

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NEC York Road and Fairmount * ZONING COMMISSIONER
 Avenue *
 1001 York Road (CVS Pharmacy) * OF BALTIMORE COUNTY
 9th Election District *
 4th Councilmanic District *
 Yorkway Associates, L.P. by * Case No. 97-300-A
 Radcliffe Properties, Inc. G.P. *
 Petitioner *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1001 York Road in Towson. The Petition is filed by Yorkway Associates Limited Partnership, property owner, by Radcliffe Properties, Inc., General Partner. Variance relief is requested from Section 409.8.A.4 of the Baltimore County Zoning Regulations (BCZR) to allow a parking setback distance of as little as 0 ft. along the southern western property line in lieu of the required 10 ft. minimum, and a variance from Section 238.2 of the BCZR to allow a building to property line distance (rear setback) of as little as 17 ft. in lieu of the required 30 ft. minimum. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Dan Venable, on behalf of CVS, Inc., a proposed tenant of the site. Also present was Dwight Little, an engineer, from W. Duvall and Associates, Inc., the firm which prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire.

Numerous residents of the surrounding locale appeared as interested persons. Their attendance is reflected on the sign-in sheet which was circulated at the hearing and has been placed in the case file.

ORDER RECEIVED FOR FILING
 Date 5/17/97
 By M. Hark

RECORDED

This well known property is located adjacent to the intersection of York Road and Fairmount Avenue in Towson. The property is 1.0794 acres in area zoned B.R. The property was formerly the site of a Howard Johnson's Restaurant, a Towson landmark which had been at this location for many years. Recently, the restaurant facility vacated the premises and the property is now vacant.

The owner of the property, Yorkway Associates Limited Partnership, proposes leasing the site to the CVS Corporation. CVS is a well known corporation which operates pharmacies. CVS has leased the site with the intent of razing the existing building and replacing same with a new pharmacy building. Elevation drawings of the proposed building were submitted herein as Petitioner's Exhibit No. 3. In addition to the construction of the new building, the site will be redeveloped with additional landscaping, as shown on Petitioner's Exhibit No. 2.

In order for the Petitioner to proceed with these plans, the requested variances are necessary. The first variance relates to a request to allow a building to rear property line setback of as little as 17 ft., in lieu of the minimum 30 ft. required. In this regard, an analysis of the property's configuration is appropriate. Interestingly, the subject site is part of a larger tract which can essentially be described as an island surrounded by public roads. Specifically, the property contains frontage on both York Road and Fairmount Avenue to the south and west. To the north and east, the property is abutted by Radcliffe Road, a public street. These four roads, in effect, encircle the tract on all four sides. It is also to be noted that in addition to the subject parcel, the tract contains a small amount of acreage on its north side adjacent to the curve of Radcliffe Road. It was testified that this site is improved with

3/7/97
M. Good

1-11-97

a macadam parking area which is previously used not only by the Howard Johnson's Restaurant, but by other businesses in the area.

In any event, the internal lot line which separates these two parcels within the larger tract generates the variance request. As shown on the site plan, the CVS building will be located as close as 17 ft. to a retaining wall which will be constructed along that property line. It need be emphasized that this 17 ft. setback is not from Radcliffe Road or properties improved with other buildings/uses, but from the property line which divides the tract into two sections.

The other variance requested relates to the parking arrangement. In this regard, testimony was offered that the parking lot previously utilized by the Howard Johnson's Restaurant will be utilized by the proposed CVS Pharmacy. There are no changes contemplated in the configuration of that lot, other than the fact that same will be restriped and repaved. Additionally, both means of vehicular access to the site from Radcliffe Avenue will be retained.

Based upon the testimony and evidence presented, I am persuaded that the Petition for Variance should be granted. In my judgment, a grant of the relief requested is appropriate and the Petitioner has complied with the requirements contained within Section 307 of the BCZR. This section requires that the Petitioner demonstrate that the property owner will suffer a practical difficulty or unreasonable hardship if variance relief is denied. Moreover, it must be shown that relief can be granted without adverse impact to the surrounding locale. The Petitioner has satisfied this burden and it is clear that redevelopment of this site will provide an opportunity to upgrade and revitalize same. It is to be noted that the residents who appeared did not object to the redevelopment of the site and

ORDER RECEIVED FOR FILING
Date 3/17/97
By [Signature]

that the variances enjoy the endorsement of the Development Plans Review Division within its Zoning Plans Advisory Committee comments.

The neighbors' primary concern relates to the manner of redevelopment and a request that same be responsibly done. The neighbors had the opportunity during the hearing to review the building elevation drawings (Petitioner's Exhibit No. 3) and the proposed schematic landscape plan (Petitioner's Exhibit No. 2). The neighbors requested assurance that the property be developed substantially in conformance with these drawings and I agree that such a restriction on the grant of the relief is appropriate. Thus, the Petition for Variance shall be granted, and a condition shall be added requiring substantial compliance with Petitioner's Exhibits 2 and 3.

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.

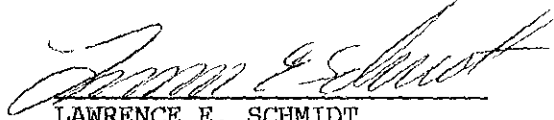
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of March, 1997 that a variance from Section 409.8.A.4 of the BCZR to allow a parking setback distance of as little as 0 ft., along the southern western property line, in lieu of the required 10 ft. minimum, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 238.2 of the BCZR to allow a building to property line distance (rear setback) of as little as 17 ft., in lieu of the required 30 ft. minimum, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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.

ORDER RECEIVED FOR FILING
Date 3/7/97
By Dr. Howard

2. The property shall be redeveloped in substantial accordance with the building elevation drawings (Petitioner's Exhibit No. 3 and schematic landscape plan (Petitioner's Exhibit No. 2).



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING
Date 3/7/97
By M. Hood

WKS



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 6, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 97-300-A
Petition for Zoning Variance
Property: 1001 York Road
Yorkway Assoc., L.P. by Radcliffe Properties, Inc., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Dan Venable, 11720 Beltsville Drive, Beltsville, Md. 20705



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #1001 York Road

97-300-A

which is presently zoned BR

This Petition shall be filed with the Department of Permits & Development Management

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(s)

SEE ATTACHMENT 'A'

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 DISCUSSED 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.

Engineer:

~~W. Duvall & Associates, Inc.~~

~~(Type or Print Name)~~

~~Signature: *William D. Duvall*~~

~~530 E. Joppa Road~~

~~Address~~

~~Towson, MD 21286~~
~~City State Zipcode~~

~~Attorney for Petitioner.~~

Venable, Baetjer & Howard

(Type or Print Name)

By: Rob Hoffman

Signature: *Rob Hoffman*

210 Allegheny Ave. 410-494-6200

Address

Phone No.

Towson, MD 21204
City State Zipcode

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.

Legal Owner(s): Yorkway Associates, Limited Partnership
Radcliffe Properties, Inc. - General Partner.

(Type or Print Name)

Signature: *[Signature]* v.p.

Signature: *Mark Radcliffe* vice-pres

(Type or Print Name)

Signature: _____

40 York Road 410-321-8777

Address

Phone No

Towson, MD 21204
City State Zipcode

Name, Address and phone number of representative to be contacted

George McCubbin c/o

W. Duvall & Associates, Inc.

Name

530 E. Joppa Road

Towson, MD 21286 410-583-9571
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: *R.J.* DATE *1-21-97*

ITEM # 300



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

ATTACHMENT 'A'
ZONING VARIANCE REQUEST
#1001 YORK ROAD

97-300-A

REQUESTING A VARIANCE FROM SECTION 409.8-A.4 (B.C.Z.R.) to allow a parking setback distance of as close as zero (0) feet along the southern and western property boundary in lieu of the ten (10) foot minimum required.

