

87-5-ASPH

NW/cor. of York Rd. and Othoridge Rd.

9th Elec. Dist.

#406

6/2/86

Variance and Special Hearing - filing fee \$200.00 - Tripec Associates Ltd. Partnership

6/2/86

Hearing set for 7/7/86, at 11:30 a.m.

7/7/86

Advertising and Posting - \$100.00

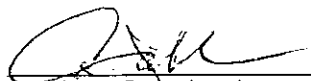
7/8/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a free-standing, double-faced, illuminated ID sign totaling 54 sq. ft. in lieu of the permitted non-illuminated 8 sq. ft. sign attached to a building and the amendment to the Order in Case No. 85-317-X to delete Restriction No. 1 are GRANTED with restrictions and conditions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wouldxnot result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of July, 19 86, that the Petition for Zoning Variance to permit a free-standing, double-faced, illuminated identification sign totaling 54 square feet in lieu of the permitted non-illuminated 8 square foot sign attached to a building and, additionally, the amendment to the Order in Case No. 85-317-X to delete Restriction 1 be and are 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 sign 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. A revised site plan shall be submitted to the Zoning Commissioner for approval.
3. The sign shall exhibit only the name of the office building with no directory of tenants.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Robert A. Hoffman, Esquire

People's Counsel

PETITION FOR ZONING VARIANCE and Special Hearing
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3 C to permit a 54 sq. ft. freestanding double face illuminated identification sign in lieu of the allowed 8 sq. ft. on the building non-illuminated sign, and to amend the Order in Zoning Case #85-317-X to delete restriction #1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of July, 1986, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July, 1986, at 11:30 o'clock.

By *Arnold Jablon*
Zoning Commissioner of Baltimore County.
(over)

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 2nd day of June, 1986.
Petitioner: *Tripec Associates Ltd.*
Petitioner's Attorney: *John B. Howard*
Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: *9th*
Posted for: *Variance - Special Hearing*
Petitioner: *Tripec Associates Ltd. Partnership*
Location of property: *NW corner of York Rd. and Othoridge Rd.*
Location of Sign: *NW corner of York Rd. and Othoridge Rd.*
Remarks: *See notes*
Posted by: *J. J. [Signature]*
Number of Signs: *2*
Date of Posting: *June 12, 1986*
Date of return: *June 20, 1986*
MICROFILMED

CERTIFICATE OF PUBLICATION
TOWSON, MD., June 19, 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 June 19, 1986.
THE JEFFERSONIAN,
Susan Linder Obrecht
Publisher
Cost of Advertising
27.50
MICROFILMED

RE: PETITION FOR VARIANCES
PETITION FOR SPECIAL HEARING
NW/Corner of York Rd. & Othoridge Rd., 9th District
TRIPEC ASSOCIATES LTD. PARTNERSHIP, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-5-ASPH
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 21204
494-2188

I HEREBY CERTIFY that on this 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.
Peter Max Zimmerman
Peter Max Zimmerman
MICROFILMED

PETITION FOR ZONING VARIANCE AND SPECIAL HEARING
9th Election District
Case No. 87-5-ASPH
LOCATION: Northwest Corner of York Road and Othoridge Road
DATE AND TIME: Monday, July 7, 1986, at 11:30 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 Zoning Variance and Special Hearing to permit a 54 square foot freestanding double face illuminated identification sign in lieu of the permitted 8 square foot on the building non-illuminated sign and to amend the Order of the Deputy Zoning Commissioner dated May 24, 1985, to delete Restriction No. 1 in Case No. 85-317-X
Being the property of *Tripec Associates, Ltd.* 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
MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204
February 6, 1985
Revised April 1, 1985
Beginning for the same at a point on the west side of York Road, said point being distant South 45° 40' 06" West 39.40 feet from the centerline intersection of York Road and Greenridge Road and running thence and binding along the west side of York Road.
1) South 21° 33' 17" East 152.11 feet and
2) South 31° 55' 01" East 72.62 feet to the north side of Othoridge Road, thence binding on the north side of Othoridge Road
3) South 55° 51' 43" West 236.94 feet thence leaving Othoridge Road and running the four following courses, viz:
4) North 33° 53' 47" West 150.07 feet
5) South 55° 51' 43" West 60.00 feet
6) North 33° 53' 47" West 167.53 feet and
7) North 72° 06' 13" East 345.32 feet to the place of beginning.
Containing 1.7339 acres more or less.
THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY
MICROFILMED

