

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
E/S York Road, 308' SE of the c/l
Aylesbury Road * ZONING COMMISSIONER
(1831 York Road) * OF BALTIMORE COUNTY
8th Election District * Case No. 05-588-X
3rd Council District *

Towsontowne Realty, Inc.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Towsontowne Realty, Inc., by its President, Francis Cuomo, through its attorney, Ralph K. Rothwell, Jr., Esquire. The Petitioners request a special exception for a Class B Office Building. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Francis X. Cuomo and Carmella Cuomo, principals of Towsontowne Realty, Inc., property owners, and Ralph K. Rothwell, Jr., Esquire, attorney for the Petitioners. Also appearing were Clyde Hinkle and William F. Bafitis of Bafitis and Associates, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the east side of York Road, just south of Aylesbury Road in Lutherville. The property contains a gross area of 0.177 acres, more or less, zoned R.O., and is presently unimproved; however, is proposed for development with a Class B Office Building. In this regard, the property was the subject of prior Case No. 95-210-XA, in which the Petitioners obtained similar special exception relief by Order dated February 24, 1995 by then Deputy Zoning Commissioner Timothy M. Kotroco. At that time, Mr. Cuomo owned and operated a State Farm

ORDER RECEIVED FOR FILING

Date

By

Insurance Agency and intended to relocate his offices to the subject site. Subsequently, for health reasons, Mr. Cuomo had to give up his insurance agency and did not proceed with development. In March 2001, he sold the property to 1831 York Road, LLC; however, the property remained vacant. The Petitioner repurchased the property in June 2003 and is desirous of pursuing his original proposal to develop the site with a Class B Office Building, which will be occupied by his real estate business. Besides Mr. & Mrs. Cuomo, the realty business employs two other associates. In that the prior special exception expired, the requested special exception relief is necessary in order to proceed.

The plans for the proposed building are the same as those previously approved in the prior zoning case (see Petitioner's Exhibit 2), with a slight change along the southeasterly side of the proposed building to better accommodate wheelchair access (Petitioner's Exhibit 7). As shown on Petitioner's Exhibit 3, the proposed building will be a two-story colonial structure, 35' x 36' in dimension, containing 3,729 sq.ft., which includes a basement level for storage. Mr. Hinkel, who was accepted as an expert zoning consultant, testified that the Petitioners have satisfied the requirements set forth in Section 502.1 of the B.C.Z.R. for relief to be granted and that there would be no detrimental impact to the health, safety or general welfare of the surrounding locale. In this regard, testimony indicated that the Petitioners have met with representatives of the community to discuss their plans and that they have no objections. Moreover, the Greater Timonium Community Council, Inc., through its president, Louis W. Miller, provided a letter indicating their support of the proposal.

After due consideration of the testimony and evidence presented, I easily find that the special exception should be granted. The use proposed is permitted in the R.O. zone by special exception and it is clear from the testimony that there will be no detriment to adjacent properties or the surrounding locale. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the community supports the proposal.

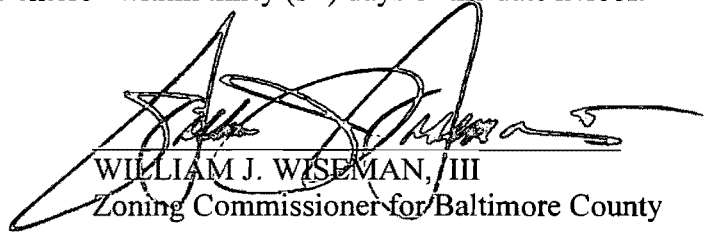
Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of July 2005 that the Petition for Special Exception seeking approval of a Class B Office Building on the subject property, zoned R.O., pursuant to Section 204.3.B.2 of the B.C.Z.R. and in accordance with Petitioner's Exhibits 1 and 7, be and is hereby GRANTED.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued on February 24, 1995 in Case No. 95-210-XA are incorporated herein and made a part hereof.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING

Date

7/15/05

By



Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

July 18, 2005

Ralph K. Rothwell, Jr., Esquire
7508 Eastern Avenue
Baltimore, Maryland 21221

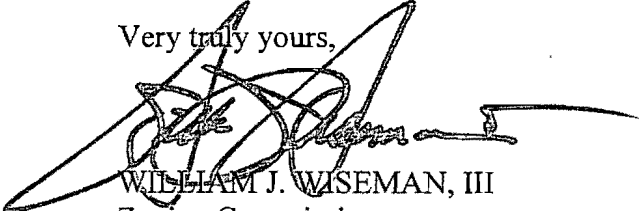
RE: PETITION FOR SPECIAL EXCEPTION
E/S York Road, 308' SE of the c/l Aylesbury Road
(1831 York Road)
8th Election District – 3rd Council District
Towsontowne Realty, Inc. - Petitioner
Case No. 05-588-X

Dear Mr. Rothwell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Francis Cuomo
511 E. Seminary Avenue, Towson, Md. 21212
People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info



203.4.C.6
204.3.B.2



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1831 York Road

which is presently zoned R0

This Petition shall be filed with the Department of Permits and 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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

Class B office building. Said relief having been previously granted 2/24/95, but having expired per Order in Case No. 95-210-XA as of this date.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Ralph K. Rothwell, Jr.
Name - Type or Print _____ City _____
Signature *[Signature]* _____
Maslan, Maslan & Rothwell, P.A.
Company _____
7508 Eastern Avenue 410-282-2700
Address _____ Telephone No. _____
Baltimore, MD 21224
City _____ State _____ Zip Code _____

Legal Owner(s):

Towsontowne Realty, Inc..
Name - Type or Print _____
by: _____
Signature Francis Cuomo, President _____
Name - Type or Print _____
Signature *[Signature]* _____
511 E. Seminary Avenue 410-583-5303
Address _____ Telephone No. _____
Towson, MD 21212
City _____ State _____ Zip Code _____

Representative to be Contacted:

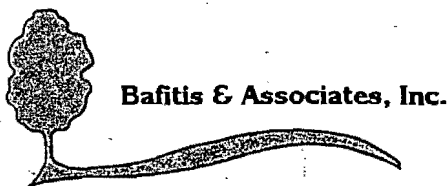
Ralph K. Rothwell, Jr.
Name _____
7508 Eastern Avenue 410-282-2700
Address _____ Telephone No. _____
Baltimore, MD 21224
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By BSH Date 5/16/05

ORDER RECEIVED FOR FILING
Date 7/15/05
By [Signature]
Case No. 05-588-X
JUL 15 2005



**ZONING DESCRIPTION
FOR
1831 YORK ROAD
TOWSON, MARYLAND 21286
ELECTION DISTRICT 8TH
COUNCILMANIC DISTRICT 3RD**

Beginning for same at a point on the east side of York Road 80' wide and 308' ± southeasterly from the centerline intersection of York Road and Aylesbury Road 50' wide. Thence leaving York Road the following four courses and distances.

