



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Baltimore, Maryland 21204

November 12, 1997

John C. Wetzel, Esquire  
Niles, Barton & Wilmer  
1400 Legg Mason Tower  
111 S. Calvert Street  
Baltimore, MD 21202-6185

RE: Zoning Verification  
1300 York Road  
9th Election District

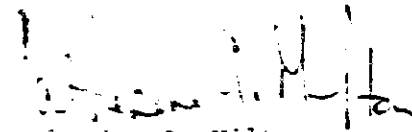
Dear Mr. Wetzel:

Your letter dated October 27, 1997 has been referred to me for reply. The above referenced property is also identified by three tax identification numbers 190004626, 20-00-001731, and 20-00-001732. This property currently has the zoning of R.O. and D.R.-5.5. I have enclosed for your reference a portion of the Baltimore County zoning map and have outlined the approximate location of the property lines.

This property was subject in zoning case 85-231-X. This case was the special exception which allowed this office building to be built in an R.O. zone. I have included the case file for your reference, the site must have been built in accordance with this site plan to be in compliance with the Baltimore County Zoning Regulations. I have checked with the enforcement section of this department and they have indicated to me that there are no active zoning citations on this property.

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

Sincerely,

  
Catherine A. Milton  
Planner II  
Zoning Review

CAM:rye

c: zoning case 85-231-X

Enclosure



86-407-A

W/S York Rd., 203' N of the c/l of Greenridge Rd. Extended  
(1300 York Rd.)

9th Elec. Dist.

3/13/86

Variance - filing fee \$100.00 - York Green Limited Partnership

3/13/86

Hearing date set for 4/14/86, at 10:15 a.m.

4/14/86

Advertising & Posting - 86-407-A

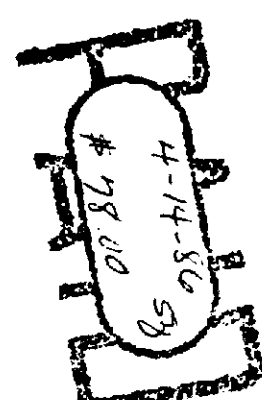
4/15/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a 50.04 sq. ft. double-faced, illuminated, free-standing sign in lieu of the allowed 8 sq. ft. non-illuminated building wall sign is GRANTED with conditions.



MAP NO. 1-A  
E.D. 20  
DATE 1-1-85  
200  
1000  
OP

86-407-A  
# 287



York Green Limited Partnership  
W/S York Rd., 203' N of the c/l  
of Greenridge Rd. Extended  
100' West, 110' East, 110' North, 110' South

ORDER RECEIVED FOR FILING  
DATE March 7, 1985  
BY [Signature]

IN RE: PETITION SPECIAL EXCEPTION  
SW/S of York Road, 39.4' SW  
of Greenridge Road - 9th  
Election District  
MacKenzie Properties, Inc.,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 85-231-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a Class B office building in a R-O Zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by the Contract Purchaser, MacKenzie Properties, Inc. (MacKenzie), appeared and was represented by Counsel. Also appearing and testifying on behalf of the Petitioner were Gary T. Gill, Executive Vice President of MacKenzie, Mathaniel Fick, a registered engineer, and Donald Smith, a registered architect. There were no Protestants.

Testimony indicated that the subject property, zoned R-O and D.R.5.5, is adjacent to York Road in Lutherville. The Petitioner proposes to construct a three-story Class B office building, consisting of approximately 60,000 square feet, on those 4 1/2 acres zoned R-O and fronting York Road. The building will consist of approximately 50,000 square feet of gross leasable general office space. Residential use will be retained for the rear portion and landscaped buffer areas will be provided. Indeed, the Petitioner has entered into and executed an agreement containing restrictive covenants with the Orchard Hills Community Association which will be recorded among the Land Records of Baltimore County. See Petitioner's Exhibit 5. These covenants delineate the conditions agreed upon by both parties as to buffer areas, site lighting, vehicle access points, building materials, etc. The proposed building was approved by the County Review Group (CRG) on January 10, 1985.

ORDER RECEIVED FOR FILING  
DATE March 7, 1985  
BY [Signature]

Testimony from Mr. Smith and Mr. Fick was that all of the conditions set forth in Section 502.1 of the Baltimore County Zoning Regulations (BCZR) will be satisfied.

One issue of importance is the height of the proposed building. A Class B office building can be no higher than 35 feet. Section 101 - Office Building, Class B, BCZR, and the height of a building is the vertical distance measured from the average grade to the average elevation of the roof of the highest story, as defined in Section 101 - Building Height.

The proposed building is unusual as it is composed of two roof lines with one higher than the other. The "H-shaped" building has wings with dormers which have roof lines lower than the roof line of the main building. The Zoning Office computed the height of the building from the average grade to the average elevation of the roof of the main building, while the Petitioner averaged the roof lines of the wings and the main building. The difference is 3 feet, i.e., 38 feet as opposed to 35 feet.

The Baltimore County Building Code (BOCA), p. 31, defines building height as the vertical distance from the grade to the top of the highest roof beams of a flat roof or the mean level of the highest gable or slope of a hip roof. There is no disparity between the BCZR and the BOCA. It is clear that the Baltimore County Council intended that the building height be measured from the average grade to the average elevation of the highest roof line of the highest story. Any contrary finding would be inconsistent with the obvious intent of the legislature when it enacted the various laws defining building height. However, inasmuch as the difference in computation is minor and as there is no adverse impact on the public interest, as exhibited by the agreement invoking restrictive covenants cited above, the proposed building will be approved as shown on Petitioner's Exhibits 1 through 4.

ORDER RECEIVED FOR FILING  
DATE March 7, 1985  
BY [Signature]

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permit the use requested by the Petitioner in a R-O Zone by special exception. 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 have been 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 actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use 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 all therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way 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

MICROFILMED

Case No. 85-407-A

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 13th day of March, 1985.

Petitioner York Green  
Limited Partnership  
Petitioner's Attorney R. Bruce Alderman, Esquire

ARNOLD JABLON  
Zoning Commissioner

Received by: [Signature]  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING  
DATE March 7, 1985  
BY [Signature]

cc: Bruce Alderman, Esquire  
People's Counsel

MICROFILMED

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

Description to Accompany A Petition  
For A Sign Variance.

