marleigh Circle 21204
Brenda Miller	1821 Blakefield Cir

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Susan London	7 Stevenson Ct
Michael C. Hall	7 Stevenson Ct.
Michael McManus	1009-F Dorrington Ct.
Cathy J. Tate	924 Kenilworth Dr.
Nikki M. Tokson	926 Kenilworth Dr.
Doris Page	1006 Marleigh Circle
Dawn Dixon	1500 Cottage Lane
[illegible]	9-7 Stevenson Manor Rd

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Anna R. von Lunz	524 E. Seminary 21204
Mary Stattenger	8313 Thornton Rd
Richard Hehl	7 Watchman Ct. Cockeysville, Md
Dave Ryll	612 Bridgeman Terrace
Robert Bishop	1021 Seminary Ln Timonium, Md 21093
Jerry London MD	7 Stevenson Ct
Jerry Beardsley	6 Chatfield Ct (colony)

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
Robert v. Lentz	524 Seminary Ave
J.E. Thompson	7 Limberg Place 21204
Katherine Petersen	314 Alabama Road 21204
H.W. Moulds	8211 Tally Ho Rd 21093
Sharon E. Moulds	8211 Tally Ho Rd 21093
Jack H. Hartleman	8313 Thornton Rd. 21204

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
Daniel Lyle	20 Lambeth Bridge Court
~~Frank DiBattista~~	~~20 Lambeth Bridge Court~~
~~Esther DiBattista~~	~~1201 Dublin Court~~
~~Ettie Brancaleone~~	~~1201 Dublin Court~~
~~Cindy DiBattista~~	~~1201 Dublin Court~~
Helen Harrapedes	1201 Windy Lake Ct.
Jimmy Currie	79 Dunkirk Rd.

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SIGNATURE	ADDRESS
William Seppel	520 Walker Ave Apt B, Baltimore Md 21229
Carl Parlaman	100 Fairmount Ave
James Ogden	12 Bonbrook Ct, Towson MD
Wesley Perich	12 Shelbourne Ct, Towson MD.
Cecile Perich	12 Shelbourne Ct Towson MD
Kim Jensen	920 Fairmount Ave

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SIGNATURE	ADDRESS
Adolphus Lee	820 Kenilworth Apt C
Hamma Hyder MD	313 Overlook Ct Pres. AESA Asso. of Ele. School Admin
Frederick R Ray	8 Rodlane 21204
Anne Carroll	6231 Sussex Rd 21204
Carolyn Grumsley	8109 HALTON RD 21204
Linda C Cassell	3405 Mayfield Av Balto 21207
Foster R Reuter	8503 Drumwood Rd. 21204

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SIGNATURE	ADDRESS
R. Donald Hart Jr	721 Overbrook Rd 21212
Scott J. McMahon	2205 Wilkens Ave. 21234
Robert D Ray w/d's	122 Wellesley Rd
John W Armstrong	3rd Stanhope Pl
Norman R. Crawford	1525 Chesmuck Rd 21093
Rosemary Brooks	804 Walker Ave 21212
Tony Raimondi	708 Milldon Rd. 21204

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
Lisa J. Armstrong	1030½ York Rd. 21204
D.H. Peterson	1023 Marleigh Cir 21204
Linda Broderick	1026 Marleigh Circle 21204
Jon Ray	1036 Marleigh Cir 21204
Colleen Canavan	1038 Marleigh Cir 21204
Carlemie R. Canavan	1038 Marleigh Circle 21204
Evan Black	500 Murdock Rd. 21212.

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
Mr. & Mrs. Carl Peterson Jr.	4508 Rockrham Church Rd 21204
Barbara Groth	96 Padonia Rd, Timonium, Md 21093
James Noel	8506 Old Harford Rd 21234
Christine P. Stevens	8618 Chelsea Bridge Way 21208
Lyn Harrapedes	820 Kenilworth Drive 21204
Theodore Rackliffe	1101 Perry Crest Dr 21204
Virginia Merchant	3330 Hartford Rd 21234

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS (Nobel Price nominee Cabrillo Army)
Mr. Daniel T. (Margaret Hargant Zassenhaus)	
Edward Canavan	1038 MARLEIGH CIR. 21204
[illegible] Falone	1040 Marleigh Cir. 21204
Nancy Sisco	1042 Marleigh Circle
Betty L. Caelly	1045 Marleigh Circle
Warren J. Caelly	1042 Marleigh Circle
Diana Wilson	8515 Kings Ridge

MAP NE-11A
3C
E.D. 9
DATE 1-15-87
200 ✓
1000
DP

Baltimore County, Maryland
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 494-3554

86-363-SPH
Item #247

Date of Hearing: 3-24-86

[John & Bill Represents Balto Co.]

86-363-SPH
Item #247

b a

IN RE: PETITION SPECIAL HEARING
Beginning 244' SW of the centerline of York Road, 305' SE of the centerline of West Road - 9th Election District
Baltimore County, Maryland,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-363-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a use permit for off-street parking in a residential zone, as more particularly shown on Petitioner's Exhibit 2.

The Petitioner, by its Contract Purchaser, Frank Tselepis, part owner, appeared and testified and was represented by Counsel. George E. Gavrelis, an expert planner, testified on behalf of the Petitioner. John and Daniel Armstrong, Armstrong Animal Hospital, adjacent property owners to the east on York Road, testified and were represented by Counsel. Daniel Mulheran, Ruck Funeral Homes, owner of property across West Road, also appeared and expressed some concern, although not in opposition. Mr. Mulheran was concerned about the potential access from West Road to the instant site. Both sides agreed that the issue will be properly resolved before the County Review Group.

Testimony indicated that the subject property, zoned D.R.5.5, is adjacent to B.R.-zoned property owned by the Contract Purchaser, which borders West Road in Towson. The Contract Purchaser proposes to construct a hotel, offices, and a commercial center on the B.R.-zoned property, which will need up to 800 parking spaces, only 400 of which can be provided on the site. It is purchasing approximately two acres zoned D.R.5.5 to the rear of the site from Baltimore County, which has declared the property surplus, in order to construct a two-level parking deck on approximately 1.6 acres of the site, thereby providing a maximum of 400 spaces.

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

b a

The Armstrongs originally testified in opposition, but finally acquiesced, provided appropriate screening is provided. They discussed the issue with the Contract Purchaser and have reached agreement.

The Petitioner seeks relief from Section 409.4, pursuant to Sections 500.7 and 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the use of the terms "use permit" and "special exception" are intended to be interchangeable and that the import of either is the same. See Hofmeister v. Frank Realty Co., 373 A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception. Therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

It is also clear that the BCZR permits the use requested by the Petitioner in a D.R. zone by special permission. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 2 would have any adverse impact above and beyond that inherently associated with such a special exception use,

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham

o a

irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the requested relief should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of June, 1986, that the use permit for off-street parking in a residential zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Contract Purchaser shall provide appropriate landscaping along the common boundary lines with the Armstrong Animal Hospital, as determined by and between the parties.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

cc: Julius W. Lichter, Esquire
Douglas Windsor Biser, Esquire
Mr. Daniel Mulheran
People's Counsel

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

o a

IN RE: PETITION SPECIAL HEARING
beginning 244' SW of the centerline of York Road, 305' SE of the centerline of West Road - 9th Election District
Baltimore County, Maryland,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-363-SPH

* * * * * * * * * * *

ORDER

The above-referenced matter having had a hearing on March 24, 1986, and after taking testimony and evidence, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1986, that the Petitions filed herein be held SUB CURIA pending the filing of a detailed site plan which shall reflect the proposed use of the commercially-zoned property for which the proposed request is to serve.

It is FURTHER ORDERED that upon proper notice to all Protestants, a new hearing date shall be scheduled without further advertising or posting.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Julius W. Lichter, Esquire
Douglas Windsor Biser, Esquire
Mr. Daniel Mulheran
People's Counsel

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

o o

PETITION FOR SPECIAL HEARING

9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use permit for additional ground level and deck parking in a D.R. 5.5 Zone

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

o o

RE: PETITION FOR SPECIAL HEARING
S 31° 47 min. & 46 sec., E 305' and S 58° 12 min. and 14 sec., W 244' from the Intersection of the C/L of York Rd. and West Rd., 9th District
BALTIMORE COUNTY, MARYLAND, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-363-SPH

: : : : : : :

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Walter J. Rasmussen, Chief, Bureau of Land Acquisition for Baltimore County, County Office Building, 111 W. Chesapeake Ave., Towson, MD 21204, Petitioner; Peter G. Angelos, General Partner, West York Limited Partnership, 5905 Harford Rd., Baltimore, MD 21224, Contract Purchaser; and Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Ave., Towson, MD 21204.

Peter Max Zimmerman

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Karen Covelly	1046 Marleigh Circle
Neal Covelly	1046 Marleigh Circle
Steve Ware	1048 Marleigh Circle
Reginald C. Ware	1048 Marleigh Circle
Stefanie Czapiewski	1050 Marleigh Circle
Louise A. Burden	1052 Marleigh Cir
Tony Cole	1463 Marigold Terr Ave

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SIGNATURE	ADDRESS
N. N. Wolfe	1056 Marleigh Cir.
Joe G. Hairston	1049 Marleigh Circ.
Mel Gresham	1041 Marleigh Circle
Stater Kafora	1031 Marleigh Circle
Dan Worthington	1025 Marleigh Circle
S. Gloyd	1419 Marleigh Cir.
John Swope	1330 Heather Hill Rd.
Douglas Parker	6902 Orchard Cir

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SIGNATURE	ADDRESS
Judith Doniffer	15 Bidford Ct 21234
Jo Brewer	40 Acorn Ct. 21204
Joyce Sturm	622 Valley Lane 21204
Dale Hein	8315 Lord Baltimore Blvd 21204
Tom Card	91 E. Forge Rd 21204
Judith A. Wolfe	1309 Margarette Ave 21204

PETITION IN OPPOSITION

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1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

3. Maintenance of the property in its present state with continued ownership by Baltimore County is in the best interests of the citizens of Baltimore County in that same provides recreational opportunities for the residents of the area and provides the youth of the area with an ideal adjunct to the existing recreational areas maintained immediately adjacent to the site by Baltimore County.

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Jerry Jeu	800 Maple Ct Bel Air 21235
J. Castanis	118 Cartridge Rd 21093
Sandra Riley	100 E. Melrose Ave, Balt 21212
J. Marshall Ament	1110 Overbrook Rd 21239
R. A. Ament	1410 Clark Ave. 21093
I B Andrews	9 Nightingale Way 21234

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SIGNATURE	ADDRESS
Sonya Salter	1507 Melton Rd. Sutherville
Carolyn C. Priest	236 Gunwood Rd
Richard J. Wm	6901 Mansonsone Way Rd 21212
[illegible]	6 Smithaven Court 21204
Nancy E. Bennett	1 Valley Path 21030
Morris Huntley	238 Padonia Rd, LUTHERVILLE

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SIGNATURE	ADDRESS
Charlene A. Malloy	27 E. Seminary Ave
Frank Smith	13 Caven Dr. 21093
Paul J. Hoffman	7827 Oakleigh Rd. 21234
Suzanne M. Crockett	2012 Dulaney Valley Rd. 21093
Emily E. Price	1167 Charlestown Way 21204
D. H. Hall	#3 Castlegate Ct.

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SIGNATURE	ADDRESS
Peter Zahn	7 Rushmore Ct
Benjamin E. Cliff	Benjamin's Food. 806 Jen Smith Dr. 21204
[illegible]	1222 Carmouth Rd 21093
Wally Zeigler	7353 Yorktowne Dr 21204
Erin Blind	1017 Marleigh Cir. 21204
Cyndi Mitchell	3 Stonewain Ct. 21204

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SIGNATURE	ADDRESS
Susan B. Addis III	826 Kenilworth Drive
Robert C. Shoaf	616 REGESTER AVE
John M. Kirkpatrick	6702 Sherwood Rd.
Kathleen F. Schenck	317 Hickersham Rd
Nancy L. Whitney	11017 Charles View Way 21030
Robert Lewis Leming	10302A Golding Dr Cockeysville MD 21030

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SIGNATURE	ADDRESS
Mary E. Engvall	742 Bridgemore Terrace-Kenilworth Dr.
John YACOUB	1 Ken Lori Ct, Towson MD 21204
DAVE RICE	8311 PLEASANT PLAINS RD.
Thomas L. Slosek	5 Shiremore Ct
Lisa Harris	3 Nightingale Way
Barbara Saltzman	830 Kenilworth Dr.

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SIGNATURE	ADDRESS
Roy Kelly	668 RODGAN TERRACE
Rod Bowgit	810 Sol Thom Blvd
Edw. C. Schmidbauer Jr	1724 WYCLIFFE AVE
Vernon C. Mellott	8010 Loper Rd 21234
Betty Ann Groocho	8833 Olwyn Rd 21234
Carol Sellers	7702 Victory Ave.

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SIGNATURE	ADDRESS
Kathleen Yacoub	6 Thorpe Circle Cockeysville MD
Mary Kennedy	8 Hollis Windsor Dr " "
Paige Sellz	11 Sleepy Tree Pl. Cockeysville
Jaqui Jodar	243 Ridge Ave Towson
Susan Wellen	2311 Salem V. Mary Rd
Lynn Cole	147 Hopkins Rd 21212

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SIGNATURE	ADDRESS
Susan Clark	5223 Putney Way - 2B12
Janet Lubar	7801 Old Harford Rd 21234
Lisa Dolyn	1103 Hickorybush LN. off Imway
Sybille Koch	4-6 Cedar Tree Ct. 21030
Donald Kuhn	1023 York Rd Towson 21204

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

PAUL H. REINCKE
CHIEF

January 10, 1986

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore County (West York Ltd. Partnership)
Location: 244' SW York Road, 305' SE of centerline West Rod
Item No.: 247 Zoning Agenda: Meeting of 1-7-86

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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: Capt. Joseph Kelly 1-10-86
Planning Group
Special Inspection Division

Noted and Approved: John E. O'Neill
Fire Prevention Bureau

/mb

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

February 11, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 247 Zoning Advisory Committee Meeting are as follows:

Property Owner: Baltimore County (West York Limited Partnership)
Location: 244' SW of York Road, 305' SE of c/l West Road
Districts 9th.

APPLICABLE ITEMS ARE CIRCLED:

(A) 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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction. Razing permits shall be required to remove existing buildings.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

NOTE FIREWALLS (E) All Tea Groupe 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, Tea Groupe require a one hour wall if 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 1.27, Section 1106.3 and Table 1107. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 Tea Groupe are from Tea _____ to Tea _____, or to Mixed Uses _____, _____, _____. See Section 312 of the Building Code.