1. North 70°-08'-30" East 141.03' to a point;
2. South 19°-51'-30" East 55.00' to a point;
3. South 70°-08'-30" West 140.39' to a point;
4. North 20°-31'-27" West 55.00' to the point of beginning.

Containing 7,739 Square Feet. or 0.177 acres ±.

Being a deed recorded among the Land Records of Baltimore County Maryland, Deed reference Liber 18313, Folio 232.



William N. Bafitis, P.E.
William N. Bafitis, P.E. Md. Reg. No. 11641

5/11/05
Date

No. 444381

DATE	ACCOUNT
11/1/05	1560453910

AMOUNT
\$ 200.00

RECEIVED
FROM: A. P. B. 1-10-51

FOR: Mr. J. K. Smith (Mr. J. K. Smith) and Mr. J. K. Smith

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

**NOTICE OF ZONING
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: #05-588-X
1831 York Road
E/side of York Road, 308 feet s/east of centerline of Aylesbury Road
8th Election District
3rd Councilmanic District
Legal Owner(s):
Townson Towne Realty, Inc.
Francis Cuomo, President
Special Exception: to allow a Class B office building.
Hearing: Wednesday, July 6, 2005 at 9 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/6/689 June 21 55954

CERTIFICATE OF PUBLICATION

6/22/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/21/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-588-X

Petitioner/Developer: TOWSONTOWNE

REALTY, INC. FRANCIS COOMO PRES.

Date of Hearing/Closing: JULY 6, 2005

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

1831 YORK RD

The sign(s) were posted on _____

JUNE 21, 2005
(Month, Day, Year)

Sincerely,

Robert Black 6-22-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

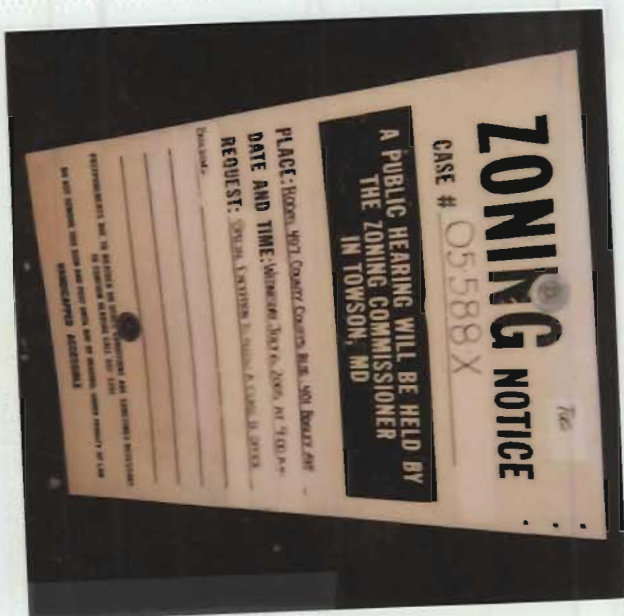
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

Date: 6/21/05

RE: Case Number: 05-588-X

Petitioner/Developer: TOWSONTOWNE REALTY

Date of Hearing/Closing: JULY 6, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1831 York Road

The sign(s) were posted on 6/20/05
(Month, Day, Year)

Charles E. Merritt
(Signature of Signposter)

Charles E. Merritt
9831 Maqledt Road
Baltimore, MD 21234
410-665-5562





Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

May 20, 2005

NOTICE OF ZONING 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: 05-588-X

1831 York Road
E/side of York Road, 308 feet s/east of centerline of Aylesbury Road
8th Election District – 3rd Councilmanic District
Legal Owners: Towsontowne Realty, Inc., Francis Cuomo, President

Special Exception to allow a Class B office building.

Hearing: Wednesday, July 6, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Ralph Rothwell, Jr., 7508 Eastern Avenue, Baltimore 21224
Francis Cuomo, President, 511 E. Seminary Avenue, Towson 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 21, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 21, 2005 Issue - Jeffersonian

Please forward billing to:
Ralph Rothwell
7508 Eastern Avenue
Baltimore, MD 21224

410-282-2700

NOTICE OF ZONING 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: 05-588-X

1831 York Road

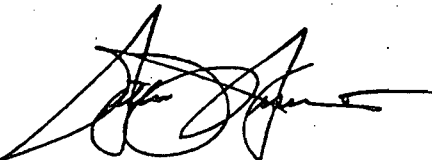
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401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-588-X
Petitioner: ~~Town~~ Townsontowne Realty Inc.
Address or Location: 1831 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ralph Rothwell
Address: 7508 Eastern Ave
Ba ths., Md. 21224
Telephone Number: 410 282 2700

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Koiroco, Director*

June 27, 2005

Ralph K. Rothwell, Jr.
Maslan, Maslan & Rothwell, P.A.
7508 Eastern Avenue
Baltimore, Maryland 21224

Dear Mr. Rothwell:

RE: Case Number: 05-588-X, 1831 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 16, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Towsontowne Realty, Inc. 511 E. Seminary Avenue Towson 21212

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 20, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 20, 2005

Item No.: 567, 583, 588

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Insp. Tribble
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: May 26, 2005

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

RE: Baltimore County
Item No. 5-588-X (BPR)
1831 York road
Mile Post 4.67

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval of the Special Exception. However, we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

By
7/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 21, 2005

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED

JUN 21 2005

SUBJECT: 1831 York Road

INFORMATION:

Item Number: 5-588

ZONING COMMISSIONER

Petitioner: Towsontowne Realty, Inc.