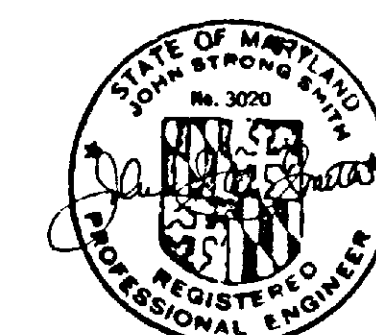
February 5, 1986

RE: York Green

Point of beginning being located North 31° West 203 feet ± from the point of intersection of the centerlines of York Road and Greenridge Road, thence in a clockwise direction:

- 1) South 68° 26' 43" West 20.00 feet
- 2) North 21° 33' 17" West 20.00 feet
- 3) North 68° 26' 43" East 20.00 feet and
- 4) South 21° 33' 17" East 20.00 feet to the place of beginning.

Containing 103 s.f. ± or .009 Ac. ±.



(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)

[Signature]  
Zoning Commissioner of  
Baltimore County

PETITION FOR ZONING VARIANCE

9th Election District

LOCATION: West Side of York Road, 203 feet North of the Centerline of Greenridge Road Extended

DATE AND TIME: Monday, April 14, 1986, at 10:15 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 Zoning Variance to permit a 50.04 square foot double face, freestanding, illuminated sign in lieu of the permitted 8 square foot non-illuminated building wall sign

Being the property of York Green Limited Partnership, 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



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner

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

SUBJECT: Zoning Petition No. 86-407-A and 86-408-A

Date: March 31, 1986

This is the kind of signage that this office would like to encourage in Baltimore County. The proposed new regulations would allow such a sign and would allow it to be illuminated subject to a "no glare" requirement.

*Norman E. Gerber*  
NORMAN E. GERBER, AICP, Director  
Office of Planning and Zoning

NEG/JGH/dml

CPS-008

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1986

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

000

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

R. Bruce Alderman, Esquire  
29 West Susquehanna Avenue  
Towson, Maryland 21204

RE: Item No. 287 - Case No. 86-407-A  
York Green Limited Partnership -  
Petitioner  
Variance Petition

Dear Mr. Alderman:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures

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



## Maryland Department of Transportation

State Highway Administration

William K. Heilmann  
Secretary  
Hal Kassoff  
Administrator

February 25, 1986

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

Re: Baltimore County  
Item No. 287  
Property Owner: York  
Green Limited  
Partnership  
Location: WS/York Road  
(Route 45)  
203 ft. N. of centerline  
of Greenridge Rd ext.  
Existing Zoning: R.O.  
Proposed Zoning: Var.  
to permit a 50.04 sq. foot  
(double face) free  
standing, illuminated  
sign in lieu of the  
allowed 8 sq. non-  
illuminated, bldg.  
wall sign  
Acres: .009  
District: 9th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for sign variance for Outdoor Advertising, the site plan has been forward to the State Highway Administration Beautification Section, c/o Morris Stein, (659-1642), for all comments relative to zoning.

Very truly yours,

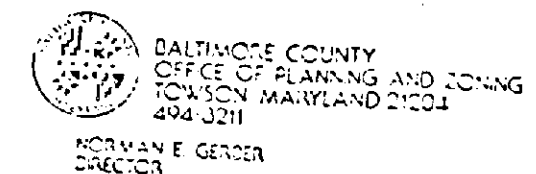
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es

cc: J. Ogle  
M. Stein w/ attachment

My telephone number is 301-652-1350

Secretary for Impaired Hearing or Deafness  
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-422-5062 Statewide Toll Free  
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



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

MARCH 24, 1986

Re: Zoning Advisory Meeting of FEBRUARY 18, 1986  
Item No. 287  
Property Owner: YORK GREEN LIMITED PARTNERSHIP  
Location: W/S YORK RD. 203' N. OF E. OF GREENRIDGE RD. EXTENDED

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The 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 1/15/86.
- ☒ 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 "T" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The basic services areas are evaluated annually by the County Council.
- ☒ Additional comments:

THE CRG Plan IX-444 (K/A York Green)  
WAS APPROVED 11/1/85

cc: James Howell

Eugene A. Tobler  
Chief, Current Planning and Development



PAUL H. REINCKE  
CHIEF

February 21, 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: York Green Ltd. Partnership

Location: W/S York Road, 203' N of centerline of Greenridge Road Ext.

Item No.: 287 Zoning Agenda: Meeting of 2-18-86

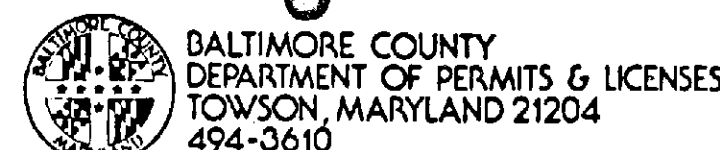
Gentlemen:

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.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



February 26, 1986

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 287 Zoning Advisory Committee Meeting are as follows:

Property Owner: York Green Limited Partnership  
Locations: W/S York Road, 203 feet N of c/l of Greenridge Road extended  
District: 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.S.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- 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/are 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.
- E. All One Group except Bld. Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For One Group 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 101, Section 1107, Section 1108.1 and Table 1102. 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 permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- 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 the Group are from the \_\_\_\_\_ to the \_\_\_\_\_ 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: Signs shall comply with Article 19 as amended by Bill #17-85.

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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief Building Plans Review

*Charles E. Burman*

L22/85

## BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 1/9/85

FROM: ZONING OFFICE

PROJECT NAME: York Green

PLAN: ☒

LOCATION: W/S York Rd. opposite Greenridge Rd.

DEVELOPMENT PLAN: ☒

DISTRICT: 9th Election District

PLAT: ☒

These comments were written on the CRG plan and accompanying elevation drawings dated 12/7/84.

