



Baltimore County
Department of Permits and
Development Management

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

December 9, 1997

Deborah C. Dopkin, Esquire
Roselle & Katz, P.A.
200 Nottingham Centre
502 Washington Avenue
Towson, MD 21204-4513

RE: Zoning Verification
Yorktowne Plaza and Yorktowne
Village Shopping Center
8th Election District

Dear Ms. Dopkin:

This letter is in response to your request dated November 20, 1997. Based on the information provided by you and our research, the following has been determined.

1. The property identified by you as the Yorktowne Plaza and Yorktowne Village Shopping Center is currently zoned B.L.-C.C.C. and B.R.-C.C.C. (see enclosure). The B.L.-C.C.C. and B.R.-C.C.C. zoning classifications permit a retail shopping center, as well as those uses which are considered to be accessory to a shopping center. These zones also would permit fast food restaurants with a drive-thru window and banks. These uses, although permitted as of right, are subject to the height, area, and parking regulations found in Sections 232, 238, and 409 of the Baltimore County Zoning Regulations (BCZR). I have checked with Joseph C. Schrack of the Division of Code Inspections and Enforcement and he indicated to me that he has no open zoning cases on this property.
2. A search of the Bureau of Development Management's files did not produce a copy of an approved development file. Further, research and a conversation with Christine Rorke, Planner II, Development Management (410-887-3321) indicated that commercial projects approved prior to 1982 were not tracked and that the approved commercial building permit plan served as the approved development plan.

Deborah C. Dopkin, Esquire
December 9, 1997
Page 2

The plan submitted with your letter was a copy of the original commercial building permit plan and was approved by Leroy E. Ogle on April 8, 1974. This original approval was modified by the Development Review Committee (DRC) decision under two separate request numbers. DRC request #08215K was approved as an A-7 amendment, so a revised development plan was not required for the approval of the proposed Rite-Aid. The approved building permit plan that accompanied building permit #B-259091 can serve as the development plan amendment for the Rite-Aid. DRC request #08285F was approved as a B-9 exemption and was, therefore, required to receive an approved development plan. This plan was approved by Joseph V. Maranto on December 20, 1995 and can be found in POM file #VIII-464. This plan also shows the proposed Rite-Aid and, therefore, is the plan that all permits will be compared against in the future. Unless there are additional changes to be made to the plan approved on December 20, 1995, no further steps are necessary to comply with Phase I of the development regulations and the entire property may be transferred without any additional approvals.

3. This property was the subject in only five zoning cases.

- A. Case 69-152-A was a petition to allow an identification sign an area of 258 square feet in lieu of the maximum allowed 150 square feet. Although the order was not microfilmed, the docket book shows that the case was granted on February 3, 1969.
- B. Case 70-175-A was a petition to allow an identification sign an area of 294 square feet in lieu of the maximum allowed 150 square feet. The order granting this request was written on March 23, 1970.
- C. Case 89-220-A requested a reduction of the required parking from 138 spaces to 125 spaces. This request was granted on April 27, 1989.
- D. Case 89-269-A granted a side yard setback of 20 feet in lieu of the required 25 feet on January 30, 1989.
- E. Finally, in zoning case 91-42-A the parking requirement was granted a further reduction from the required 168 parking spaces to 125 parking spaces and a drive-thru facility stacking for four cars in lieu of the required seven cars. This order was granted with restrictions on December 13, 1990.

Deborah C. Dopkin, Esquire
December 9, 1997
Page 3

I have enclosed for your reference, copies of the above zoning orders (except case 69-152-A, where I enclosed a copy of the appropriate page of the docket book).

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

Sincerely,

CAH
Catherine A. Milton
Planner II
Zoning Review

CAM:rye

c: zoning cases 69-152-A, 70-175-A,
89-220-A, & 91-42-A

Enclosure

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

August 21, 1990

TO: Mr. Wirth/SWM
Mr. Powell/EIRS
Mr. Piliavin/WIS
Mr. Flowers/CBKA
Mr. Fisher/Planning
Mr. Richards/Zoning
Mr. Bowling/DED
Mr. Farrell/Traffic Engineering
Mr. Weiss/Sanitation
Ms. Lutz/House Nos.
Capt. Kelly/Fire Dept.
Mr. Kinser/Rec. & Parks
Mr. Brocato/SHA
Ms. Killian/Assessments
Mr. Butcher/C & P

FROM: Susan Wimbley
Bureau of Public Services

RE: MARYLAND NATIONAL BANK - YORK & ALMS HOUSE ROAD
District No.: 8 C 4
Project No.: 90279
Engineer: K1256
Phone No.: 583-1751

ACTION REQUESTED:
CRG Plan Review (Meeting Waived): X
CRG Plan Refinement Review:
CRG Non-Material Amendment Review:
CRG Plan Approval Extension Review:
Pamhandle Minor CRG Plan Review:
Minor Subdivision Review:

Please review the attached plan for compliance with current regulations and return comments to our office by September 11, 1990. If you have no comments or do not need to review this plan, please indicate by placing your initials here - _____

Thank you for your attention to our request.