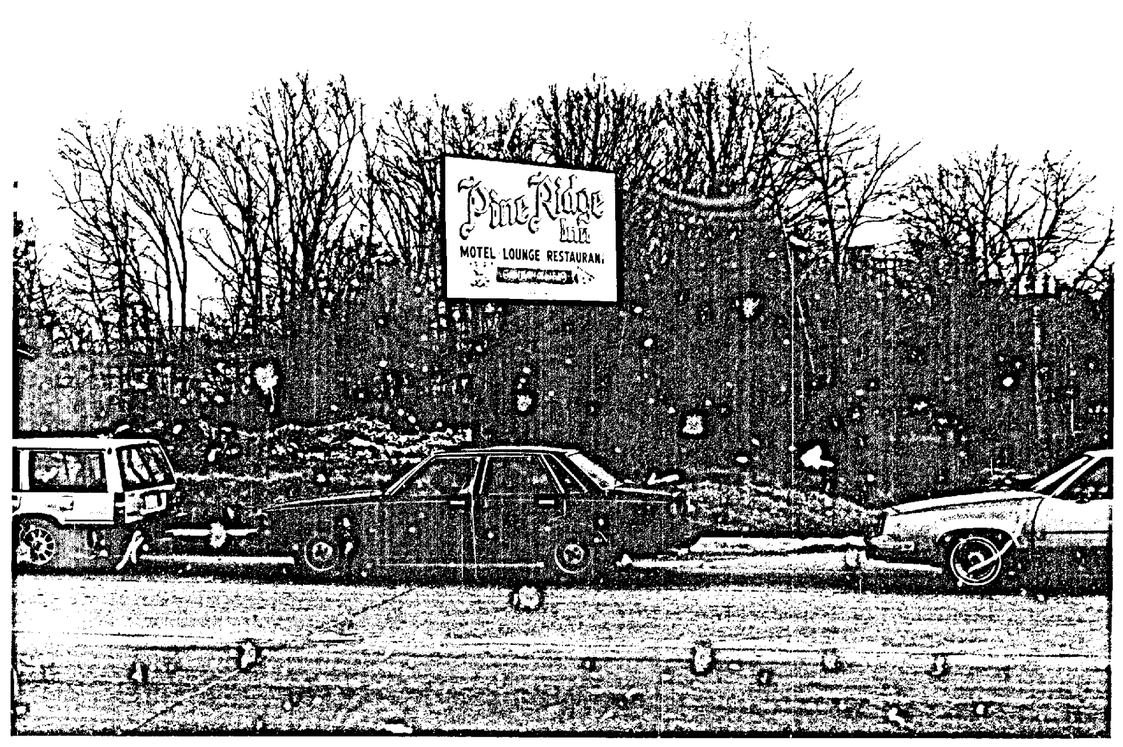
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

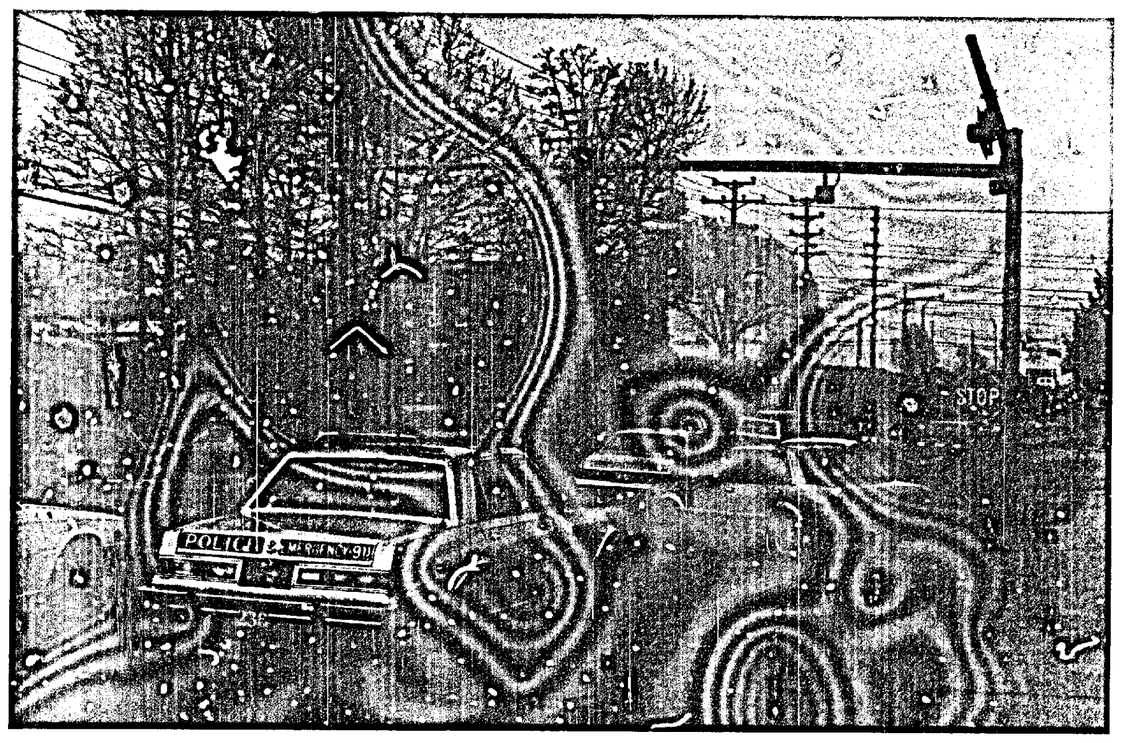
(J) Comments: Setbacks from property lines will govern the type of construction required and possible use groups of the proposed structure. The designer may wish to discuss this further with this office as the data submitted is very limited.

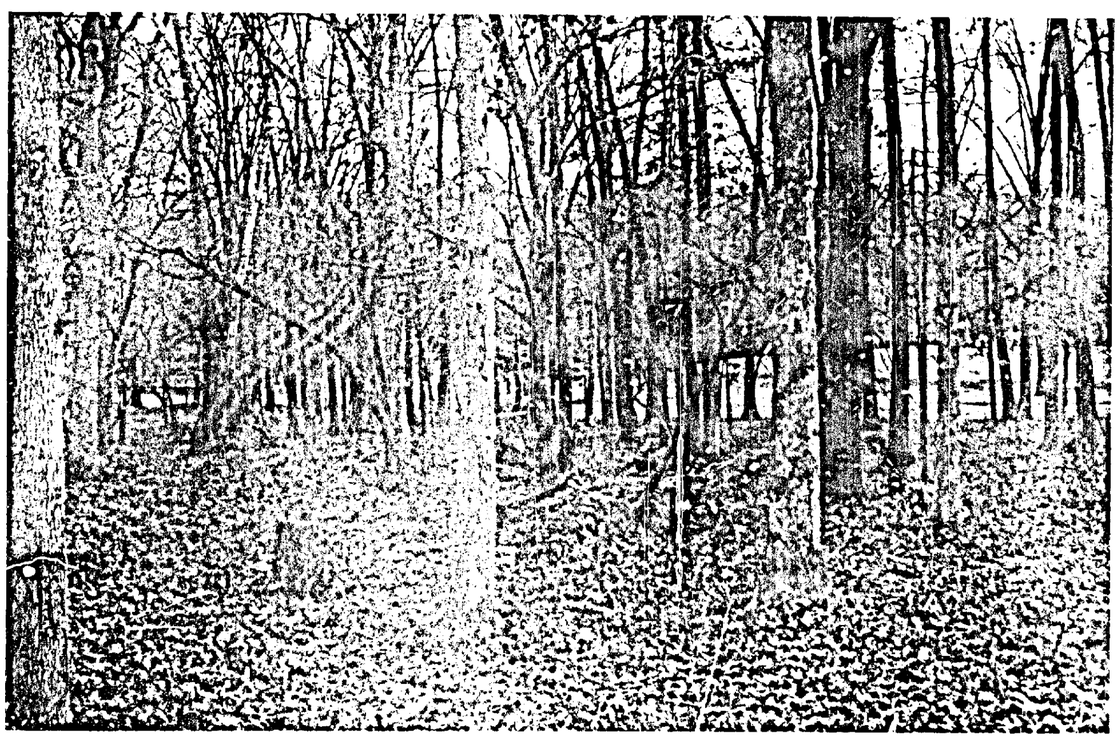
K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

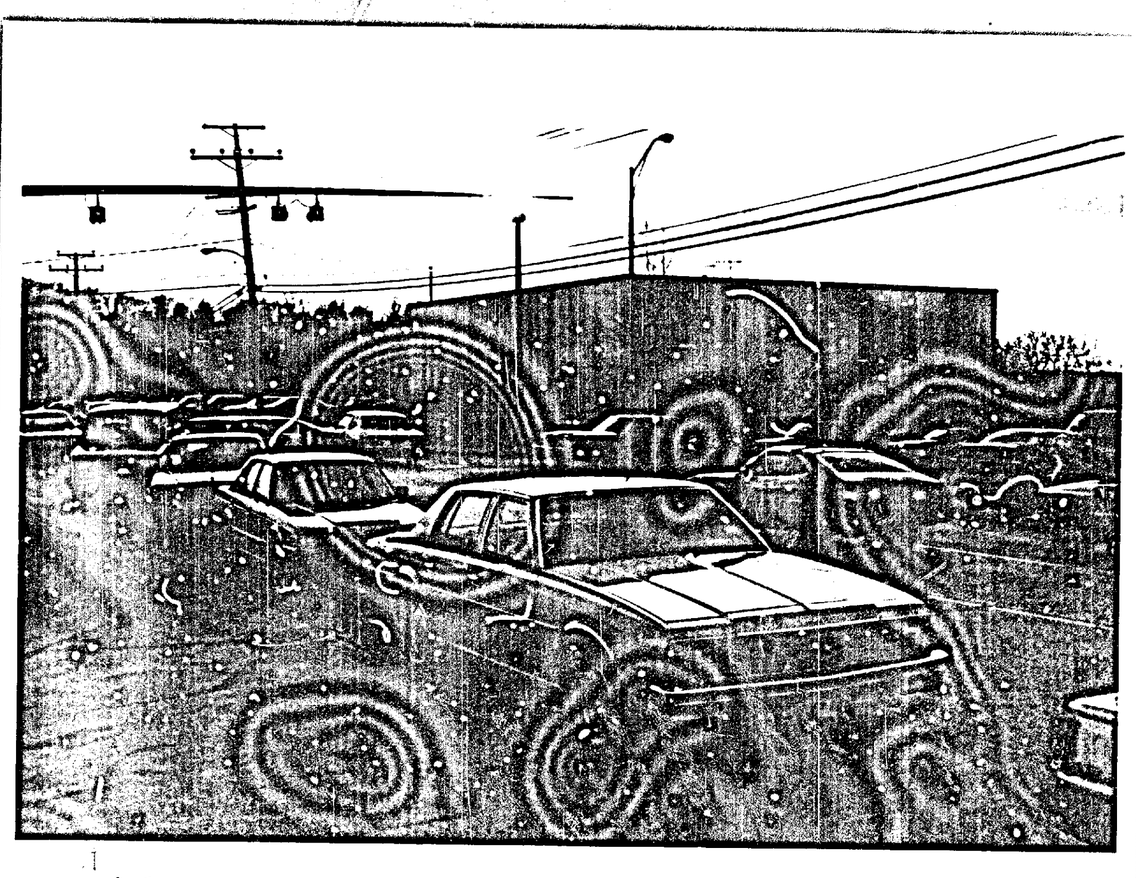
Charles E. Burnham, Chief
Building Plans Review