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204
June 3, 1986
NOTICE OF HEARING
RE: PETITION FOR ZONING VARIANCE AND SPECIAL HEARING
NW/Cor. of York Rd. and Othoridge Rd.
9th Election District
Tripec Associates Ltd. Partnership - Petitioner
Case No. 87-5-ASPH
TIME: 11:30 a.m.
DATE: Monday, July 7, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. U20075
DATE: 5/6/86 ACCOUNT: 01-615-000
AMOUNT: \$ 200.00
RECEIVED FROM: *Cook, HDT*
FOR: *Vac + SpH # 406 Tripec*
8 8625****200.00 02746
VALIDATION OR SIGNATURE OF CASHIER
MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER
July 1, 1986
John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204
RE: PETITION FOR ZONING VARIANCE AND SPECIAL HEARING
NW/Cor. of York Rd. and Othoridge Rd.
9th Election District
Tripec Associates Ltd. Partnership - Petitioner
Case No. 87-5-ASPH
Dear Mr. Howard:
This is to advise you that \$100.00 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 itself.
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021773
DATE: 7/1/86 ACCOUNT: 6-01-615-000
SIGNS & POSTS TO BE RETURNED: 100.00
Cook, Howard, (Amount \$ 100.00)
Ave., P.O. Box 5517, Towson, MD. 21204
RECEIVED FROM: *Cook, Howard*
FOR: Advertising & Posting re Case #87-5-ASPH
8 8647****100.00 00741
VALIDATION OR SIGNATURE OF CASHIER
MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 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 June 18, 1986.

TOWSON TIMES,

Susan Studer Obrecht
Publisher

42.50

PETITION FOR ZONING VARIANCE AND SPECIAL HEARING

LOCATION: Northwest Corner of York Road and Orchard Road
DATE AND TIME: Monday, July 7, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 100, 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 on the petition for a zoning variance and special hearing to amend a 34-acre lot to allow the construction of a building permit may be issued under the City (20) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period if good cause shown. Such request must be presented in writing by the date of the hearing set above or made at the hearing.

Being the property of Tripec Associates, Ltd., Partnership, as shown on the plat filed with the Zoning Office in the event this (for) variance is granted a building permit may be issued under the City (20) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period if good cause shown. Such request must be presented in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF:
ARNOLD E. JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
7780 LUSITANA June 18

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

July 18, 1986

HAND DELIVERY

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

Re: Tripec Associates Limited Partnership
Case No.: 87-5ASPH

Dear Mr. Jablon:

In accordance with your Order issued in the above-referenced case, enclosed please find the revised site plan.

Thank you.

Sincerely,
Robert Hoffman
Robert Hoffman

RAH/AAM:kmb
Enclosure (1)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 24, 1986

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

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Tripec Associates Ltd. Partnership
908 York Road
Towson, Maryland 21204

RE: Item No. 406 - Case No. 87-5-ASPH
Petitioner: Tripec Associates Ltd. Partnership
Petitions for Special Hearing and Zoning Variance

Gentlemen:

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 Commission with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

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

JED:kmb

Enclosures

cc: John B. Howard, Esquire
Lapicki/Smith Associates, P.A.