DL:SW:bje

(SEE OTHER SIDE FOR COMMENTS)

XPEDITE3

*To: John L.
8/24/90 ucr*

MARYLAND NATIONAL BANK
YORK & ALMS HOUSE ROAD
A-50-215

C.R.G. Waiver Plan Date: 8/90
Comments For: 9/11/90
Comments Date: 9/14/90

This subject is the site of an upcoming zoning hearing (Case #91-42-A). Requested was the following:

Variance from Section 409.6.A.2 to allow 125 parking spaces in lieu of the required 168 spaces and to amend site plan in Zoning Commissioner's Hearing Case No. 89-220-A. (See also site plan in Zoning Commissioner's Case No. 87-249-A granting a setback variance.) And to permit renovation of the existing drive thru facility with stacking for four (4) cars in lieu of the required seven (7) cars, if the Zoning Commissioner deems such a variance is required.

This petition is not complete as no reference is made to S.409.10 as listed in the variance notes on the plan. Complete revised petitions which match the plan must be submitted for inclusion in the hearing file before the hearing date. (The attorney for petitioner has been contacted on this situation on this date, 9/14/90.)

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

JLL
JOHN T. LEWIS
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Frank Fisher, Current Planning
Zoning Files - #91-42-A, #89-220-A, #89-269-A
Waiver File

IN RE: PETITION FOR ZONING VARIANCE
SFC York Road and Alms
House Road
(1 Cranbrook Road)
8TH Election District
3rd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

Legal Owner: Julius Mandel, et ux
Lessee: Marriott Corporation

Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 409.6A (2) to allow 125 parking spaces in lieu of the required 138 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioners were represented by E. Harrison Stone, Esquire who appeared and testified. The Petitioners were supported in their testimony by an expert witness, Mr. Anthony J. Cortea, Jr., a professional engineer, of STV/Lyon Associates and Mr. Michael Carr, Project Manager, Marriott Corporation. There were no Protestants.

This is a Petition for a parking variance from 138 spaces to 125 spaces. The cause of the parking deficiency is a 385 sq. ft. addition to an existing Roy Rogers which is located in a B.R. C.C.C. zone. The parking demands are calculated on a useable square foot basis set forth in General Note #9 on Petitioner's Exhibit 1.

The requested greenhouse or atrium addition to Roy Rogers will cause increased demand for parking because of the additional square feet. However, no parking space currently existing will be lost because of the construction. This shopping center, as shown on Petitioner's Exhibit 1, is generally divided between two legal owners and is leased by several different organizations. Beginning at York Road, the Roy Rogers site and the

Maryland National Bank site are owned by Julius and Tony Mandel. The second portion of the property, shown as existing retail businesses, is owned by Property Yorktowne Maryland Corporation. The parking variance requested is for the entire site and all of the legal owners have joined in the Petition.

Mr. Cortea testified that, in his opinion, the proposed use at the subject property would not be detrimental to the health, safety, and general welfare of the community, and that the conditions delineated in Section 502.1 of the B.C.Z.R. will be satisfied. Mr. Cortea also testified as to the requirements set forth in Section 307.1 of the Baltimore County Zoning Requirements (B.C.Z.R.) and affirmed that the proposed use would not adversely affect the health, safety and/or general welfare of the public.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

AMENDED PETITION FOR ZONING VARIANCE
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 409.6A (2) to allow 125 parking spaces in lieu of the required 138 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Site too small to comply with existing regulations.

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.

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

Lessee:
Contract Purchaser:
Marriott Corporation
(Type or Print Name)

By: Michael Carr, Proj. Mgr.
Signature: Michael Carr, Proj. Mgr.
Address: 1083 Research Boulevard
City and State: Rockville, Maryland 20850

Legal Owner(s):
Julius Mandel & Tony Neil Mandel
(Type or Print Name)
Signature: Julius Mandel & Tony Neil Mandel
Property Yorktowne Maryland Corporation
(Type or Print Name)
By: William K. Morrill, Jr.
Signature: William K. Morrill, Jr.
Director, Alex. Brown Realty Advisors, Inc.
(1) P.O. Box 5201, Baltimore, Md. 21208
(2) c/o Alex. Brown Realty Advisors, Inc.
RKO building, 8th Floor, 211 Charles Street
Baltimore, Maryland 21201
City and State: Baltimore, Maryland 21201

Attorney for Petitioner:
L. Harrison Stone
(Type or Print Name)
Signature: L. Harrison Stone
Address: 102 W. Pennsylvania Avenue
City and State: Towson, Maryland 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Same as (1) and (2) above
Name: Same as (1) and (2) above
Address: Same as (1) and (2) above
Phone No.: Same as (1) and (2) above

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1989, at _____ o'clock _____ M.