- 1. A Special Exception for a Class B Office Building, Item 101, was filed on 12/21/84 with the Zoning Office. If CRG approval occurs, final approval of any building permits is contingent upon the outcome of the zoning hearing.
- 2. There are several revisions needed on both the elevation drawings and CRG plan prior to plan approval.
  - a. The elevation drawings show the parapet extending more than 4' above the limiting height of 35'. The top of the parapet is considered to be the top of the railing therefore the overall height appears to be approximately 47'. The building should either be redesigned so that the height of the parapet is no more than 39' or a Variance may be requested.
  - b. The CRG plan shows "basement connectors" between Wing B and Wings C & D. These connections are evidently above grade and do attach the wings making this all one building. The connection must be more clearly labeled on the plan.
  - c. A note must be added to the CRG plan which states that all amenity open space which adjoins a parking lot will be a minimum 7' in width, and 10' in width if adjacent to the building.
  - d. Note 4 with regard to R. O. signage must state that the sign must be on the building wall.
  - e. It should be noted that the guardhouse shown on the plans is not permitted in an R.O. zone since a Class B office building allows no more than one building on a lot.
  - f. It should be noted that the 8' x 14' compact car spaces are acceptable but only because they are excess spaces.
- 3. The D. B. 5-5 portion of the site will require a final development plan. On the final development plan the following height and area requirements must be met.
  - 15' window to lot line
  - 35' window to tract boundary
  - 40' between facing windows

all height to height requirements if there are no windows on the units

*Diana Lutter*  
DIANA LUTTER  
Zoning Associate III

DI:sz

## BALTIMORE COUNTY, MARYLAND

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

DATE: January 9, 1985

PROJECT NAME: York Green

PLAN: XXXXXXXXXXXXXXXXXXXX

COUNCIL &amp; ELECTION DISTRICT IX-444

PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

The property located on the South side of this site is zoned R.O. and is proposed for office development. This office concurs with the Department of Traffic Engineering's recommendation that an in common entrance be provided opposite Greenridge Road to serve both developments. An access easement must be recorded for the use in common area which establishes access rights, utility rights and maintenance responsibilities.

The possibility of internal vehicular and pedestrian access between this site and the Heaver property to the North must be studied since the Heaver property is also proposed for office development in the R.O. zone.

A formal request for modification of Landscape Manual standard for use of a stockade fence along the South side of the site has not been submitted to this office. The fact that the adjoining property is zoned R.O. is not sufficient reason to justify the waiver to the required 8' landscape strip. It is recommended that the parking in this area be redesigned to accommodate landscaping. A final landscape plan prepared by a registered landscape architect must be approved by this office prior to issuance of any permits.

The panhandle driveway must be 16' wide and should be relocated opposite Malbey Court. Lots 1 and 2 must also use the panhandle driveway for access. The trash pad and mail box area must be detailed on the Final Development Plan. It is recommended that the mail boxes be clustered and the trash pad area be attractively fenced.

A Final Development Plan, a Plat, and a Final Landscape Plan will be required for the residential lots prior to issuance of any permits.

*Susan Canell*  
S. Carrell



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
Mr. Brooks Stafford, Director  
TO: Environmental Support Services  
FROM: Stephanie A. Taylor  
SUBJECT: ENVIRONMENTAL EFFECTS REPORT York Green  
CRG MEETING January 10, 1985  
PLAN REVIEW NOTES  
1. Office complex and six residential lots on 7.19 acres.  
2. Public water and Public sewer is proposed.  
3. No streams.  
5. No wetlands.  
6. Storm Water Management is required.  
7. 5070 proposed impervious area.  
RESPONSES  
The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.  
The Environmental Effects report is approved, subject to the following checked items/conditions.  
A. No development is allowed in (soil/name & symbol)  
B. A revised site plan indicating no development in must be submitted.

1-8-85  
COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY DEPARTMENT OF HEALTH  
YORK GREEN  
Subdivision Name, Section and/or Plat  
C. Warner Price Developer and/or Engineer  
James Falls Watershed No. of Lots 1 Total Acreage 6.9  
Public water Public sewer  
COMMENTS ARE AS FOLLOWS:  
Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.  
Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information.  
Public sewers, public water, must be utilized and/or extended to serve the property.  
A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.  
A Water Appropriation Permit Application must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.  
It is recommended the plan be approved as submitted, be approved as submitted subject to the following conditions noted: attached memo dated 1-6-85.  
It is recommended this plan not be approved at this time. See revisions and/or comments.  
REVISIONS AND/OR COMMENTS:  
1. The abandoned dug will located approximately 50' from York Rd. must be backfilled with virgin earth before signing of the second plat.  
SS 7838

BALTIMORE COUNTY, MARYLAND  
DATE: January 7, 1985  
SUBJECT: SUBDIVISION REVIEW COMMENTS  
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU  
Captain Joseph Kelly  
PROJECT NAME York Green PRELIMINARY PLAN  
PROJECT NUMBER CRG Agenda 1/10/85, 10:00 am TENTATIVE PLAN  
LOCATION: 1310 York Road DEVELOPMENT PLAN  
DISTRICT: 9 FINAL PLAT  
Comments  
1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.  
2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on York Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.  
3. Proposed panhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axes.  
4. Submitted site plan fails to indicate proposed fire hydrant spacing at 300 feet intervals according to Baltimore County Standard Design Manual.  
5. Business building wings A, B, C, D have poor access for fire apparatus, due to covered walkways and lack of roadways in rear of buildings. Plan is unacceptable as shown.  
6. Are buildings connected by basement connectors shown on Dwg. 10F4?

BALTIMORE COUNTY, MARYLAND  
DATE: 1/9/85  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: ZONING OFFICE  
PROJECT NAME: York Green PLAN: ☒  
LOCATION: n/s York Rd. opposite Greenridge Rd. DEVELOPMENT PLAN: ☐  
DISTRICT: 9th Election District PLAT: ☐  
These comments were written on the CRG plan and accompanying elevation drawings dated 12/7/84.  
1. A Special Exception for a Class B Office Building, Item 181, was filed on 12/21/84 with the Zoning Office. If CRG approval occurs, final approval of any building permits is contingent upon the outcome of the zoning hearing.  
2. There are several revisions needed on both the elevation drawings and CRG plan prior to plan approval.  
a. The elevation drawings show the parapet extending more than 1' above the limiting height of 35'. The top of the parapet is considered to be the top of the railing therefore the overall height appears to be approximately 47'. The building should either be redesigned so that the height of the parapet is no more than 39' or a Variance may be requested.  
b. The CRG plan shows "basement connectors" between Wing B and Wings C & D. These connections are evidently above grade and do attach the wings making this all one building. The connection must be more clearly labeled on the plan.  
c. A note must be added to the CRG plan which states that all amenity open space which adjoins a parking lot will be a minimum 7' in width, and 10' in width if adjacent to the building.  
d. Note 4, with regard to R. O. signage must state that the sign must be on the building wall.  
e. It should be noted that the greenhouse shown on the plans is not permitted in an R.O. zone since a Class B office building allows no more than one building on a lot.  
f. It should be noted that the 8' X 14' compact car spaces are acceptable but only because they are excess spaces.  
3. The D. R. 5.5 portion of the site will require a final development plan. On the final development plan the following height and area requirements must be met:  
15' window to lot line  
35' window to tract boundary  
40' between facing windows  
all height to height requirements if there are windows on the units  
DI:sz  
DI:sz

BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: January 9, 1985  
PROJECT NAME: York Green PLAN: XXXXXXXXXXXXXXXXXXXX  
COUNCIL & ELECTION DISTRICT IX-444 PLAN EXTENSION  
REVISED PLAN  
PLAT  
The Office of Planning and Zoning has reviewed the subject plan and has the following comments:  
The property located on the South side of this site is zoned R.O. and is proposed for office development. This office concurs with the Department of Traffic Engineering's recommendation that an in common entrance be provided opposite Greenridge Road to serve both developments. An access easement must be recorded for the use in common area which establishes access rights, utility rights and maintenance responsibilities.  
The possibility of internal vehicular and pedestrian access between this site and the Heaver property to the North must be studied since the Heaver property is also proposed for office development in the R.O. zone.  
A formal request for modification of Landscape Manual standard for use of a stockade fence along the South side of the site has not been submitted to this office. The fact that the adjoining property is zoned R.O. is not sufficient reason to justify the waiver to the required 8' landscape strip. It is recommended that the parking in this area be redesigned to accommodate landscaping. A Final landscape plan prepared by a registered landscape architect must be approved by this office prior to issuance of any permits.  
The panhandle driveway must be 16' wide and should be re' rated opposite Malbey Court. Lots 1 and 2 must also use the panhandle driveway for access. The trash pad and mail box area must be detailed on the Final Development Plan. It is recommended that the mail boxes be clustered and the trash pad area be attractively fenced.  
A Final Development Plan, a Plat, and a Final Landscape Plan will be required for the residential lots prior to issuance of any permits.  
S. Carrell

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S York Rd., 203' N of C/L of : OF BALTIMORE COUNTY  
Greenridge Rd. Extended  
9th District  
YORK GREEN LIMITED PARTNERSHIP : Case No. 86-407-A  
Petitioner(s)  
ENTRY OF APPEARANCE  
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.  
Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County  
Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21201  
(301) 494 - 2188  
I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.  
Peter Max Zimmerman  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353  
ARNOLD JABLON  
ZONING COMMISSIONER  
JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER  
April 9, 1986  
R. Bruce Alderman, Esquire  
29 West Susquehanna Avenue  
Towson, Maryland 21204  
RE: PETITION FOR ZONING VARIANCE  
W/S York Rd., 203' N of the c/l of  
Greenridge Rd. Extended  
9th Election District  
York Green Limited Partnership - Petitioner  
Case No. 86-407-A  
Dear Mr. Alderman:  
This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.  
THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.  
Do not remove sign from property from the time it is placed by this office until the day of the hearing.  
Baltimore County, Maryland, and remit to Baltimore County, Maryland  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 4/14/86 ACCOUNT 0-00-000000  
SIGN & POST RETURNED 4/14/86 AMOUNT \$ 78.00  
RECEIVED FROM MacKendall Management Trust Account  
FOR Petitioner & Public to Case 86-407-A  
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION  
TOWSON, MD., March 27, 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 27, 1986.  
THE JEFFERSONIAN, 18 Ventral  
Publisher  
Cost of Advertising 24.75  
86-407-A



1. The developer must follow the Health Department Wetland Guidelines.
2. \_\_\_\_\_ (Other)

C. BEST MANAGEMENT PRACTICES

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 26, 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 26, 1986.

TOWSON TIMES,

Publisher

3825

86-407-A

PETITION FOR ZONING VARIANCE  
An Election District  
LOCATION: West Side of York Road,  
203 West North of the Extension of  
Greenridge Road Extended  
DATE AND TIME: Monday, April 14,  
1986, at 10:15 a.m.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Zoning Variance to permit a 50.04 square foot double face freestanding, illuminated sign in lieu of the permitted 8 square foot non-illuminated building wall sign.  
Being the property of York Green Limited Partnership, as shown on plat plan filed with the Zoning Office in the event that the Variance is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any said permit during the period for request for a copy of the issuance of 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 JARIS ON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
73285-187854 March 26

R. Bruce Alderman, Esquire  
29 West Susquehanna Avenue  
Towson, Maryland 21204

March 14, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
W/S York Rd., 203' N of the c/l of Greenridge Rd. Extended  
9th Election District  
York Green Limited Partnership - Petitioner  
Case No. 86-407-A

TIME: 10:15 a.m.

DATE: Monday, April 14, 1986

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

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-407-A

District 9th Date of Posting 3-25-86  
Posted for: Variance  
Petitioner: York Green Limited Partnership  
Location of property: W/S of York Road, 203' N of the c/l of Greenridge Rd. Extended  
Location of Signs: West side of York Road, approx 200' North of Greenridge, in front of subject property  
Remarks: \_\_\_\_\_  
Posted by: A. J. Jaris Date of return: 3-31-86  
Number of Signs: 1