REQUESTING A VARIANCE FROM SECTION 238.2 (B.C.Z.R.) to allow a building to property line distance (rear setback) of as close as seventeen (17) feet in lieu of the thirty (30) foot minimum required.

ITEM # 300

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

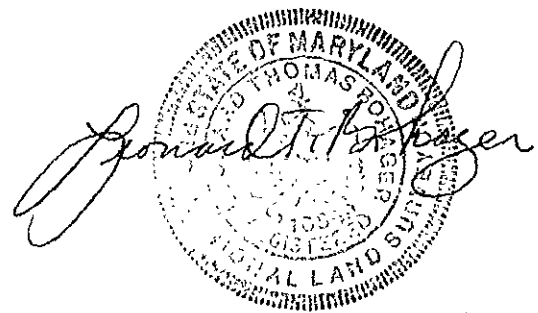
ZONING DESCRIPTION FOR
#1001 YORK ROAD

97-300-A

Beginning at a point on the east side of York Road which is of a varying width, at the distance of 60 feet easterly from the centerline of the nearest improved intersecting street, Radcliffe Road, which is 60 feet wide; thence

- 1) North 58 degrees 20 minutes 25 seconds East 60.00 feet; thence
- 2) South 31 degrees 39 minutes 35 seconds East 23.44 feet; thence
- 3) South 83 degrees 39 minutes 38 seconds East 226.07 feet; thence
- 4) South 31 degrees 39 minutes 22 seconds East 124.99 feet; thence
- 5) South 19 degrees 40 minutes 02 seconds West 18.75 feet; thence
- 6) South 70 degrees 59 minutes 38 seconds West 4.13 feet; thence
- 7) South 19 degrees 00 minutes 22 seconds East 10.00 feet; thence along a tangent bearing
- 8) South 70 degrees 59 minutes 38 seconds West 34.19 feet; thence
- 9) 345.59 feet along a curve concave to the north with a radius of 256.00 feet (the chord of said arc being North 70 degrees 19 minutes 59 seconds West 319.94 feet); thence along a tangent bearing
- 10) North 31 degrees 39 minutes 35 seconds West 25.91 feet; thence
- 11) North 58 degrees 20 minutes 25 seconds East 1.00 feet; thence
- 12) North 31 degrees 39 minutes 35 seconds West 10.00 feet; thence
- 13) North 13 degrees 20 minutes 25 seconds East 21.21 feet to the place of beginning.

Containing 1.0794 acres of land, more or less, as now surveyed and as recorded in the Land Records of Baltimore County in Liber 7370 folio 722.



1-16-97

ITEM #300

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 in Towson, Maryland on the property identified as follows.

Case #97-300-A
(Item 300)

1001 York Road - QVS Pharmacy
NEC York Road and Fairmount Avenue
9th Election District
4th Councilmanic

Legal Owner(s):

Yorkway Associates, Limited Partnership by Raktelle Properties, Inc, General Partner

Variance: to allow a parking setback distance of as close as zero feet along the southern and western property boundary in lieu of the 10 foot minimum required; and to allow a building to property line distance (rear setback) of as close as 17 feet in lieu of 30 foot minimum required.

Hearing: Monday, February 24, 1997 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 987-3353.
(2) For information concerning the file and/or Hearing, Please Call 987-3391.

2089 Feb. 6

C117732

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Feb 6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 6, 1997.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Amick

1

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

No.

032253

DATE 1-21-97 ACCOUNT 2-001-615D

AMOUNT \$ 250.00

RECEIVED FROM: W.D. Duvall & Assoc. Inc.

FOR: 040 - City Workers

ITEM # 3000000000000000 4250.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

RECEIVED

CERTIFICATE OF POSTING

RE: Case No.: 97-300

Petitioner/Developer: YORKWAY ASSOC. LTD., ETAL
C/O ROB HOFFMAN

Date of Hearing/Closing: 2/24/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 1001 YORK RD.

The sign(s) were posted on 2/7/97
(Month, Day, Year)

Sincerely,

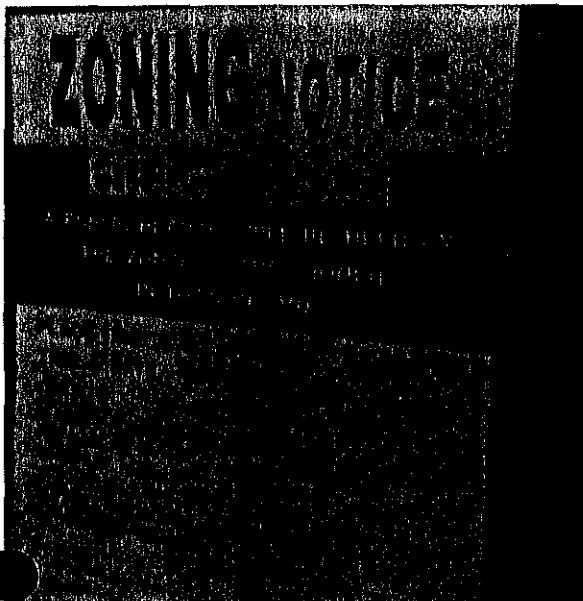
Patrick M. O'Keefe 2/7/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



#97-300-A
1001 YORK ROAD
C/O ROB HOFFMAN — V.B.s/H

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-300A

TO ALLOW A PARKING SETBACK OF ZERO (0) FT. ALONG
THE SOUTHERN & WESTERN PROPERTY LINE IN LIEU OF THE
REQ'D. ~~TEN~~ (10) FT., AND TO ALLOW A BLDG. SETBACK
OF SEVENTEEN (17) FT. IN LIEU OF THE REQ'D.
THIRTY (30) FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
 Department of Permits and
 Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 300 Petitioner: _____

Location: #1001 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CVS PHARMACY - ATTN: MR. BOB MEDEIROS

ADDRESS: ONE CVS DRIVE

WOONSOCKET, RHODE ISLAND 02895

PHONE NUMBER: 1-800-555-4771
EXT: 7839

TO: PUTUXENT PUBLISHING COMPANY
February 6, 1997 Issue - Jeffersonian

Please forward billing to:

CVS Pharmacy
Mr. Boh Medeiros
One CVS Drive
Woonsocket, Rhode Island 02895
1-800-555-4771, ext. 7839

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-300-A (Item 300)
1001 York Road - CVS Pharmacy
NEC York Road and Fairmount Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Yorkway Associates, Limited Partnership by Radcliffe Properties, Inc., General Partner

Variance to allow a parking setback distance of as close as zero feet along the southern and western property boundary in lieu of the 10 foot minimum required; and to allow a building to property line distance (rear setback) of as close as 17 feet in lieu of 30 foot minimum required.

HEARING: MONDAY, FEBRUARY 24, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-300-A (Item 300)

1001 York Road - CVS Pharmacy

NEC York Road and Fairmount Avenue

9th Election District - 4th Councilmanic

Legal Owner(s): Yorkway Associates, Limited Partnership by Radcliffe Properties, Inc., General Partner

Variance to allow a parking setback distance of as close as zero feet along the southern and western property boundary in lieu of the 10 foot minimum required; and to allow a building to property line distance (rear setback) of as close as 17 feet in lieu of 30 foot minimum required.

HEARING: MONDAY, FEBRUARY 24, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Yorkway Associates Limited Partnership
George McCubbin/W. Duvall & Associates
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 9, 1997
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

February 24, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 300
Case No.: 97-300-A
Petitioner: Yorkway Associates

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 21, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 18, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 10, 1997
Item No. 300

The Development Plans Review Division has reviewed the subject zoning item. A modification to Section IX.C.2.(2). of the Baltimore County Landscape Manual is required for the parking setback of less than 10 feet. This office supports granting the zoning variance and Landscape Manual modification request.