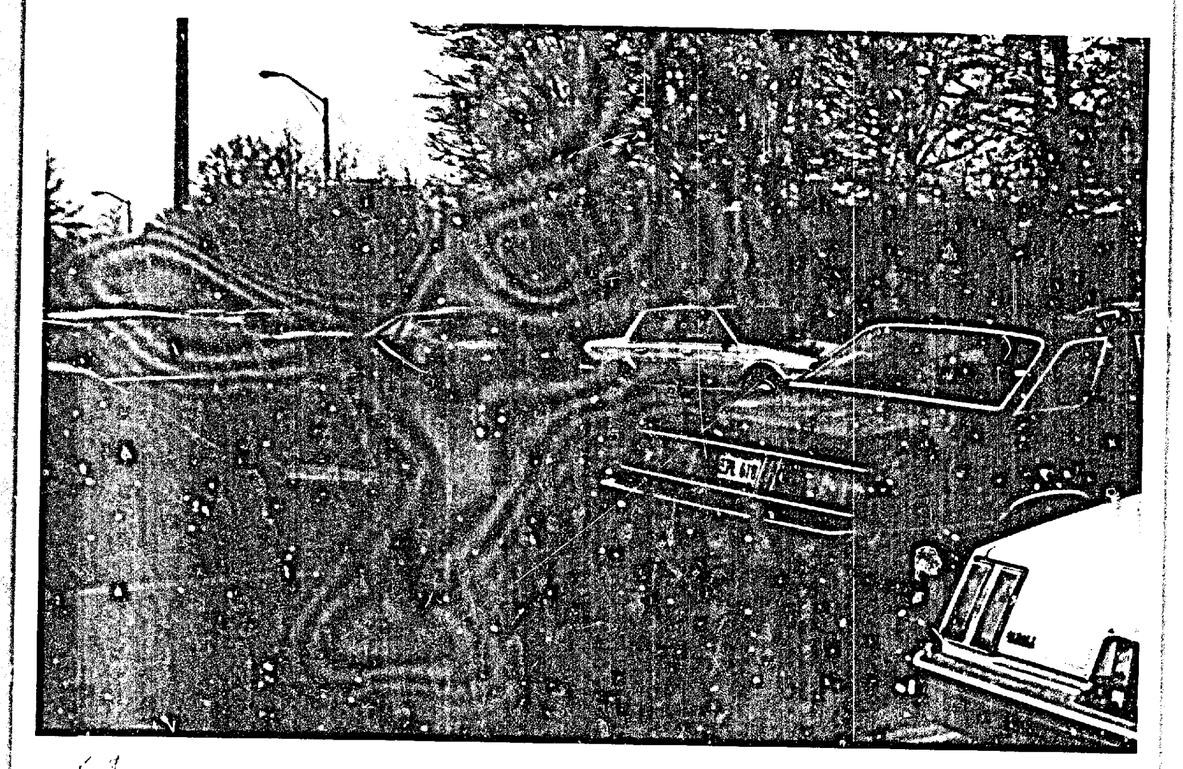
1/22/86


Pine Ridge
Inn
MOTEL LOUNGE RESTAURANT

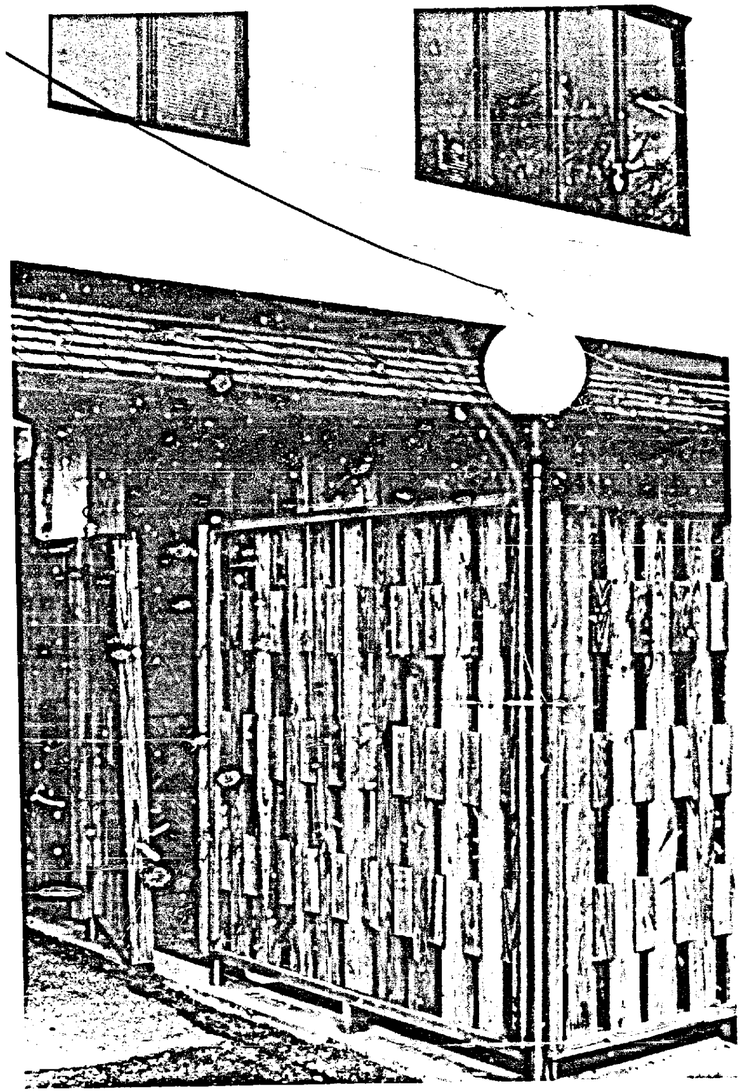

POLICE
STOP

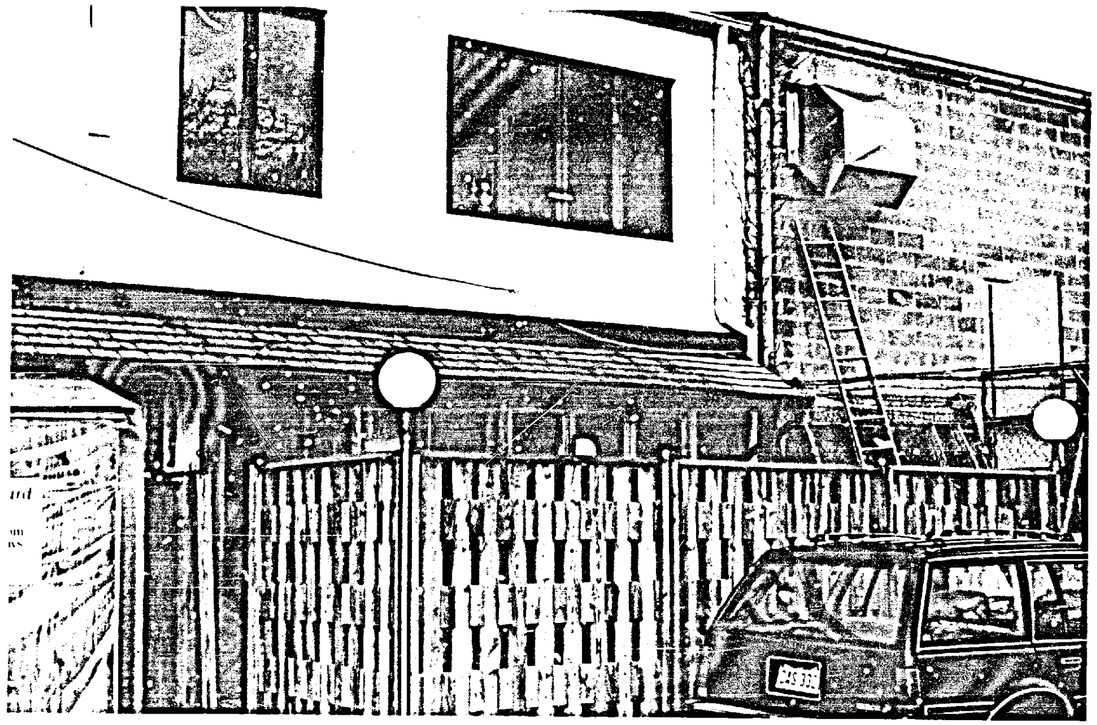


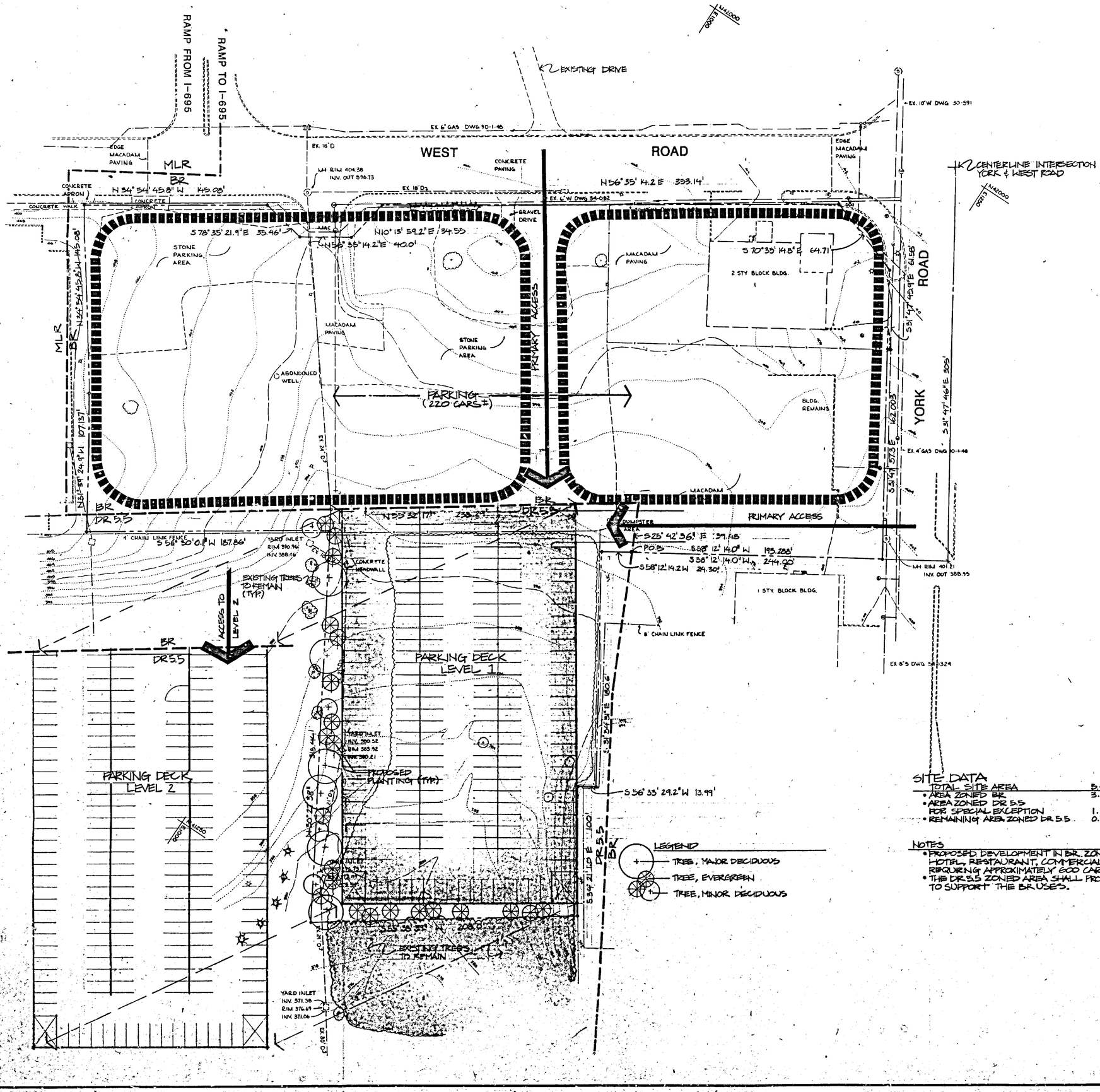




Post (x2)







LOCATION MAP
SCALE 1"=4000'

Notes Relating To Section 409.4

A. The land which is the subject of this petition adjoins the businesses to be located in the BR zone component of the petitioner's property.

B. Only passenger vehicles, excluding busses, shall use the requested parking area.

C. No loading, service, or any use other than passenger car parking shall be permitted.

D. Lighting shall be arranged as to location, direction, glare and intensity so as to not shine or reflect on adjoining premises.

E. Screening and landscaping shall be provided in accordance with the provisions of the adopted Landscape Manual.

F. All parking and maneuvering surfaces shall be paved and properly drained.

G. Parking and access thereto shall be as shown generally on this plat, but final details shall be established by approved plans for the component BR portion of the petitioner's property.

H. Hours of operation shall be 24 hours daily to service the commercial uses in the component, adjoining BR zone.

PETITIONER'S EXHIBIT 1

SITE DATA

TOTAL SITE AREA	5.0549 ACRES
• AREA ZONED BR	3.4525
• AREA ZONED DR 5.5 FOR SPECIAL EXCEPTION	1.5558
• REMAINING AREA ZONED DR 5.5	0.0566

NOTES

- PROPOSED DEVELOPMENT IN BR. ZONE SHALL BE HOTEL, RESTAURANT, COMMERCIAL, OFFICE, THEATRES REQUIRING APPROXIMATELY 600 CARS.
- THE DR 5.5 ZONED AREA SHALL PROVIDE 380± CARS TO SUPPORT THE BR USES.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

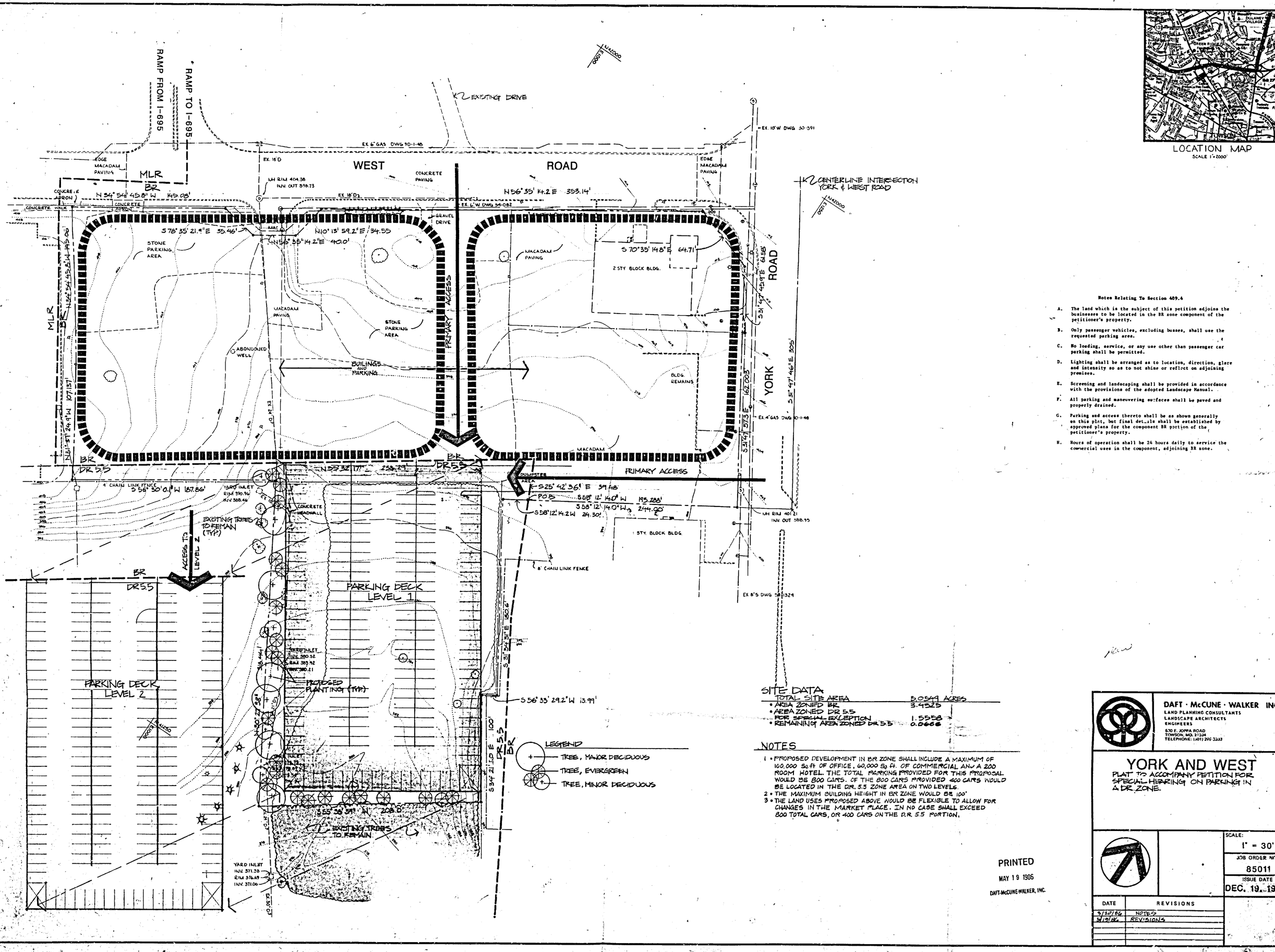
YORK AND WEST

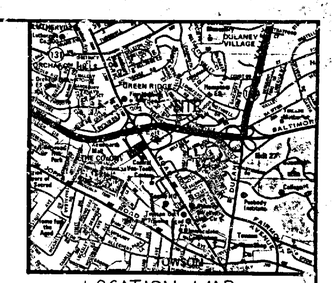
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE

SCALE: 1" = 30'
JOB ORDER NO. 85011
ISSUE DATE: DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES

PRINTED
MAR 21 1986
DAFT-McCUNE-WALKER, INC.





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• AREA ZONED DR 5.5 FOR SPECIAL EXCEPTION	1.5558
• REMAINING AREA ZONED DR 5.5	0.0666

NOTES

1. PROPOSED DEVELOPMENT IN BR ZONE SHALL INCLUDE A MAXIMUM OF 100,000 SQ. FT. OF OFFICE, 60,000 SQ. FT. OF COMMERCIAL AND A 200 ROOM HOTEL. THE TOTAL PARKING PROVIDED FOR THIS PROPOSAL WOULD BE 800 CARS. OF THE 800 CARS PROVIDED 400 CARS WOULD BE LOCATED IN THE DR. 5.5 ZONE AREA ON TWO LEVELS.
2. THE MAXIMUM BUILDING HEIGHT IN BR ZONE WOULD BE 100'
3. THE LAND USES PROPOSED ABOVE WOULD BE FLEXIBLE TO ALLOW FOR CHANGES IN THE MARKET PLACE. IN NO CASE SHALL EXCEED 800 TOTAL CARS, OR 400 CARS ON THE D.R. 5.5 PORTION.

PRINTED
MAY 19 1986
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
870 E. JOPPA ROAD
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TELEPHONE: (301) 296 3333

YORK AND WEST

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A D.R. ZONE.

SCALE: 1" = 30'
JOB ORDER NO. 85011
ISSUE DATE: DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES
5/19/86	REVISIONS

RAMP FROM I-695

RAMP TO I-695

EXISTING DRIVE

EX 6" GAS DWG 90-1-48

EX. 10"W DWG 30-591

EDGE MACADAM PAVING

EX 18"D

WEST ROAD

CONCRETE PAVING

LH RIM 404.38
INV. OUT 396.73

N56° 35' 14.2" E 353.14'

EDGE MACADAM PAVING

CENTERLINE INTERSECTION YORK & WEST ROAD

EX 6"W DWG 34-082

M.L.R. BR

N34° 54' 45.8" W 145.08'

CONCRETE APRON

CONCRETE WALK

GRAVEL DRIVE

S 78° 35' 21.9" E 35.46'

M.A.C.

N10° 13' 59.2" E 34.55

N56° 35' 14.2" E 40.0'

STONE PARKING AREA

MACADAM PAVING

S 70° 35' 14.8" E 64.71'

2 STY BLOCK BLDG.

S31° 47' 43.9" E 64.58'

YORK ROAD

PRIMARY ACCESS

ABANDONED WELL

BUILDINGS AND PARKING

BLDG REMAINS

S31° 47' 57.3" E 162.003'

S31° 47' 46" E 305'

EX 4"GAS DWG 10-1-48

BR DR 5.5

N55° 32' 17" E 238.29'

MACADAM

PRIMARY ACCESS

DUMPSTER AREA

S25° 42' 36" E 39.48'

P.O.B.

S58° 12' 14.0" W 195.288'

S58° 12' 14.0" W 244.90'

S58° 12' 14.2" W 29.30'

1 STY. BLOCK BLDG.

MH RIM 401.21
INV. OUT 388.95

4' CHAIN LINK FENCE

S 56° 30' 01.8" W 187.86'

YARD INLET
RIM 390.96
INV 388.46

CONCRETE HEADWALL

EXISTING TREES TO REMAIN (TYP.)

ACCESS TO LEVEL 2

8' CHAIN LINK FENCE

EX 8"S DWG 58-1329

PARKING DECK LEVEL 1

PARKING DECK LEVEL 2

YARD INLET
INV. 380.52
RIM 383.92
INV. 380.21

PROPOSED PLANTING (TYP.)

S 56° 33' 29.2" W 13.99'

S 34° 21' 10" E 100'

DR 5.5 BR

S55° 58' 39" W 206.0'

EXISTING TREES TO REMAIN

YARD INLET
INV. 371.38
RIM 376.69
INV. 371.06

EX 36"CP

LEGEND

- TREE, MAJOR DECIDUOUS
- TREE, EVERGREEN
- TREE, MINOR DECIDUOUS

Notes Relating To Section 409.4

A. The land which is the subject of this petition adjoins the businesses to be located in the BR zone component of the petitioner's property.

B. Only passenger vehicles, excluding busses, shall use the requested parking area.

C. No loading, service, or any use other than passenger car parking shall be permitted.

D. Lighting shall be arranged as to location, direction, glare and intensity so as to not shine or reflect on adjoining premises.

E. Screening and landscaping shall be provided in accordance with the provisions of the adopted Landscape Manual.

F. All parking and maneuvering surfaces shall be paved and properly drained.

G. Parking and access thereto shall be as shown generally on this plat, but final details shall be established by approved plans for the component BR portion of the petitioner's property.

H. Hours of operation shall be 24 hours daily to service the commercial uses in the component, adjoining BR zone.

SITE DATA

TOTAL SITE AREA	5.0549 ACRES
• AREA ZONED BR	3.4925
• AREA ZONED DR 5.5	1.5558
FOR SPECIAL EXCEPTION	
• REMAINING AREA ZONED DR 5.5	0.0066

NOTES

1. PROPOSED DEVELOPMENT IN BR ZONE SHALL INCLUDE A MAXIMUM OF 100,000 Sq. Ft. OF OFFICE, 60,000 Sq. Ft. OF COMMERCIAL AND A 200 ROOM HOTEL. THE TOTAL PARKING PROVIDED FOR THIS PROPOSAL WOULD BE 800 CARS. OF THE 800 CARS PROVIDED 400 CARS WOULD BE LOCATED IN THE DR. 5.5 ZONE AREA ON TWO LEVELS.
2. THE MAXIMUM BUILDING HEIGHT IN BR ZONE WOULD BE 100'
3. THE LAND USES PROPOSED ABOVE WOULD BE FLEXIBLE TO ALLOW FOR CHANGES IN THE MARKET PLACE. IN NO CASE SHALL EXCEED 800 TOTAL CARS, OR 400 CARS ON THE D.R. 5.5 PORTION.

PETITIONER'S EXHIBIT 2

PRINTED
JUN 11 1986
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
839 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296 3333

YORK AND WEST

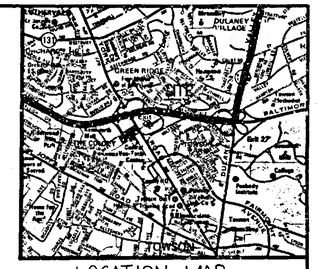
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE.