Zoning: RO

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to continue the class B office building relief granted in ZAC case number 95-210-XA.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

Prepared by:

Candis Murray

Division Chief:

Jeffrey W. Z...

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 6, 2005
Item No. 583, 584, 588, 590, 591, 592, 593

DATE: June 2, 2005

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06022005.doc

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
1831 York Road; E/side York Road, 308' SE *
c/line Aylesbury Road * ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Towsontowne Realty, Inc * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-588-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of May, 2005, a copy of the foregoing Entry of Appearance was mailed Ralph K. Rothwell, Jr, Esquire, 7508 Eastern Avenue, Baltimore, MD 21224, Attorney for Petitioner(s).

RECEIVED

MAY 20 2005

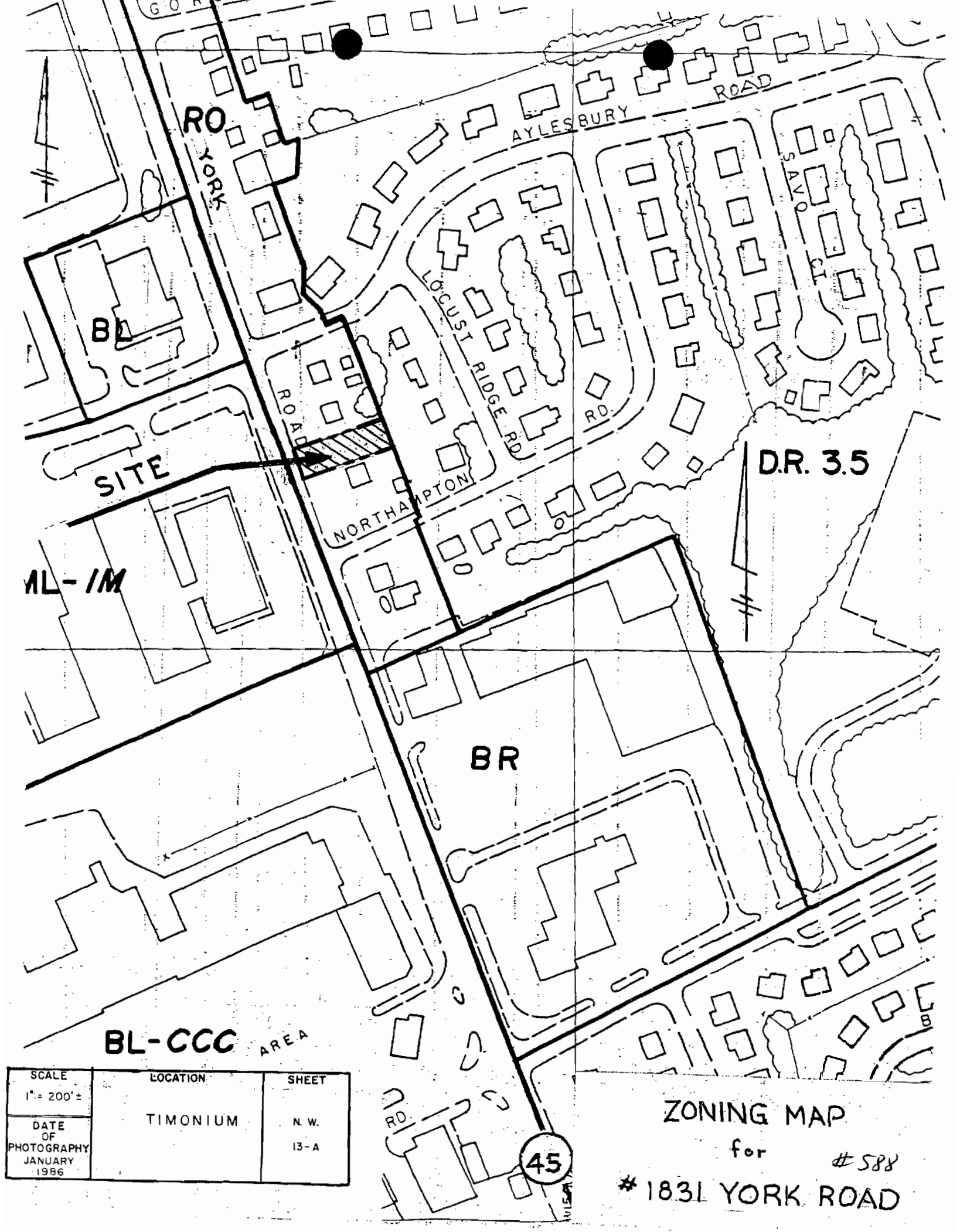
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 05-588-X
DATE _____

[illegible]



RO

BL

SITE

AL-IM

NORTHAMPTON

BR

BL-CCC AREA

DR. 3.5

45

ZONING MAP

for #588

#1831 YORK ROAD

SCALE	LOCATION	SHEET
1" = 200' ±	TIMONIUM	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986		13-A

Case No.:

05-588 X

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN THIS CASE	
No. 2	Site PLAN - 1995 CASE	
No. 3	STATE OF MD - ASSESSMENTS & TAXATION	
No. 4	BLDG Permits - Collectively 3	
No. 5	Previous - Finding of Fact + Conclusions of Law	
No. 6	Community Assoc Letter of SUPPORT	
No. 7	BLDG Elevations	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 08 Account Number - 0818048911

Owner Information

Owner Name: TOWSONTOWNE REALTY INC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 511 E SEMINARY AVE Deed Reference: 1) /18313/ 232
TOWSON MD 21212-3607 2)

Location & Structure Information

Premises Address

1831 YORK RD

Legal Description

LT ES YORK RD
1831 YORK RD
138 S AYLESBURY ROAD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
60	12	170						2	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7,535.00 SF	06

