

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th
 Posted for: At request
 Petitioner: Citibank (Maryland), N.A.
 Location of property: SE/S of Ridgely Road, 134' W of the
SE of York Road (7' Ridge Road)
 Location of Sign: SE side of Ridgely Road approx 160' West
of the SE of York Rd
 Remarks:
 Posted by: S. J. Gerber
 Number of Signs: 1

87-513-A
 Date of Posting: 6-6-87

Date of return: June 13-87

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 6, 1987.
 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 4, 1987.

THE JEFFERSONIAN,

Susan Steuber Obrust
 Publisher

LOCATION: Southeast Side of Ridgely Road, 134 feet West of the SE of York Road (7' Ridge Road)
 DATE AND TIME: Monday, June 23, 1987, at 1:00 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commission 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 front street setback of 15 feet in lieu of the required maximum setback of 25 feet.
 Being the property of Citibank, Maryland, N.A., as shown on the plan filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during the period for appeal. 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
 5425 June 4, 1987

PATUXENT

June 12 19 87
 THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE
 88865

was inserted in the following:
 Catonsville Times X TOWSON FLIER \$26.10
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 6 day of June 1987, that is to say, the same was inserted in the issues of

June 4, 1987

PATUXENT PUBLISHING CORP.
 By: S. J. Gerber

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner
 Date: May 21, 1987
 Norman E. Gerber, AICP, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 87-511-A, 87-513-A, 87-516-A and 87-517-A

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

Norman E. Gerber, AICP
 Director

NEG:JGH:slb

RECEIVED
 MAY 26 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204
 ooo
 Chairman
 MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Trade Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Gary DuVall, Esquire
 401 Washington Avenue
 Towson, Maryland 21204

RE: Item No. 448 - Case No. 87-513-A
 Petitioner: Citibank (Maryland), N.A.
 Petition Zoning Variance

Dear Mr. DuVall:

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

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

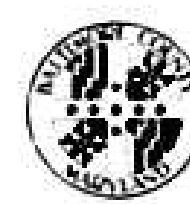
Very truly yours,

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

JED:kbb

Enclosures

cc: McKee & Associates, Inc.
 5 Shawan Road
 Hunt Valley, Maryland 21030



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

C. Richard Moore
 Acting Director

June 3, 1987

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

Item No. 448 -ZAC-
 Property Owner: Citibank (Md.)
 Location: SE/S Ridgely Road, 134 feet W centerline York Road

Existing Zoning: B.L. - CCC
 Proposed Zoning: Variance to permit a front street setback of 15 feet in lieu of the required maximum average of 51.5 feet
 Area: 0.734 acres
 District: 8th Election District

Dear Mr. Jablon:

Please see the C.R.G. comments for this item.

Very truly yours,

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 448, Zoning Advisory Committee Meeting of May 12, 1987

Property Owner: Citibank (Md.)

Location: SE/S Ridgely Rd, 134' W centerline York Rd District 8

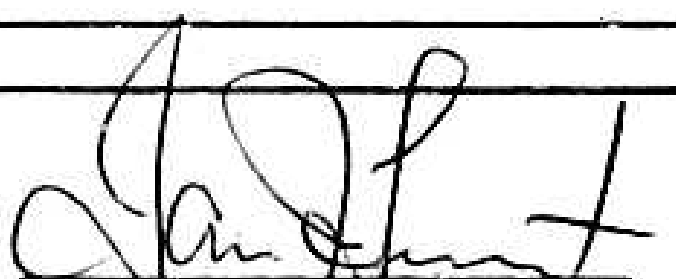
Water Supply metre Sewage Disposal metre

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chertroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

- (✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (✓) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____.
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____.
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others _____

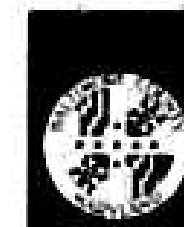

 Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County
 Fire Department
 Towson, Maryland 21204-2586
 494-4500

Paul H. Reinecke
 Chief

May 13, 1987

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



Dennis F. Rasmussen
 County Executive

Re: Property Owner: Citibank (MD)