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

No. 018361

DATE 2/6/86 ACCOUNT 01-615-000

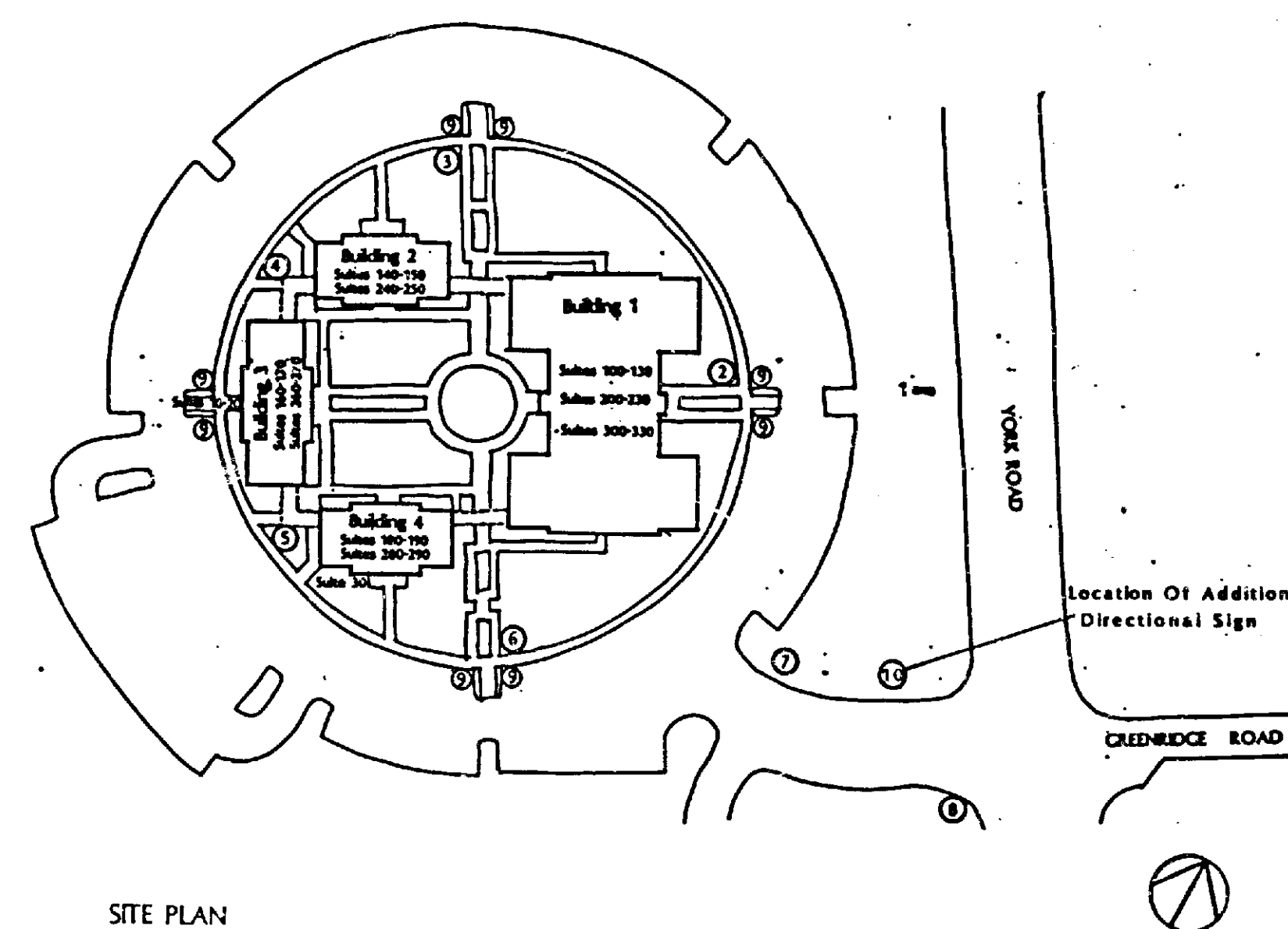
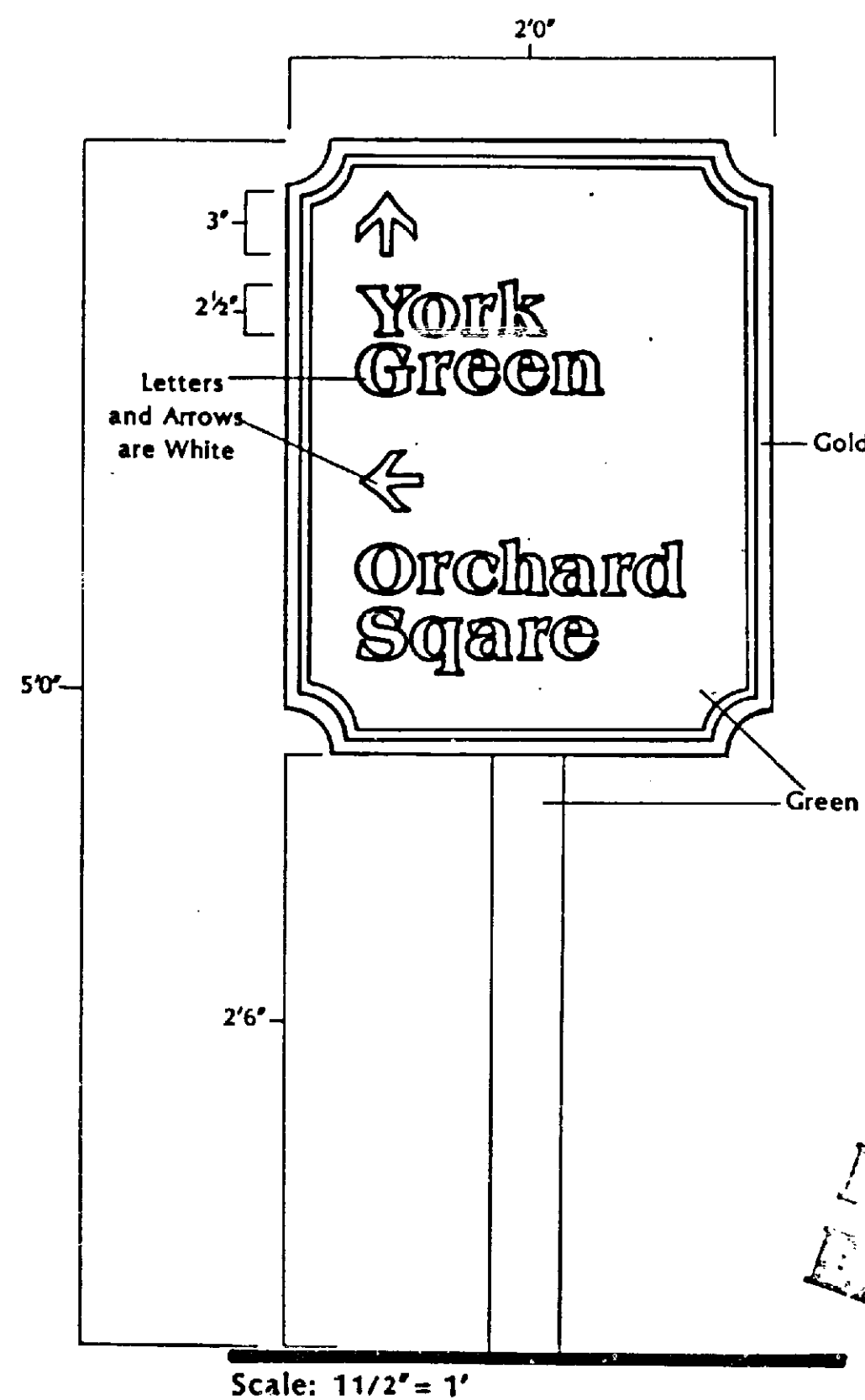
AMOUNT \$ 100.00