RWB:HJO:cab

cc: File

ZONE48A

MICROFILM

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/06/97

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: YORKWAY ASSOCIATES, LTD.PTSHP. BY RADCLIFFE PROP.
Location: NEC YORK RD. AND FAIRMOUNT AVE.(1001 YORK RD.-CVS PHARMACY)

Item No.: 300

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 1-31-97
Item No. 300 (RT)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Feb 4, 97

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 3rd, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 298 307
 299
 300
 301
 302
 304
 305

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/06/97

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: YDRKWAY ASSOCIATES, LTD.PTSHP. BY RADCLIFFE PROP.

Location: NEC YDRK RD. AND FAIRMOUNT AVE.(1001 YORK RD.-CVS PHARMACY)

Item No.: 300

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

NEGOTIATED





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

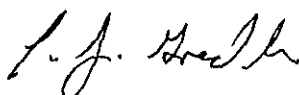
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Item No. 300 (RT)

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Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 18, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 10, 1997
 Item No. 300

The Development Plans Review Division has reviewed the subject zoning item. A modification to Section IX.C.2.(2). of the Baltimore County Landscape Manual is required for the parking setback of less than 10 feet. This office supports granting the zoning variance and Landscape Manual modification request.

RWB:HJO:cab

cc: File

ZONE48A

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Feb 4, 97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 3rd, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 298 307
 299
 300
 301
 302
 304
 305

RBS:sp

BRUCE2/DEPRM/TXTSBP

PETITION PROBLEMS

#299 --- JCM

1. No zoning indicated on petition form.

#300 --- RT

1. Name of person signing for legal owner is illegible.

#302 --- MJK

1. No legal owner information at all on the petition form. (See memo in the file.)

#304 --- MJK

1. No attorney signature on petition form.

#305 --- JLL

1. Plat says legal owner is "Catherine D. Peak"; petition form says legal owner is "The Sun Company, Inc." -- Which is correct???
2. Need title and authorization of person signing for legal owner. (See memo in the file.)

#306 --- JCM

1. Need name and title of person signing for legal owner.
2. Need address for legal owner.
3. Need telephone number for legal owner.

#307 --- CAM

1. Petition form not properly notarized.

#308 --- JRF

1. No attorney signature on petition form.

#309 --- JRF

1. Petition says zoning is "M.L."; folder says zoning is "M.L.-I.M." -- Which is correct??
2. No telephone number for legal owner on petition form.
3. No area noted on folder, just "Lot 30 40 50" -- What is correct acreage??
4. Folder not marked "floodplain".

RE: PETITION FOR VARIANCE
1001 York Road (CVS Pharmacy), NEC York
Road and Fairmount Avenue
9th Election District, 4th Councilmanic

Yorkway Associates, L.P.
by Radcliffe Properties, Inc., G.P.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-300-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MAR 11 1997

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

To: BALTIMORE COUNTY ZONING

Attention: _____

Date: JANUARY 21, 1997
Re: CVS PHARMACY
YORK RD. @ FAIRMOUNT AVE.
VARIANCE REQUEST.
PN 96119 B

- We are submitting Herewith Under Separate Cover
 We are forwarding
 We are returning
 We request

No.	Description
1	ZONING VARIANCE PACKAGE INCLUDING: • 3 COPIES OF PETITION FORMS • 3 COPIES OF ATTACHMENT "A" • 12 COPIES OF PLAN TO ACCOMPANY VARIANCE PETITION • 3 COPIES OF PROPERTY DESCRIPTION • 1 COPY OF 200 SCALE ZONING W/ PROPERTY OUTLINED • 1 CHECK IN AMOUNT OF \$250.00 FOR APPLICATION FEE • 1 COPY OF ADVERTISING STATEMENT.

Remarks: _____
FOR APPROVAL AND PROCESSING.

- In accordance with your request
 For your review For your use
 For processing Please call when ready
 Plans reviewed and accepted Please return to this office
 Plans reviewed and accepted as noted Approval requested
 For revision by you Conference requested at your convenience

For further information, please contact the writer at this office

CC: file
Enclosed

YORKWAY ASSOCIATES
ATTN: MARTY PECHTER
VICE PRES

Sincerely yours,
George McCubbin

ITEM # 300

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

FRANK KAUFMAN

1021 WILKINSON RD TOWSON MD 21204

Dick Polites

6 Skidmore Ct Towson 21204

Ruth M. Adams

936 Radcliffe Rd. Towson MD 21204

Nanci Barker

13 Skidmore Ct Towson MD 21204

John A. Harker

939 Radcliffe Rd Towson Md 21204

HERBERT B SHANKROFF

10 Winthrop Ct Towson 21204

Susan J Shankroff

10 Winthrop Ct Towson MD 21204

James Adams Jr

936 Radcliffe Rd, Towson

JAY WOODSON

948 Radcliffe Rd TOWSON

Agneta Barber

847 Bosley Ave 21204



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman
Dwight Little
Dan Venable

210 Allegheny Ave 21204
W. Duvall + Assoc.
530 E. Joppa Rd., Towson 21286
11720 Beltsville Dr. Beltsville, MD 20705



UNCLASIFIED

ADDITIONAL INFORMATION

Anticipated Action: PRKNG
 Variance: SWIM
 Waivers: SWIM
 Special Exceptions: SWIM
 Other: SWIM
 Consistency with design manuals: YES

ENVIRONMENTAL INFORMATION

Category	Met	Field	Field
Category	Met	Field	Field
Topography and street grades (minimum 5 ft. contour approximately labeled)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flow greater than 50%	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
100 year floodplain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Baltimore County, Maryland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Street, stream, pond or other water bodies shown on site map within 200 ft. of site boundaries	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Forest buffer limits including adjustments for steep slopes and/or erosion	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land cover and/or erosion	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Significant features (landmarks, trees, buildings, streetscapes, etc.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Walls on site and within 100 ft. of site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Soils on site and within 100 ft. of site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Underground fuel tanks on site and within 100 ft. of site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Soil evaluation tests (per tests) performed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING BUILT CONDITIONS

Category	Met
Locations of existing buildings within 200 ft. of site boundaries	<input checked="" type="checkbox"/>
Location of existing roads within 200 ft. of site boundaries	<input checked="" type="checkbox"/>
Designated historic sites	<input checked="" type="checkbox"/>
Designated archeological sites	<input checked="" type="checkbox"/>
Significant views	<input checked="" type="checkbox"/>
Significant features (landmarks, trees, buildings, streetscapes, etc.)	<input checked="" type="checkbox"/>
Land uses on and within 200 ft. of site	<input checked="" type="checkbox"/>
Rights-of-way and easements	<input checked="" type="checkbox"/>

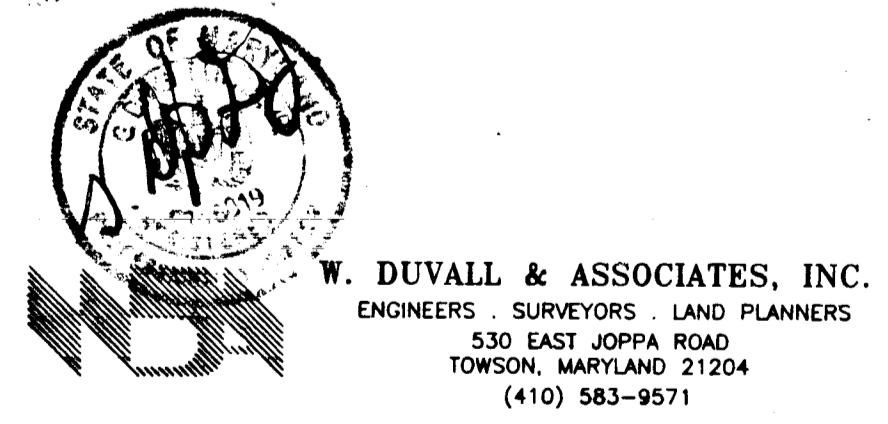
COUNTY ADOPTED PLANS

Category	Met
Baltimore County, Maryland	<input checked="" type="checkbox"/>
Comprehensive Plan 1989-2000	<input checked="" type="checkbox"/>
Community and Revitalization Plans	<input checked="" type="checkbox"/>
Recreation and Parks Plan	<input checked="" type="checkbox"/>
Streetscape Plan	<input checked="" type="checkbox"/>
Greenways Plan	<input checked="" type="checkbox"/>
Other:	<input checked="" type="checkbox"/>