Continued to: 4:24 59-9:30am. J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances 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 variances requested will not be detrimental to the public health, safety and general welfare.

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

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of April, 1989 that the Petition for Zoning Variance from Section 409.6A (2) to allow 125 parking spaces in lieu of the required 138 spaces, as more particularly described on Petitioner's Exhibit 1 be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day 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.

STV/LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
41 GUYMOND ROAD
BALTIMORE, MD 21207-2722
301/944-9112

ZONING DESCRIPTION FOR
ROY ROGERS RESTAURANT
SOUTHEAST CORNER OF YORK ROAD AND CRANBROOK ROAD
YORKTOWNE VILLAGE SHOPPING CENTER
ELECTION DISTRICT NO. 8
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point located at the intersection of the northerly side of Alms House Road (formerly known as Baltimore County Home Road) and the easterly side of York Road, Maryland Route 45, (66 feet wide), thence running along said easterly side of York Road,

1. North 18°39'40" West 50.31 feet, thence by a fillet curve to the right having,
2. A radius of 65.00 feet, an arc length of 102.10 feet, said curve being subtended by a chord bearing North 26°20'20" East 91.92 feet to a point on the southeasterly side of Cranbrook Road, (90 feet wide), thence along said southeasterly side of Cranbrook Road, the two following courses and distances,
3. North 71°20'20" East 32.48 feet, thence by a curve to the left having,
4. A radius of 1,050.00 feet, an arc length of 317.95 feet, said curve being subtended by a chord bearing North 62°39'49" East 316.73 feet, thence leaving Cranbrook Road and running,
5. South 35°59'53" East 334.83 feet to intersect the aforesaid northerly side of Alms House Road, thence along same,
6. South 88°23'26" West 533.83 feet to the point of beginning ... containing 91,648.9 square feet or 2.1040 acres of land, more or less.

Mark A. Riddle
STV/LYON ASSOCIATES
Mark A. Riddle
MD Reg. Property Line Surveyor No. 244

STV ENGINEERS, Architects, Engineers, Planners, Interior Designers, Professional Member Firm: STV/Michael Lyon & Associates
STV/Lyon Associates, STV/Management Consultants, STV/H.D. Rutledge, STV/Sanders & Thomas, STV/Seelye Stevenson Value & Knecht

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

JRH/mm
cc: Peoples Counsel
Mr. Anthony J. Cortea, Jr., STV/Lyon Associates, 21 Governors
Court, Baltimore, Maryland 21207
Mr. Michael Carr, Project Manager, Marriott Corporation, 1083
Research Boulevard, Rockville, Maryland 20850

STV/LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
41 GUYMOND ROAD
BALTIMORE, MD 21207-2722
301/944-9112

REVISED
ZONING DESCRIPTION FOR
ROY ROGERS RESTAURANT
SOUTHEAST CORNER OF YORK ROAD AND CRANBROOK ROAD
YORKTOWNE VILLAGE SHOPPING CENTER
ELECTION DISTRICT NO. 8
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point located at the intersection of the northerly side of Alms House Road (formerly known as Baltimore County Home Road) and the easterly side of York Road, Maryland Route 45, (66 feet wide), thence running along said easterly side of York Road,

1. North 18°39'40" West 50.31 feet, thence by a fillet curve to the right having,
2. A radius of 65.00 feet, an arc length of 102.10 feet, said curve being subtended by a chord bearing North 26°20'20" East 91.92 feet to a point on the southeasterly side of Cranbrook Road, (90 feet wide), thence along said southeasterly side of Cranbrook Road, the two following courses and distances,
3. North 71°20'20" East 32.48 feet, thence by a curve to the left having,
4. A radius of 1,050.00 feet, an arc length of 317.95 feet, said curve being subtended by a chord bearing North 62°39'49" East 316.73 feet, thence leaving Cranbrook Road and running,
5. South 35°59'53" East 334.83 feet to intersect the aforesaid northerly side of Alms House Road, thence along same,
6. South 88°23'26" West 533.83 feet to the point of beginning ... containing 90,070.6 square feet or 1.1495 acres of land, more or less.