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2005	07/01/2004	07/01/2005
Land:	99,400	150,700		
Improvements:	0	0		
Total:	99,400	150,700	99,400	116,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: 1831 YORK RD LLC	Date: 06/30/2003	Price: \$2,000
Type: NOT ARMS-LENGTH	Deed1: /18313/ 232	Deed2:
Seller: TOWSONTOWNE REALTY INC	Date: 03/21/2001	Price: \$110,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15056/ 586	Deed2:
Seller: FARB RUSSELL	Date: 12/16/1993	Price: \$1
Type: NOT ARMS-LENGTH	Deed1: /10222/ 667	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

EXHIBIT

3



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT #: B226546 CONTROL #: C DIST: 08 PREC: 15
DATE ISSUED: 11/22/96 TAX ACCOUNT #: 0810848913 CLASS: 02

PLANS: CONST 03 PLOT 9 & PLAT C DATA 3 ELEC YES PLUM YES
LOCATION: 931 YORK RD
SUBDIVISION: 100 S ATLESBURY ROAD

OWNERS INFORMATION

NAME: TOWSON TOWNAL REALTY
ADDR: 511 E SEMINARY AVE 21296

TENANT:
CONTR: TFC
ENGR:
SELLER:

WORK: CONSTRUCT OFFICE/RESIDENCE WITH UNFINISHED BASE
MENT, 1ST FL OFFICE AREA, BREAKFAST RM, HC
POUNDER & STANDARD POWDER RMS, OPEN CONCRETE
HC RAMP ON REAR & SIDE, 2ND FL RESIDENCE W/BATH
3 BEDRMS, LR & KITCHEN. 40'X40'X36'8"=3936SF
95-210A OTHER WORK WILL REQ A SEPARATE PERMIT.

BLDG. CODE: UCCA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: OFFICE/RESIDENCE
200,000.00 EXISTING USE: VACANT

TYPE OF IMPRV: NEW BULDING CONSTRUCTION

USE: OTHER - NON-RESIDENTIAL

FOUNDATION: BLOCK BASEMENT: FULL
SEWER: PUBLIC PROPOSED WATER: PUBLIC PROPOSED

LOT SIZE AND SETBACKS

SIZE: 6653.00 X 6660.00
FRONT STREET:
SIDE STREET:
FRONT SETB: 72'
SIDE SETB: 40'5"
SIDE STR SETB:
REAR SETB: 25'

THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE



PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

HP LASERJET FAX 0ct 02 2000 8:42AM



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT #: B384442 CONTROL #: C-1 DIST: 08 PREC: 44
DATE ISSUED: 07/26/1999 TAX ACCOUNT #: 081804891 CLASS: 06

LANG: CONST 00 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 1931 YORK RD
SUBDIVISION: 138 S AYLESBURY ROAD

OWNER INFORMATION
FIRM: TOWSONTOWN REALTY INC
ADDR: 511 E SEMINARY AVENUE

**THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE**

PERMIT TYPE: OWNER
REMARKS:
CONST OFFICE/RES W/UNFIN BSMT. 1ST FL OFF AREA.
BRKST FRM HC POW & STANDARD POW RMS. OPEN CON-
CRETE HC RAMP ON REAR & SIDE. 2ND FLR RESIDENCE
W/BATH, 3BEDRMS, LIVRM, KIT. 40'X40'X36'0"=3934SF.
95-210A OTHER WORK WILL REQ A SEPERATE PERMIT.
REFER TO EXPIRED B286546 FOR CONST & SITE PLANS

DC CODE: B304 CODE
IDENTIFICATION CATEGORY: OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: OFFICE/RESIDENCE
0.000.00 EXISTING USE: VACANT LOT

RE OF IMPRV: NEW BUILDING CONSTRUCTION
E1 OTHER - NON-RESIDENTIAL
FOUNDATION: CONCRETE BASEMENT: FULL
WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

FE: 7535SF
INT STREET:
DE STREET:
INT SETB: 71'
DE SETB: 10'/5'
DE STR SETB:
R SETB: 26'

PLEASE REFER TO PERMIT NUMBER

HP LASERJET FAX 0000 8:42AM

02/14/2003 14:28

4100741497

FREESTATE

PAGE 01

To: Mike [unclear]



BALTIMORE

DEPARTMENT OF PERMITTING

BUILDING PERMIT

BUILDING PERMIT

PERMIT #: B470415 CONTROL #: C- DIST: 08 PREC: 14
 DATE ISSUED: 04/27/2002 TAX ACCOUNT #: 0010040911 CLASS: 04

PLANS: CONST 2 PLOT 8 A PLAT 0 DATA 0 ELEC YES PLUM YES
 LOCATION: 1631 YORK RD
 SUBDIVISION: 130 S AYLESBURY ROAD

OWNER'S INFORMATION
 NAME: 1631 YORK RD LLC
 ADDR: 1633 YORK RD

TENANT:
 CONTR: FREE-STATE GEN CONT INC
 ENGR:
 DILLA:
 WORK: CONST 28TY OFFICE BLDG.
 35'X37'9X28'6=25908F

BLDG. CODE:
 RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: OFFICE
 EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
 USE: OFFICE, BANK, PROFESSIONAL
 FOUNDATION: BLOCK BASEMENT: NONE
 SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 6655.00 X 6660.00
 FRONT STREET:
 SIDE STREET:
 FRONT SETB: 71'6"
 SIDE SETB: 10/10'
 SIDE STR SETB:
 REAR SETB: 24'

THIS PERMIT EXPIRES
 ONE YEAR FROM
 DATE OF ISSUE

RD

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



No. A 483205

BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 100
TOWSON, MARYLAND 21204BUSINESS HOUR
10/09/2003 10/09/2003 15:39:13
REG #505 WALKIN
PERMIT # 303455 10/09/2003
Dept 2 200 BUILDING PERMIT APPLICATION
DOCUMENT # 483205
Receipt Tot. \$112.00
.00 OK 112.00 CA
Baltimore County, Maryland