Location: SE/S Ridgely Rd., 134' W. centerline York Road

Item No.: 448

Zoning Agenda: Meeting of 5/12/87

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.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. James Kelly 5/13/87
 Planning Group
 Special Inspection Division

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

RECEIVED

MAY 4 1987

ZONING OFFICE

GARY C. DUVAL

77-2
 Daily Hearing
 AG go to [unclear] on file

LAW OFFICES
 HILES & STOCKBRIDGE
 401 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

TELEPHONE (301) 281-8888
 GABLE HILLCRIDGE
 TELEX 87-81

April 30, 1987

Mr. Arnold Jablon
 Zoning Commissioner Baltimore County Office Building
 111 W. Chesapeake Avenue
 Towson, MD 21204

RE: Citibank (Maryland, N.A.
Timonium Post Office Building
Variance)

Item 44 - 448

Dear Mr. Jablon:

We would like to request as early a hearing date as practical in the above-captioned variance for front setback at the above-referenced site. The CRG plans have been approved for this site and apparently due to an interpretation by the Zoning Office under its policy manual, a Petition for Variance is going to be required for filing. The Office of Zoning is taking the position that, although this building was built by a private developer in 1955 and the setback complied with the regulations at that time, since the current lessee, the U. S. Post Office, is moving out and Citibank will be operating the site on its own, pursuant to Setback Policy S-3, a Petition for Variance must be filed.

We have argued that Policy S-10(b) could be invoked to waive the hearing requirement. While minor additions are not being made to the property, the building is, in fact, being reduced in size. Nevertheless, the Office of Zoning believes we should go through with the zoning variance.

The owner of the property was totally unaware of the interpretation of the County Office of Zoning and has made various commitments towards utilization of the property by August of 1987. Accordingly, any consideration you could give to an early hearing date for a variance will be greatly appreciated.

Thank you for your consideration.

Very truly yours,


 Gary C. Duvall

GCD:ld
 cc: Mr. James W. McKee

GENERAL NOTES

1. Existing use of property - Post Office
2. Proposed use - Banking Facility
3. Councilmatic District No. -
4. Census Tract No. 4086.01
5. Watershed No. 10
6. Sewershed No. 31
7. There are no historical areas, critical areas, wetlands, archeological sites, endangered species habitat, or hazardous materials on this site.
8. A waiver for Storm Water Management has been applied for.
9. Parking and driveway areas will be macadam. Curb will be concrete.
10. Parking spaces will be striped.
11. Proposed building will utilize the existing water and sewer connections.
12. Existing impervious area = 27,570 S.F. = 86%
13. Proposed impervious area = 25,720 S.F. = 80%

