

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - SE/S York Road and Talbott Avenue (3 Talbott Avenue) 8th Election District 2nd Councilmanic District Lepczyk Family Trust Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-250-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to Case No. 86-34-X to eliminate Restriction No. 3; and additionally, a variance to permit a freestanding, illuminated, double-faced sign of 58 sq.ft., in lieu of the maximum permitted 8 sq.ft., non-illuminated sign attached to a building; as more particularly described on Petitioner's Exhibits 1 and 3.

The Petitioner, by W. Robert Lepczyk, appeared, testified and was represented by Newton A. Williams, Esquire. There were no Protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, it is clear that a practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and the variance were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

The Petitioner has requested an amendment to zoning Case No. 86-34-X and therefore 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 its proposed use at the particular location described by Petitioner's Exhibits 1 and 3 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 alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of February, 1988 that Case No. 86-34-X be amended to eliminate Restriction No. 3, only; and further, that a variance to permit a freestanding, illuminated, double-faced sign of 58 sq.ft., in lieu of the maximum permitted 8 sq.ft., non-illuminated sign attached to a building; in accordance with Petitioner's Exhibits 1 and 3, be approved, and as such, the Petitions for Special Hearing and Zoning Variance are hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioner is permanently barred from any further variance to Section 203.3C and is restricted to the size and design as depicted in Petitioner's Exhibit 3.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
D-23
By *Newton A. Williams*

PETITION FOR ZONING VARIANCE - SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated 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 free standing, double faced sign of 58 square feet, in lieu of a building attached sign of 8 square feet in an R-O-1 ZONE. With illumination.

- No. 3 in zoning case 86-34-X.
- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. That the subject property is located directly on a busy stretch of York Road which includes a number of commercial properties with signs, as well as some sign variances as to signage already oriented, particularly on large office buildings.
 2. That the requested sign is a tasteful design, and will blend well with the uses along York Road, and will inform the public on the location of Maryland Communications, Inc.
 3. That without the requested variance, the petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in (see attached).

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 the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Legal Owner(s): *Bernice Lepczyk Trust*
(Type or Print Name) (Type or Print Name)
Newton A. Williams, Esq.
(Type or Print Name) (Type or Print Name)
Newton A. Williams, Esq.
Signature Signature
3 Talbott Street, Timonium, Maryland 21093
Address City and State

Attorney for Petitioner: Newton A. Williams
Nolan, Plumbhoff & Williams, Chartered
(Type or Print Name) (Type or Print Name)
Newton A. Williams, Esq.
Signature Signature
204 N. Pennsylvania Avenue
Address City and State
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Newton A. Williams, Esquire
Name
204 West Pennsylvania Ave.,
Address City and State
Towson, MD 21204
City and State

ORDERED BY THE Zoning Commissioner of Baltimore County, this 12th day of November, 1987, 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, and property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 1204, County Office Building in Towson, Baltimore County, on the 22nd day of January, 1988, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
D-23
By *Newton A. Williams*

ORDER RECEIVED FOR FILING
D-23
By *Newton A. Williams*

See 86-34-X

ORDER RECEIVED FOR FILING
D-23
By *Newton A. Williams*

DESCRIPTION TO ACCOMPANY SIGN VARIANCE PETITION A PORTION OF THE PROPERTY OF YORK-TALBOTT LIMITED PARTNERSHIP 3 TALBOTT AVENUE

BEGINNING FOR THE SAME at the corner formed by the intersection of the east side of the York Road with the south side of Talbott Avenue as laid out on the plat of Wayside and recorded among the Plat Records of Baltimore County in Plat Book No. 8, folio 66, and running thence and binding on the east side of the York Road South 12 degrees 04 minutes East 50.44 feet to a point, thence running the following two courses (1) North 85 degrees 31 minutes East 16.00 feet, (2) North 04 degrees 29 minutes West 50.00 feet, to a point on the South side of Talbott Avenue, and thence binding on the South side of Talbott Avenue South 85 degrees 31 minutes West 22.66 feet to the place of beginning. Containing 0.022 Of an acre of land, more or less.

SAVING AND EXCEPTING therefrom, however, such portions thereof which by deed dated February 27, 1974, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5438, folio 618, were granted and conveyed by Jean A. Kavanagh and Ruth A. Kavanagh unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation.

BEING part of the same property which by deed dated June 14, 1985, and recorded among the Land Records of Baltimore County in Liber 6935, folio 804, was granted and conveyed by Jean A. Kavanagh and Ruth A. Kavanagh, his wife, to York-Talbott Limited Partnership, a Maryland Limited Partnership, in fee simple.



February 9, 1988

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
204 N. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Zoning Variance SE/S York Road and Talbott Avenue (3 Talbott Avenue) 8th Election District 2nd Councilmanic District Lepczyk Family Trust - Petitioner Case No. 88-250-SPHA

Dear Mr. Williams:

Enclosed please find the decision rendered on the above-referenced case. The Petitions for Special Hearing and Zoning Variance have been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:bjs
Enclosures

cc: People's Counsel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

88-250-SPHA

District: 8th Date of Posting: December 26, 1987
Posted for: Special Hearing & Variance
Petitioner: Lepczyk Family Trust
Location of property: SE corner York Rd. & Talbott Ave. 3 Talbott Ave.
Location of Sign: SE corner of York Rd. and Talbott Ave.
Remarks:
Posted by: J. J. Orata Date of return: January 2, 1988
Number of Signs: 2

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SE Corner York Rd. & Talbott : (3 Talbott Ave.)
Ave. (3 Talbott Ave.) : 8th Election District
LEPCZYK FAMILY TRUST, : Case No. 88-250-SPHA
Petitioner :

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 213, Court House
Towson, Maryland 21286
823-2188

I HEREBY CERTIFY that on this 1st day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, Chartered, 204 N. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-SPHA
SE/C York Road & Talbott Avenue (3 Talbott Avenue)
8th Election District - 2nd Councilmanic District
Petitioners: Lepczyk Family Trust
DATE/TIME: Friday, January 22, 1988

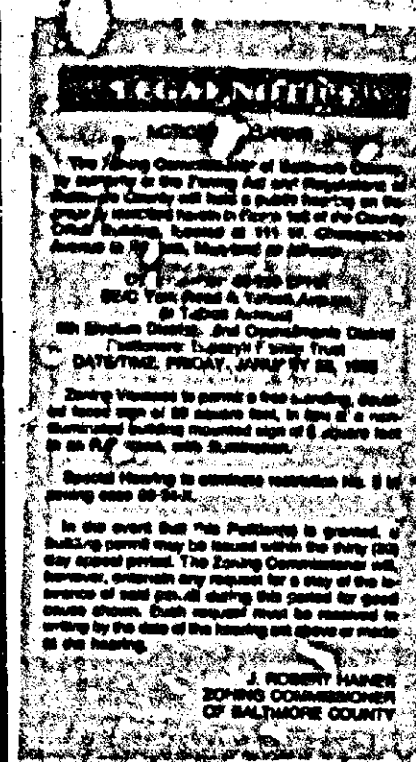
Zoning Variance to permit a free standing, double faced sign of 58 square feet, in lieu of a non-illuminated building mounted sign of 8 square feet in an R. O. zone, with illumination.