RECEIVED FROM: White, Mindel, Clunker + Hill

FOR: Variance #287

BY York Green

VALIDATION OR SIGNATURE OF CARRIER



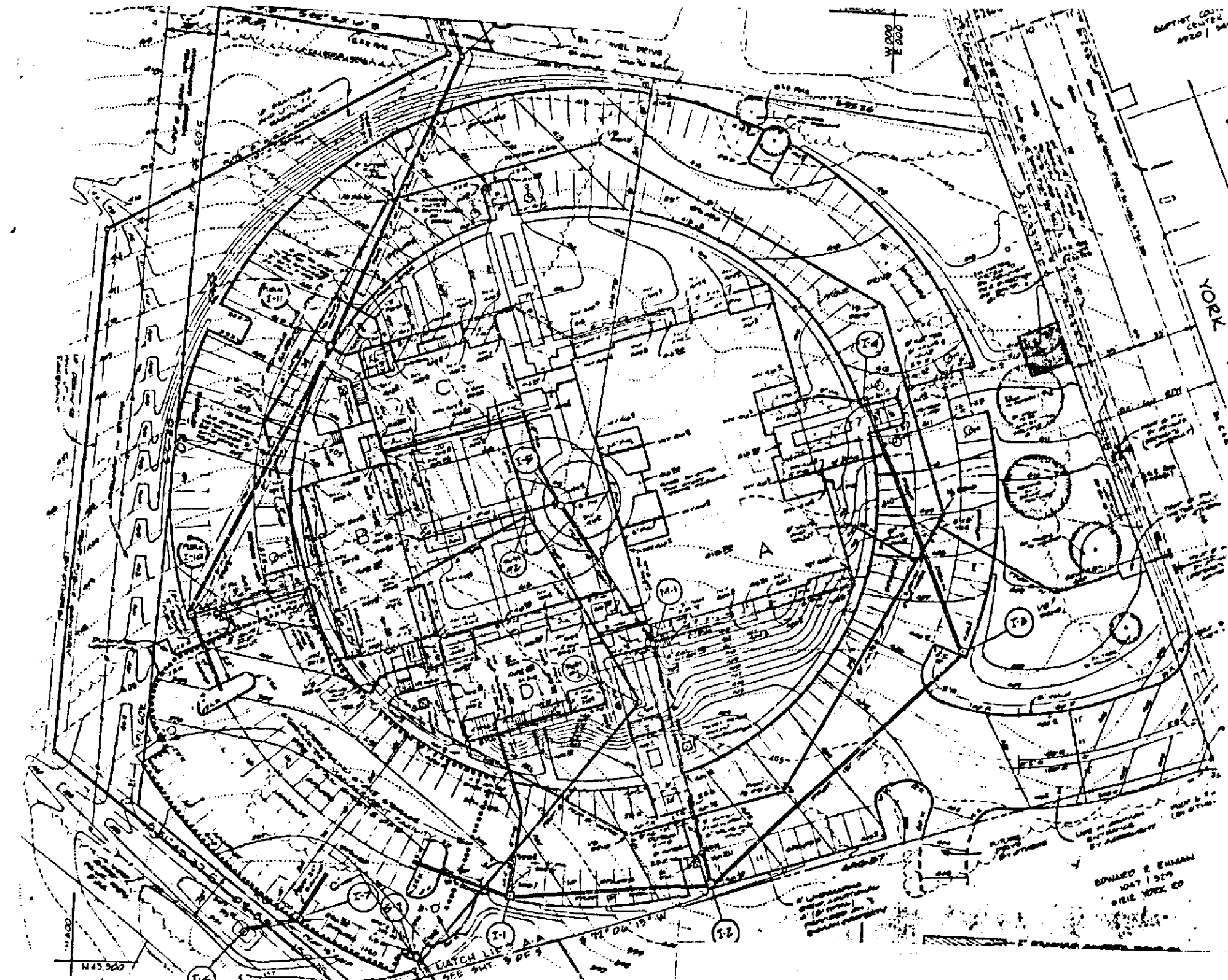
SITE PLAN

YORK GREEN SIGN PROGRAM

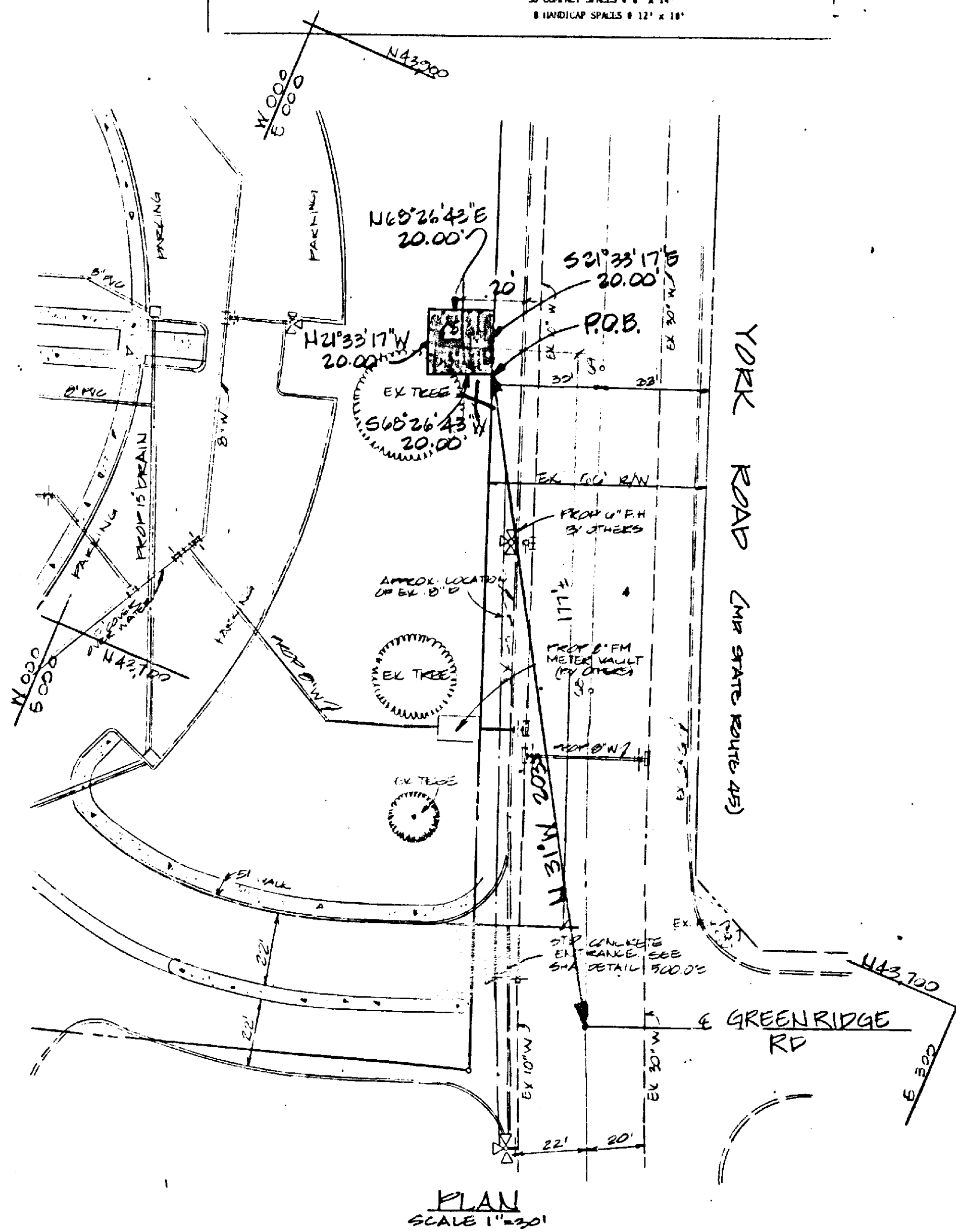