COUNTY REVIEW GROUP MEETING MINUTES

Thursday, March 7, 1985

ORCHARD SQUARE
District 9 C4

COUNTY REVIEW GROUP-THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene Bober, Co-Chairman-Office of Planning

Agency Representatives

Bob Covahey - Developer's Engineering Division
George Wittman - State Highway Administration

Developer and/or Representatives

J. Strong Smith - G.W. Stephens
James E. Matis - G.W. Stephens
Mike Ruby - Towson Times
Deborah Dopkin - Cook, Howard, Downes, Tracey
Charles Stratton - Orchard Hills

*Attachment - Interested Citizens

Mr. Benson convened the meeting at 1:30 p.m., introduced the staff and explained the purpose of the meeting.

Mr. John Smith, developer's engineer and Don Smith, Architect presented the plan. He stated this is a 2 acre site zoned R.O. Three brick building are proposed connected by wings. Storm Water Committee Management is a underground facility.

Mr. Eugene Bober summarized the written comments submitted by the staff from the Bureau of Sanitation, State Highway Administration, Health Dept., Storm Water Management Review Section, Fire Dept., Planning, Zoning, and Traffic Engineering. These comments are made a part of these minutes, and a copy of the comments was also given to the developer and developer's engineer.

1) Office of Zoning - stated a variance is required for height of parapets if it exceeds 39'.

2) Developer's Engineering Division - requested a copy of the agreement for access citizens.

Eric Rockel, a citizen stated his concerns were parking, building height & storm drain. Committee stated the plan must meet county requirements concerning these issues.

The plan was approved by Department of Public Works and Office of Planning. The meeting was adjourned at 2:00 p.m.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 23, 1986
Norman E. Gerber, AICP
FROM: Director, Office of Planning & Zoning
SUBJECT: Zoning Variance Petition No. 87-5-A SpH

This is the type of attractive signage that could be encouraged in Baltimore County.

Norman E. Gerber per J. Howell
Norman E. Gerber, AICP

NEG:JGH:bjs

THE ORCHARD HILLS
COMMUNITY ASSOCIATION, INC.
P.O. Box 104
Lutherville, Maryland 21093

July 7, 1986

This is to testify that Ruth Walker is President of the Orchard Hills Community Association, Inc., representing 430 homes in the Lutherville area. Mrs. Walker is authorized by the Board of Directors of the Association to speak for the Association at the sign variance hearing for the Orchard Square Development (87-5-ASPH).

Further, it is the position of the Association, in accordance with our restrictive covenant agreement, that we have no objection to the one free-standing identification sign for Orchard Square to be placed on the York Road side of the property. This sign is to show only the name of the development. This sign will not be a directory of tenants.

Ruth D. Walker
Ruth D. Walker, President

Carol Outen
Carol Outen, Secretary

PETITIONER'S
EXHIBIT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

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

JUNE 17, 1986

Re: Zoning Advisory Meeting of May 20, 1986
Item: 406, TRIPEC ASSOC. LTD. PART.
Property: 908 YORK RD.
Location: NW COR OF YORK RD & ORCHARD RD.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract and/or 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 arrangements 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 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board on [blank].
- ☒ 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 [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: THE CRG IX-447 (K/A ORCHARD SQUARE) WAS APPROVED 3/7/85

cc: James Howell

Eugene A. Bober
Chair, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: March 7, 1985
FROM: Edward A. McDonough, P.E., Chief
Developer's Engineering Division

PROJECT NAME: Orchard Square
PROJECT NUMBER: #85041
LOCATION: 1212 York Road
DISTRICT: 9C4

The Plan for the subject site, dated February 4, 1985, revised February 22, 1985, and received March 4, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

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

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

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

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

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

The Plan is satisfactory pending conformance with the following comments.

Project #85041
Orchard Square
Page 2
March 7, 1985

HIGHWAY COMMENTS:

The common offsite access is acceptable; however, the configuration and location of this entrance is subject to approval by both the State Highway Administration and the Department of Traffic Engineering.