LEGEND

EXIST. CONTOUR --- 570 ---
 PROP. CONTOUR --- 570 ---
 PROP. CONC. WALK ---

THIS PLAN CERTIFIED AS BEING IN ACCORDANCE WITH ALL AGENCY COMMENTS

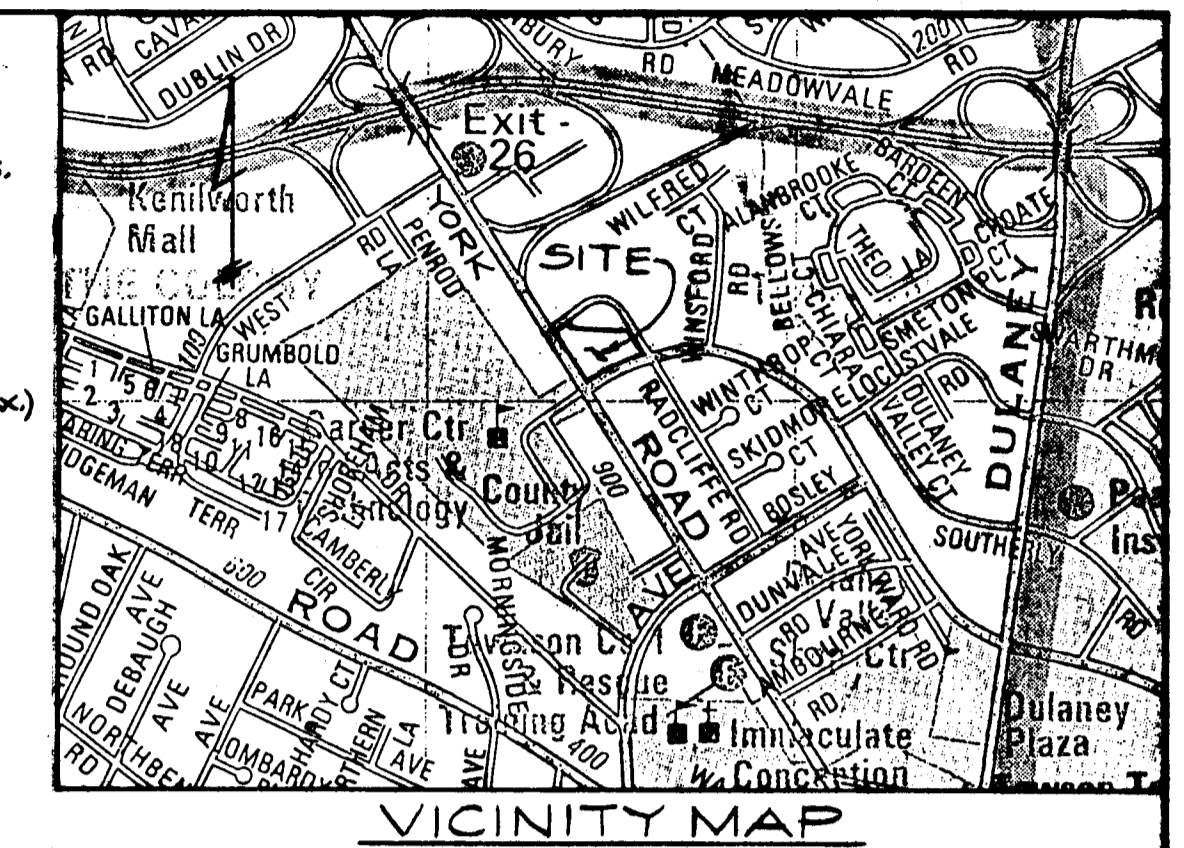


W. DUVALL & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, LAND PLANNERS
 530 EAST JOPPA ROAD
 TOWSON, MARYLAND 21284
 (410) 583-9571

ROUND HOLLOW LIMITED PARTNERSHIP
 7370/732
 ZONED BR, COMMERCIAL

SITE DATA

	REQUIRED	PROVIDED
FRONT SETBACK	30 FT.	60.5 FT. AVG.
LEFT SIDE SETBACK	30 FT.	102 FT. I
RIGHT SIDE SETBACK	30 FT.	40 FT. I
REAR SETBACK	30 FT.	17 FT.
FLOOR AREA RATIO	2.0 (94,090 S.F.)	0.22 (19,110 S.F.)
BUILDING HEIGHT	40 FT.	31 FT. (MAX.)
PARKING SPACES (8 S/1000 S.F.)	51	52
HANDICAP SPACES (2% OF TOTAL ADA)	2	2
PROPOSED DRIVE-UP WINDOW (1 SPACE + 5 WAITING SP.)	6	6
AMENITY OPEN SPACE	1,011 S.F. (10,103 S.F. X 0.10)	9,928 S.F.



VICINITY MAP
 SCALE: 1"=1000'

Petitioners #1

- GENERAL NOTES**
- APPLICANT:**
 Mr. Bob Medeiros
 CVS, Inc.
 One CVS Drive
 Woonsocket, RI 02895
 Phone No. (401) 753-1500
 - SITE LOCATION:**
 Election District No. 9 Councilmanic District No. 4
 Watershed No. 10 Subwatershed No. 29
 Census Tract 4903.02
 Deed Reference 7370722
 Tax Account No. 09-092332394
 - PROPERTY INFORMATION**
 Ownership: Yorkville Associates L.T.D.
 #1001 York Road
 Baltimore, MD 21204
 40 Quality Inn
 #40 York Road
 Baltimore, MD 21204-5243
 - REFERENCE FOR EXISTING FEATURES SHOWN ON PLAN:**
 A. Topography shown is based on a field survey by W. Duvall & Associates, Inc.
 B. Property outline shown herein is taken from a boundary survey prepared by W. Duvall & Associates, Inc.
 C. Easement locations and all designations shall as taken from Baltimore County maps No. 29.
 D. Existing zoning is BR.
 E. There are no wooded areas on site.
 - GENERAL INFORMATION:**
 A. Existing use of site: "Restaurant"
 B. Area of site = 1,079 AC.
 C. A schedule of acreage management quantity and quality control will be applied for.
 D. Site is located in the "Townon District" drainage area.
 E. There are no critical areas, archeological sites, endangered species habitat, hazardous waste materials or historical sites found within the site boundaries.
 F. There are no wells, septic tanks or underground fuel tanks within the site boundaries.
 G. A.D.T. (above) shown.
 H. Trash collection is to be provided by a private trash collection company.
 I. Landscaping shown is schematic.
 J. All signage for the site is to comply with Baltimore County Zoning Regulations (Sections 412.2 and 413.3).
 K. Although labeled approximate, it is the intent of this plan that the lines shown are the maximum limit of disturbance, the word approximate is used to allow for minor adjustments to the limit of disturbance (once or after) as may be necessary in the field design phase.
 L. This site is located within an area subject to review by the design review panel (DRP). A DRP Meeting was held on Dec. 10, 1996 and the plan was approved. Comments presented as a result of that meeting have been incorporated on this plan.
 M. There are no known variances.
 N. Zoning information shown is taken from Baltimore County 200 scale Zoning Map #111A.