MacKenzie And Associates  
Land Design/Research, Inc.

April 11, 1986





PLAN  
SCALE 1"=60'



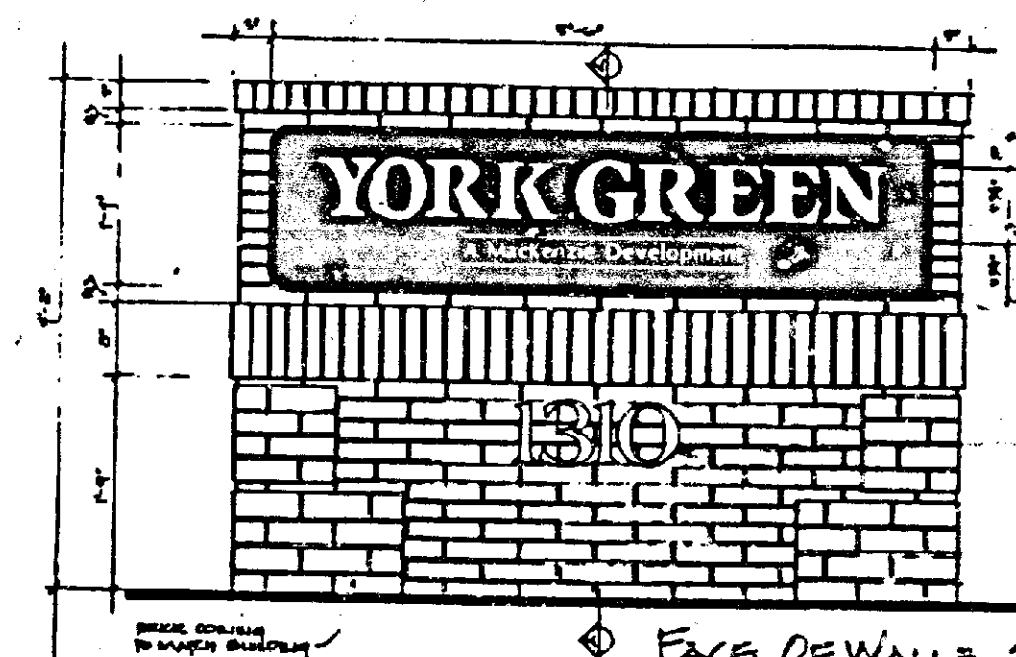
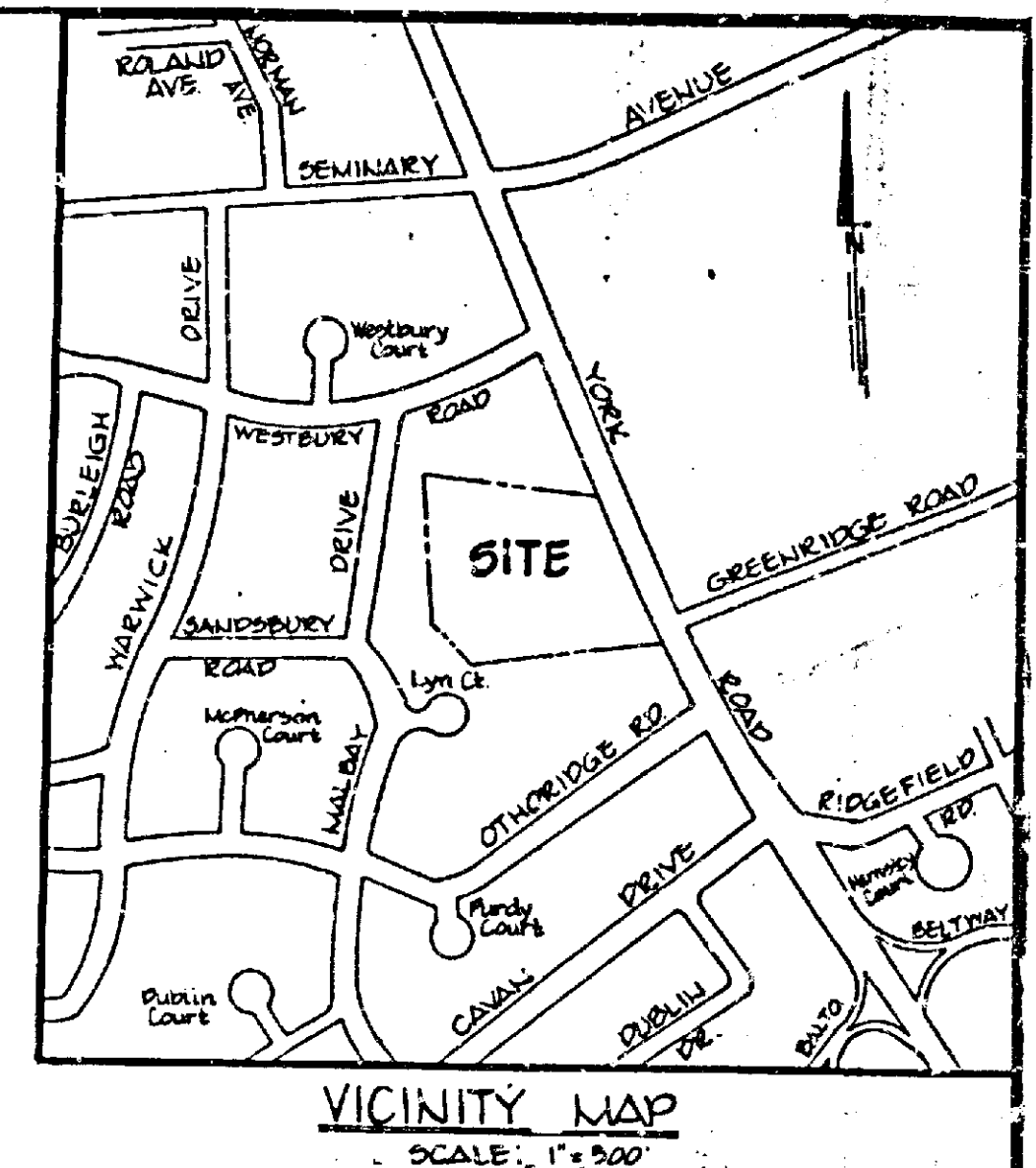
PLAN  
SCALE 1"=20'