OFFICE OF FINANCE USE ONLY

APPLICANT

1831 York Rd LLC

ADDRESS

ZIP CODE

CHECK ITEM	ITEMS	PAY CODE	G/L ACCOUNT NUMBER	FEE
	ABANDONED WATER METER APPLICATION	200	231-2874	
	APPEAL PROCESS FEE	204	001-006-6150	
✓	BUILDING PERMIT APPLICATION	209	001-006-2510	112.00
	CHANGE OF OCCUPANCY	210	001-006-2520	
	COUNTY FINANCING APPLICATION	211	231-006-7120	
	ELECTRICAL ADMINISTRATIVE BOARD EXAM FEE	212	001-006-6090	
	ELECTRICAL ADMINISTRATIVE BOARD LICENSE	213	001-006-2210	
	ELECTRICAL PERMIT	214	001-006-2600	
	FIRE HYDRANT METER	217	231-006-6180	
	FIRE INSPECTION	246	001-006-6019	
	GAS PERMIT APPLICATION	220	001-006-2420	
	MASTER'S FEE	249	001-006-6135	
	PERCOLATION TEST	224	001-006-6750	
	PHOENIX WATER CHARGE	248	030-006-6133	
	PLUMBING BOARD LICENSE	225	001-006-2220	
	PLUMBING PERMIT APPLICATION	226	001-006-6220	
	SEPTIC TANK PERMIT	228	001-006-2430	
	SEWER PROPERTY CONNECTION APPLICATION	229	231-006-6051	
	SEWER SERVICE CHARGE, PRORATED	230	030-006-6012	
	SEWER SYSTEM CHARGE	231	231-006-6141	
	STORM DRAIN CONNECTION	233	001-006-2440	
	SUB-SOIL DRAIN INSTALLATION	234	001-006-6220	
	WASTEWATER DISCHARGE PERMIT	240	030-006-2630	
	WATER DISTRIBUTION	241	030-006-6043	
	WATER METER APPLICATION	242	231-006-6060	
	WATER METER FEE	243	231-2874	
	WATER SURCHARGE	244	231-006-6151	
	WATER SYSTEM CHARGE	245	231-006-6151	

CHECK/MONEY ORDER PAYABLE TO BALTIMORE COUNTY, MARYLAND

TOTAL

112.00

DESCRIPTION:

Extend B478415

PREPARER'S NAME

N. Shelta

DATE

10-8-03

THIS IS NOT A PERMIT OR LICENSE AND DOES NOT AUTHORIZE CONSTRUCTION OF ANY KIND. NO BUILDING,
PLUMBING, OR ELECTRICAL PERMIT FEE IS REFUNDABLE.

WHITE-AGENCY

YELLOW-APPLICANT

PINK-FINANCE

REV 1/97

HP LASERJET FAX Oct 02 2000 B:40AM

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE - E/S York Road, *
164' SE of Aylesbury Road * DEPUTY ZONING COMMISSIONER
(1831 York Road) *
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 95-210-XA
Towsontowne Realty, Inc.
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner, as Petitions for Special Exception and Variance for that property known as 1831 York Road, located in the vicinity of Timonium. The Petitions were filed by the owner of the property, Towsontowne Realty, Inc., by Francis X. Cuomo Vice President, through their attorney, Newton A. Williams, Esquire. The Petitioner seeks a special exception for a Class B Office Building on the subject property, zoned R.O., and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 203.4.C.6 to permit a parking area amenity open space of 0% in lieu of the required 7%; from Section 203.4.C.8.c.2 to permit a buffer against R.O. and non-residential zoned land of 5 feet in lieu of the required 10 feet; from Section 409.6 to permit 6 parking spaces in lieu of the required 8; and from Section 203.J.C.2 to permit off-street parking in the front yard in lieu of the required side or rear yard. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Francis X. Cuomo and Carmella Cuomo, principals of Towsontowne Realty, Inc., Vincent Moskunus with M & H Development Engineers, Inc., and Newton A. Williams, Esquire, attorney for the Petitioner. There were no Protestants present.

EXHIBIT

5

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.211 acres, more or less, zoned R.O. and is presently unimproved. The Petitioner proposes to develop the site with a Class B office building, in accordance with Petitioner's Exhibit 1. Testimony indicated that Mr. Cuomo is a State Farm Agent and that he wishes to relocate his office from its present location to the subject site. The proposed two-story office building will be built with a ramp at the front entrance so that it will be accessible to handicapped individuals. The elevations of the proposed building are depicted on Petitioner's Exhibit 1. Further testimony revealed that the Petitioner has met with the community surrounding this site to explain the improvements proposed for the subject property. Testimony indicated that the community does not object, as was evidenced by the fact that no one appeared in opposition to the relief requested. Furthermore, the Petitioner has satisfied the requirements set forth in the various Baltimore County reviewing agency comments.

It is clear that the B.C.Z.R. permits the use proposed in an R.O. zone by special exception. It is equally clear that the proposed use will not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner 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 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any ad-

verse 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.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, No. 617, September Term, 1994. The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself -- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized

area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;

- 2) whether a grant of the variance applied for would do substantial injustice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; 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, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Applicants have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or 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 in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of February, 1995 that the Petition for Special Exception for a Class B Office Building on the subject property, zoned R.O., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 203.4.C.6 to permit a parking area amenity open space of 0% in lieu of the required 7%; from Section 203.4.C.8.c.2 to permit a buffer against R.O. and non-residential zoned land of 5 feet in lieu of the required 10 feet; from Section 409.6 to permit 6 parking spaces in lieu of the required 8; and from Section 203.3.C.2 to permit off-street parking in the front yard in lieu of the required side or rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

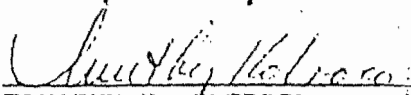
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

- 2) The Petitioner shall provide additional landscaping along the rear property line of the subject site to buffer the adjoining residential lots.

- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall have five (5) years from the date of this Order in which to utilize the special exception granted herein.