Mark A. Riddle
STV/LYON ASSOCIATES
Mark A. Riddle
MD Reg. Property Line Surveyor No. 244

STV ENGINEERS, Architects, Engineers, Planners, Interior Designers, Professional Member Firm: STV/Michael Lyon & Associates
STV/Lyon Associates, STV/Management Consultants, STV/H.D. Rutledge, STV/Sanders & Thomas, STV/Seelye Stevenson Value & Knecht

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
484-3353 /not-3353

J. Robert Haines
Zoning Commissioner

October 28, 1988

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 herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-220-A
SIC York and Alms House Roads
(at Cranbrook Road)
8th Election District - 3rd Councilmanic
Legal Owners: Julius Mandel and Tony Mandel
Lessee: Marriott Corporation
Hearing Scheduled: TUESDAY, DECEMBER 13, 1988 at 9:30 a.m.*

Variance to allow 125 parking spaces in lieu of the required 138 spaces.

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.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Julius and Tony Mandel
Marriott Corporation/Michael Carr
E. Harrison Stone, Esq.
File

NOTE:
IF PHASE II OF THE SNOW
EMERGENCY PLAN IS IN EFFECT
IN BALTIMORE COUNTY BY 9:30
a.m. ON THE DATE OF THE
ABOVE HEARING, SUCH HEARING
WILL BE POSTPONED AND
TENTATIVELY RESCHEDULED
FOR THURSDAY, JANUARY 12,
1989. PLEASE TELEPHONE
DICKET CLERK AT 484-3391
OR 887-3391 TO CONFIRM DATE.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Roy Rogers
Zoning Petition No. 89-220-A

Date: December 12, 1988

The applicant is requesting a variance of parking requirements from 138 required to 125 provided to allow an expansion of an existing fast food restaurant by 396 square feet. The expansion will be a greenhouse addition. In reference to this request, staff provides the following information:

- The current shopping center of which this structure is part, contains 125 parking spaces. The current parking demand is 130 parking spaces. The expansion will generate a demand for an additional 8 spaces.
- 1 space per 50 square feet required
- Existing building - 3,000 sq. ft. 60 spaces
- Proposed expansion - 396 sq. ft. 8 spaces
- Total Parking Required 68 spaces

The level of parking non-conformity will increase from 5 spaces to 13 spaces. Shared parking does not work for this facility given this mix of uses.

The applicant has applied for waiver (88-303) of CRG meeting and plan. The Office of Planning and Zoning has recommended waiver of CRG meeting and plan. The Planning Board will render a decision on this project on 12/15/88.