Since the access to this property is from the offsite "York Green" development, the Developer will either have to await the construction of "York Green" or proceed with the construction under a private agreement with the Developer of "York Green".

Baltimore County will require copies of all agreements between the Developers and no building permits can be issued until the construction of the access to this site is assured.

The Developer is responsible for the cost of relocation of any utilities or poles as required by the development of this property.

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

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

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

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

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

Project #85041
Orchard Square
Page 4
March 7, 1985

WATER AND SANITARY SEWER COMMENTS:

Public water exists along the road frontage of this site; however, the adequacy of flow for fire protection from the 10-inch main in York Road is doubtful. The Developer's engineer is requested to work with the Fire Protection Division of the Fire Department and the Water Design Section of the Bureau of Engineering to determine if adequate flow is available or how it can be made available.

With the "York Green" project a cross-connection between the existing 30-inch and 10-inch mains in York Road was discussed as a possible solution to the problem.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

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

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

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

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

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

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

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

EDWARD M. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File



Maryland Department of Transportation

State Highway Administration

May 22, 1985

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

Re: Baltimore County
Item # 11-11-11-11

Property Owner: Tripec
Associates Ltd.
Partnership
Location: NW corner
York Road (Route 45)
and Othoridge Road
Existing Zoning: R.O.
Proposed Zoning: Variance
to permit a 54 sq. foot
free standing double face
illuminated identification
sign in lieu of the allowed
8 sq. feet on the building
non-illuminated sign and
a Special Hearing to
amend the Order in Zoning
Case 85-317-X to delete
restriction #1
Acres: 1.7339
District: 9th

ATTENTION: JAMES DYER

Dear Mr. Dyer:

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

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle
M. Stein w/att.

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5982 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203-0717

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

DATE: March 6, 1985

PROJECT NAME: Orchard Square

COUNCIL & ELECTION DISTRICT IX-447

PLAN

XXX

PLAN EXTENSION

REVISED PLAN

PLAT

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

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

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

Susan Carrell
SUSAN CARRELL

Project #85041
Orchard Square
Page 3
March 7, 1985

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

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility.

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

A sediment control plan is required.

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

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

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

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

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

Infiltration is required in accordance with the comments from the Storm Water Management Review Group.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 4, 1985

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

Re: CRG Meeting of March 7, 1985
Orchard Square
W/S York Road
Route 45 @ Othoridge Rd.

Dear Mr. Markle:

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

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

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL-GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5982 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 3/5/85

FROM: ZONING OFFICE

PROJECT NAME: Orchard Square

PLAN: ✓

LOCATION: 1212 York Road

DEVELOPMENT PLAN:

DISTRICT: 8th Election District

PLAT:

- These comments were written on the revised CRG plan dated 2/22/85. A Special Exception for a Class B Office Building in an R. O. zone is required. A petition for same, Item 2L8 was filed on 2/19/85 with this office. If CRG approval occurs, building permit approval will be contingent upon the outcome of the zoning hearing.
- The following revisions are needed on the CRG plan:
 - The manner in which the elevation drawings, sheets 3 & 4 of the CRG submittal show the average height of the building is not in keeping with the definition of same in the Baltimore County Zoning Regulations. Average grade to the average elevation of the roof of the highest story is the definition of building height. It appears that the height on the south elevation is 33 feet, north elevation is 34 feet, west elevation is 33 feet, east elevation is 32 feet. The height is still under the maximum permitted average height of 35 feet parapets cannot extend more than 4 feet above the height limitation of 35 feet, it appears that they do, however. A Variance will be required for height if the height of the parapet exceeds 39 feet.

Diana Titter
Zoning Associate III

DI/sz

CRG MEETING OF MARCH 7, 1985
ORCHARD SQUARE

- The attached soil boring report indicates that infiltration of the first inch of rainfall is feasible & therefore it must be provided.
- A 2 to 10 year peak management required.