TMR:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

**GREATER TIMONIUM COMMUNITY COUNCIL, INC.
C/O LOUIS W. MILLER, PRESIDENT
44 E. Timonium Rd.
Timonium, Md.
21093**

June 30, 2005

**Mr. Fran Cuono
511 E. Seminary Ave.
Towson, Md. 21286**

Re: Petition for Class B Office Building at 1831 York Rd.

Dear Mr. Cuono:

Per our discussion by phone on your petition to build a Class B Office building on your "RO" zoned land at 1831 York Rd. and no other variances are requested, and sufficient parking is available for the square footage of your new building, GTCC, Inc. has no objection to your petition.

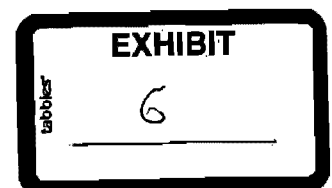
We have not reviewed your petition or site plan but have taken your comments from our questions as your word.

Best of luck with your plans.

Sincerely Yours,


**Louis W. Miller, President
GTCC Inc.**

File: GTCC 1831 York Rd Class B.doc





FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'
DATE 11-29-04

BONACUSO BUILDING
3D VIEWS

DRAWN BY
SKIP STORM
PAGE # 1

PREVIOUS PERMITS

B-236546	EXPIRED
B-384442	EXPIRED
B-478415	EXPIRED
B-478415 (EXTENDED)	EXPIRED

NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography. & updated by field survey (Jan. 2005).
- This site is not situated in tidal or riverine flood plain.
- Property lines shown hereon were compiled from available public information and do not represent a boundary survey.
- This site is not situated within the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are no known Tidal or Non-Tidal Wetlands on this site or within 300' of this site.
- There is no significant plant or animal habitat on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- Public Water and sewer are available to this site.
- All signs shall comply with current Baltimore County Zoning Regulations.
- Caution underground utilities may exist onsite and in YORK ROAD, contact Miss Utility (800-257-7777) prior to any construction.
- All roof downspouts must discharge rainwater runoff on-to a pervious surface.

ZONING HISTORY

CASE NO. 95-210 XA

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of February, 1995 that the Petition for Special Exception for a Class B Office Building on the subject property, zoned R.O., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 203.4.C.6 to permit a parking area amenity open space of 0% in lieu of the required 7% from Section 203.4.C.8.c.2 to permit a buffer against R.O. and non-residential zoned land of 5 feet in lieu of the required 10 feet; from Section 409.6 to permit 6 parking spaces in lieu of the required 8; and from Section 203.3.C.2 to permit off-street parking in the front yard in lieu of the required side or rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

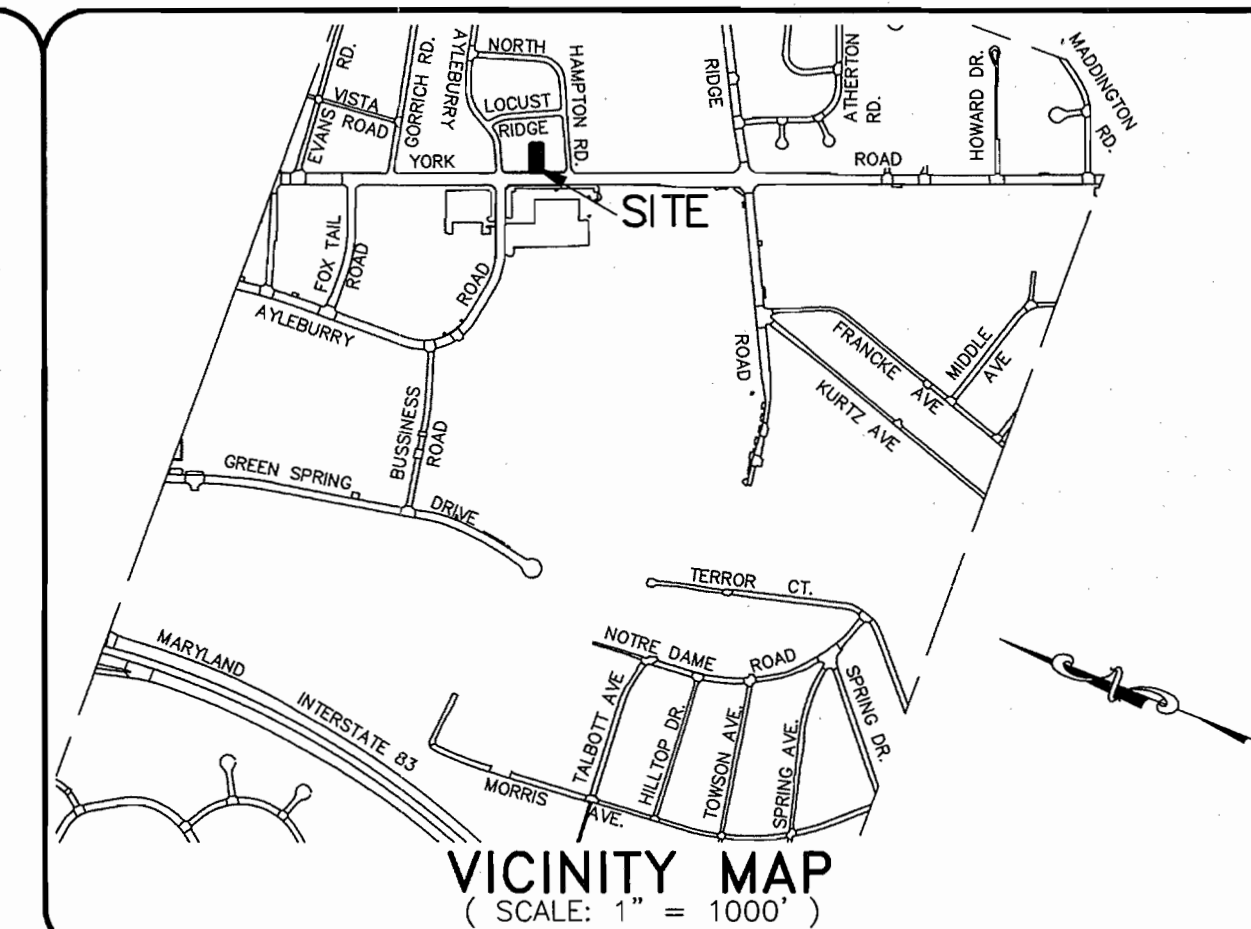
- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- The Petitioner shall provide additional landscaping along the rear property line of the subject site to buffer the adjoining residential lots.
- When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall have five (5) years from the date of this Order in which to utilize the special exception granted herein.