Special Hearing to eliminate restriction No. 3 in zoning case 88-34-X.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND No. 41583
OFFICE OF FINANCE - REVENUE DIVISION
M. ELLANEOL'S CASH RECEIPT
DATE: 9/4/87 ACCOUNT: 01-615-000
AMOUNT: \$ 200.00
RECEIVED: Newton A. Williams
FOR: Van + Spk # 99
8153*****2000021 8106F
VALIDATION OR SIGNATURE OF CASHIER

ROBERT HAINES
Zoning Commissioner of
Baltimore County



CERTIFICATE OF PUBLICATION

Pikeville, Md., December 23, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikeville, Baltimore County, Maryland before the 24th day of December 1987 on the first publication appearing on the 23rd day of December, 1987 the second publication appearing on the ___ day of ___ 19___ the third publication appearing on the ___ day of ___ 19___

THE NORTHWEST STAR

Jon Berle
Manager

Cost of Advertisement \$1922

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
494-5533

November 23, 1987

Newton A. Williams, Esq.
Nolan, Plumbhoff & Williams, Chartered
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case number: 88-SPHA
SE/C York Road & Talbott Avenue (3 Talbott Avenue)
8th Election District - 2nd Councilmanic District
Petitioners: Lepczyk Family Trust

Dear Mr. Williams:

Please be advised that \$1922 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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.
Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,
J. Robert Haines
Zoning Commissioner of
Baltimore County

JRH:
cc: Ms. Bernice Lepczyk

Baltimore County
Fire Department
Towson, Maryland 21284-2586
494-4500

September 22, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Lepczyk Family Trust
Location: SE/C York Road, and Talbott Road
Item No.: 99
Zoning Agenda: Meeting of 9/22/87

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 of ___ 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 comment at this time.

REVIEWER: [Signature] 9-22-87 Noted and
Planning Group Approved: [Signature] Fire Prevention Bureau
Special Inspection Division

CERTIFICATE OF PUBLICATION

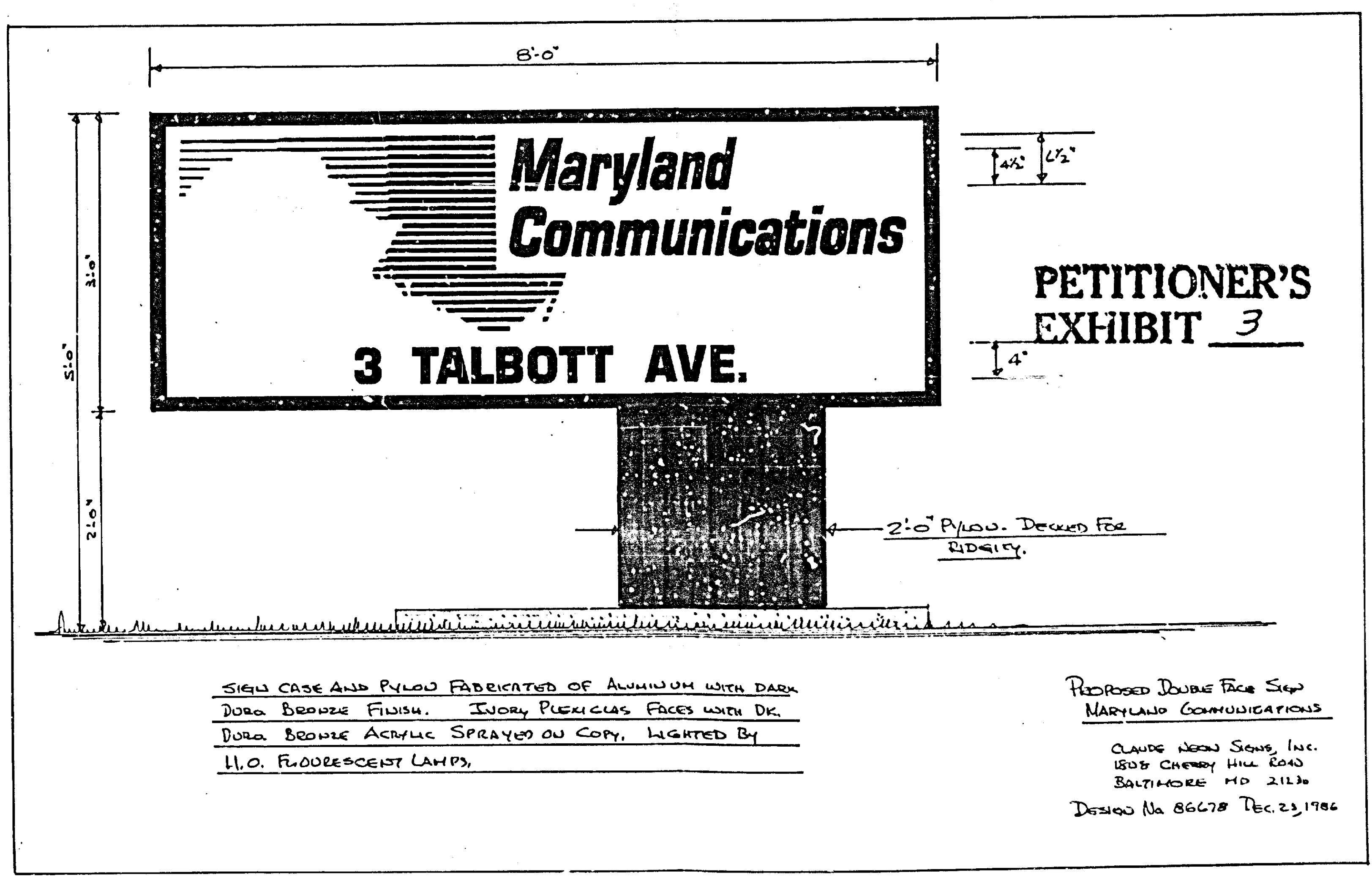
TOWSON, MD., Dec 31, 1987

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 Dec 31, 1987

THE JEFFERSONIAN,

[Signature]
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Case number: 88-SPHA
SE/C York Road & Talbott Avenue (3 Talbott Avenue)
8th Election District - 2nd Councilmanic District
Petitioners: Lepczyk Family Trust
DATE/TIME: Friday, January 22, 1988
Zoning Variance to permit a free standing, double faced sign of 58 square feet, in lieu of a non-illuminated building mounted sign of 8 square feet in an R. O. zone, with illumination.
Special Hearing to eliminate restriction No. 3 in zoning case 88-34-X.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Date: December 3, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-250-SPHA

This office is opposed to the granting of this request. We believe that the standards set forth in the Baltimore County Zoning Regulations provide for ample signage. Further, the location of the building on the site particularly lends itself to wall signage on the York Road side of the structure. Finally, this billboard-like proposal is, in this office's opinion, in violation of the spirit and intent of the R.O. zone.