Note: A Variance will be applied for, for the existing spaces to remain along the southern boundary of the property pursuant to Section 407B.4(d) of the Baltimore County Zoning Regulations to allow for parking closer than 10' to the Right-of-Way Line. A Variance will be applied for for the rear yard setback pursuant to Section 238.2 of the Baltimore County Zoning Regulations to allow for a rear setback of 17 feet in lieu of the 30 foot setback required.

NOTE
 I, G. Deight Little, Jr., certify under oath that to the best of my knowledge, there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

PLAT TO A COMPANY VARIANCE PETITION
 #1001 YORK ROAD
CVS PHARMACY
 ELEC. DISTRICT 9 BALTO. COUNTY, MD
 SCALE: 1"=20' DATE: JAN. 14, 1997
 PDM #1X-672 PLAT REF. 44/128
 MICROFILMED

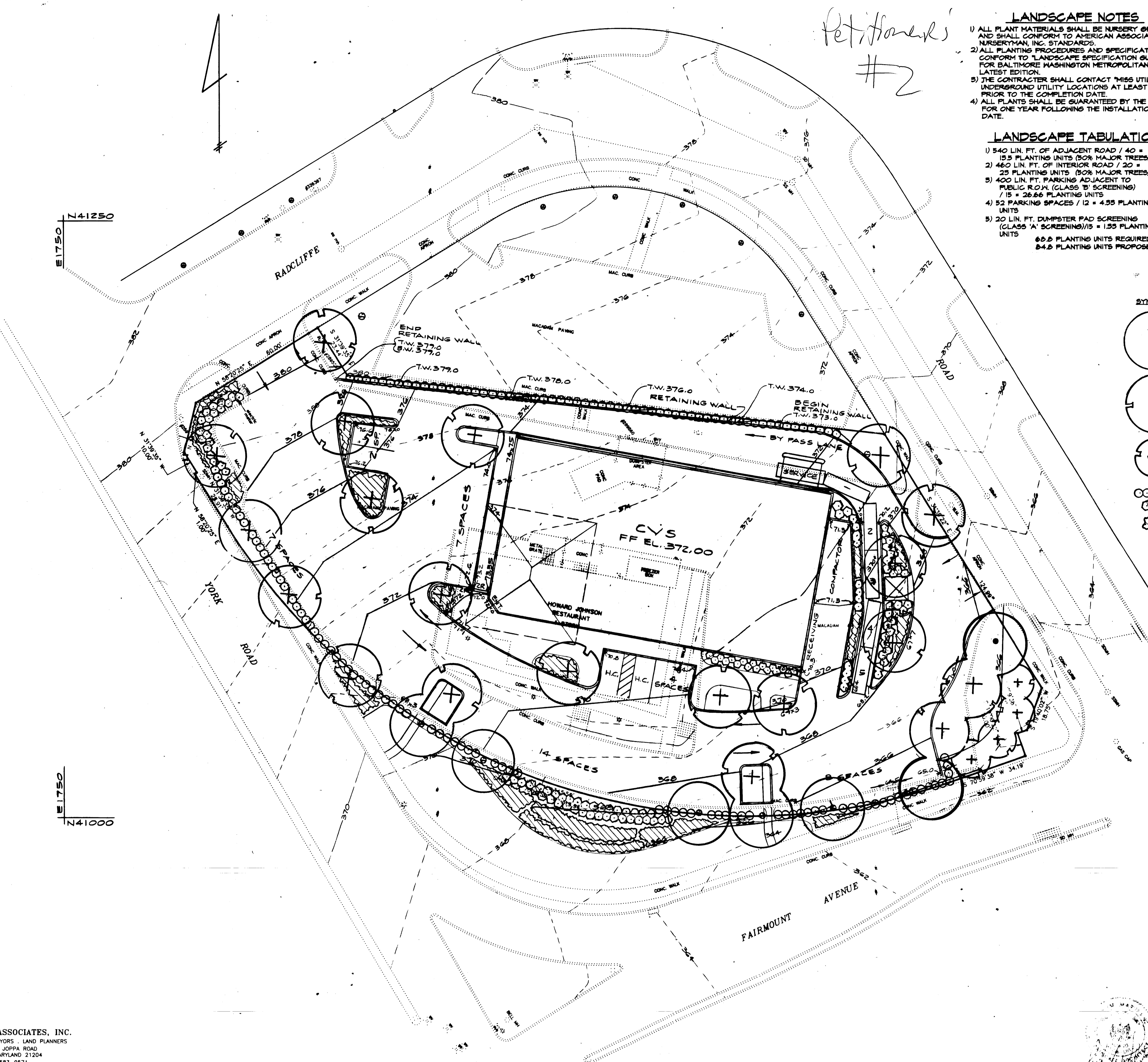
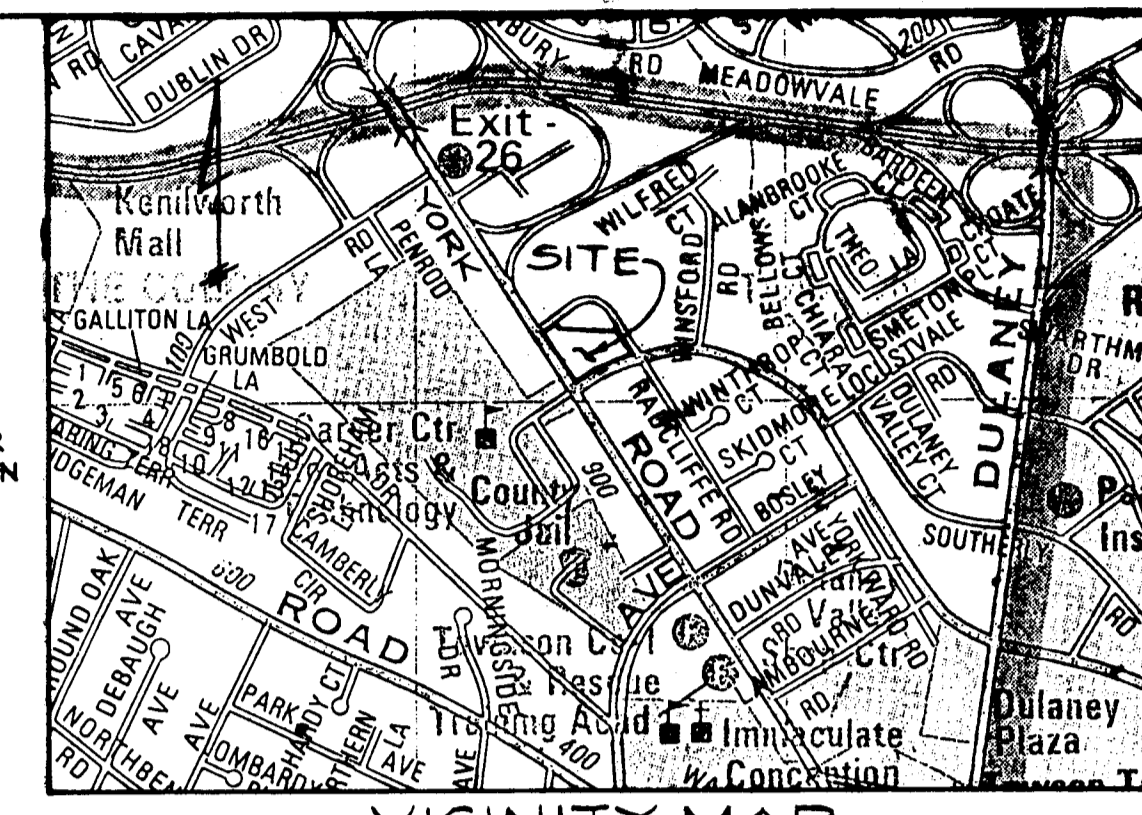
TOTAL AREA OF DISTURBANCE
 47,400 S.F.
 OR 1.13 AC.±