SCALE: 1" = 30'

JOB ORDER NO. 85011

ISSUE DATE DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES
4/21/86	REVISIONS
6/3/86	ITEMS ADDED NE. SIDE OF DECK



RAMP FROM I-695

RAMP TO I-695

EXISTING DRIVE

EX 6" GAS DWG 90-1-48

EX. 18" D

WEST ROAD

EX 10" W DWG. NO 591

EDGE MACADAM PAVING

MLR BR

LH RIM 404.38
INV. OUT 396.73

CONCRETE PAVING

N 56° 35' 14.2" E 353.14'

CENTERLINE INTERSECTION YORK & WEST ROAD

CONCRETE APRON

CONCRETE WALK

N 34° 54' 45.8" W 145.08'

EX 18" D

EX 6" W DWG 34-082

GRAVEL DRIVE

S 78° 35' 21.9" E 55.46'

N10° 15' 59.2" E 34.55

N56° 35' 14.2" E 40.0'

STONE PARKING AREA

MACADAM PAVING

S 70° 35' 14.8" E 64.71'

2 STY BLOCK BLDG.

S 31° 47' 45.9" E 61.65'

YORK ROAD

MLR BR N 34° 54' 45.8" W 145.08'

MACADAM PAVING

STONE PARKING AREA

PRIMARY ACCESS

ABONDONED WELL

PARKING (220 CARS±)

BLDG. REMAINS

S 31° 47' 46" E 205'

N 61° 29' 49" W 107.15'

S 31° 41' 57.3" E 162.003'

EX 4" GAS DWG 90-1-48

MACADAM

BR DR 5.5

S 55° 32' 17" E 258.21'

DUMPSTER AREA

PRIMARY ACCESS

S 25° 42' 36.1" E 39.48'

P.O.S. S 58° 12' 14.0" W 195.288'

S 58° 12' 14.0" W 244.00'

S 58° 12' 14.2" W 29.30'

4' CHAIN LINK FENCE

S 58° 50' 0.1" W 187.86'

YARD INLET
RIM 390.96
INV. 388.46

CONCRETE HEADWALL

EXISTING TREES TO REMAIN (TYP.)

ACCESS TO LEVEL 2

1 STY. BLOCK BLDG.

MH RIM 401.21
INV. OUT 388.95

6' CHAIN LINK FENCE

BR DR 5.5

PARKING DECK LEVEL 1

EX 8" S DWG 54-1329

S 31° 24' 31" E 160.0'

YARD INLET
INV. 390.32
RIM 393.92
INV. 390.21

PROPOSED PLANTING (TYP.)

PARKING DECK LEVEL 2

S 56° 35' 29.2" W 13.49'

S 34° 21' 10" E 100'

DR 5.5 BR

LEGEND

- TREE, MAJOR DECIDUOUS
- TREE, EVERGREEN
- TREE, MINOR DECIDUOUS

S 55° 32' 17" E 258.21'

EXISTING TREES TO REMAIN

YARD INLET
INV. 371.38
RIM 376.69
INV. 371.06

SITE DATA

TOTAL SITE AREA	5.0549 ACRES
• AREA ZONED BR	3.4525
• AREA ZONED DR 5.5 FOR SPECIAL EXCEPTION	1.5558
• REMAINING AREA ZONED DR 5.5	0.0666

NOTES

- PROPOSED DEVELOPMENT IN BR ZONE SHALL BE HOTEL, RESTAURANT, COMMERCIAL, OFFICE, USES RECEIVING APPROXIMATELY 600 CARS.
- THE DR 5.5 ZONED AREA SHALL PROVIDE 380± CARS TO SUPPORT THE BR USES.

PRINTED
DEC 20 1985
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

YORK AND WEST

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE.

#247
86-363-SPH

SCALE: 1" = 30'
JOB ORDER NO. 8501i
ISSUE DATE DEC. 19, 1985

DATE	REVISIONS

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986

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 March 6, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-363-SPH

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-363-SPH

District 9th — Date of Posting 2/14-28-86

Posted for: Special Hearing

Petitioner: Baltimore County, Maryland

Location of property: Reg. 344' SW of the S/E of York Road & 305' S.E. of the C/L of West Road

Location of Signs: W/S Holden sign West side of York Road approx. 300' south of West Road - 1 sign Special Hearing 193' N/E of Holden sign

Remarks:

Posted by S. J. Beale (Signature) — Date of return: 3-7-86

Number of Signs: 2

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
S 31° 47 min. & 46 sec., E 305' and S 58° 12 min. & 14 sec., W 244' from the intersection of the c/l of York Rd. & West Rd.
9th Election District
Baltimore County, Maryland - Petitioner
Case No. 86-363-SPH

TIME: 10:30 a.m.

DATE: Monday, March 24, 1986

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

Zoning Commissioner
of Baltimore County

#347

PETITION FOR SPECIAL HEARING

86-363-SPH

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the use of the property for additional ground level and deck parking within the DR 5.5 Zone (use permit for parking in a residential zone)

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

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

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.

MAP NW-11B
SC
9
DATE 1-15-87
DR

Contract Purchaser:	Legal Owner(s):
WEST YORK LIMITED PARTNERSHIP (Type or Print Name)	BALTIMORE COUNTY, MARYLAND (Type or Print Name)
By Signature Peter G. Angelos General Partner	By Signature Shirley M. Murphy, Actg. Chief
5905 Harford Road (Address)	SHIRLEY M. MURPHY (Type or Print Name)
Baltimore, Maryland 21224 (City and State)	Signature
Attorney for Petitioner:	c/o Walter J. Rasmussen, Chief Bureau of Land Acquisition County Office Building 494-3252 (Address, Phone No.)
Julius W. Lichter (Type or Print Name)	Towson, Maryland 21204 (City and State)
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
113 Chesapeake Building 305 W. Chesapeake Avenue (Address)	Julius W. Lichter, Esquire (Name)
Towson, Maryland 21204 (City and State)	305 W. Chesapeake Ave. (301) 321-0600 (Address, Phone No.)
Attorney's Telephone No.: (301) 321-0600	Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 19 86, 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 County, on the 24th day of March, 19 86, at 10:30 o'clock

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
DATE 2/24/86
BY

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

No. 016168

DATE 2/24/86 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM Julius Lichter

FOR Filing Fee for Item #347

B 0022 ****10000:a 9268F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986

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 March 5, 1986

TOWSON TIMES,

Publisher

86-363-SPH 38.25

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

86-363-SPH

SALES & LEGAL NOTICES

PETITION FOR SPECIAL EXCEPTION
12th Election District

LOCATION: Southwest Corner Hammonds Ferry Road and Washington Boulevard (3101 Washington Boulevard)

DATE AND TIME: Tuesday, March 25, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for the property for a service garage as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

PETITION FOR SPECIAL HEARING
No Particular Location

SALES & LEGAL NOTICES

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

PETITION FOR VARIANCE

DAFT-McCUNE-WALKER, INC.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301—296-3333

Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

1.556 Acres Parcel for

Zoning Special Exception

200 feet West of York Road, 250 feet South of West Road

Ninth Election District, Baltimore County

Towson, Maryland

Beginning for the same at a point being at the end of the two following courses from the center line intersection of West Road at York Road (1) South 31 degrees 47 minutes 46 seconds East 305.00 feet, and thence (2) South 58 degrees 12 minutes 14 seconds West 244.00 feet to the point of beginning and to the zoning line dividing the BR and DR 5.5. zones, thence leaving said point of beginning and said zoning line and running within the DR 5.5 zone the six following courses viz: (1) South 58 degrees 12 minutes 14 seconds West 24.30 feet, thence (2) South 31 degrees 54 minutes 31 seconds East 180.60 feet, thence (3) South 56 degrees 33 minutes 29 seconds West 13.99 feet, thence (4) North 34 degrees 21 minutes 01 seconds East 100.00 feet, thence (5) South 55 degrees 38 minutes 59 seconds West 203.00 feet, and thence (6) North 30 degrees 27 minutes 31 seconds West 318.44 feet to a point on said line dividing the BR and DR 5.5 zones, thence running along said zoning line the two following courses, viz: (7) North 55 degrees 32 minutes 12 seconds East 238.29 feet, and thence (8) South 25 degrees 42 minutes 36 seconds East 39.48 feet more or less to the point of beginning.

Page 1 of 2

Containing 1.556 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 85011 (OD:L85011)

December 18, 1985

STATE OF MARYLAND — CHARLES E. BURNHAM — No. 7234 — REGISTERED PROPERTY LINE SURVEYOR

Page 2 of 2

Case No. 86-363-SPH

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 19th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Baltimore County, Maryland Received by:
Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

86-363-SPH

5/29/86 Full Set

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

May 29, 1986

HAND DELIVERED

MAY 29 AM

Arnold Jablon, Esquire
Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
York and West Roads
86-363 SPH BALTO. CO., MD.
ITEM NO. 247

Dear Mr. Jablon:

Enclosed herewith you will find a plat for the subject property which has been revised to address your comments made at the hearing on March 24, 1986. The modifications of the plan are changes in the notes in the lower right corner thereof. My client advises me that the modified plan has been exhibited to representatives of the Ruck Funeral Home and the Armstrong Family. I would appreciate your notifying all parties for the rescheduled hearing date at your earliest possible convenience. I would appreciate your setting the date immediately if possible as my client is being pressed to close on the property.

Very truly yours,

Julius W. Lichter

JWL:lsp

Enclosure

cc: Peter Angelos, Esquire

Walter J. Rasmussen, Chief
Bureau of Land Acquisition

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

ARNOLD JABLON
ZONING COMMISSIONER

June 5, 1986

Julius W. Lichter, Esquire
Steinberg, Lichter, Coleman & Rogers
305 West Chesapeake Avenue
Towson, Maryland 21204

Douglas Biser, Esquire
306 West Joppa Road
Towson, Maryland 21204

Mr. Daniel Mulheran
Ruck Funeral Home
5305 Harford Road
Baltimore, Maryland 21214

RE: PETITION FOR SPECIAL HEARING
Beg. 244' SW of the c/l of York Rd., 305' SE of the c/l of West Road
9th Election District
Baltimore County, Maryland - Petitioner
Case No. 86-363-SPH

Gentlemen:

This letter is to confirm the fact that I have set in the above-entitled case for a continued hearing before me in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, for Wednesday, June 11, 1986, at 10:00 a.m.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:med

cc: People's Counsel

86-363-SPH

1/13/86

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

February 12, 1986

FEB 13 AM

Arnold Jablon, Esquire
Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
To Permit Parking in Residential Zone
Petitioners: Baltimore County, Maryland and West York Limited Partnership

Item No. 247

Dear Mr. Jablon:

The above petition was filed on December 26, 1985. My client, West York Limited Partnership, the contract purchaser of the subject property, is a party to a Contract of Sale dated November 20, 1985 with Baltimore County, which sale is conditioned upon receiving zoning approval for parking in a residential zone within 120 days of the date of the contract.

Approximately six weeks have passed since the filing of the petition and a date for hearing has not as yet been set. I would appreciate every effort possible to set the matter in for hearing at the earliest possible date so that my client might comply with the time requirements of the Contract of Sale. Your every assistance in this regard would be greatly appreciated.

Sincerely,

Julius W. Lichter

JWL:lsp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner
Date March 10, 1986

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

SUBJECT Zoning Petition No. 86-363-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1986

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

ooo

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

Mr. Walter J. Rasmussen, Chief
Bureau of Land Acquisition
Baltimore County, Maryland
County Office Building
Towson, Maryland 21204

RE: Item No. 247 - Case No. 86-363-SPH
Petitioner - Baltimore County, Maryland
Special Hearing Petition

Dear Mr. Rasmussen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. 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 (mr)

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary

Hal Kassoff
Administrator

January 9, 1986

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

Att: James Dyer

Re: Baltimore County
Item #247
Property Owner: Baltimore County (West York Lim. Partnership)
Location: 244' SW of York Road (Route 45) 305' SE of centerline West Road
Existing Zoning D.R. 5.5
Proposed Zoning: Spec. Hearing to approve the use of the property for additional ground level and deck parking within the D.R. 5.5 zone
Acres: 1.55
District 9th

Dear Mr. Dyer:

On review of the submittal of 12/19/85, and field inspection, the State Highway Administration offers the following comments.

We find the proposed primary access from West Road opposite the entrance to the Funeral Home and the primary access from York Road at the northbound left turn median break generally acceptable.

Be advised this approval is conceptual and geometric design for the West Road and York Road access must be reviewed and approved prior to S.H.A. Access Permit.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

MARCH 3, 1986

Re: Zoning Advisory Meeting of JANUARY 7, 1986
Item # 247
Property Owner: BALTIMORE COUNTY (WEST YORK LIMITED PARTNERSHIP)
Location: 244' SW OF YORK RD, 305' SE OF C WEST ROAD.

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.

(X) 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; therfore 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 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on _____.
(X) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
( ) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. 247 -ZAC- Meeting of January 7, 1986
Property Owner: Baltimore County (West York Limited Partnership)
Location: 244' SW of York Road, 305' SE of centerline West Rd.
Existing Zoning: Special Hearing to approve the use of the property for additional ground level and deck parking within the D.R. 5.5 zone
Proposed Zoning:

Acres: 1.55
District: 9th

Dear Mr. Jablon:

This site is located at a very critical intersection and care must be exercised in the development of the site.

The entrance to the site on West Road must be opposite the ramps to I-695. West Road should be widened to provide another 12' wide lane. The entrance on York Road may require redesign.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/hld

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

3. Maintenance of the property in its present state with continued ownership by Baltimore County is in the best interests of the citizens of Baltimore County in that same provides recreational opportunities for the residents of the area and provides the youth of the area with an ideal adjunct to the existing recreational areas maintained immediately adjacent to the site by Baltimore County.

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Doris C. Farley	801 Shawn Ct. Towson, Md.
Betty M. Russell	903 Cloisters Rd Balto, MD 21239
Cecile Curtiss	1210 Robin Hood Circle Towson, Md.
[illegible]	[illegible] Ct 21204

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SIGNATURE	ADDRESS
Emma H. Laudeman	1506 East Joppa Road 21204
Mr Miss Armstrong	1030 York Rd 21204, 21204
James "Pat" Cafiero	681 Bridgeman Terrace
Dorothy Crawford	854 Pheasant Thins Road Towson, Md 21204
Frieda F. Morgan	1837 Kenilworth Rd Towson, Md 21204
David Langston	Towson 21204 1042 Kenilworth Dr.

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SIGNATURE	ADDRESS
James H. Morgan	J & M Imported Auto
Don Henry	D & C Auto Repair Inc.
Lowell Nash	Lowell's Garage
Benson Z. Raver, Jr.	Raver's Meats 1028 York Rd.
Robert C. Barker	1024 York Rd. Automotive Enterprises Inc
Bill Wolfe Jr.	1012½ York Rd
Andrew M. Woods	1013½ York Rd.

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SIGNATURE	ADDRESS
Kenneth McKinney	2104 Old Fire Rd 21093
Clara Crowell	1010 Greenacre Rd.
[illegible]	844 Hunter Rd 21093

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SIGNATURE	ADDRESS
Harriet H. Ruth	1018 Marleigh Circle
Doris Dorsey	1030 Marleigh Circle
Martha J. Hooks	1020 Marleigh Circle
Brian M. Morgan	1027 Marleigh Circle
Thomas E.K. McCleary	1027 Kenilworth Drive
Mary L. Crane	" "
Lawrence C. Dysa	1500 Cottage La, 21204

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SIGNATURE	ADDRESS
Rita P. Hundley	1008 Marleigh Circle 21204
Anna D. Geiger	1018 Marleigh Circle 21204
Jerome Kerivan	1004 Marleigh Circle 21204
A. di Sara	1012 Marleigh Circle 21204
Sarah E. Greene	1014 Marleigh Circle 21204
F.K. Stambrook	1016 Marleigh Circle 21204
Brenda Miller	1821 Blakefield Cir

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SIGNATURE	ADDRESS
Susan London	7 Stevenson Ct
Mark C. Hall	7 Stevenson Ct.
Michael McManus	1009-F Dorrington Ct.
Cathy J. Tate	924 Kenilworth Dr.
Nikki M. Tskouvakos	926 Kenilworth Dr.
Doris Page	1006 Marleigh Circle
Dawn Dsey	1500 Cottage Lane
[illegible]	9-7 Stevenson Manor Rd

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SIGNATURE	ADDRESS
Anna R. von Lunz	524 E. Seminary 21204
Mary Stallenger	8313 Thornton Rd
Richard Hall	7 Watchman Ct. Cockeysville, Md
Dave Ryll	612 Bridgeman Terrace
Robert Bishop	1021 Seminary Ln Timonium, Md 21093
Jerry London MD	7 Stevenson Ct
Jerry Beardsley	6 Chatfield Ct (colony)

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SIGNATURE	ADDRESS
Robert v. Lentz	524 Seminary Ave
J.E. Thompson	7 Limberg Place 21204
Katherine Petersen	314 Alabama Road 21204
H.W. Moulds	8211 Tally Ho Rd 21093
Sharon E. Moulds	8211 Tally Ho Rd 21093
Jack H. Hartleman	8313 Thornton Rd. 21204

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SIGNATURE	ADDRESS
Daniel Lyle	20 Lambeth Bridge Court
~~Frank DiBattista~~	~~20 Lambeth Bridge Court~~
~~Esther DiBattista~~	~~1201 Dublin Court~~
~~Ettie Brancaleone~~	~~1201 Dublin Court~~
~~Cindy DiBattista~~	~~1201 Dublin Court~~
Helen Harrapedes	1201 Windy Lake Ct.
Jimmy Currie	79 Dunkirk Rd.