[Signature]
Norman E. Gerber, AICP
Director

NEWJCH:dmw
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

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 3rd day of November, 1987.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Lepczyk Family Trust Received by: James E. Dyer
Petitioner's Attorney: Newton A. Williams, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 5, 1988

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

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

Newton A. Williams, Esquire
Nolan, Plunhoff & Williams, Chartered
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 99 - Case No. 88-250-SPHA
Petitioner: Lepczyk Family Trust
Petition for Special Hearing and Zoning Variance

Dear Mr. Williams:

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 in 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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Station Point
313 St. Dunstan's Road
Baltimore, Maryland 21212

**Maryland Department of Transportation
State Highway Administration**

RICHARD H. TRAINOR
Secretary
HAL KASSOFF
Administrator

September 18, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of 9-22-87
ITEM: #99
Property Owner: Lepczyk Family Trust
Location: SE/C York Road,
Route 45, and Talbot Road
Existing Zoning: R.O. and D.R.
3.5
Proposed Zoning: Variance to permit a free standing, double-faced sign of 48 square feet in lieu of a non-illuminated building mounted sign of 8 square feet in an R.O. zone, with illumination, and a Special Hearing to eliminate restriction No. 3 in zoning case 86-34-X
Area: 0.022 acres
District: 8th Election District

Att: Mr. James E. Dyer

RECEIVED
SEP 22 1987
ZONING OFFICE

Dear Mr. Haines:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

Very truly yours,
Creston J. Mills, Jr.
Creston J. Mills, Jr.
Acting Chief
Bureau of Engineering
Access Permits

CJM:GW:maw

cc: Mr. M. Stein (w-attachment)

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5052 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

PETITIONER'S EXHIBIT 5

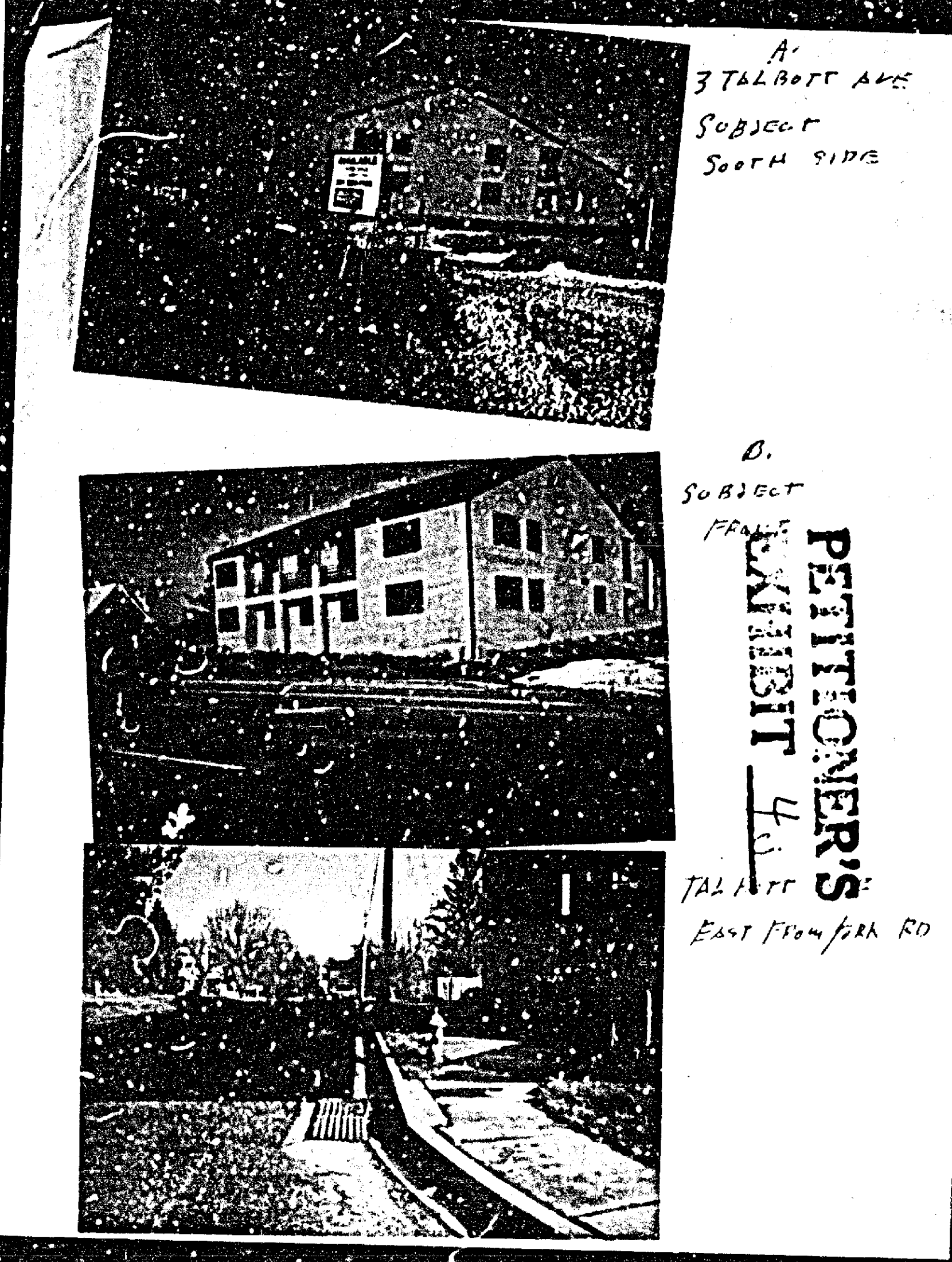
TABLE 8
MINIMUM RESOLVABLE SNIFFEN
LETTER SIZE OF EYES WITH 20/20, 20/40,
AND 20/60 VISUAL ACUITY AT DISTANCES
BETWEEN 100 FEET AND 1/4 MILE

DISTANCE (Feet)	LETTER SIZE MINIMUM RESOLVABLE (Inches)		
	20/20	20/40	20/60
100	1.8	3.5	5.2
200	3.5	7.0	10.5
400	7.0	14.0	20.9
600	10.5	21.0	31.4
800	14.0	28.0	41.9
1000	17.5	35.0	52.4
1320	23.1	46.1	69.1

Visual acuity is usually measured under optimal conditions in a doctor's office where the viewer is not required to attend to any other tasks. Two important influences, the fact of motion and the influence of color, are not taken into account in tables of normal visual acuity. This implies that letter sizes suggested by the statistics on visual acuity may not be adequate for a sign in the environment. One other factor needs to be considered: letters on a sign form words and words are more immediately recognizable than separate, unrelated letters. Words are easier for the brain to process than letters because they are meaningful chunks of information.