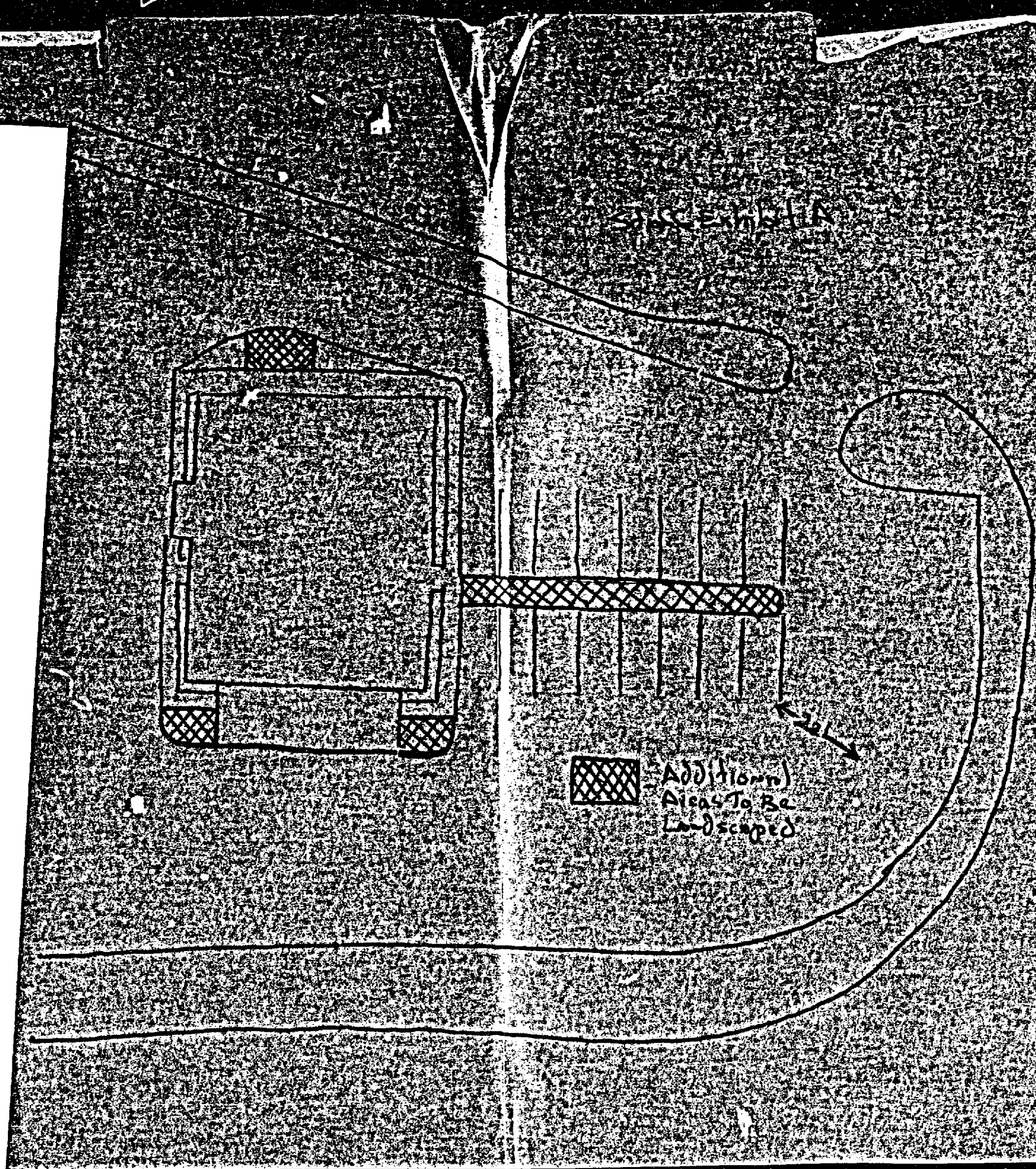
Based upon the analysis conducted and information provided, staff recommends approval of the applicant's request subject to the following:

- A detailed streetscape plan utilizing street tree planting along Cranbrook, Alms House and York Roads, as well as additional internal landscaping as approved by the County Landscape Planner should be required prior to approval.
- A revised site plan (staff Exhibit A) should be implemented by the applicant.

PK/sf

Attachment

RECEIVED
DEC 13 1988
ZONING OFFICE



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 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

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 112, Case No. 89-220-A
Petitioner: Julius Mandel, et ux/Legal Owner
Marriott Corp./Lessee
Petition for Zoning Variance

Dear Mr. Stone:

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. 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
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: STV/Lyon Associates
21 Governor's Court
Baltimore, MD 21207-2722



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 14, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Roy Rogers Restaurant
E/S York Road
MD 45
North corner of
Alms House Road
Item #112
Zoning Meeting 10/4/88

Dear Mr. Haines:

After reviewing the plan for a variance to allow 125 parking spaces in lieu of the required 138 spaces, we find the plan generally acceptable.

If you have any questions, please contact Larry Brocato of this office (333-1350).

Very truly yours,

Charles J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es

cc: STV/Lyon Associates
J. Ogilvie

RECEIVED
OCT 18 1988
ZONING OFFICE

My telephone number is (301) 333-1350

Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
484-3354

October 28, 1988

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 107, 112, 115, 116, 117, 118, 119, 120, 122, 123, 125, 126, and 127.

Very truly yours,

Michael S. Flanagan
Engineering Associate

89-220-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of October, 1988.

Julius Mandel, et ux/L.O.
Petitioner: Marriott Corp./Lessee
Attorney: E. Harrison Stone

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Oct 19, 1988
Date

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

RECEIVED ZONING OFFICE
DATE: 10/19/88

Zoning Item # 112, Zoning Advisory Committee Meeting of Oct 4, 1988
Property Owner: Julius and Tony Mandel
Location: NE/C York & Alms House Rds. District 8
Water Supply: multi Sewage Disposal: multi

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 484-3172, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management 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 Bureau of Air Quality Management is required for any charcoal 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 appendages pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 484-3181.
- () 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 the State Department of the Environment.
- () Prior to razing of existing structures, petitioner must contact the Division of Waste Management at 484-3766, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 484-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 484-3766.
- () Soil percolation tests, have been conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer 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 resubmitted. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the possibility 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 Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500

October 3, 1988

Paul H. Reincke
Chief

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

RE: Property Owner: Julius Mandel & Tony Mandel
Lessee: Marriott Corporation
Location: NE/C York & Alms House Roads
1 Cranbrook Road
Item No.: 112

Zoning Agenda: Meeting of 10/4/88

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 comments at this time.