| FLOR                            | WING 'A'           | WING 'B'         | WING 'C'           | WING 'D'            | PARKING REQUIRED               |
|---------------------------------|--------------------|------------------|--------------------|---------------------|--------------------------------|
|                                 | S.F.               | S.F.             | S.F.               | S.F.                |                                |
| BASIS/INT                       | 5070<br>(Storage)  | 3284<br>(Office) | 627<br>(Storage)   | 2824.5<br>(Storage) | 3,204 SF @ 1 SP/500 = 6.5 SP   |
| 1st                             | 12,748<br>(Office) | 3284<br>(Office) | 2824.5<br>(Office) | 2824.5<br>(Office)  | 21,061 SF @ 1 SP/500 = 72.2    |
| 2nd                             | 12,748<br>(Office) | 3284<br>(Office) | 2824.5<br>(Office) | 2824.5<br>(Office)  | 20,149 SF @ 1 SP/500 = 40.3    |
| 3rd                             | 10,557<br>(Office) | 3284<br>(Office) | 2824.5<br>(Office) | 2824.5<br>(Office)  | 10,557 SF @ 1 SP/500 = 21.1 SP |
| TOTAL PARKING REQUIRED          |                    |                  |                    |                     | 141 SPACES                     |
| TOTAL PARKING PROVIDED          |                    |                  |                    |                     | 249 SPACES*                    |
| * TOTAL INCLUDES                |                    |                  |                    |                     |                                |
| 200 TYPICAL SPACES @ 8.5' x 18' |                    |                  |                    |                     |                                |
| 30 COMPACT SPACES @ 8' x 14'    |                    |                  |                    |                     |                                |
| 8 HANDICAP SPACES @ 12' x 18'   |                    |                  |                    |                     |                                |

**SITE DATA**

GROSS AREA = 4.7597 AC.  
NET AREA = 4.51056 AC.  
EXISTING BUILDING = 0.0  
EXISTING USE = RESIDENCE  
PROPOSED USE = CLASS "B" OFFICE BUILDING (SPECIAL EXCEPTION GRANTED, SEE CASE NO. 85-3313)  
ADDITIONAL OPEN SPACE REQUIRED = 25.5 OF 4.7597 = 1.19 AC.  
ADDITIONAL OPEN SPACE PROVIDED = 1.8 AC. (ALL ADDITIONAL OPEN SPACE WHICH ADJACENT A PARKING LOT WILL BE A MINIMUM OF 7' IN WIDTH AND 10' IN WIDTH IF ADJACENT TO THE BUILDING)

FLOOR AREA RATIO =  $\frac{64,552 \text{ S.F.}}{207,183} = .31 < .50$  PERMITTED



NOTE: SIGNAGE ON BOTH FACES OF WALL (25.02 x 2 = 50.04 SF)  
NOTE: VARIANCE REQUESTED FROM SECT 203.3.C

DEVELOPER'S  
EXHIBIT 1

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

**OWNER/DEVELOPER**  
**YORK GREEN LTD. PARTNERSHIP**  
2324 West Joppa Road  
Suite 500  
Lutherville, Maryland 21093  
(301) 821-5535

Sign #289  
86-4107-A  
OFFICE COPY  
PLAT TO ACCOMPANY A PETITION  
FOR A SIGN VARIANCE  
**YORK GREEN**  
Baltimore County, Maryland Section District 9  
Scale: Date: FEB 5, 1986