Even if we assume normal visual acuity to be a constant factor, we still must make adjustment for changes in the sign and the angle of the sign in relation to traffic. Roughly speaking, one inch of letter size to twenty-five feet of viewing distance has been considered about average. No one would argue that the ratios given in Table 8, which describe viewing requirements in a doctor's office, can be directly applied to the motorist attending to the driving task and extracting visual information from a diverse visual environment. Table 8 figures are meant to show that there is not a universal norm for visual acuity and that sign size must be related to actual visual capacities of the sign viewing public at large.

Determining the Size of A Sign



Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
484-3554

October 5, 1987

Dennis F. Flannigan
Chief Executive

Zoning Commissioner
County Office Building
Towson, Maryland 21204

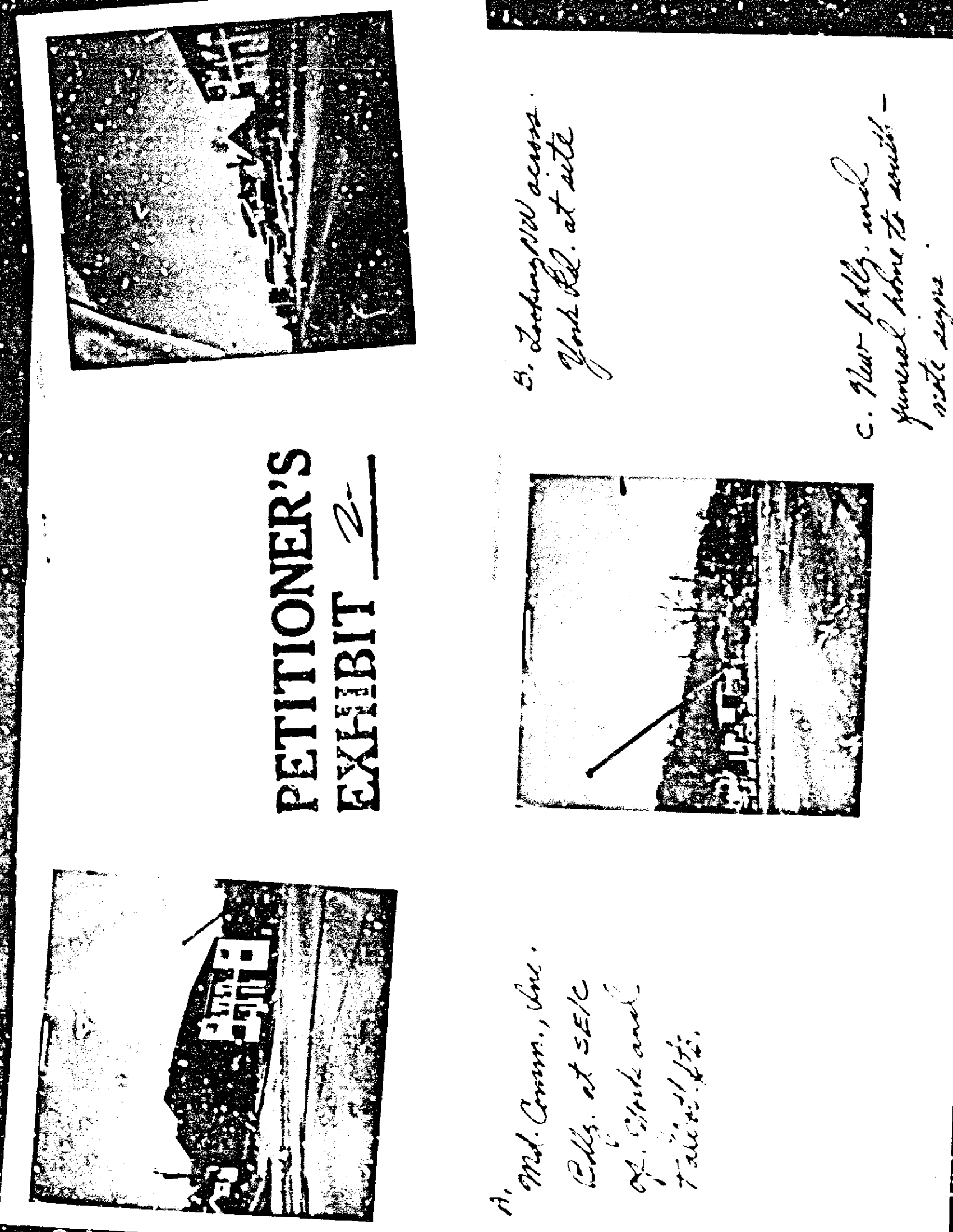
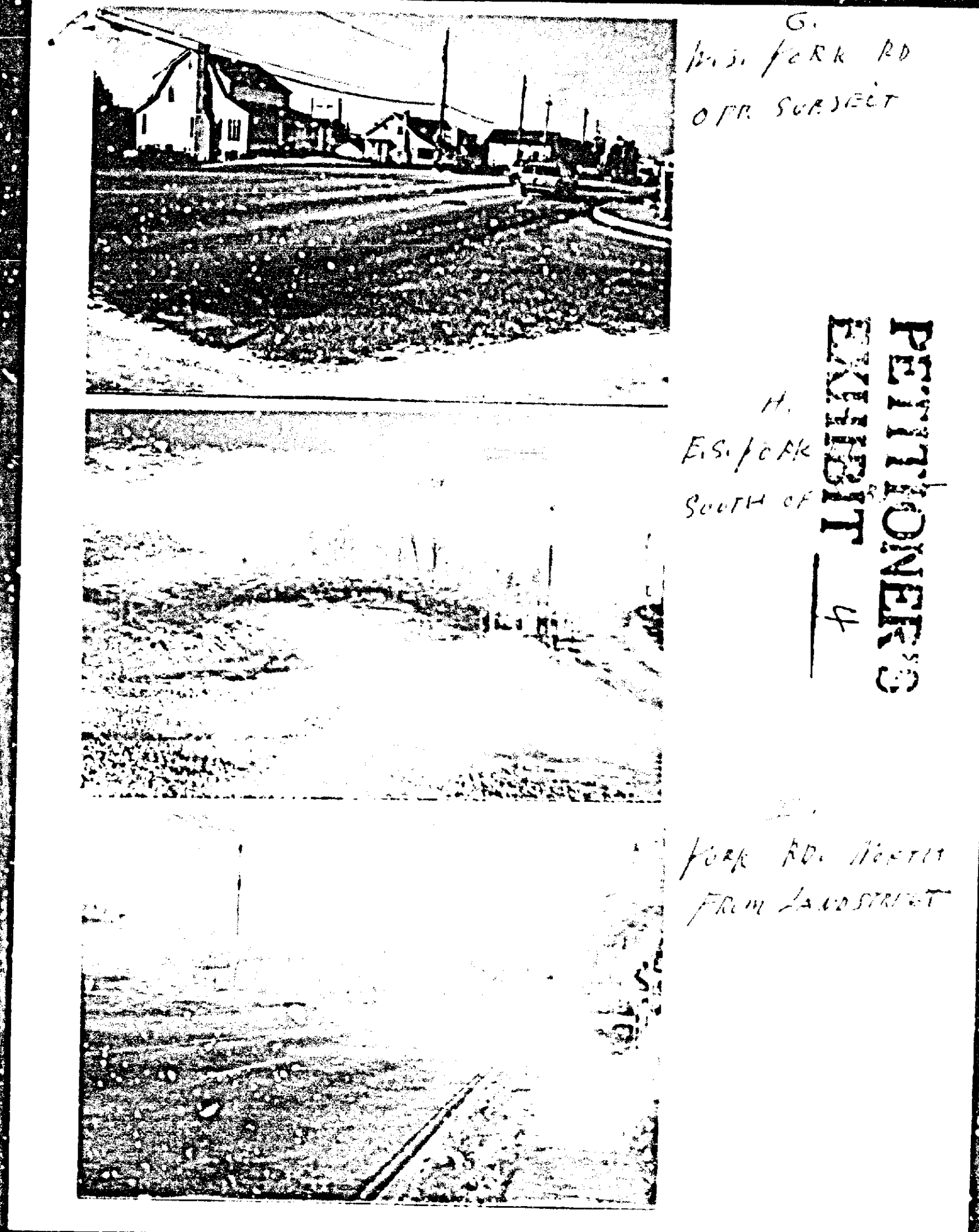
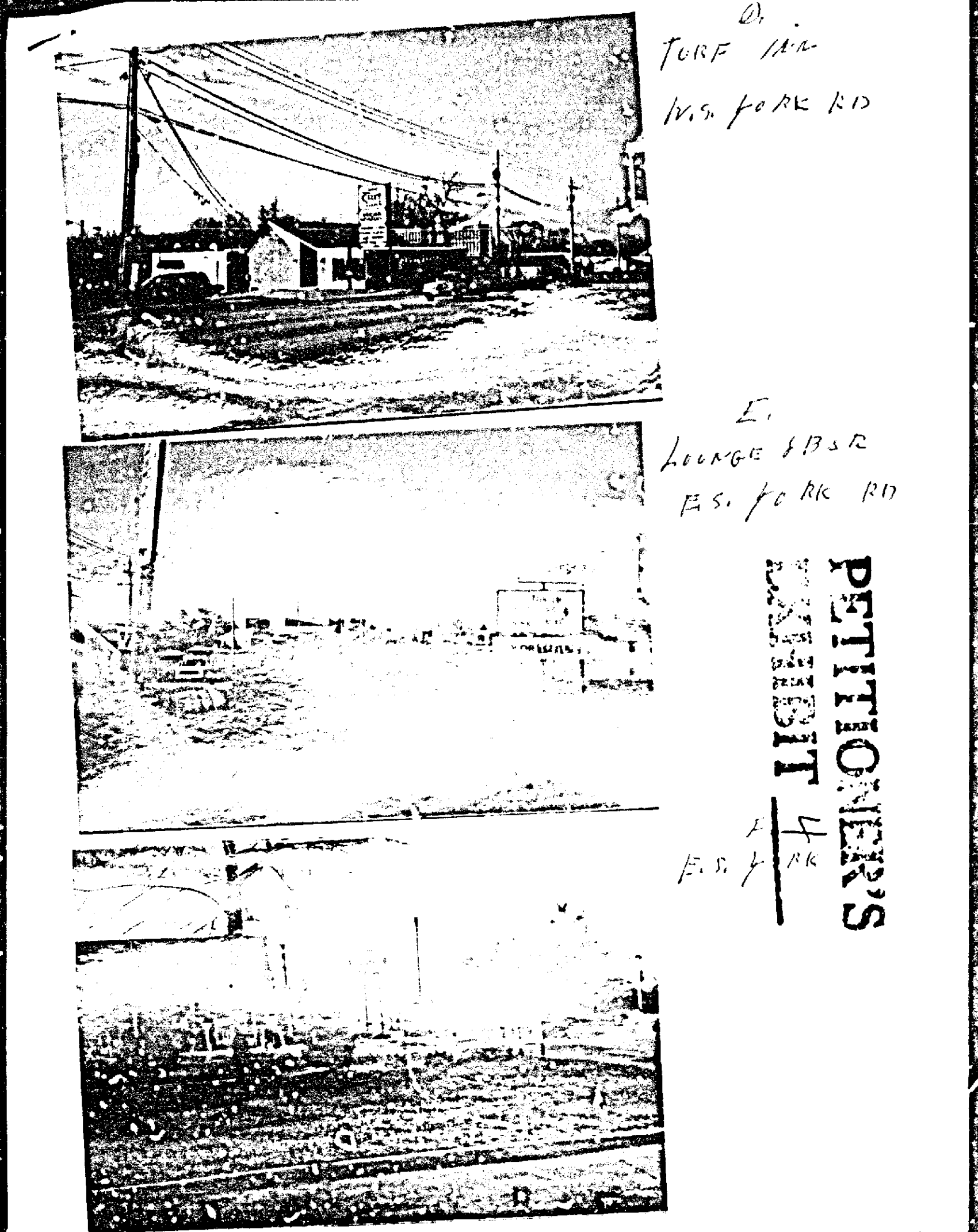
Meeting of September 22, 1987