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William Seppel	520 Walker Ave Apt B, Baltimore Md 21229
Carl Parlaman	100 Fairmount Ave
James Ogden	12 Bonbrook Ct, Towson MD
Wesley Perich	12 Shelbourne Ct, Towson MD.
Cecile Perich	12 Shelbourne Ct Towson MD
Kim Jensen	920 Fairmount Ave

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SIGNATURE	ADDRESS
Adolphus Lee	820 Kenilworth Apt C
Hamma Hyder MD	313 Overlook Ct Pres. AESA Asso. of Ele. School Admin
Frederick R Ray	8 Rodlane 21204
Anne Carroll	6231 Sussex Rd 21204
Carolyn Grumsley	8109 HALTON RD 21204
Linda C Cassell	3405 Mayfield Av Balto 21207
Foster R Reuter	8503 Drumwood Rd. 21204

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R. Donald Hart Jr	721 Overbrook Rd 21212
Scott J. McMahon	2205 Wilkens Ave. 21234
Robert D Ray w/d's	122 Wellesley Rd
John W Armstrong	3rd Stanhope Pl
Norman R. Crawford	1525 Chesmuck Rd 21093
Rosemary Brooks	804 Walker Ave 21212
Tony Raimondi	708 Milldon Rd. 21204

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Lisa J. Armstrong	1030½ York Rd. 21204
D.H. Peterson	1023 Marleigh Cir 21204
Linda Broderick	1026 Marleigh Circle 21204
Jon Ray	1036 Marleigh Cir 21204
Colleen Canavan	1038 Marleigh Cir 21204
Carlemie R. Canavan	1038 Marleigh Circle 21204
Evan Black	500 Murdock Rd. 21212.

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Mr. & Mrs. Carl Peterson Jr.	4508 Rockrham Church Rd 21204
Barbara Groth	96 Padonia Rd, Timonium, Md 21093
James Noel	8506 Old Harford Rd 21234
Christine P. Stevens	8618 Chelsea Bridge Way 21208
Lyn Harrapedes	820 Kenilworth Drive 21204
Theodore Rackliffe	1101 Perry Crest Dr 21204
Virginia Merchant	3330 Hartford Rd 21234

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2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS (Nobel Price nominee Cabrillo Army)
Mr. Daniel T. (Margaret Hargant Zassenhaus)	
Edward Canavan	1038 MARLEIGH CIR. 21204
[illegible] Falone	1040 Marleigh Cir. 21204
Nancy Sisco	1042 Marleigh Circle
Betty L. Caelly	1045 Marleigh Circle
Warren J. Caelly	1042 Marleigh Circle
Diana Wilson	8515 Kings Ridge

MAP NE-11A
3C
E.D. 9
DATE 1-15-87
200 ✓
1000
DP

Baltimore County, Maryland
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 494-3554

86-363-SPH
Item #247

Date of Hearing: 3-24-86

[John & Bill Represents Balto Co.]

86-363-SPH
Item #247

b a

IN RE: PETITION SPECIAL HEARING
Beginning 244' SW of the centerline of York Road, 305' SE of the centerline of West Road - 9th Election District
Baltimore County, Maryland,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-363-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a use permit for off-street parking in a residential zone, as more particularly shown on Petitioner's Exhibit 2.

The Petitioner, by its Contract Purchaser, Frank Tselepis, part owner, appeared and testified and was represented by Counsel. George E. Gavrelis, an expert planner, testified on behalf of the Petitioner. John and Daniel Armstrong, Armstrong Animal Hospital, adjacent property owners to the east on York Road, testified and were represented by Counsel. Daniel Mulheran, Ruck Funeral Homes, owner of property across West Road, also appeared and expressed some concern, although not in opposition. Mr. Mulheran was concerned about the potential access from West Road to the instant site. Both sides agreed that the issue will be properly resolved before the County Review Group.

Testimony indicated that the subject property, zoned D.R.5.5, is adjacent to B.R.-zoned property owned by the Contract Purchaser, which borders West Road in Towson. The Contract Purchaser proposes to construct a hotel, offices, and a commercial center on the B.R.-zoned property, which will need up to 800 parking spaces, only 400 of which can be provided on the site. It is purchasing approximately two acres zoned D.R.5.5 to the rear of the site from Baltimore County, which has declared the property surplus, in order to construct a two-level parking deck on approximately 1.6 acres of the site, thereby providing a maximum of 400 spaces.

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

b a

The Armstrongs originally testified in opposition, but finally acquiesced, provided appropriate screening is provided. They discussed the issue with the Contract Purchaser and have reached agreement.

The Petitioner seeks relief from Section 409.4, pursuant to Sections 500.7 and 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the use of the terms "use permit" and "special exception" are intended to be interchangeable and that the import of either is the same. See Hofmeister v. Frank Realty Co., 373 A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception. Therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

It is also clear that the BCZR permits the use requested by the Petitioner in a D.R. zone by special permission. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 2 would have any adverse impact above and beyond that inherently associated with such a special exception use,

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BY Linda L. Lanham

o a

irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the requested relief should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of June, 1986, that the use permit for off-street parking in a residential zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Contract Purchaser shall provide appropriate landscaping along the common boundary lines with the Armstrong Animal Hospital, as determined by and between the parties.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

cc: Julius W. Lichter, Esquire
Douglas Windsor Biser, Esquire
Mr. Daniel Mulheran
People's Counsel

ORDER RECEIVED FOR FILING
DATE June 16, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

o a

IN RE: PETITION SPECIAL HEARING
beginning 244' SW of the centerline of York Road, 305' SE of the centerline of West Road - 9th Election District
Baltimore County, Maryland,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-363-SPH

* * * * * * * * * * *

ORDER

The above-referenced matter having had a hearing on March 24, 1986, and after taking testimony and evidence, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1986, that the Petitions filed herein be held SUB CURIA pending the filing of a detailed site plan which shall reflect the proposed use of the commercially-zoned property for which the proposed request is to serve.

It is FURTHER ORDERED that upon proper notice to all Protestants, a new hearing date shall be scheduled without further advertising or posting.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Julius W. Lichter, Esquire
Douglas Windsor Biser, Esquire
Mr. Daniel Mulheran
People's Counsel

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY Linda L. Lanham
ADMINISTRATIVE ASSISTANT

o o

PETITION FOR SPECIAL HEARING

9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use permit for additional ground level and deck parking in a D.R. 5.5 Zone

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

o o

RE: PETITION FOR SPECIAL HEARING
S 31° 47 min. & 46 sec., E 305' and S 58° 12 min. and 14 sec., W 244' from the Intersection of the C/L of York Rd. and West Rd., 9th District
BALTIMORE COUNTY, MARYLAND, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-363-SPH

: : : : : : :

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Walter J. Rasmussen, Chief, Bureau of Land Acquisition for Baltimore County, County Office Building, 111 W. Chesapeake Ave., Towson, MD 21204, Petitioner; Peter G. Angelos, General Partner, West York Limited Partnership, 5905 Harford Rd., Baltimore, MD 21224, Contract Purchaser; and Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Ave., Towson, MD 21204.

Peter Max Zimmerman

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Karen Covelly	1046 Marleigh Circle
Neal Covelly	1046 Marleigh Circle
Steve Ware	1048 Marleigh Circle
Reginald C. Ware	1048 Marleigh Circle
Stefanie Czapiewski	1050 Marleigh Circle
Louise A. Burden	1052 Marleigh Cir
Tony Cole	1463 Marigold Terr Ave

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SIGNATURE	ADDRESS
N. N. Wolfe	1056 Marleigh Cir.
Joe G. Hairston	1049 Marleigh Circ.
Mel Gresham	1041 Marleigh Circle
Stater Kafora	1031 Marleigh Circle
Dan Worthington	1025 Marleigh Circle
S. Gloyd	1419 Marleigh Cir.
John Swope	1330 Heather Hill Rd.
Douglas Parker	6902 Orchard Cir

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SIGNATURE	ADDRESS
Judith Doniffer	15 Bidford Ct 21234
Jo Brewer	40 Acorn Ct. 21204
Joyce Sturm	622 Valley Lane 21204
Dale Hein	8315 Lord Baltimore Blvd 21204
Tom Card	91 E. Forge Rd 21204
Judith A. Wolfe	1309 Margarette Ave 21204

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SIGNATURE	ADDRESS
Jerry Jeu	800 Maple Ct Bel Air 21235
J. Castanis	118 Cartridge Rd 21093
Sandra Riley	100 E. Melrose Ave, Balt 21212
J. Marshall Ament	1110 Overbrook Rd 21239
R. A. Ament	1410 Clark Ave. 21093
I B Andrews	9 Nightingale Way 21234

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SIGNATURE	ADDRESS
Sonya Salter	1507 Melton Rd. Sutherville
Carolyn C. Priest	236 Gunwood Rd
Richard J. Wm	6901 Mansonsone Way Rd 21212
[illegible]	6 Smithaven Court 21204
Nancy E. Bennett	1 Valley Path 21030
Morris Huntley	238 Padonia Rd, LUTHERVILLE

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
Charlene A. Malloy	27 E. Seminary Ave
Frank Smith	13 Caven Dr. 21093
Paul J. Hoffman	7827 Oakleigh Rd. 21234
Suzanne M. Crockett	2012 Dulaney Valley Rd. 21093
Emily E. Price	1167 Charlestown Way 21204
D. H. Hall	#3 Castlegate Ct.

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SIGNATURE	ADDRESS
Peter Zahn	7 Rushmore Ct
Benjamin E. Cliff	Benjamin's Food. 806 Jen Smith Dr. 21204
[illegible]	1222 Carmouth Rd 21093
Wally Zeigler	7353 Yorktowne Dr 21204
Erin Blind	1017 Marleigh Cir. 21204
Cyndi Mitchell	3 Stonewain Ct. 21204

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SIGNATURE	ADDRESS
Susan B. Addis III	826 Kenilworth Drive
Robert C. Shoaf	616 REGESTER AVE
John M. Kirkpatrick	6702 Sherwood Rd.
Kathleen F. Schenck	317 Hickersham Rd
Nancy L. Whitney	11017 Charles View Way 21030
Robert Lewis Leming	10302A Golding Dr Cockeysville MD 21030

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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SIGNATURE	ADDRESS
Mary E. Engvall	742 Bridgemore Terrace-Kenilworth Dr.
John YACOUB	1 Ken Lori Ct, Towson MD 21204
DAVE RICE	8311 PLEASANT PLAINS RD.
Thomas L. Slosek	5 Shiremore Ct
Lisa Harris	3 Nightingale Way
Barbara Saltzman	830 Kenilworth Dr.

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SIGNATURE	ADDRESS
Roy Kelly	668 RODGAN TERRACE
Rod Bowgit	810 Sol Thom Blvd
Edw. C. Schmidbauer Jr	1724 WYCLIFFE AVE
Vernon C. Mellott	8010 Loper Rd 21234
Betty Ann Groocho	8833 Olwyn Rd 21234
Carol Sellers	7702 Victory Ave.

PETITION IN OPPOSITION

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SIGNATURE	ADDRESS
Kathleen Yacoub	6 Thorpe Circle Cockeysville MD
Mary Kennedy	8 Hollis Windsor Dr " "
Paige Sellz	11 Sleepy Tree Pl. Cockeysville
Jaqui Jodar	243 Ridge Ave Towson
Susan Wellen	2311 Salem V. Mary Rd
Lynn Cole	147 Hopkins Rd 21212

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

3. Maintenance of the property in its present state with continued ownership by Baltimore County is in the best interests of the citizens of Baltimore County in that same provides recreational opportunities for the residents of the area and provides the youth of the area with an ideal adjunct to the existing recreational areas maintained immediately adjacent to the site by Baltimore County.

4. West Road as it presently exists providing ingress and egress to Kenilworth Drive and I-695 ramps to York Road is severely congested in the afternoon and the creation of the proposed 2-level parking deck would contribute additonal traffic on West Road which would exceed the designed capability of West Road and would worsen the severe traffic condition which presently exists.

5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Susan Clark	5223 Putney Way - 2B12
Janet Lubar	7801 Old Harford Rd 21234
Lisa Dolyn	1103 Hickorybush LN. off Imway
Sybille Koch	4-6 Cedar Tree Ct. 21030
Donald Kuhn	1023 York Rd Towson 21204

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

PAUL H. REINCKE
CHIEF

January 10, 1986

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore County (West York Ltd. Partnership)
Location: 244' SW York Road, 305' SE of centerline West Rod
Item No.: 247 Zoning Agenda: Meeting of 1-7-86

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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: Capt. Joseph Kelly 1-10-86
Planning Group
Special Inspection Division

Noted and Approved: John E. O'Neill
Fire Prevention Bureau

/mb

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

February 11, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 247 Zoning Advisory Committee Meeting are as follows:

Property Owner: Baltimore County (West York Limited Partnership)
Location: 244' SW of York Road, 305' SE of c/l West Road
Districts 9th.

APPLICABLE ITEMS ARE CIRCLED:

(A) 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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction. Razing permits shall be required to remove existing buildings.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

NOTE FIREWALLS (E) All Tea Groupe 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, Tea Groupe require a one hour wall if 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 1.27, Section 1106.3 and Table 1107. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 Tea Groupe are from Tea _____ to Tea _____, or to Mixed Uses _____, _____, _____. See Section 312 of the Building Code.

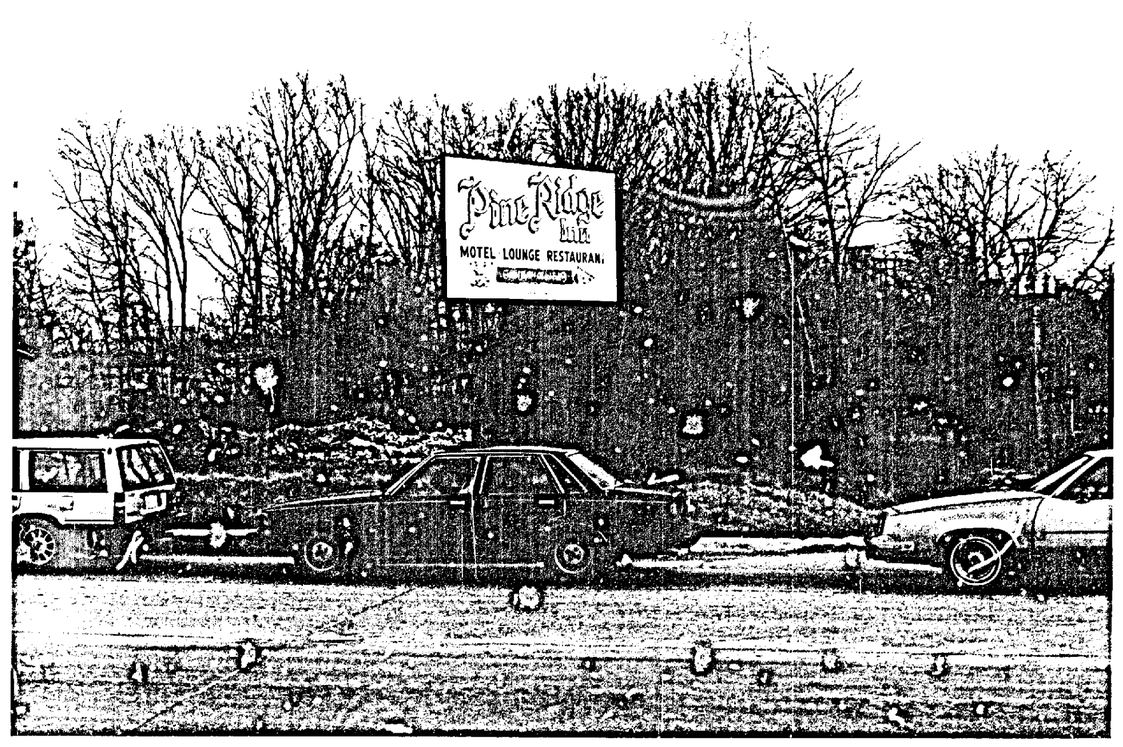
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

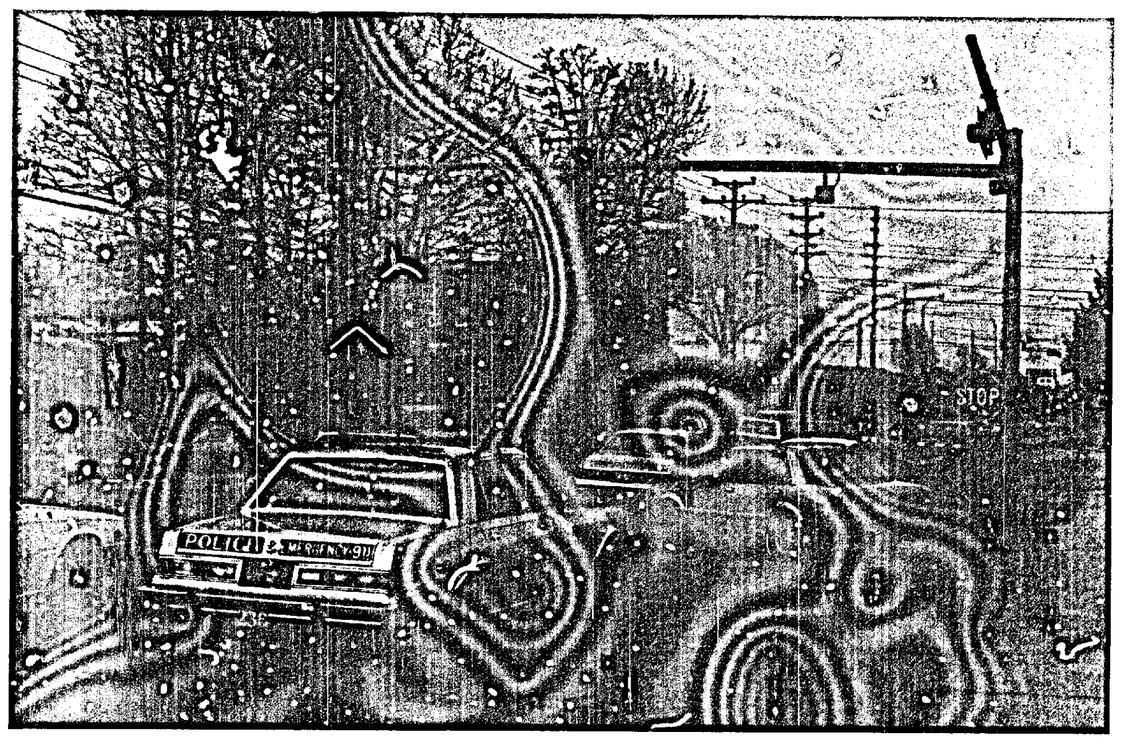
(J) Comments: Setbacks from property lines will govern the type of construction required and possible use groups of the proposed structure. The designer may wish to discuss this further with this office as the data submitted is very limited.