Timothy M. Kotroco
Deputy Zoning Commissioner
For Baltimore County

ZONING REQUEST

- SPECIAL EXCEPTION TO PERMIT A CLASS B OFFICE BUILDING.



SITE DATA

- OWNER: TOWSONTOWNE REALTY INC.
#511 EAST SEMINARY AVENUE
TOWSON, MARYLAND 21286
- DEED REF: 18313/232
- TAX ACC. NO.: 08-18048911
- PLAT REF: NA
- TAX MAP: 60 PARCEL: 170 LOT: NA
- ELECTION DISTRICT: 8TH
- CONCILMANIC DISTRICT: 3RD
- REGIONAL PLANNING DISTRICT: 308
- CENSUS TRACT: 40B6.01
- ZONING: RO (MAP NW-13A)
- EXISTING USE: VACANT
- PROPOSED USE: GENERAL OFFICES & PARKING
- SITE AREA: 7,739 S.F. OR 0.177 AC.
- PROPOSED BUILDING AREA
1ST FLOOR 1,243 OFFICES
2ND FLOOR 1,243 OFFICES
2,486 S.F.
BASEMENT 1,243 STORAGE
3,729 S.F.
- PARKING
REQUIRED: 2 P.S./1,000 S.F.(OFFICE)
2,486 X 2 = 2,486 X 2 = 4.97 SAY 5.0 P.S.
1,000
PROPOSED: 6 P.S.

	Bafitis & Associates, Inc.	William N. Bafitis, P.E. PRESIDENT
	1249 Engleberth Rd. Baltimore, MD 21221	Civil Engineers/Land Planners SURVEYORS (410) 391-2336

PLAN TO ACCOMPANY
ZONING PETITION
FOR
ZONING SPECIAL EXCEPTION
FOR
#1831 YORK ROAD

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

	SCALE: 1" = 20'
	JOB ORDER NO: 20452
	DATE: 05/12/05

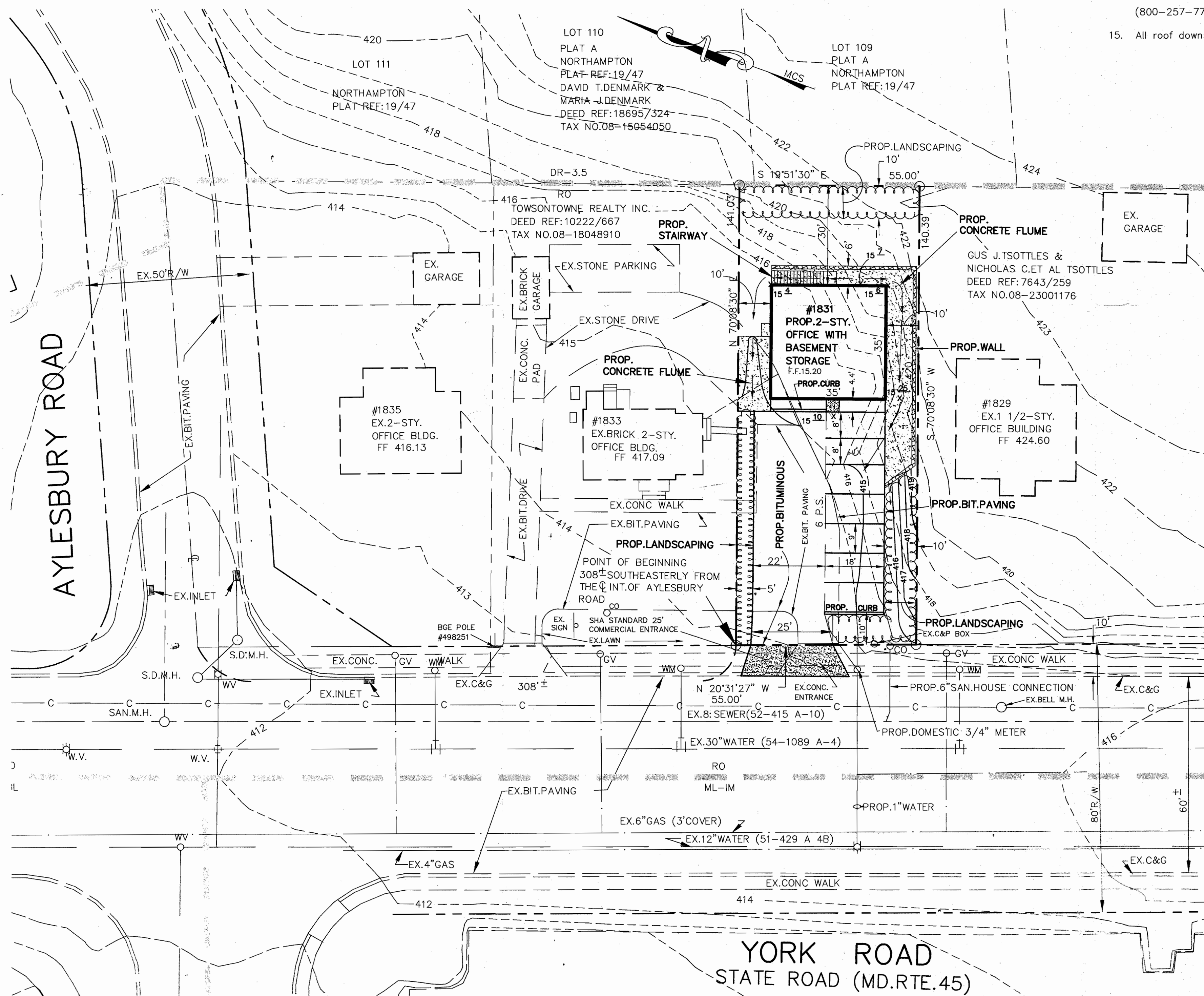
WILLIAM N. BAFITIS, P.E. SHEET 1 OF 1

NO.	REVISIONS	DATE

PETITIONER'S

EXHIBIT NO. 1

#588



B-B-6279 - .97 PERMITTEE

2) The Petitioner shall provide additional landscaping along the rear property line of the subject site to buffer the adjoining residential lots.