Thomas L. Underwood
4/3/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

PLAN REVIEW NOTES

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

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- A. No development is allowed in (soil/name & symbol)
- B. A revised site plan indicating no development in must be submitted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson

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

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

CKW:gjw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500PAUL H. REINGKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Tripec Assoc., Ltd. Partnership

Location: NW corner York Road and Othoridge Road

Item No.: 406

Zoning Agenda: Meeting of 5/20/86

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: Paul H. Reingke
Planning Group
Special Inspection DivisionNoted and Approved: John F. O'Neill
Fire Prevention Bureau

/mb

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

ORCHARD SQUARE

Subdivision Name, Section and/or Plat

JHP Development Co. Developer and/or Engineer B.W. Stephens & Assoc.
Jones Falls Watershed 3 No. of Lots or Units 1.99 Total Acreage Public Water Public Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers ✓, public water ✓, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, ✓ has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached memo dated 3-5-85
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS

BALTIMORE COUNTY, MARYLAND

DATE: March 1, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

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

Comments

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

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

June 5, 1986

TED ZALESKI, JR.
DIRECTORMr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 406 Zoning Advisory Committee Meeting are as follows:

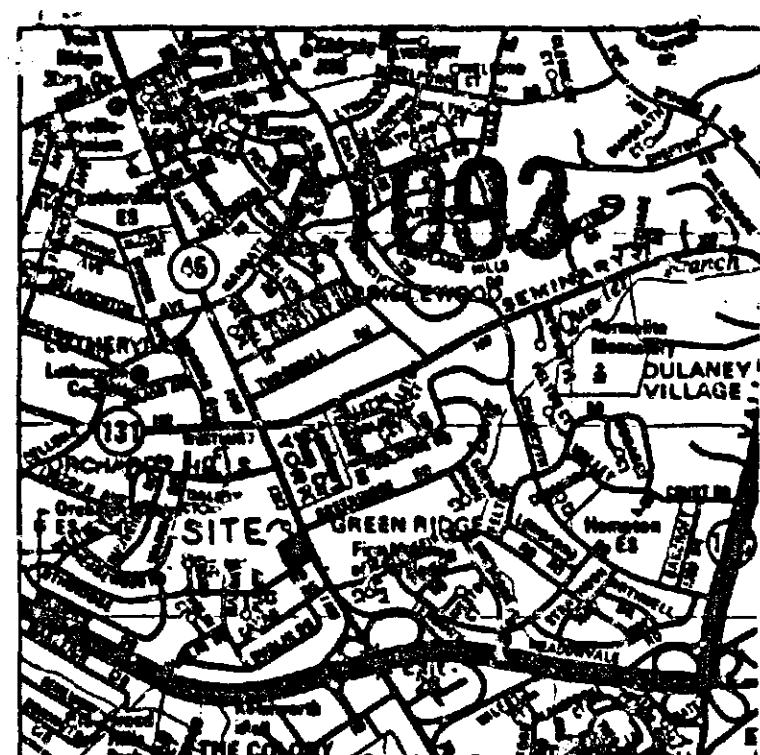
Property Owner: Tripec Associates, Ltd. Part.
Location: NW Corner York Road and Othoridge Road
District: 9th.

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.M.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 are required for removing existing structures.
- 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.
- E. All Use Groups except B-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. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 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 Use Groups are from Use to Use 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. Provide handicapped curb cuts at intersections, etc. as per State Handicapped Code and A.N.S.I. A117.1 - 1980.
- 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.