76117 B

Petitioner's #2

- LANDSCAPE NOTES**
- 1) ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
 - 2) ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" LATEST EDITION.
 - 3) THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.
 - 4) ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

- LANDSCAPE TABULATION**
- 1) 540 LIN. FT. OF ADJACENT ROAD / 40 = 13.5 PLANTING UNITS (80% MAJOR TREES)
 - 2) 480 LIN. FT. OF INTERIOR ROAD / 20 = 24 PLANTING UNITS (80% MAJOR TREES)
 - 3) 400 LIN. FT. PARKING ADJACENT TO PUBLIC R.O.W. (CLASS 'B' SCREENING) / 15 = 26.66 PLANTING UNITS
 - 4) 80 PARKING SPACES / 12 = 6.66 PLANTING UNITS
 - 5) 20 LIN. FT. DUMPSTER PAD SCREENING (CLASS 'A' SCREENING) / 8 = 2.5 PLANTING UNITS
- 66.6 PLANTING UNITS REQUIRED
84.6 PLANTING UNITS PROPOSED



PLANT KEY

SYMBOL	QUANTITY	PLANT TYPE	SIZE	PLANTING UNITS
(Circle with dot)	7	MAJOR DECIDUOUS TREES (EXISTING STREET TREES)		7
(Circle with cross)	20	MAJOR DECIDUOUS TREES	2-2.5' CAL.	20
(Circle with plus)	4	MINOR DECIDUOUS TREES	1.5-2' CAL.	2
(Circle with dots)	254	SHRUBS	24" HEIGHT	51.6
(Hatched area)	2000 SQ. FT.	GROUND COVER		4
				84.6 TOTAL PLANTING UNITS

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances.

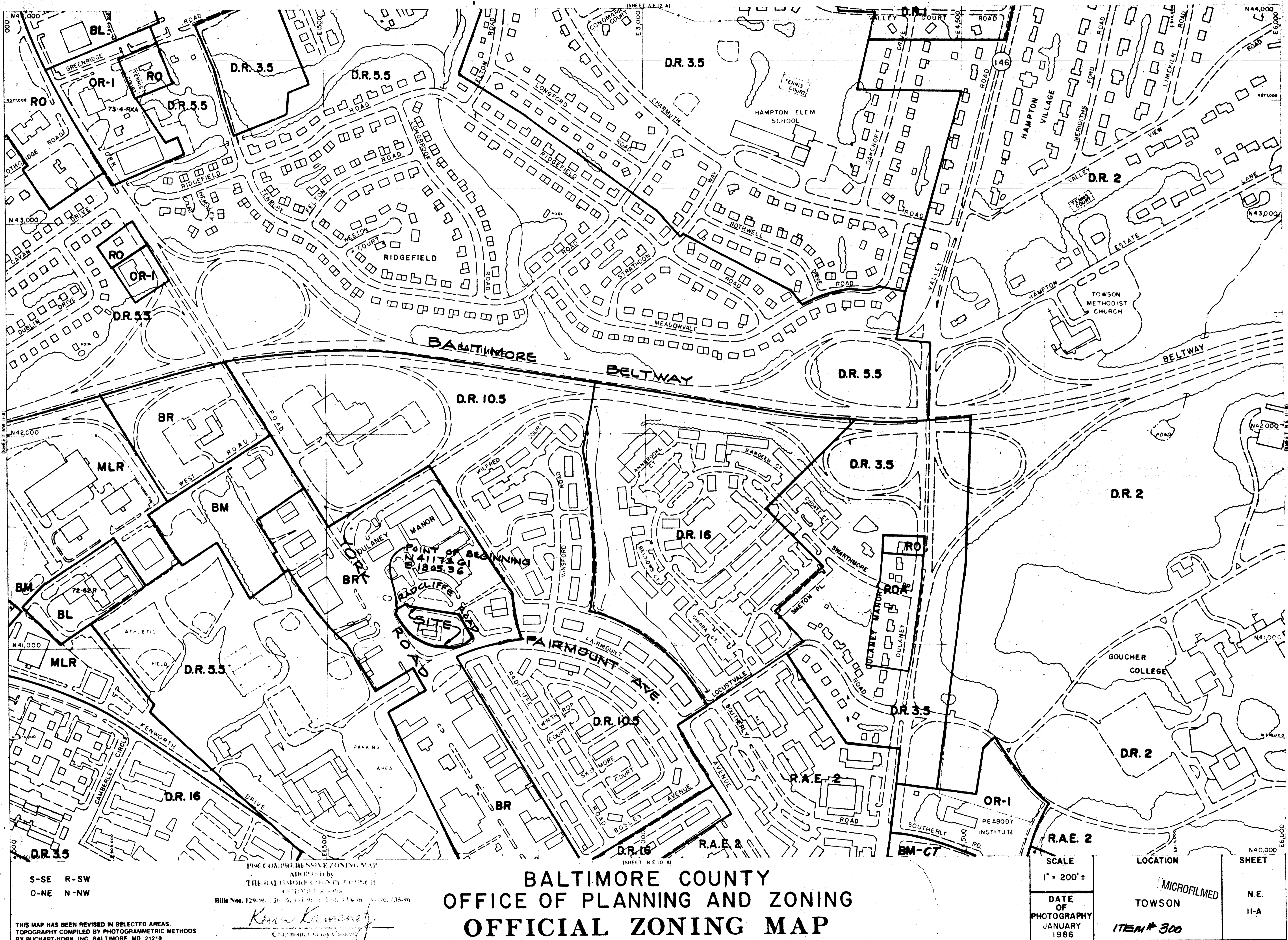
Owner's Signature _____ Date _____
Print Owner's Name _____ Telephone # _____
(Print) Mailing address - city - state - zip _____

PARKING REQUIRED:
10,125 S.F. (RETAIL) = 5 P.S./1000 S.F. = 51 SPACES
PARKING PROVIDED = 52 SPACES

NOTE:
SHRUBS ALONG RIGHT OF WAY LINE FRONTING YORK ROAD AND FAIRMOUNT AVENUE ARE TO BE AN EVERGREEN VARIETY.