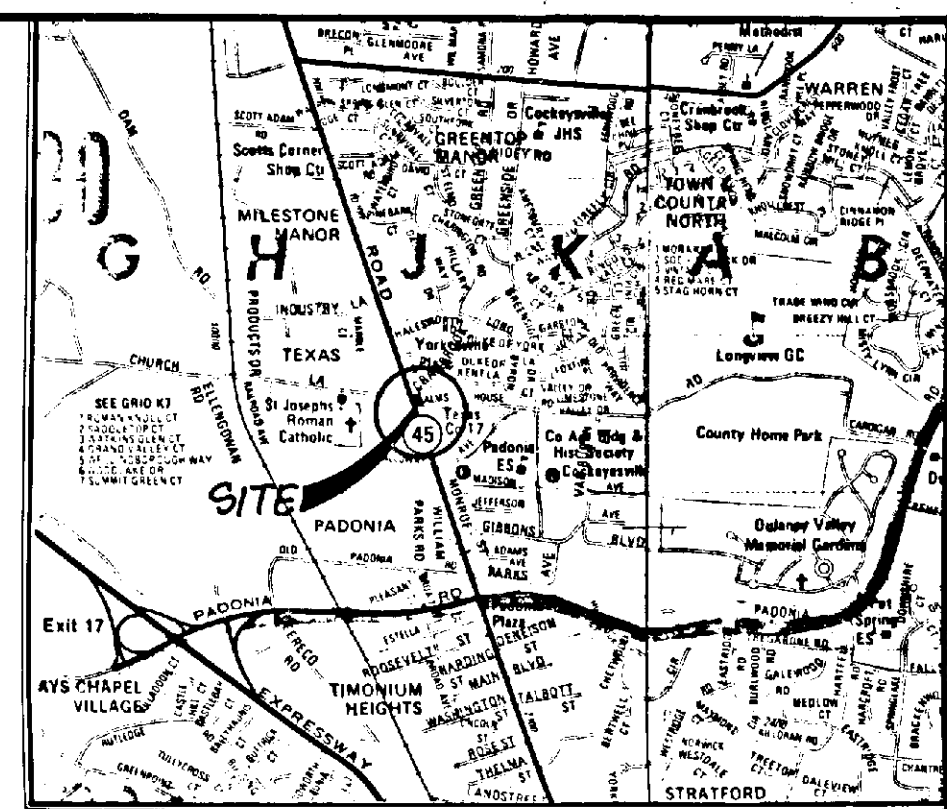
REVIEWER: Capt. James Kelly 10/3/88
Planning Division
Special Inspection Division