By: E. E. Burrows, Chief
Building Plans Review

L/22/85



LOCATION MAP

N43600
000 M

SIGN VARIANCE

- NOTES FOR SIGN VARIANCE**
- SURFACE AREA WILL NOT EXCEED 25 S.F. PER FACE.
 - SIGN WILL NOT BE PLACED WITHIN OR PROJECT INTO ANY STREET RIGHT OF WAY.
 - NO PART OF THE SIGN IS MORE THAN SIX (6) FEET ABOVE THE LEVEL OF THE STREET UPON WHICH IT FACES ON SIX (6) FEET ABOVE THE GRADE LEVEL OF THE LOT ON WHICH IT IS ERECTED, WHICHEVER MEASUREMENT PERMITS THE GREATER ELEVATION OF THE SIGN.
 - THE LIGHT FROM ANY ILLUMINATED SIGN OR FROM ANY LIGHT SOURCE SHALL BE SO SHOWN, WHEELED OR DIRECTED THAT THE LIGHT INTENSITY OR BRIGHTNESS SHALL NOT ADVERSELY AFFECT THE VISION OF MOTOR VEHICLE OPERATORS.
- A VARIANCE IS REQUESTED TO SECTION 203.3C TO PERMIT A STATIONARY FREESTANDING IDENTIFICATION SIGN IN AN EXISTING R.O. ZONE.
- A SPECIAL HEARING IS REQUESTED TO AMEND THE ORDER IN ZONING CASE NO. 85-317X TO DELETE RESTRICTION NO. 1.

SOIL TYPE

SOIL TYPE	LIMITATIONS		CLASSIFICATION
	BUILDINGS W/BASEMENTS	STREETS AND PARKING LOTS	
CaB2 - Captina Silt Loam 3 - 5% slopes moderately eroded	Moderate seasonally perched water table	Moderate: seasonally perched water table	'C'
Ju0 - Joppa Urban Land Complex 5 - 15% slopes	Slight to moderate: slope	Severe - Slope	'A'
JpB - Joppa Gravelly Sandy Loam 2 - 5% slopes	Slight	Moderate - Slope	'A'
SnB - Sassafras Urban Land Complex 0 - 5% slopes	Slight	Moderate - Slope	'B'

NOTE :

SPECIAL EXCEPTION FOR
CLASS B WAS GRANTED
CASE NO. 85-317X



ORCHARD
SQUARE

1212 YORK ROAD

SIGN ELEVATION

SITE SUMMARY

SITE AREA	NET	GROSS
RD Zone	1.7339 Ac.	2.867 Ac.
BUILDING AREA		
MINI 'A'		
First Floor	2,602 s.f.	2,602 s.f.
Second Floor	2,602 s.f.	2,602 s.f.
Third Floor	2,602 s.f.	2,602 s.f.
MINI 'B'		
First Floor	2,498 s.f.	2,498 s.f.
Second Floor	2,498 s.f.	2,498 s.f.
Third Floor	2,498 s.f.	2,498 s.f.
MINI 'C'		
First Floor	2,498 s.f.	2,498 s.f.
Second Floor	2,498 s.f.	2,498 s.f.
Third Floor	2,498 s.f.	2,498 s.f.
Building Total	28,632 s.f.	27,632 s.f.

FLOOR AREA RATIO

Gross Site Area (RD Zone) = 2.867 Acres
Maximum F.A.R. for Class 'B' Office = 0.5
Provided F.A.R. = 0.327

MINIMUM OPEN SPACE

Required A.O.S. in RD Zone = 25%
25 x 2.867 Acres = 0.51 Acres
Provided A.O.S. = 0.51 Acres

REQUIRED PARKING CALCULATION

Gross First Floor Office Area = 7,806 s.f.
1/300 = 7,806 = 27 spaces
Other Gross Office Area = 20,826 s.f.
1/500 = 20,826 = 42 spaces
Total Parking Required = 69 spaces
Total Parking Provided = 90 spaces
Included in the total provided:
6 handicapped spaces at 12' x 18'
18 compact spaces at 8' x 12'