SCHEMATIC LANDSCAPE PLAN

CVS PHARMACY
ELEC. DISTRICT 9 BALTO. COUNTY, MD
SCALE: 1"=20' DATE: DEC. 17, 1996
PDM # 1X-672 MICROFILMED



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

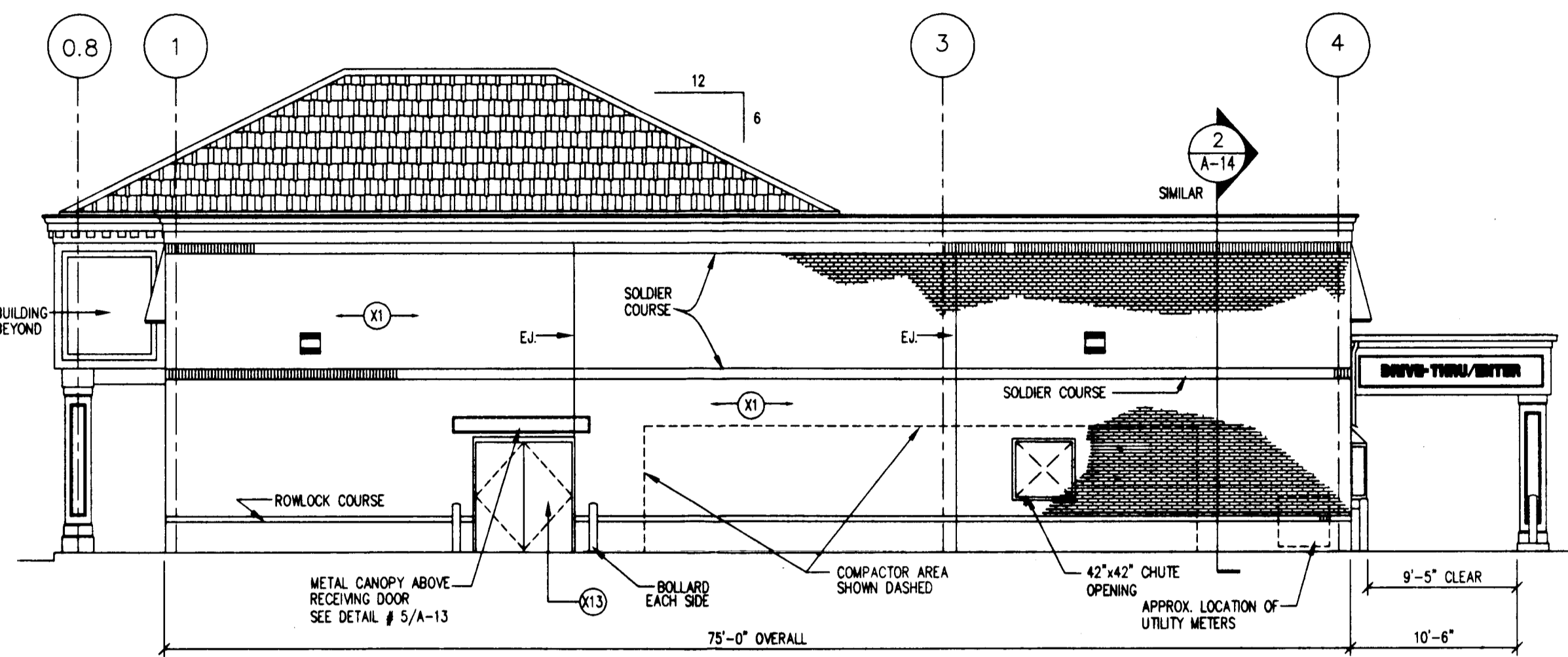
S-SE R-SW
O-NE N-NW

1986 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY BOARD OF
APRIL 15, 1986
BILL No. 129-86

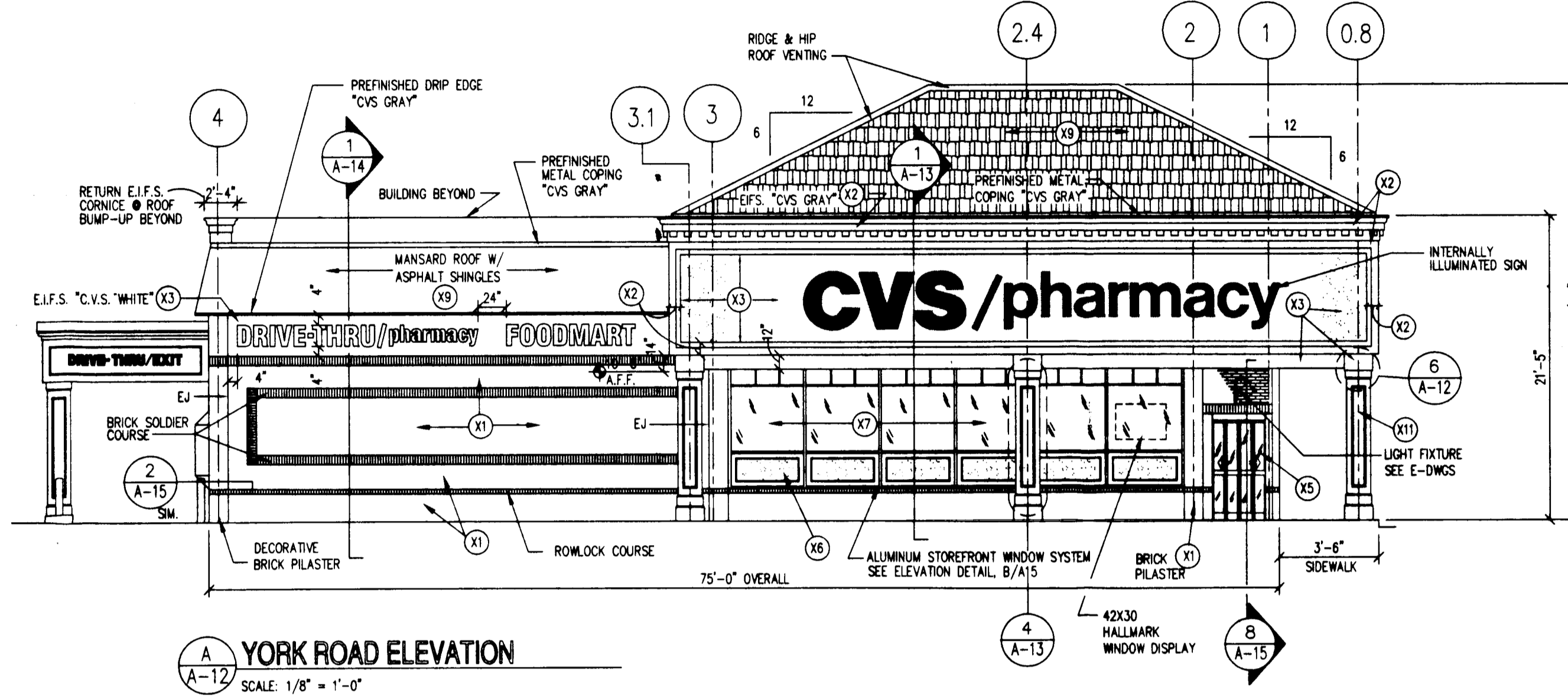
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

SCALE 1" = 200'	LOCATION TOWSON	SHEET N.E. 11-A
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED ITEM # 300	

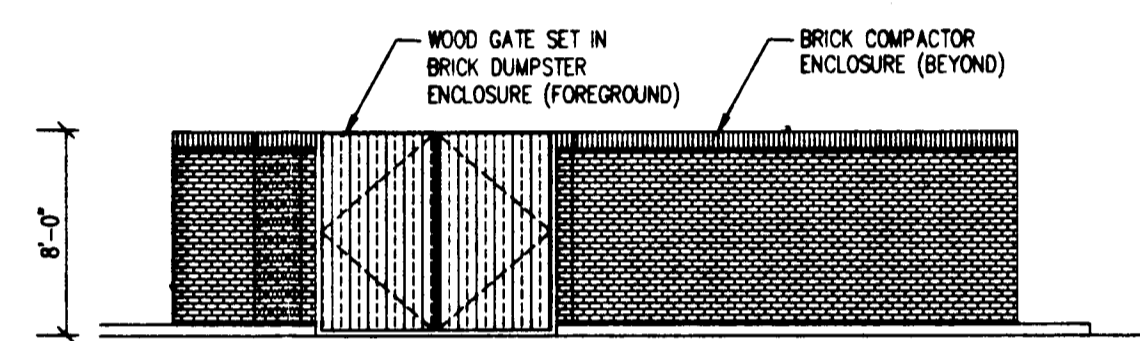
97-300-A



D FIGHT SIDE ELEVATION
A-13 SCALE: 1/8" = 1'-0"