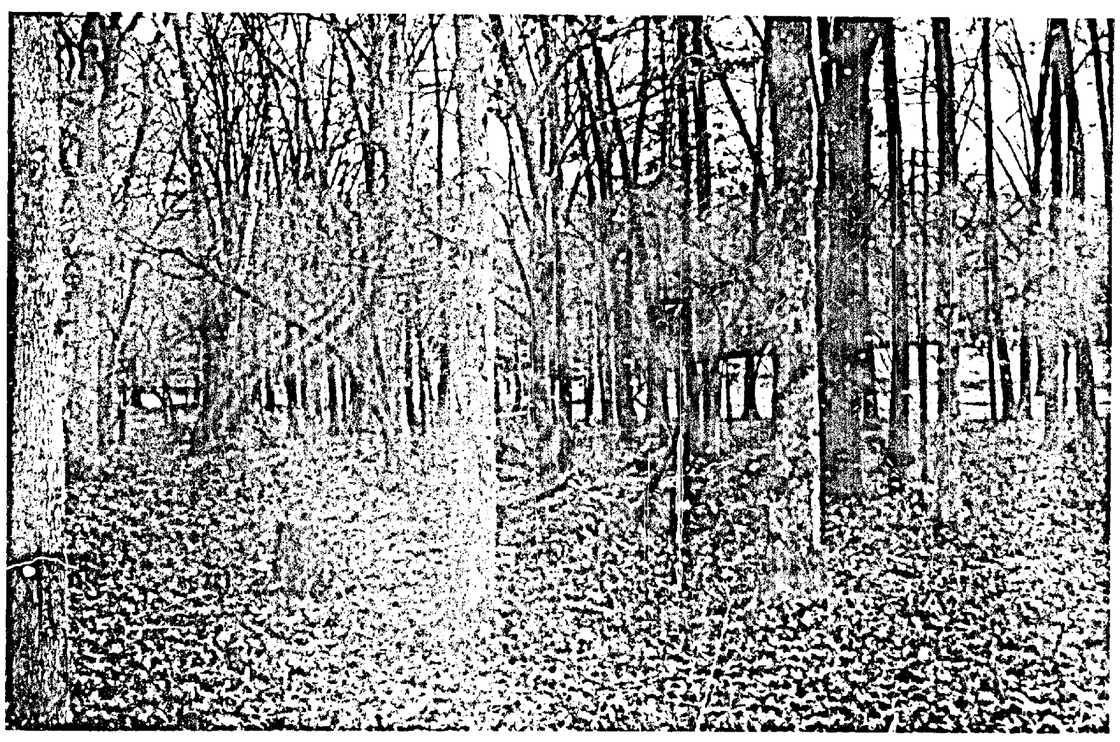
K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

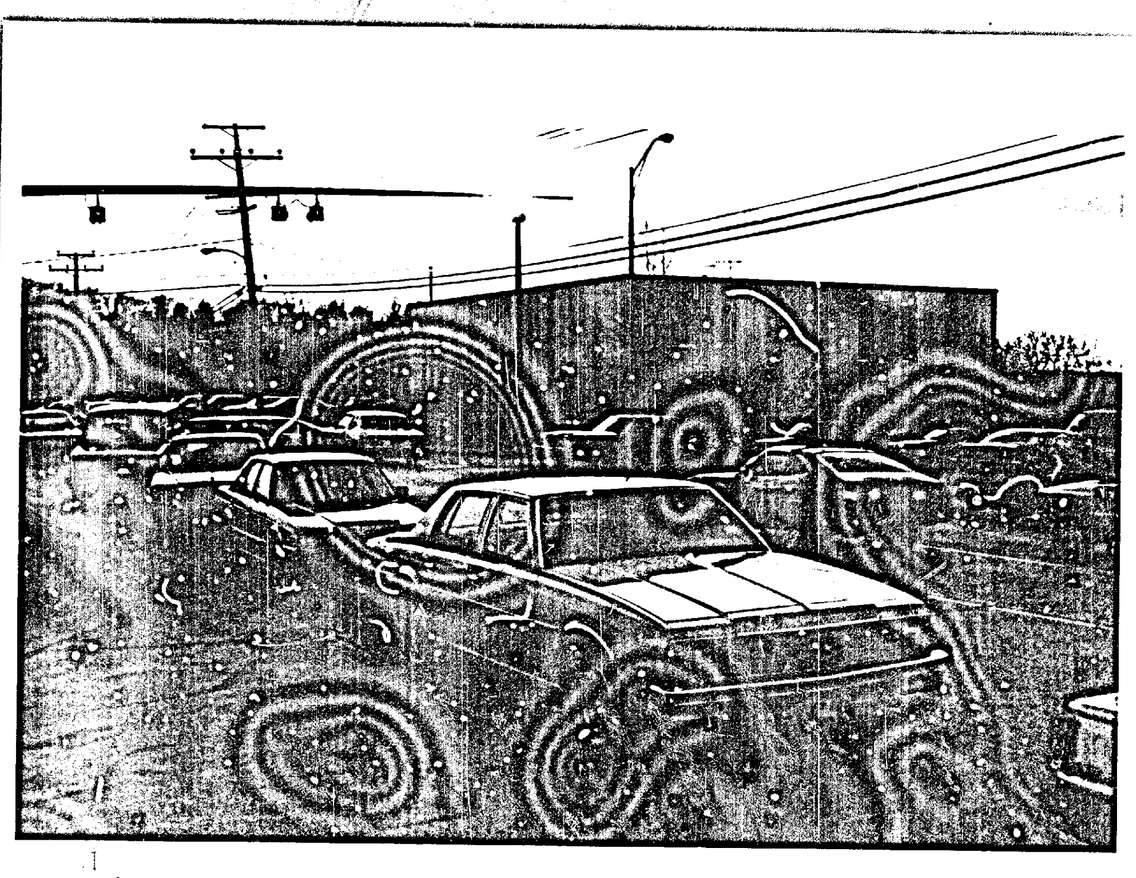
Charles E. Burnham, Chief
Building Plans Review

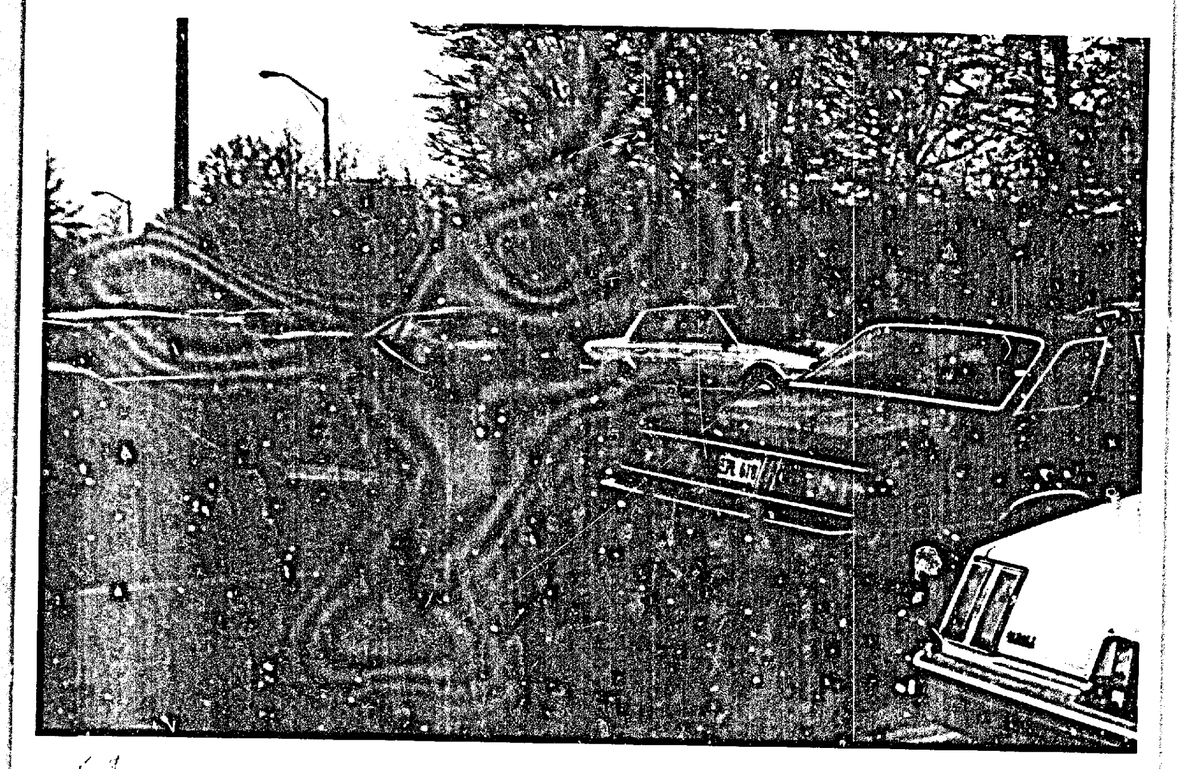
1/22/86


Pine Ridge
Inn
MOTEL LOUNGE RESTAURANT


POLICE
STOP







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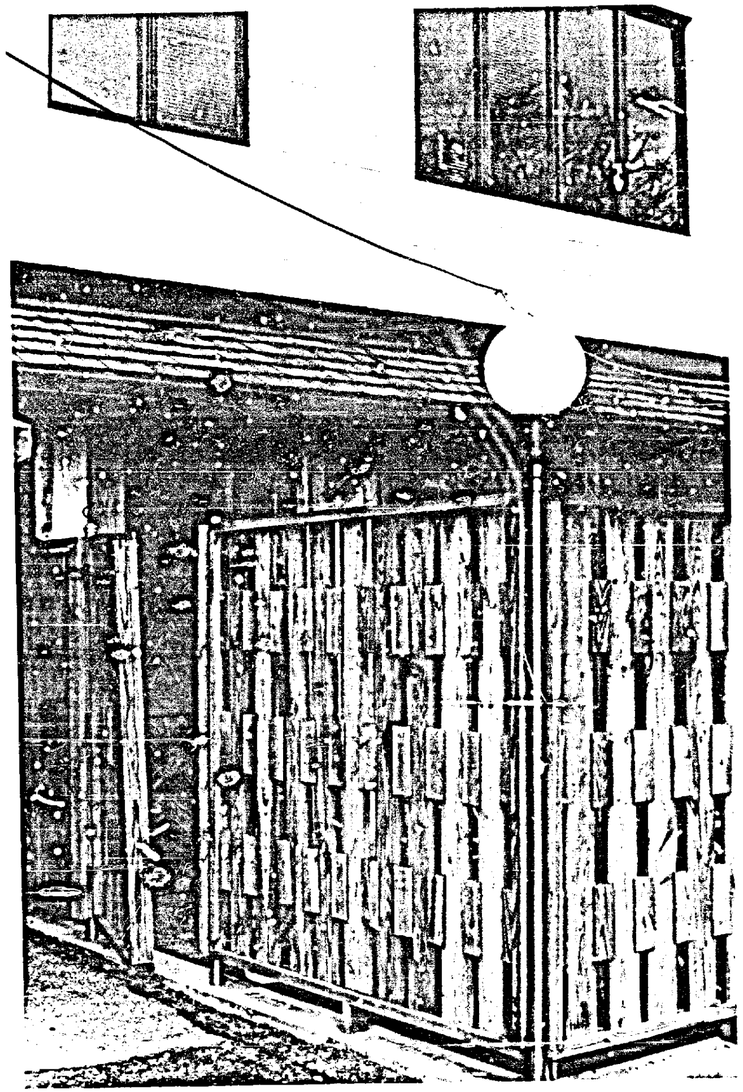
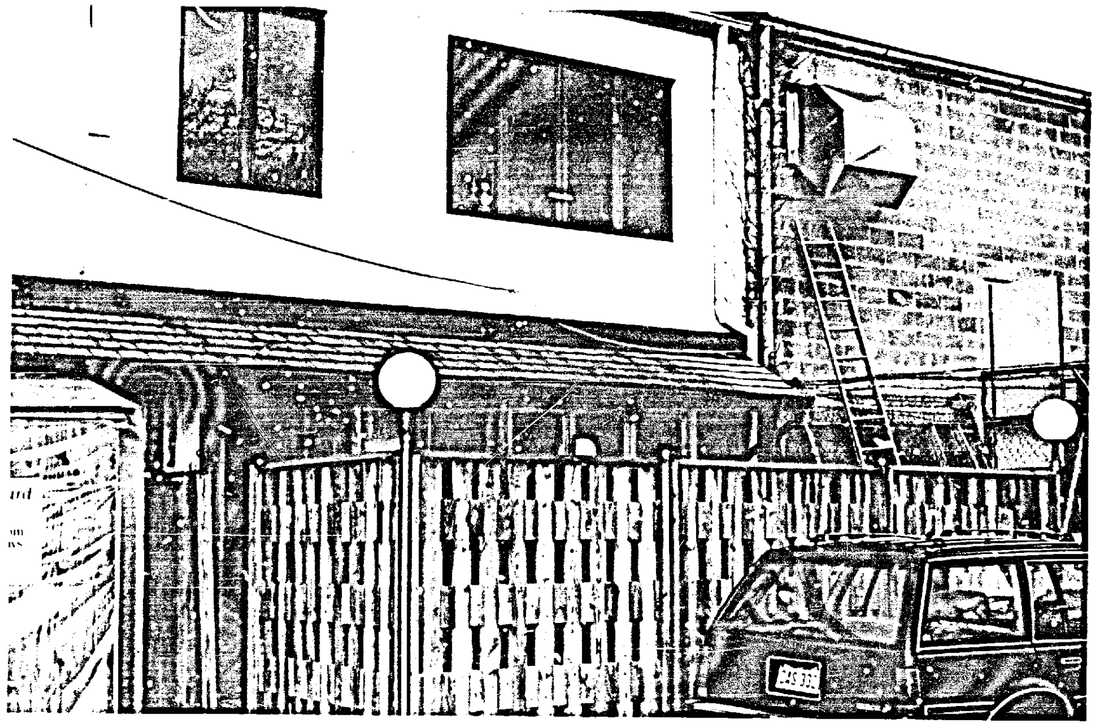
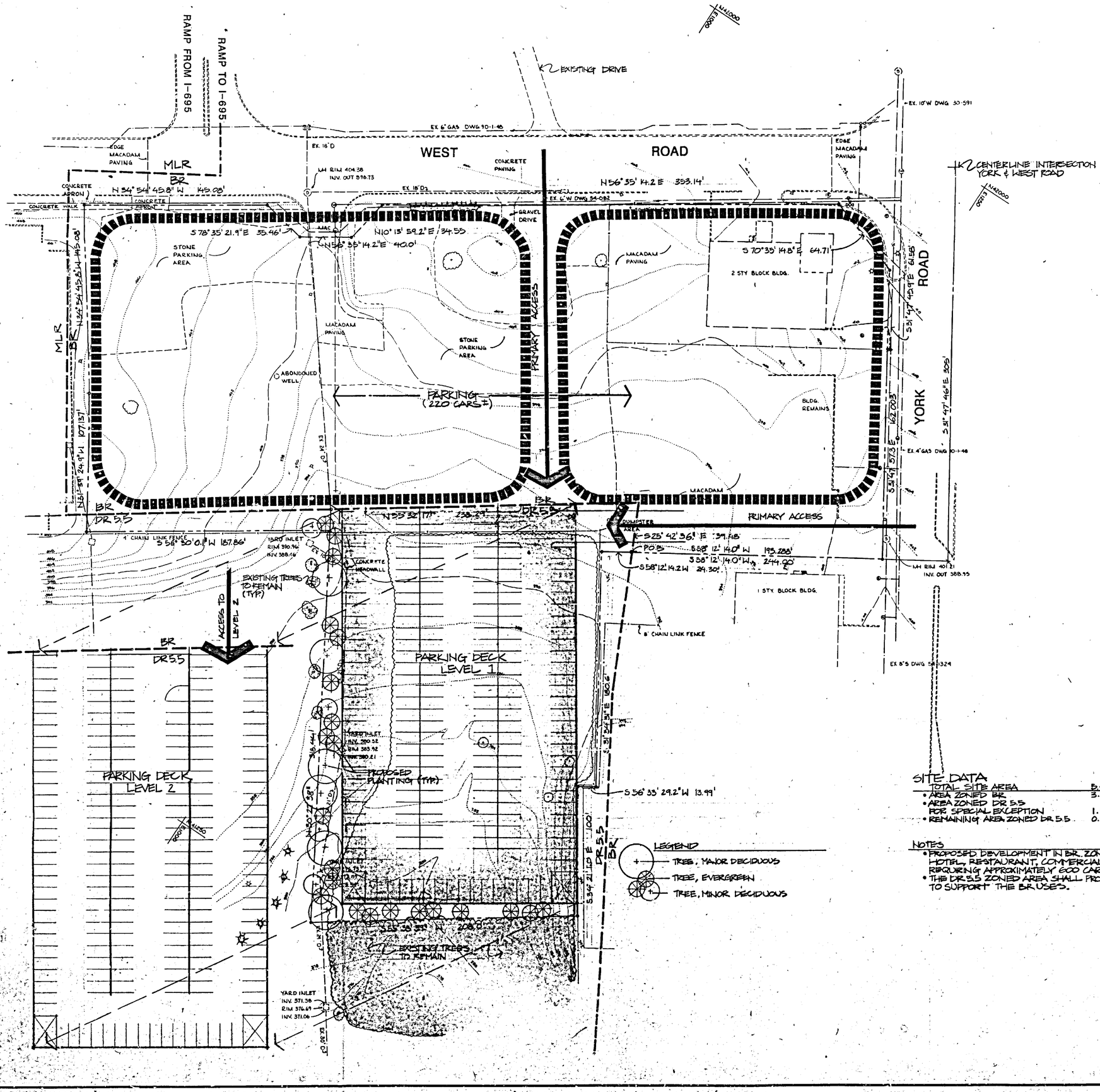






LOCATION MAP
SCALE 1"=4000'

Notes Relating To Section 409.4

A. The land which is the subject of this petition adjoins the businesses to be located in the BR zone component of the petitioner's property.