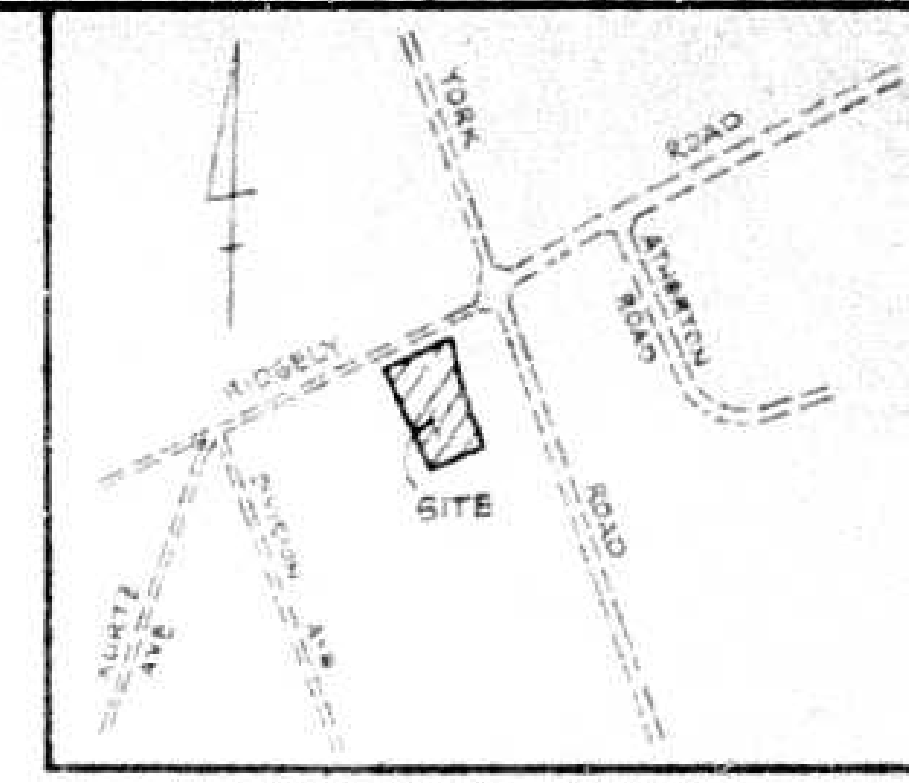
ESTIMATED DAILY TRIPS

BANK - 51 PER 1000 S.F. = 14 x 211 = 315 A.D.T.'s
 DRIVE-THRU - 297 PER WINDOW = 3 x 27 = 81 A.D.T.'s
 TOTAL 1281 A.D.T.'s

A.T.M. STACKING DATA

STACKING REQUIRED - 1 SEAT PER 15 STAKES OF A.T.M.

SOIL DATA
 SOIL TYPE
 Lt. Leonardtown Soil Unit
 LIMITATIONS
 Buildings and Parking Lots - Eriect. Poor natural drainage, high water table.
 NOTE: The site is mapped as a Leonardtown Soil, but the site is also mapped as BSL impervious and the soil does not function as a wetland.