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 96, 97, 98, 99, 100, 101, 102, 103, 104, and 105.

Very truly yours,
Michael S. Flannigan
Michael S. Flannigan
Traffic Engineer Associate II

MSF:sb





D. New office bldg. on York Rd., 2 blocks North

PETITIONER'S EXHIBIT 2



H. Harvest Office Bldg. 1 block to north, note Holly sign.



C. Buhse site on York Rd., SW of site.

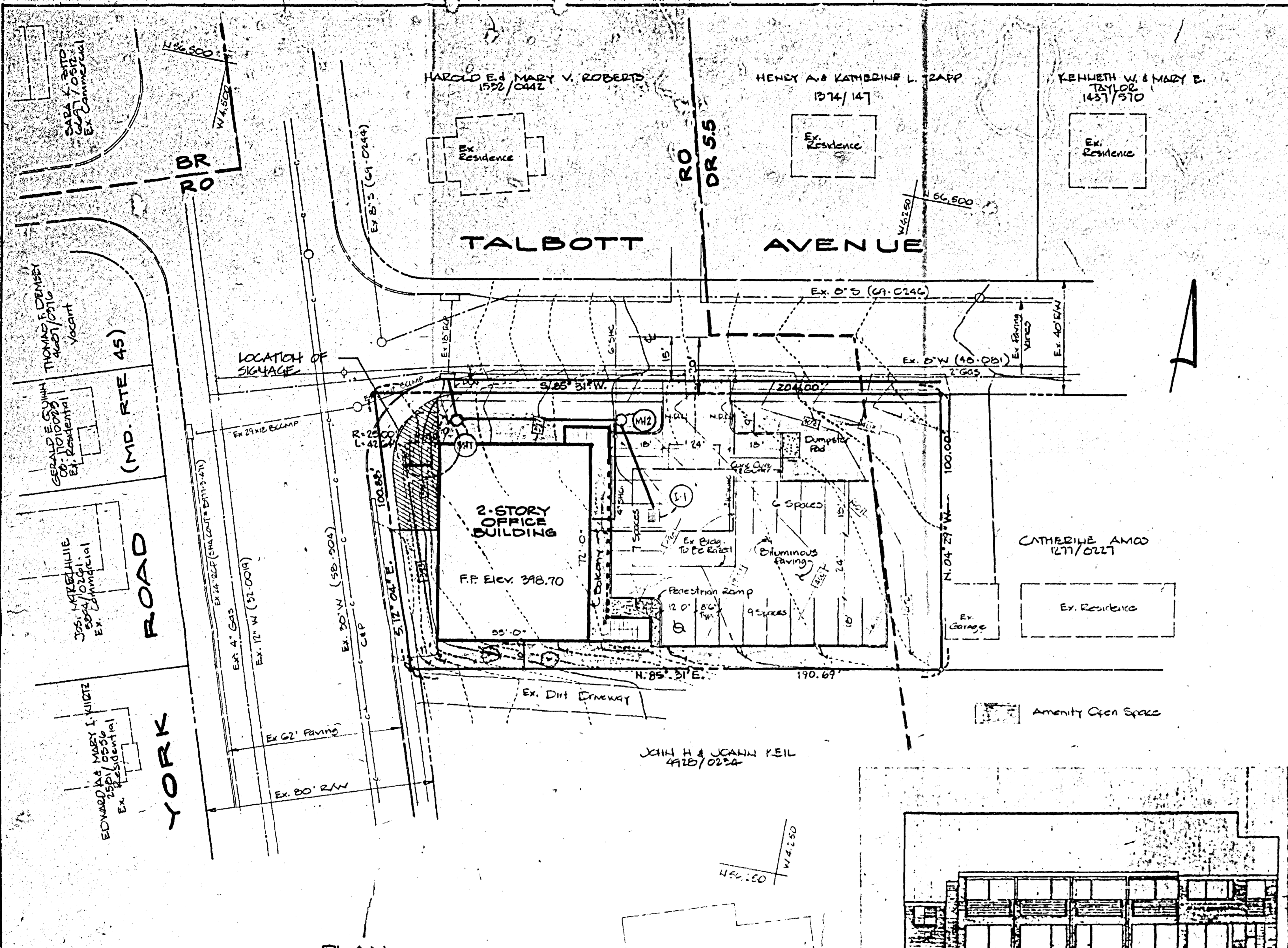
PETITIONER'S EXHIBIT 2



E. Dentist office opp. site - note sign.



F. Unisex hair salon, NW of site



GENERAL NOTES

- Property Address: 3 Talbot Avenue
- Current Ownership: York-Talbot Limited Partnership, 1300 York Road, Lutherville, Maryland 21093
- Real Indenture: Liber L.M.C. 0926 Public 0094, Property Number 00-1100023
- Appliances: S. E. Appliances, Inc., 1300 York Road, Lutherville, Maryland 21093
- Electric District: 09-Corwalken District 41, Census Tract 098-09
- Watered 11/ Subdivided 22
- Current Zoning: B-O / B-0.5
- Proposed Use: General Office
- Site Coverage:
 - 2.94 ac. ± B-0.5 (Included 30' front of Talbot Avenue 0.88)
 - 0.37 ac. ± B-O (Included 30' front of York Road R/W and 20' front of Talbot Avenue R/W)

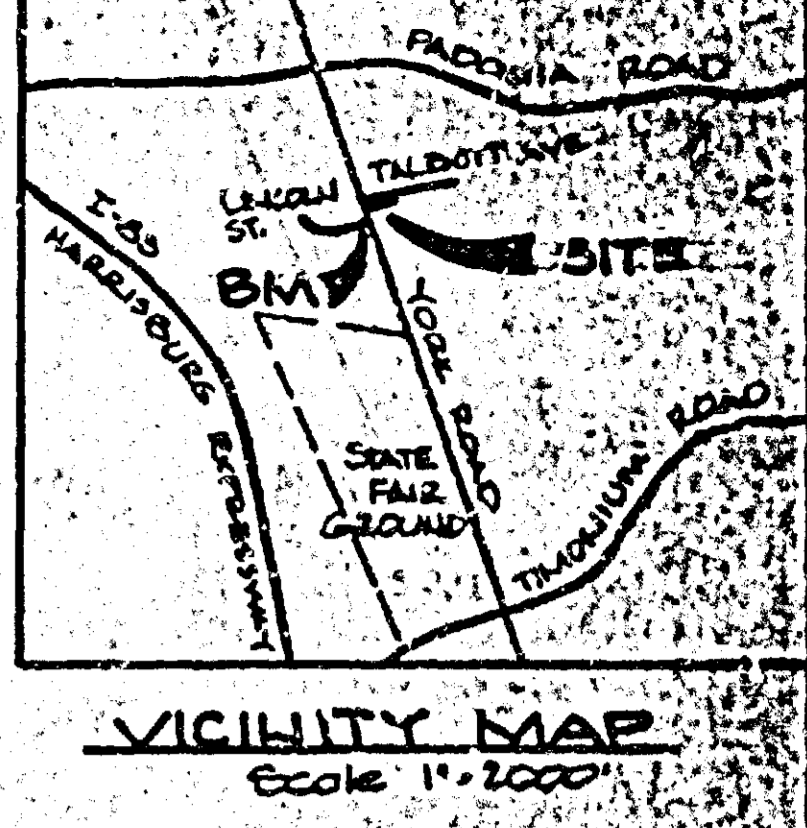
Net:
 2.94 ac. ± B-0.5
 0.37 ac. ± B-O

Amenity Open Space Required - 2% of Gross Area (Class B Office Building):
 Required = 0.25 ± (0.53 ± 43,500) = 9,772 s.f.
 Provided = Exterior 5,291 s.f., Interior (Open Parking) 130 s.f., Total 5,421 s.f.

Parking Spaces:
 Required - First Floor = 2,860 s.f. / 300 = 9.5
 Second Floor = 2,860 s.f. / 300 = 9.5
 Total = 20.0 = 21 spaces
 Provided = 24 spaces (Including 1 handicapped)

Floor Area Ratios:
 Maximum Allowed (Class B Office Building) 0.5
 Proposed: 7,720 s.f. / (0.53 ± 43,500) = 0.13

- See Sheet 4 of 4 for Landscaping Plan and calculations.
- There are no existing walls or curbs shown.
- There are no streams, water, springs or floodplains associated with this property.
- There are no buildings of historic significance on this property.
- Stumps will be building needed, not to exceed 8 spaces feet in area.
- All exterior lighting to building oriented.
- Detached Storage Daily Trips (ADT's):
 - 7,720 s.f. @ 12.3 ADT/1000 s.f. = 94.96 ADT's
- The No. 9 and No. 10 MPH bus routes run on York Road.
- There are no trees, outcrops, significant geological formations, archeological sites, critical areas, underground water features, or hazardous materials sites on the property.
- The property is subject to the following zoning ordinances:
 Ord. No. 88-20 amended without projection
 Ord. No. 88-24-1, petition for Special Exception for a Class B office building in an B-O zone granted July 29, 1988.