B. Only passenger vehicles, excluding busses, shall use the requested parking area.

C. No loading, service, or any use other than passenger car parking shall be permitted.

D. Lighting shall be arranged as to location, direction, glare and intensity so as to not shine or reflect on adjoining premises.

E. Screening and landscaping shall be provided in accordance with the provisions of the adopted Landscape Manual.

F. All parking and maneuvering surfaces shall be paved and properly drained.

G. Parking and access thereto shall be as shown generally on this plat, but final details shall be established by approved plans for the component BR portion of the petitioner's property.

H. Hours of operation shall be 24 hours daily to service the commercial uses in the component, adjoining BR zone.

PETITIONER'S EXHIBIT 1

SITE DATA

TOTAL SITE AREA	5.0549 ACRES
• AREA ZONED BR	3.4525
• AREA ZONED DR 5.5 FOR SPECIAL EXCEPTION	1.5558
• REMAINING AREA ZONED DR 5.5	0.0566

NOTES

- PROPOSED DEVELOPMENT IN BR. ZONE SHALL BE HOTEL, RESTAURANT, COMMERCIAL, OFFICE, THEATRES REQUIRING APPROXIMATELY 600 CARS.
- THE DR 5.5 ZONED AREA SHALL PROVIDE 380± CARS TO SUPPORT THE BR USES.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

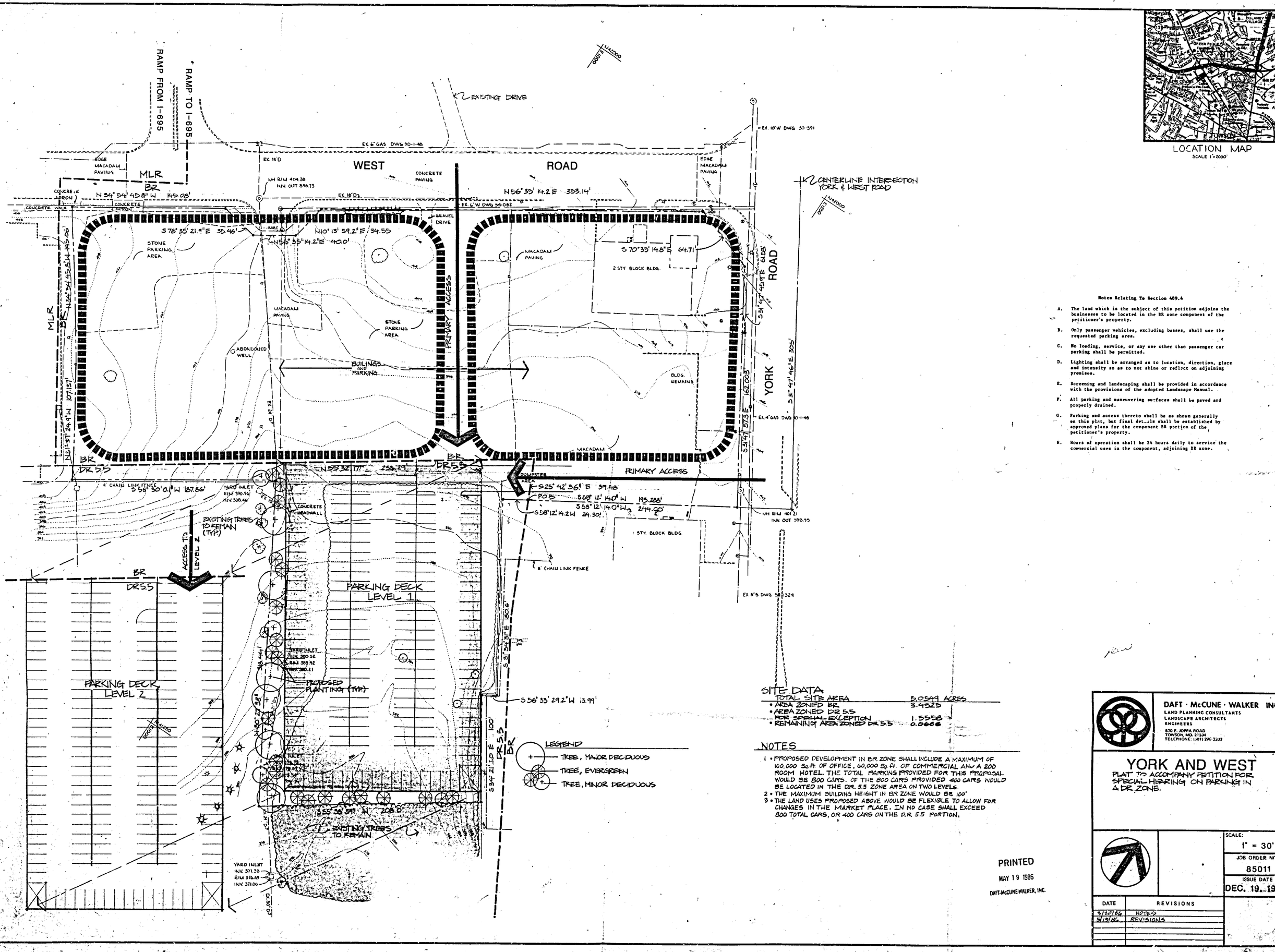
YORK AND WEST

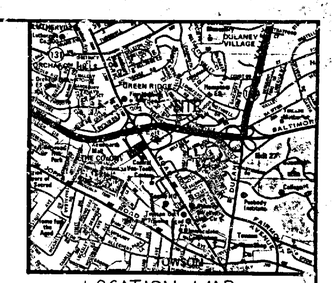
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE

SCALE: 1" = 30'
JOB ORDER NO. 85011
ISSUE DATE: DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES

PRINTED
MAR 21 1986
DAFT-McCUNE-WALKER, INC.





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NOTES

1. PROPOSED DEVELOPMENT IN BR ZONE SHALL INCLUDE A MAXIMUM OF 100,000 SQ. FT. OF OFFICE, 60,000 SQ. FT. OF COMMERCIAL AND A 200 ROOM HOTEL. THE TOTAL PARKING PROVIDED FOR THIS PROPOSAL WOULD BE 800 CARS. OF THE 800 CARS PROVIDED 400 CARS WOULD BE LOCATED IN THE DR. 5.5 ZONE AREA ON TWO LEVELS.
2. THE MAXIMUM BUILDING HEIGHT IN BR ZONE WOULD BE 100'
3. THE LAND USES PROPOSED ABOVE WOULD BE FLEXIBLE TO ALLOW FOR CHANGES IN THE MARKET PLACE. IN NO CASE SHALL EXCEED 800 TOTAL CARS, OR 400 CARS ON THE D.R. 5.5 PORTION.

PRINTED
MAY 19 1986
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
870 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296 3333

YORK AND WEST

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A D.R. ZONE.

SCALE: 1" = 30'
JOB ORDER NO. 85011
ISSUE DATE: DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES
5/19/86	REVISIONS

RAMP FROM I-695

RAMP TO I-695

EXISTING DRIVE

EX 6" GAS DWG 90-1-48

EX. 10"W DWG 30-591

EDGE MACADAM PAVING

EX 18"D

WEST ROAD

CONCRETE PAVING

LH RIM 404.38
INV. OUT 396.73

N56° 35' 14.2" E 353.14'

EDGE MACADAM PAVING

CENTERLINE INTERSECTION YORK & WEST ROAD

EX 6"W DWG 34-082

M.L.R. BR

N34° 54' 45.8" W 145.08'

CONCRETE APRON

CONCRETE WALK

GRAVEL DRIVE

S 78° 35' 21.9" E 35.46'

M.A.C.

N10° 13' 59.2" E 34.55

N56° 35' 14.2" E 40.0'

STONE PARKING AREA

MACADAM PAVING

S 70° 35' 14.8" E 64.71'

2 STY BLOCK BLDG.

S31° 47' 43.9" E 64.58'

YORK ROAD

PRIMARY ACCESS

ABANDONED WELL

BUILDINGS AND PARKING

BLDG REMAINS

S31° 47' 57.3" E 162.003'

S31° 47' 46" E 305'

EX 4"GAS DWG 10-1-48

BR DR 5.5

N55° 32' 17" E 238.29'

MACADAM

PRIMARY ACCESS

DUMPSTER AREA

S25° 42' 36" E 39.48'

P.O.B.

S58° 12' 14.0" W 195.288'

S58° 12' 14.0" W 244.90'

S58° 12' 14.2" W 29.30'

1 STY. BLOCK BLDG.

MH RIM 401.21
INV. OUT 388.95

4' CHAIN LINK FENCE

S 56° 30' 01.8" W 187.86'

YARD INLET
RIM 390.96
INV 388.46

CONCRETE HEADWALL

EXISTING TREES TO REMAIN (TYP.)

ACCESS TO LEVEL 2

8' CHAIN LINK FENCE

EX 8"S DWG 58-1329

PARKING DECK LEVEL 1

PARKING DECK LEVEL 2

YARD INLET
INV. 380.52
RIM 383.92
INV. 380.21

PROPOSED PLANTING (TYP.)

S 56° 33' 29.2" W 13.99'

S 34° 21' 10" E 100'

DR 5.5 BR

S55° 58' 39" W 206.0'

EXISTING TREES TO REMAIN

YARD INLET
INV. 371.38
RIM 376.69
INV. 371.06

EX 36"CP

LEGEND

- TREE, MAJOR DECIDUOUS
- TREE, EVERGREEN
- TREE, MINOR DECIDUOUS

Notes Relating To Section 409.4

A. The land which is the subject of this petition adjoins the businesses to be located in the BR zone component of the petitioner's property.

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• AREA ZONED BR	3.4925
• AREA ZONED DR 5.5	1.5558
FOR SPECIAL EXCEPTION	
• REMAINING AREA ZONED DR 5.5	0.0066

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1. PROPOSED DEVELOPMENT IN BR ZONE SHALL INCLUDE A MAXIMUM OF 100,000 Sq. Ft. OF OFFICE, 60,000 Sq. Ft. OF COMMERCIAL AND A 200 ROOM HOTEL. THE TOTAL PARKING PROVIDED FOR THIS PROPOSAL WOULD BE 800 CARS. OF THE 800 CARS PROVIDED 400 CARS WOULD BE LOCATED IN THE DR. 5.5 ZONE AREA ON TWO LEVELS.
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PETITIONER'S EXHIBIT 2

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JUN 11 1986
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
839 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296 3333

YORK AND WEST

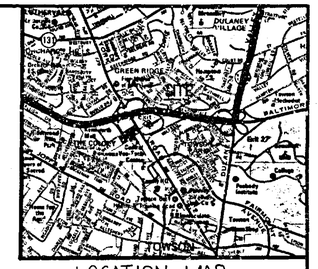
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE.

SCALE: 1" = 30'

JOB ORDER NO. 85011

ISSUE DATE DEC. 19, 1985

DATE	REVISIONS
3/20/86	NOTES
4/21/86	REVISIONS
6/3/86	ITEMS ADDED NE. SIDE OF DECK



RAMP FROM I-695

RAMP TO I-695

EXISTING DRIVE

EX 6" GAS DWG 90-1-48

EX. 18" D

WEST ROAD

EX 10" W DWG. NO 591

EDGE MACADAM PAVING

MLR BR

LH RIM 404.38
INV. OUT 396.73

CONCRETE PAVING

N 56° 35' 14.2" E 353.14'

CENTERLINE INTERSECTION YORK & WEST ROAD

CONCRETE APRON

CONCRETE WALK

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MACADAM PAVING

STONE PARKING AREA

PRIMARY ACCESS

ABONDONED WELL

PARKING (220 CARS±)

BLDG. REMAINS

S 31° 47' 46" E 205'

N 61° 29' 49" W 107.15'

S 31° 41' 57.3" E 162.003'

EX 4" GAS DWG 90-1-48

MACADAM

BR DR 5.5

S 55° 32' 17" E 258.21'

DUMPSTER AREA

PRIMARY ACCESS

S 25° 42' 36.1" E 39.48'

P.O.S. S 58° 12' 14.0" W 195.288'

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INV. 388.46

CONCRETE HEADWALL

EXISTING TREES TO REMAIN (TYP.)

ACCESS TO LEVEL 2

1 STY. BLOCK BLDG.

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INV. OUT 388.95

6' CHAIN LINK FENCE

BR DR 5.5

PARKING DECK LEVEL 1

EX 8" S DWG 54-1329

S 31° 24' 31" E 160.0'

YARD INLET
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RIM 393.92
INV. 390.21

PROPOSED PLANTING (TYP.)

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DR 5.5 BR

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- TREE, EVERGREEN
- TREE, MINOR DECIDUOUS

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PRINTED
DEC 20 1985
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LAND PLANNING CONSULTANTS
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YORK AND WEST

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING ON PARKING IN A DR. ZONE.

#247
86-363-SPH

SCALE: 1" = 30'
JOB ORDER NO. 8501i
ISSUE DATE DEC. 19, 1985

DATE	REVISIONS

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986

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 March 6, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-363-SPH

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-363-SPH

District 9th — Date of Posting 2/14-28-86

Posted for: Special Hearing

Petitioner: Baltimore County, Maryland

Location of property: Reg. 344' SW of the S/E of York Road & 305' S.E. of the C/L of West Road

Location of Signs: W/S Holden sign West side of York Road approx. 300' south of West Road - 1 sign Special Hearing 193' N/E of Holden sign

Remarks:

Posted by S. J. Beale (Signature) — Date of return: 3-7-86

Number of Signs: 2

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
S 31° 47 min. & 46 sec., E 305' and S 58° 12 min. & 14 sec., W 244' from the intersection of the c/l of York Rd. & West Rd.
9th Election District
Baltimore County, Maryland - Petitioner
Case No. 86-363-SPH

TIME: 10:30 a.m.

DATE: Monday, March 24, 1986

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

Zoning Commissioner
of Baltimore County

#347

PETITION FOR SPECIAL HEARING

86-363-SPH

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the use of the property for additional ground level and deck parking within the DR 5.5 Zone (use permit for parking in a residential zone)

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

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

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.