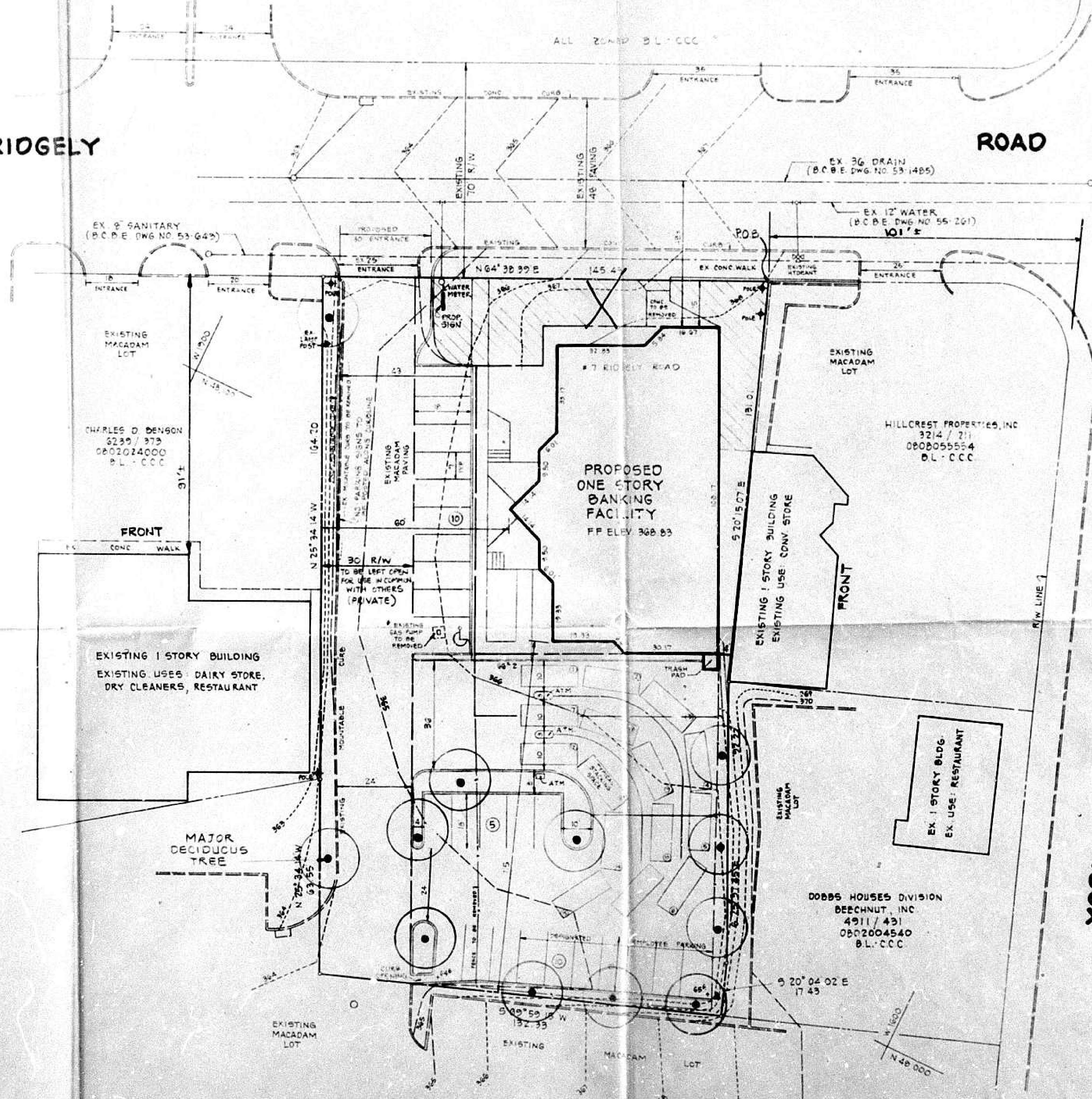


RIOGELY ROAD

ROAD

ROAD

YORK ROAD



LANDSCAPING NOTES

MINIMUM PLANTING REQUIREMENTS

Trees
 Parking Spaces -- 25 @ 1 tree/12 spaces = 3
 Interior Road --- 260' @ 1 tree/20' ----- 13
 Exterior Road --- 145' @ 1 tree/40' ----- 4

Total major deciduous or equivalent 20
 (min. 12 major deciduous)

Screening and other planting
 --- 8' wide planting area along property line abutting the public street.

Trees shown
 Trees Major Deciduous Equivalent
 12 Major deciduous 12
 0 Minor deciduous 0
 15 Evergreen 8
 Total major deciduous equivalent 20

DENSITY TABULATION

1. Existing zoning of site: [redacted]
 2. Gross area of site: 37,070 S.F. = 0.851 Ac.
 3. Net area of parcel: 31,970 S.F. = 0.734 Ac.
 4. Proposed floor area of building: 5,970 S.F.
- PARKING DATA**
5. Parking required: (5,970 / 300) = 20 spaces
 6. Parking provided: 24 spaces and 1 handicapped = 25
- FLOOR AREA RATIO DATA**
7. Maximum floor area ratio permitted: 4.0
 8. Floor area ratio proposed: 5,970 S.F. / 37,070 S.F. = 0.16
- AMENITY OPEN SPACE DATA**
9. Amenity open space required: (.20 x 3070) = 614 S.F.
 10. Amenity open space provided: 1585 S.F.

VARIANCE REQUEST

REQUESTING A VARIANCE TO SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A FRONT SETBACK OF 15 FEET IN LIEU OF THE REQUIRED MAXIMUM AVERAGE OF 31.5 FEET.

OFFICE COPY

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- MACADAM PAVING
- CONCRETE AREA
- LIGHT POST
- UTILITY POLE
- PROPERTY LINE
- EXISTING CURB
- AMENITY OPEN SPACE

McKEE & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 5 SHAWAN ROAD HUNT VALLEY, MD 21030
 252-5820

DATE	REVISION

OWNER & APPLICANT
 CITIBANK (MARYLAND), N.A.
 16 PETER KAMINSKI
 6 ST PAUL STREET
 10TH FLOOR
 BALTIMORE, MD 21202
 DEED REFERENCE 7358/418
 ACCOUNT NO. 0802004540

PUBLIC SERVICES CRG NO. 87111 PLANNING NO. [redacted]

VARIANCE PLAT 448
CITIBANK TIMONIUM
 for 87-513-A
CITIBANK (MARYLAND), N.A.
 a subsidiary of CITICORP

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 DATE 8/24/07 SCALE: 1" = 20' DES: G.C.S. DRWN: G.C.S. JOB NO. 87-12