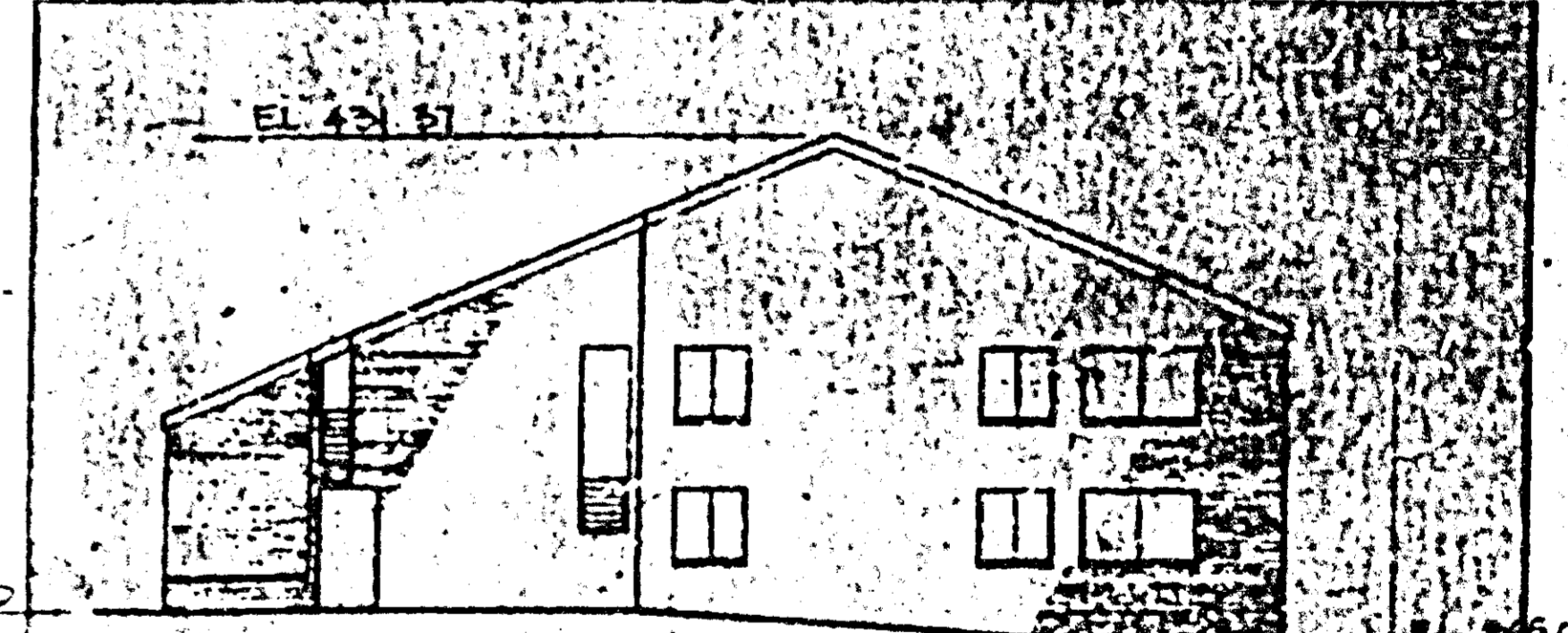
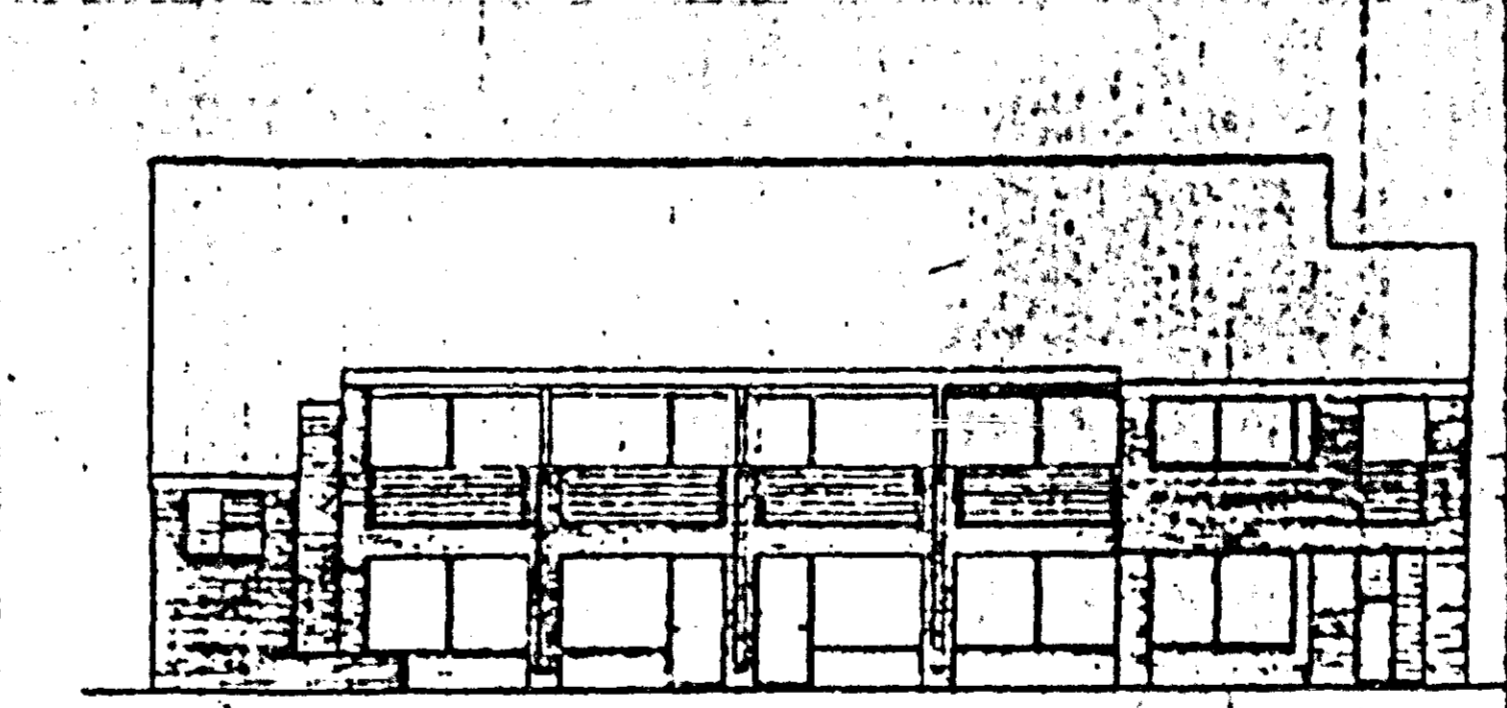


GENERAL NOTES (CONT.)