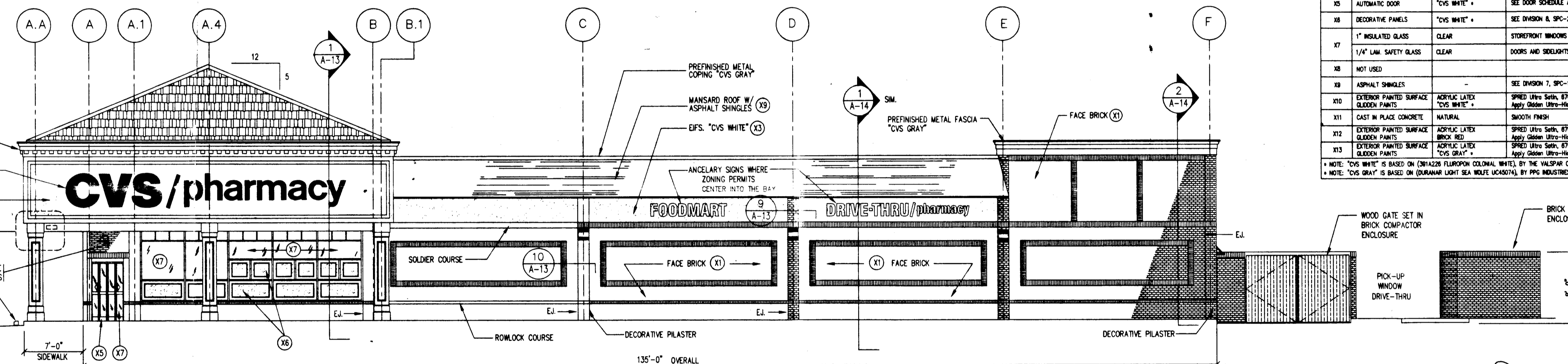


A YORK ROAD ELEVATION
A-12 SCALE: 1/8" = 1'-0"

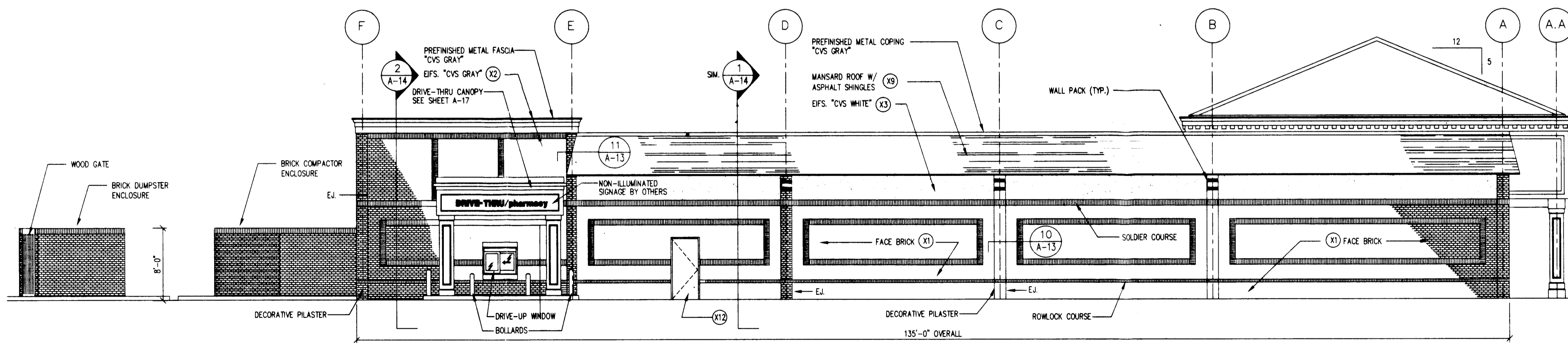


NO.	MATERIAL	COLOR	NOTES
X1	EXTERIOR FACE BRICK	-	SEE DIVISION 4, SHEET 9PC-1
X2	EXTERIOR BRICKWORK FINISHING SYSTEM (E/F/S)	"OVS GRAY"	SEE DIVISION 7, SHEET 9PC-1
X3	EXTERIOR BRICKWORK FINISHING SYSTEM (E/F/S)	"OVS WHITE"	SEE DIVISION 7, SHEET 9PC-1
X4	COLUMN COVER	SEE FINISH "OVS WHITE"	SEE DIVISION 10, SHEET 9PC-2
X5	AUTOMATIC DOOR	"OVS WHITE"	SEE DOOR SCHEDULE AND DIVISION 8, 9PC-2
X6	DECORATIVE PANELS	"OVS WHITE"	SEE DIVISION 8, 9PC-2
X7	1" INSULATED GLASS	CLEAR	STOREFRONT WINDOWS
X8	1/2" LAM. SAFETY GLASS	CLEAR	DOORS AND Sidelights
X9	NOT USED	-	-
X10	SPRINKL. SHIELDS	-	SEE DIVISION 9, 9PC-1
X11	EXTERIOR PAINTED SURFACE (SOLID PAINT)	ADHES. LAYER "OVS WHITE"	SPRINK. SHIELD, 6"X6" Sq. Heavy Duty Paint Apply. Color: Stone-Gray. Block Print # 1357 for memory apply.
X12	CAST IN PLACE CONCRETE	MATERIAL	BRICKWORK FINISH
X13	EXTERIOR PAINTED SURFACE (SOLID PAINT)	ADHES. LAYER BRICK RED	SPRINK. SHIELD, 6"X6" Sq. Heavy Duty Paint Apply. Color: Stone-Gray. Block Print # 1357 for memory apply.
X14	EXTERIOR PAINTED SURFACE (SOLID PAINT)	ADHES. LAYER "OVS GRAY"	SPRINK. SHIELD, 6"X6" Sq. Heavy Duty Paint Apply. Color: Stone-Gray. Block Print # 1357 for memory apply.

NOTE: "OVS WHITE" IS BASED ON STANDARD EUROPEAN COLOR MATCHES BY PPG INDUSTRIES, INC. CONTACTING & RECORD TEL. # (800) 441-8800
NOTE: "OVS GRAY" IS BASED ON STANDARD EUROPEAN COLOR MATCHES BY PPG INDUSTRIES, INC. CONTACTING & RECORD TEL. # (800) 441-8800



C FAIRMOUNT AVENUE ELEVATION
A-13 SCALE: 1/8" = 1'-0"



B REAR ELEVATION
A-13 SCALE: 1/8" = 1'-0"



E ALTERNATE YORK RD. ELEV'N w/ 24HRS
A-12 SCALE: 1/8" = 1'-0"

MICROFILMED
(REF. A-12)

RICHARD POLAN ASSOCIATES INCORPORATED

ARCHITECTURE ENGINEERING SPACE PLANNING
740 LIGHT STREET
BALTIMORE, MD 21230
(410) 727-5588

W. DUNN & ASSOCIATES, INC. ENGINEERS & LAND PLANNERS
530 E. JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 583-8571

MOORE LEWIS INC. CONSULTING ENGINEERS
11223 YORK ROAD, SUITE E
HUNT VALLEY, MARYLAND 21038-1077
(410) 584-7073

SWEENEY ENGINEERING CONSULTING STRUCTURAL ENGINEERS
1918 OAK LODGE ROAD
CATONSVILLE, MARYLAND 21228

DATE: 1-17-97
DRAWING NUMBER: 2045
PROJECT NAME: EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE	BY	CHECKED
1				
2				
3				
4				
5				

VERIFY ALL MEASUREMENTS AND CONDITIONS WITH ANY WORK.
CVS USES AUTOCAD RELEASE 12.

CVS
STORE NUMBER: 2045
LOCATION: 2001 YORK ROAD, TOWSON, MD, BALTIMORE COUNTY
DRAWING NUMBER: 2045
SHEET 2 OF 2
PDM # 1X-672