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

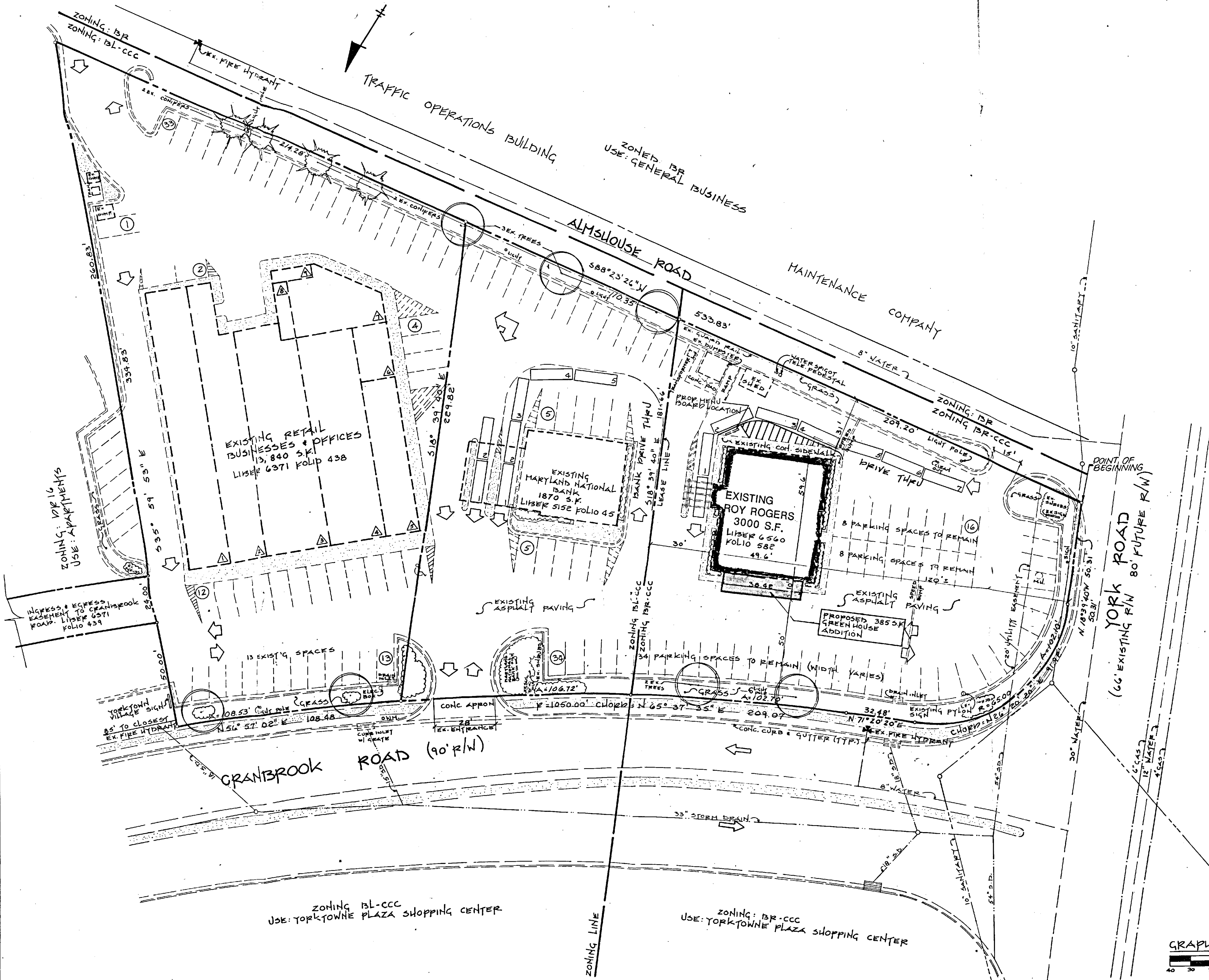
/s/

LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- PARKING SPACE
- STACKING SPACE



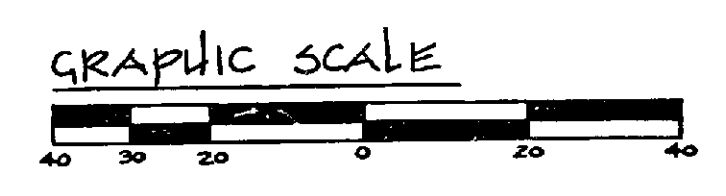
LOCATION MAP
SCALE: 1"=2000'