MAP NW-11B
SC
9
DATE 1-15-87
DR

Contract Purchaser:	Legal Owner(s):
WEST YORK LIMITED PARTNERSHIP (Type or Print Name)	BALTIMORE COUNTY, MARYLAND (Type or Print Name)
By Signature Peter G. Angelos General Partner	By Signature Shirley M. Murphy, Actg. Chief
5905 Harford Road (Address)	SHIRLEY M. MURPHY (Type or Print Name)
Baltimore, Maryland 21224 (City and State)	Signature
Attorney for Petitioner:	c/o Walter J. Rasmussen, Chief Bureau of Land Acquisition County Office Building 494-3252 (Address, Phone No.)
Julius W. Lichter (Type or Print Name)	Towson, Maryland 21204 (City and State)
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
113 Chesapeake Building 305 W. Chesapeake Avenue (Address)	Julius W. Lichter, Esquire (Name)
Towson, Maryland 21204 (City and State)	305 W. Chesapeake Ave. (301) 321-0600 (Address, Phone No.)
Attorney's Telephone No.: (301) 321-0600	Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 19 86, 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 County, on the 24th day of March, 19 86, at 10:30 o'clock

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
DATE 2/24/86
BY

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

No. 016168

DATE 2/24/86 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM Julius Lichter

FOR Filing Fee for Item #347

B 0022 ****10000:a 9268F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986

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 March 5, 1986

TOWSON TIMES,

Publisher

86-363-SPH 38.25

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

86-363-SPH

SALES & LEGAL NOTICES

PETITION FOR SPECIAL EXCEPTION
12th Election District

LOCATION: Southwest Corner Hammonds Ferry Road and Washington Boulevard (3101 Washington Boulevard)

DATE AND TIME: Tuesday, March 25, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for the property for a service garage as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

PETITION FOR SPECIAL HEARING
No Particular Location

SALES & LEGAL NOTICES

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: South 31 degrees 47 minutes and 46 seconds, East 305 feet and South 58 degrees 12 minutes and 14 seconds, West 244 feet from the intersection of the Centerline of York Road and West Road

DATE AND TIME: Monday, March 24, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a use for additional ground level and deck parking in a D.R. 5.5 Zone.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mar. 6.

PETITION FOR VARIANCE

DAFT-McCUNE-WALKER, INC.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301—296-3333

Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

1.556 Acres Parcel for

Zoning Special Exception

200 feet West of York Road, 250 feet South of West Road

Ninth Election District, Baltimore County

Towson, Maryland

Beginning for the same at a point being at the end of the two following courses from the center line intersection of West Road at York Road (1) South 31 degrees 47 minutes 46 seconds East 305.00 feet, and thence (2) South 58 degrees 12 minutes 14 seconds West 244.00 feet to the point of beginning and to the zoning line dividing the BR and DR 5.5. zones, thence leaving said point of beginning and said zoning line and running within the DR 5.5 zone the six following courses viz: (1) South 58 degrees 12 minutes 14 seconds West 24.30 feet, thence (2) South 31 degrees 54 minutes 31 seconds East 180.60 feet, thence (3) South 56 degrees 33 minutes 29 seconds West 13.99 feet, thence (4) North 34 degrees 21 minutes 01 seconds East 100.00 feet, thence (5) South 55 degrees 38 minutes 59 seconds West 203.00 feet, and thence (6) North 30 degrees 27 minutes 31 seconds West 318.44 feet to a point on said line dividing the BR and DR 5.5 zones, thence running along said zoning line the two following courses, viz: (7) North 55 degrees 32 minutes 12 seconds East 238.29 feet, and thence (8) South 25 degrees 42 minutes 36 seconds East 39.48 feet more or less to the point of beginning.

Page 1 of 2

Containing 1.556 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 85011 (OD:L85011)

December 18, 1985

STATE OF MARYLAND — CHARLES E. BURNHAM — No. 7234 — REGISTERED PROPERTY LINE SURVEYOR

Page 2 of 2

Case No. 86-363-SPH

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 19th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Baltimore County, Maryland Received by:
Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

86-363-SPH

5/29/86 Full Set

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

May 29, 1986

HAND DELIVERED

MAY 29 AM

Arnold Jablon, Esquire
Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
York and West Roads
86-363 SPH BALTO. CO., MD.
ITEM NO. 247

Dear Mr. Jablon:

Enclosed herewith you will find a plat for the subject property which has been revised to address your comments made at the hearing on March 24, 1986. The modifications of the plan are changes in the notes in the lower right corner thereof. My client advises me that the modified plan has been exhibited to representatives of the Ruck Funeral Home and the Armstrong Family. I would appreciate your notifying all parties for the rescheduled hearing date at your earliest possible convenience. I would appreciate your setting the date immediately if possible as my client is being pressed to close on the property.

Very truly yours,

Julius W. Lichter

JWL:lsp

Enclosure

cc: Peter Angelos, Esquire

Walter J. Rasmussen, Chief
Bureau of Land Acquisition

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

ARNOLD JABLON
ZONING COMMISSIONER

June 5, 1986

Julius W. Lichter, Esquire
Steinberg, Lichter, Coleman & Rogers
305 West Chesapeake Avenue
Towson, Maryland 21204

Douglas Biser, Esquire
306 West Joppa Road
Towson, Maryland 21204

Mr. Daniel Mulheran
Ruck Funeral Home
5305 Harford Road
Baltimore, Maryland 21214

RE: PETITION FOR SPECIAL HEARING
Beg. 244' SW of the c/l of York Rd., 305' SE of the c/l of West Road
9th Election District
Baltimore County, Maryland - Petitioner
Case No. 86-363-SPH

Gentlemen:

This letter is to confirm the fact that I have set in the above-entitled case for a continued hearing before me in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, for Wednesday, June 11, 1986, at 10:00 a.m.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:med

cc: People's Counsel

86-363-SPH

1/13/86

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

EDWARD L. COLEMAN
COUNSEL

February 12, 1986

FEB 13 AM

Arnold Jablon, Esquire
Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
To Permit Parking in Residential Zone
Petitioners: Baltimore County, Maryland and West York Limited Partnership

Item No. 247

Dear Mr. Jablon:

The above petition was filed on December 26, 1985. My client, West York Limited Partnership, the contract purchaser of the subject property, is a party to a Contract of Sale dated November 20, 1985 with Baltimore County, which sale is conditioned upon receiving zoning approval for parking in a residential zone within 120 days of the date of the contract.

Approximately six weeks have passed since the filing of the petition and a date for hearing has not as yet been set. I would appreciate every effort possible to set the matter in for hearing at the earliest possible date so that my client might comply with the time requirements of the Contract of Sale. Your every assistance in this regard would be greatly appreciated.

Sincerely,

Julius W. Lichter

JWL:lsp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner
Date March 10, 1986

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

SUBJECT Zoning Petition No. 86-363-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1986

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

ooo

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

Mr. Walter J. Rasmussen, Chief
Bureau of Land Acquisition
Baltimore County, Maryland
County Office Building
Towson, Maryland 21204

RE: Item No. 247 - Case No. 86-363-SPH
Petitioner - Baltimore County, Maryland
Special Hearing Petition

Dear Mr. Rasmussen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. 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 (mr)

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary

Hal Kassoff
Administrator

January 9, 1986

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

Att: James Dyer

Re: Baltimore County
Item #247
Property Owner: Baltimore County (West York Lim. Partnership)
Location: 244' SW of York Road (Route 45) 305' SE of centerline West Road
Existing Zoning D.R. 5.5
Proposed Zoning: Spec. Hearing to approve the use of the property for additional ground level and deck parking within the D.R. 5.5 zone
Acres: 1.55
District 9th

Dear Mr. Dyer:

On review of the submittal of 12/19/85, and field inspection, the State Highway Administration offers the following comments.

We find the proposed primary access from West Road opposite the entrance to the Funeral Home and the primary access from York Road at the northbound left turn median break generally acceptable.

Be advised this approval is conceptual and geometric design for the West Road and York Road access must be reviewed and approved prior to S.H.A. Access Permit.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

MARCH 3, 1986

Re: Zoning Advisory Meeting of JANUARY 7, 1986
Item # 247
Property Owner: BALTIMORE COUNTY (WEST YORK LIMITED PARTNERSHIP)
Location: 244' SW OF YORK RD, 305' SE OF C WEST ROAD.

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.

(X) 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; therfore 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 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on _____.
(X) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
( ) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. 247 -ZAC- Meeting of January 7, 1986
Property Owner: Baltimore County (West York Limited Partnership)
Location: 244' SW of York Road, 305' SE of centerline West Rd.
Existing Zoning: Special Hearing to approve the use of the property for additional ground level and deck parking within the D.R. 5.5 zone
Proposed Zoning:

Acres: 1.55
District: 9th

Dear Mr. Jablon:

This site is located at a very critical intersection and care must be exercised in the development of the site.

The entrance to the site on West Road must be opposite the ramps to I-695. West Road should be widened to provide another 12' wide lane. The entrance on York Road may require redesign.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/hld

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

3. Maintenance of the property in its present state with continued ownership by Baltimore County is in the best interests of the citizens of Baltimore County in that same provides recreational opportunities for the residents of the area and provides the youth of the area with an ideal adjunct to the existing recreational areas maintained immediately adjacent to the site by Baltimore County.

4. West Road as it presently exists providing ingress and egress to Kenilworth Drive and I-695 ramps to York Road is severely congested in the afternoon and the creation of the proposed 2-level parking deck would contribute additional traffic on West Road which would exceed the designed capability of West Road and would worsen the severe traffic condition which presently exists.

5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Doris C. Farley	801 Shawn Ct. Towson, Md.
Betty M. Russell	903 Cloisters Rd Balto, MD 21239
Cecile Curtiss	1210 Robin Hood Circle Towson, Md.
[illegible]	[illegible] Ct 21204

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Emma H. Laudeman	1506 East Joppa Road 21204
Mr Miss Armstrong	1030 York Rd 21204, 21204
James "Pat" Cafiero	681 Bridgeman Terrace
Dorothy Crawford	854 Pheasant Thins Road Towson, Md 21204
Frieda F. Morgan	1837 Kenilworth Rd Towson, Md 21204
David Langston	Towson 21204 1042 Kenilworth Dr.

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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SIGNATURE	ADDRESS
James H. Morgan	J & M Imported Auto
Don Henry	D & C Auto Repair Inc.
Lowell Nash	Lowell's Garage
Benson Z. Raver, Jr.	Raver's Meats 1028 York Rd.
Robert C. Barker	1024 York Rd. Automotive Enterprises Inc
Bill Wolfe Jr.	1012½ York Rd
Andrew M. Woods	1013½ York Rd.

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

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5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Kenneth McKinney	2104 Old Fire Rd 21093
Clara Crowell	1010 Greenacre Rd.
[illegible]	844 Hunter Rd 21093

PETITION IN OPPOSITION

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The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Harriet H. Ruth	1018 Marleigh Circle
Doris Dorsey	1030 Marleigh Circle
Martha J. Hooks	1020 Marleigh Circle
Brian M. Morgan	1027 Marleigh Circle
Thomas E.K. McCleary	1027 Kenilworth Drive
Mary L. Crane	" "
Lawrence C. Dysa	1500 Cottage La, 21204

PETITION IN OPPOSITION

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The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Rita P. Hundley	1008 Marleigh Circle 21204
Anna D. Geiger	1018 Marleigh Circle 21204
Jerome Kerivan	1004 Marleigh Circle 21204
A. di Sara	1012 Marleigh Circle 21204
Sarah E. Greene	1014 Marleigh Circle 21204
F.K. Stambrook	1016 Marleigh Circle 21204
Brenda Miller	1821 Blakefield Cir

PETITION IN OPPOSITION

The undersigned execute this Petition in Opposition to the Request for West York Limited Partnership in Baltimore County, Maryland for parking within the D.R. 5.5 zone as contained in Petition for Special Hearing to be heard by the Zoning Commissioner for Baltimore County on March 24, 1986. The grounds of the opposition of the undersigned are as follows:

1. The subject tract is presently owned by Baltimore County, Maryland and consists of a small woods providing ideal habitat for wildlife and preservation of natural growth, consisting of evergreen and deciduous trees and various and sundry plants and vines which provide ideal soil stabilization.

2. Petitioners would propose to erect on the subject premises a 2-level concrete parking deck which would detract from the residential character of the neighborhood and create an eyesore.

3. Maintenance of the property in its present state with continued ownership by Baltimore County is in the best interests of the citizens of Baltimore County in that same provides recreational opportunities for the residents of the area and provides the youth of the area with an ideal adjunct to the existing recreational areas maintained immediately adjacent to the site by Baltimore County.

4. West Road as it presently exists providing ingress and egress to Kenilworth Drive and I-695 ramps to York Road is severely congested in the afternoon and the creation of the proposed 2-level parking deck would contribute additional traffic on West Road which would exceed the designed capability of West Road and would worsen the severe traffic condition which presently exists.

5. The Petitioner's plan as submitted does not comply with Section 4094 of the Baltimore County Zoning Regulations.

The undersigned acknowledge that they have read the foregoing and by execution of this Petition signify their protest to Petitioner's proposal.

SIGNATURE	ADDRESS
Susan London	7 Stevenson Ct
Mark C. Hall	7 Stevenson Ct.
Michael McManus	1009-F Dorrington Ct.
Cathy J. Tate	924 Kenilworth Dr.
Nikki M. Tskouvakos	926 Kenilworth Dr.
Doris Page	1006 Marleigh Circle
Dawn Dsey	1500 Cottage Lane
[illegible]	9-7 Stevenson Manor Rd

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SIGNATURE	ADDRESS
Anna R. von Lunz	524 E. Seminary 21204
Mary Stallenger	8313 Thornton Rd
Richard Hall	7 Watchman Ct. Cockeysville, Md
Dave Ryll	612 Bridgeman Terrace
Robert Bishop	1021 Seminary Ln Timonium, Md 21093
Jerry London MD	7 Stevenson Ct
Jerry Beardsley	6 Chatfield Ct (colony)

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SIGNATURE	ADDRESS
Robert v. Lentz	524 Seminary Ave
J.E. Thompson	7 Limberg Place 21204
Katherine Petersen	314 Alabama Road 21204
H.W. Moulds	8211 Tally Ho Rd 21093
Sharon E. Moulds	8211 Tally Ho Rd 21093
Jack H. Hartleman	8313 Thornton Rd. 21204

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SIGNATURE	ADDRESS
Daniel Lyle	20 Lambeth Bridge Court
~~Frank DiBattista~~	~~20 Lambeth Bridge Court~~
~~Esther DiBattista~~	~~1201 Dublin Court~~
~~Ettie Brancaleone~~	~~1201 Dublin Court~~
~~Cindy DiBattista~~	~~1201 Dublin Court~~
Helen Harrapedes	1201 Windy Lake Ct.
Jimmy Currie	79 Dunkirk Rd.

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SIGNATURE	ADDRESS
William Seppel	520 Walker Ave Apt B, Baltimore Md 21229
Carl Parlaman	100 Fairmount Ave
James Ogden	12 Bonbrook Ct, Towson MD
Wesley Perich	12 Shelbourne Ct, Towson MD.
Cecile Perich	12 Shelbourne Ct Towson MD
Kim Jensen	920 Fairmount Ave

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SIGNATURE	ADDRESS
Adolphus Lee	820 Kenilworth Apt C
Hamma Hyder MD	313 Overlook Ct Pres. AESA Asso. of Ele. School Admin
Frederick R Ray	8 Rodlane 21204
Anne Carroll	6231 Sussex Rd 21204
Carolyn Grumsley	8109 HALTON RD 21204
Linda C Cassell	3405 Mayfield Av Balto 21207
Foster R Reuter	8503 Drumwood Rd. 21204

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SIGNATURE	ADDRESS
R. Donald Hart Jr	721 Overbrook Rd 21212
Scott J. McMahon	2205 Wilkens Ave. 21234
Robert D Ray w/d's	122 Wellesley Rd
John W Armstrong	3rd Stanhope Pl
Norman R. Crawford	1525 Chesmuck Rd 21093
Rosemary Brooks	804 Walker Ave 21212
Tony Raimondi	708 Milldon Rd. 21204

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SIGNATURE	ADDRESS
Lisa J. Armstrong	1030½ York Rd. 21204
D.H. Peterson	1023 Marleigh Cir 21204
Linda Broderick	1026 Marleigh Circle 21204
Jon Ray	1036 Marleigh Cir 21204
Colleen Canavan	1038 Marleigh Cir 21204
Carlemie R. Canavan	1038 Marleigh Circle 21204
Evan Black	500 Murdock Rd. 21212.

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SIGNATURE	ADDRESS
Mr. & Mrs. Carl Peterson Jr.	4508 Rockrham Church Rd 21204
Barbara Groth	96 Padonia Rd, Timonium, Md 21093
James Noel	8506 Old Harford Rd 21234
Christine P. Stevens	8618 Chelsea Bridge Way 21208
Lyn Harrapedes	820 Kenilworth Drive 21204
Theodore Rackliffe	1101 Perry Crest Dr 21204
Virginia Merchant	3330 Hartford Rd 21234

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SIGNATURE	ADDRESS (Nobel Price nominee Cabrillo Army)
Mr. Daniel T. (Margaret Hargant Zassenhaus)	
Edward Canavan	1038 MARLEIGH CIR. 21204
[illegible] Falone	1040 Marleigh Cir. 21204
Nancy Sisco	1042 Marleigh Circle
Betty L. Caelly	1045 Marleigh Circle
Warren J. Caelly	1042 Marleigh Circle
Diana Wilson	8515 Kings Ridge