3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LANDSCAPE REQUIREMENTS

1 PL. 1/4" LF. ADJ. ROAD
(55 LF. + 40) = 1.375 P.U.'s

1 PL. 15 LF. CLASS 'A' SCREEN
(110 LF. + 15) = 7.3 P.U.'s

1 PL. 15 LF. CLASS 'B' SCREEN
(25 LF. + 15) = 1.6 P.U.'s

TOTAL REQUIRED P.U.'s = 10.2 P.U.'s

PLANTING PROVIDED

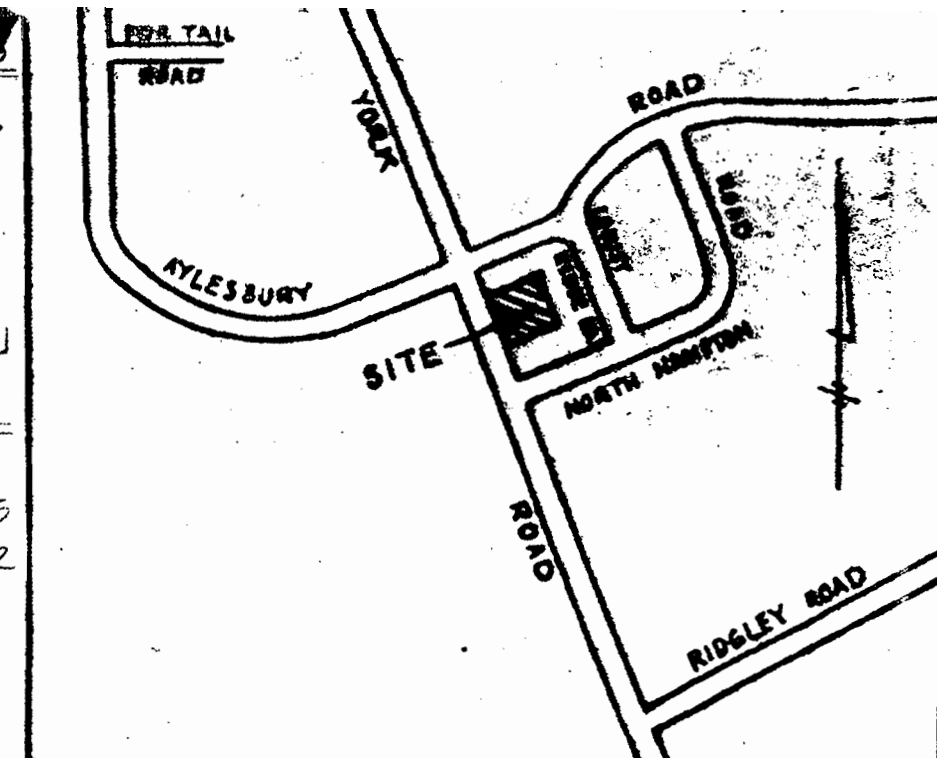
(3) MAJOR DECIDUOUS TREES = 3

(9) EVERGREEN TREES = 4.5

(16) SHRUBS = 3.8

(120 SF) GROUND COVER = .24

TOTAL PLANTING UNITS PROVIDED
= 10.3



DWIGHT & BONNIE HALE
8873/492
TAX ACCT. # 0815054050

GEORGE & GERTRUDE DIMLER
4802/340
TAX ACCT # 0804036220

APPROVED

DOT JAN 17 1996 SHA

ENGINEERING ACCESS

ZONE DR 3.5

 ZONE RO

JOHN & BERNADETTE TOONEY
6996/182
TAX ACCT. * 6802001250

AYLESBURY ROAD

ENCLOSED LAMP DESIGN
(NON FLASHING)
TO COMPLY WITH 203.3 C.I.
AND (SECT. 413.1,

SIGN DETAIL
SCALE 1/4" = 1'-0"

SPECIAL EXCEPTION FOR CLASS B
OFFICE BUILDING & ZONING VARIANCES GRANTED 11-1-78

1. AMPLIFY OPEN SPACE BUFFER AREA REQUIREMENT IN LIEU OF 7% NE 1/4 1/8
2. PROPOSING 0' FROM SECT 203.4 C 6
3. NON-RESIDENTIALLY ZONED PROPERTY LANDSCAPE BUFFER IN LIEU OF 10 FT. WE ARE PROPOSING 5 FT. FROM SECT 204.1 C 2
4. PARKING SPACE IN LIEU OF 10 FT. WE ARE PROPOSING 5 FT. FROM SECT 41.6

4. SEE RESTRICT DNS FOR CASE "22-110 X A" LISTED ABOVE
5. SPIRITUALLY UNFIT SHOWN WALKWAYS + ENTRANCES NOT
ORIGINALLY SHOWN IN ZONING PETITION CASE "22-110 X A"
APPROVED BY ZADIA 2/6/96.
6. DEC 4 1995 10:45 AM 10-15-96 10:45 AM

PARKING REQUIRED 33,000 SF 2445 121 3 1997
PARKING PROVIDED 3 STATED, 11 PERMANENT

OF THE
TOWNSONTOWN REALTY, INC
5310 YORK ROAD
BALTIMORE, MARYLAND 21212
(410) 433-5200

PLAT TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCES

1931 YORK ROAD

187- ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SCALE : 1" = 20'

65-17,119-4
REV. 3-29-74

"COPIES OFFICE USE ONLY"

202

200 East Joppa Road
Room 101 Shell Building
Towson Maryland
828-9060

EVNIBIT