GENERAL NOTES

- Building design is shown as preliminary to nature and will be subject to final design phase.
- The anticipated maximum number of employees is 200.
- The anticipated hours of operation for office use are 9 AM - 5 PM Monday through Friday and 9 AM - 5 PM Saturday.
- Handicapped parking spaces are indicated on the plan sheet. Any arrangements will be addressed in detail when building site plan is submitted.
- All parking lighting fixtures in the vicinity of adjacent residential property will be arranged to reflect light away from the residential lots and to not reflect traffic flow by glare. Height of proposed lighting is approximately 16 feet and shall be restricted to character of surrounding area.
- The subject site has transit service available via Metro Bus Line No. 2 on York Road.
- On this site there are no wetlands, no critical areas, no archaeological sites, no endangered species, no historical materials, and no historic buildings.
- On this site there are no significant geological formations or other natural resource formations.
- On this site there are no existing streams, springs, or flood plains.
- The estimated average daily trips (ADT) generated by this office development is 400.
- Proposed grading is preliminary to nature and subject to adjustment.
- There are no proposed loading facilities.
- Proposed landscaping is on drawings.
- Building character is to be Contemporary Federal Style Office Building. Preliminary building elevation and materials are indicated on drawings.
- Proposed area is Class 'B' Office Building by special exception see RCZ Section 203.3B.2.
- Existing use is residential.
- Maximum average height is 26 feet.
- Corner Tract 4902.
- Sub meter shed 250.
- Sub meter shed 250.
- Commitment District 44.
- See Reference 1047/225.
- Election District 44.
- Account 809-05-220021 & 809-05-220022.

THE ROBERT B. BALTER CO.

18 music fair road
owings mills maryland
21117
(301) 863-1555

WILLIAM F. KIRWIN, INC.

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

G.W. STEPHENS & ASSOCIATES INC.

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

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

211 west fayette street
baltimore, maryland
21201
(301) 835-4900

I/sa project number

84.14

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

ORCHARD SQUARE
1212 YORK ROAD

TRIPEC ASSOCIATES LIMITED PARTNERSHIP
owner & applicant
908 YORK ROAD
TOWSON, MARYLAND
21204
(301) 823-5151

drawing title

SITE PLAN

scale
1" = 30'

date REV 18 APRIL 85
REV 70 APRIL 85
REV 18 APRIL 86
3 APRIL 1985

drawing number
1 OF 1

STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Drainage area to South	0.38 Ac.	Drainage area (not mapped)	0.21 Ac.
Soil Group A		RCA = 63	
Existing 2 yr. flow = 0.16 CFS		Proposed 2 yr. flow = 0.16 CFS	
Existing 10 yr. flow = 0.16 CFS		Proposed 10 yr. flow = 0.16 CFS	
Drainage area to South	0.07 Ac.	Drainage area to South	0.07 Ac.
Soil Group A		Soil Group A	
RCA = 60		RCA = 60	
Existing 2 yr. flow = 0.31 CFS		Existing 2 yr. flow = 0.31 CFS	
Existing 10 yr. flow = 0.51 CFS		Existing 10 yr. flow = 0.51 CFS	
Drainage area to South	0.08 Ac.	Drainage area to South	0.08 Ac.
Soil Group B		Soil Group B	
RCA = 64		RCA = 64	
Existing 2 yr. flow = 0.44 CFS		Existing 2 yr. flow = 0.44 CFS	
Existing 10 yr. flow = 1.02 CFS		Existing 10 yr. flow = 1.02 CFS	
2 yr. storage required = 7,155 cu. ft.		2 yr. storage required = 7,155 cu. ft.	
10 yr. storage required = 11,246 cu. ft.		10 yr. storage required = 11,246 cu. ft.	
Required volume of storage for infiltration		Required volume of storage for infiltration	
from 1" rainfall = 2,483 cu. ft.		from 1" rainfall = 2,483 cu. ft.	
Total volume provided = 11,246 cu. ft.		Total volume provided = 11,246 cu. ft.	
(7 ft stone, void of 40%)		(7 ft stone, void of 40%)	
Volume of stone required = 11,246 = 79,945 cu. ft.		Volume of stone required = 11,246 = 79,945 cu. ft.	
RCA = 63		RCA = 63	