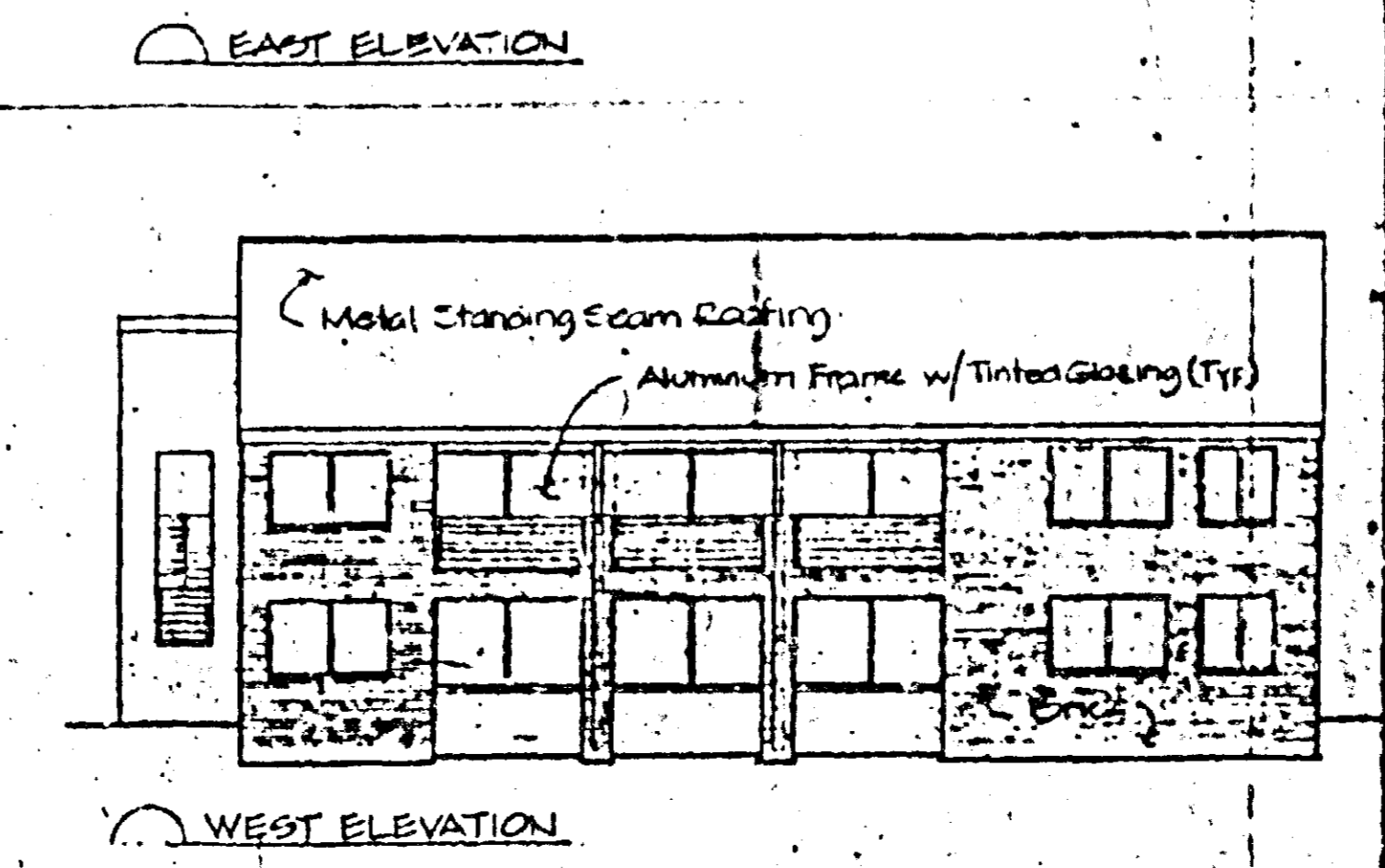
17. This building will be for general office use (no medical offices) with hours of operation estimated to be 8:00 a.m. to 6:00 p.m. Maximum number of employees is estimated to be 20.

PETITIONER'S EXHIBIT 1

PLAN
Scale: 1" = 20'



BUILDING ELEVATIONS
No Scale

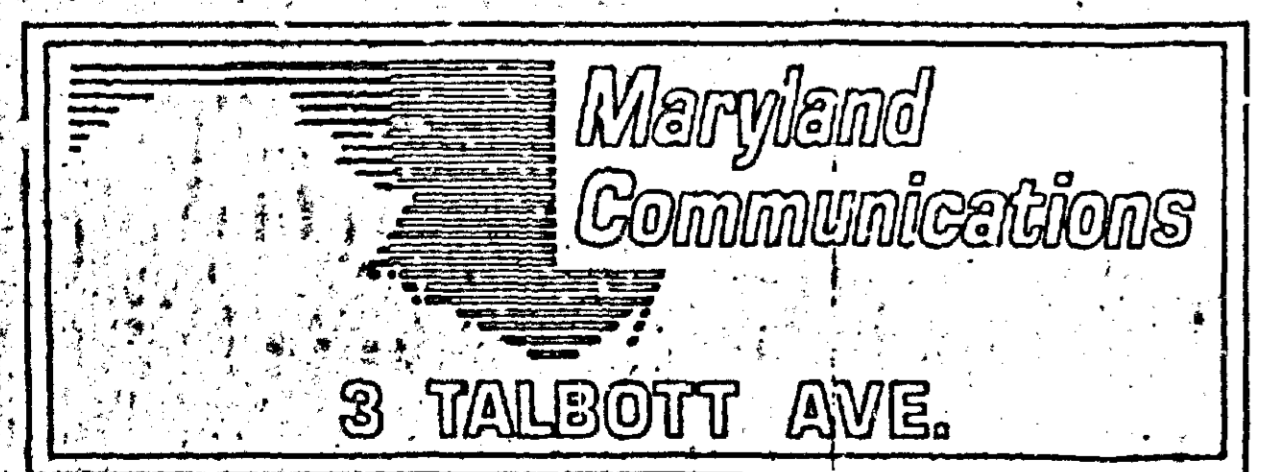


Adjusted rate 1/3/85

ENGINEER:
 STATION POINT
 313 St. Dunstan's Road
 Baltimore, Maryland 21212
 (301) 433-2787

YORK/TALBOTT OFFICE BUILDING
 SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING IN AN B-O ZONE GRANTED JULY 29, 1988.

Scale: As Shown DATE: AUG. 6, 1987 1/4"



Signage and Visual Presentation of Amenity with Best Signage Design. Signage Presented with Dr. John Brown Avenue Signage in City, Licensed by U.S. Transportation Dept.

Received from Site Sign
 Maryland Communications
 1000 York Road, Suite 100
 Baltimore, MD 21201
 Phone No. 433-2787