- GENERAL NOTES:**
- YORKTOWNE VILLAGE SHOPPING CENTER: ROY ROGERS RESTAURANT: OWNER/LESSOR - JULIUS MANDEL AND TONY WEIL MANDEL AND WIFE, LIBER P.R.G. 4237, FOLIO 537. DEVELOPER/LESSEE - WARDOTT CORPORATION, LIBER EX. JR. 6860, FOLIO 582.
 - MARYLAND NATIONAL BANK: OWNER/LESSOR - JULIUS MANDEL AND TONY WEIL MANDEL AND WIFE, LIBER 8.8.6, 4237, FOLIO 537. DEVELOPER/LESSEE - MARYLAND NATIONAL BANK, LIBER 5152, FOLIO 045.
 - RETAIL BUILDING: OWNER - PROPERTY YORKTOWNE MARYLAND CORPORATION FOR TITLE SEE DEED FROM JULIUS MANDEL AND TONY WEIL MANDEL AND WIFE TO WELT MID-AMERICA FUND - II, INC., LIBER 6.7.1, FOLIO 438.
 - THE NAME OF LATTER WAS SUBSEQUENTLY CHANGED TO PROPERTY YORKTOWNE MARYLAND CORPORATION.
 - SITE AREA: ROY ROGERS 28,461 S.F. = 0.65 ACRE. ENTIRE SHOPPING CENTER 92,900 S.F. = 2.13 ACRES ±.
 - EXISTING ZONING: ROY ROGERS BR-CCC. REMINDER OF SHOPPING CENTER BL-CCC.
 - PROPOSED ZONING: NO CHANGE.
 - EXISTING USE: YORKTOWNE VILLAGE INCLUDES A 13,840 S.F. WITH VARIOUS RETAIL BUSINESSES AND OFFICES, A 1,870 S.F. BANK AND A 3,000 S.F. ROY ROGERS RESTAURANT.
 - PROPOSED USE: ROY ROGERS RESTAURANT PROPOSES TO CONSTRUCT A 385 S.F. GREENHOUSE ADDITION. NO OTHER CHANGE IN USE IS PROPOSED.
 - BUILDING HEIGHT (ROY ROGERS): EXISTING BUILDING IS 18 FEET. THE PROPOSED GREENHOUSE ADDITION WILL BE LESS THAN 18 FEET HIGH.
 - PARKING: VARIANCE REQUIRED: VARIANCE REQUESTED TO ALLOW 125 SPACES INSTEAD OF THE REQUIRED 138 SPACES.
 - PARKING: REQUIRED (CALCULATED ON REQUIREMENTS IN EFFECT AT THE TIME SHOPPING CENTER WAS BUILT).
- EXISTING RETAIL/OFFICES:**
- A. TRAVEL AGENCY - 1 SPACE/300 S.F.: 2,475 S.F. = 200 ÷ 0.25 = 9 SPACES
 - B. FITNESS CENTER - 1 SPACE/200 S.F.: 2,410 S.F. = 200 ÷ 0.25 = 9 SPACES
 - C. DRIVING SCHOOL - 5 EMPLOYEES AND 1 VISITOR = 6 SPACES
 - D. H & R BLOCK OFFICE - 1 SPACE/300 S.F.: 224 S.F. = 300 ÷ 1 SPACE
 - E. DOCTOR'S OFFICE - 1 SPACE/300 S.F.: 410 S.F. = 300 ÷ 1.36 = 2 SPACES
 - F. RETAIL - 1 SPACE/200 S.F.: 2,278 S.F. = 200 ÷ 0.25 = 37 SPACES
- TOTAL REQUIRED FOR RETAIL/OFFICES = 63 SPACES
- EXISTING BANK - 1 SPACE/300 S.F.: 1,870 S.F. = 300 ÷ 1.36 = 7 SPACES
- ROY ROGERS RESTAURANT
- | | |
|--|------------------------------------|
| 1 SPACE/50 S.F. (20 SPACES/1,000 S.F.) | 3,000 S.F. |
| EXISTING BUILDING | 3,000 S.F. |
| PROPOSED ADDITION | 385 S.F. |
| TOTAL | 3,385 S.F. = 50 ÷ 0.25 = 68 SPACES |
- TOTAL PARKING REQUIRED FOR SHOPPING CENTER = 138 SPACES
- TOTAL EXISTING PARKING: 125 SPACES
 - MAXIMUM ALLOWABLE FLOOR AREA RATIO: 4.0
 - PROPOSED FLOOR AREA RATIO: 19,106 S.F. ÷ 92,900 = 0.2
 - EXISTING EXTERIOR PARKING LOT LIGHTING WILL NOT BE ALTERED.

RETAIL BUSINESSES AND OFFICES

1. DELI (TAKEDOWN ONLY)	2,758 S.F.
2. FITNESS CENTER	2,410 S.F.
3. HARDWARE STORE	3,216 S.F.
4. TRAVEL AGENCY	2,475 S.F.
5. RITZ CAMERA SHOP	1,190 S.F.
6. DOCTOR'S OFFICE	410 S.F.
7. DRIVING SCHOOL	1,043 S.F.
8. H & R BLOCK	224 S.F.
9. DOG GROOMING	114 S.F.
TOTAL	13,840 S.F.



Mark O. Gidd

PETITIONER'S EXHIBIT 1

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/92	CLARIFY OWNERSHIP, ADD SUBDIV. LINE
2	10/21/92	ADD CHOP ON R & ADD INGRESS, EGRESS TO GRANBROOK ROAD
3	11/16/92	ADJUST PROP. ADDITION & NOTES

PLAN PREPARATION

DRAWN BY	MJF	DATE	SEPT 15 1988
DESIGNED BY	MJF	SCALE	1" = 20'-0"
CHECKED BY	SUP		

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE
ROY ROGERS RESTAURANT
YORKTOWNE VILLAGE SHOPPING CENTER
1 GRANBROOK ROAD
BALTIMORE CO., MARYLAND

DRAWING NO.
8161-62-129

SHEET NO.
1 of 1



CRANBROOK ROAD
COCKEYSVILLE MARYLAND

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
	BY DATE	1" = 200'	TEXAS	N.W. 16-A
Planimetric	MAPS, 4-11-70 INC.			
		DATE OF PHOTOGRAPHY APRIL 1953		
Compiled By Photogrammetric Methods AERIAL SERVICE CORPORATION - PHILADELPHIA, PA.				

Hardee's

CLAUDE BATTLE, JR.
Sr. Construction Manager - Area 1

HARDEE'S FOOD SYSTEMS, INC.
10000 Highway 100 • Houston, Texas 77036 • 1-800-256-6121