# ZONING CASE HISTORY DATABASE (1939 - PRESENT)

| GIS Attribute Table ID: | Case Type Prefix: | Case Year: | Case Number | Case Type Suffix: | Existing Use: |
|---|---|---|---|---|---|
| 20070516 | | 2007 | 0516 | A | Commercial |

Legal Owners/Petitioner: Manekin Aylesbury LLP

| Street/House Number: | Street Number Range: | Street Number Suffix: | Street Prefix Direction | Street Prefix Type: |
|---|---|---|---|---|
| 31 | | | W | |

| Street Name: | Street Suffix Type: | Street Suffix Direction: | Suite/Apt./Unit Number: |
|---|---|---|---|
| AYLESBURY | RD | | |

Property Description: West side of Aylesbury Road and east of Central Light Rail Line and south of Timonium Road.

Existing Zoning Classification: BLR, ML-IM, BR  Area: 1.745 acres +/-  Election District: 8th  Councilmanic District: 3rd

Critical Area: No  Floodplain: No  Historic Area: No  Related (Prior and Future) Cases:

Violation Cases:  Concurrent Cases:

| Tax Account ID: | Deed Liber #: | Deed Folio #: |
|---|---|---|
| 1.) | 1.) | / |
| 2.) | 2.) | / |
| 3.) | 3.) | / |

Miscellaneous Notes: Per Amy Pentell, Arnold Jablon wants to hold off on scheduling. However, case was ultimately never scheduled. Therefore, due to inactivity, case closed by Zoning Review Supervisor on August 15, 2016.

Contract Purchaser: Provident Bank

Attorney: Arnold Jablon

Petition Reviewer: JRF  Petition Reviewer 2:  Petition Filing Date:

| Day of Week: | Hearing Date: | Hearing Time: | Hearing Location: |
|---|---|---|---|
| Tuesday | 07/31/2007 | 10:00 AM | County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204 |

| Closing Date: | Adm. Law Judge Hearing Continued From | Adm. Law Judge Hearing Rescheduled From | Formal Request For Hearing |
|---|---|---|---|
| | | | |

Case Number

2007 | 0516 | A

| | |
|---|---|
| Petition Type # 1: | VARIANCE |
| Petition Request # 1 | To permit two (2) (front & side elevations) wall-mounted signs without separate exterior customer entrances in lieu of required two (2) entrances (front & side). |
| Petition Type # 2: | |
| Petition Request # 2: | |
| Petition Type # 3: | |
| Petition Request # 3: | |
| Petition Type # 4: | |
| Petition Request # 4: | |

| | | | | | |
|---|---|---|---|---|---|
| 200 Foot Scale Map Reference: | | Existing Use: | Commercial | | |
| | | Proposed Use: | | | |
| | | Existing Zoning Classification | BLR, ML-IM, BR | North/South Coordinate: | |
| | | Requested Zoning Classification: | | East/West Coordinate: | |
| 1000 Foot Scale Map Reference: | | Existing District: | | Census Tract: | |
| | | Requested District: | | | |

| | | | |
|---|---|---|---|
| Adm. Law Judge Case Number | 2007 0516 A | Circuit Court Case Number | |
| Administrative Law Judge's Nam | Carl Richards, Zoning Review S | Circuit Court Filing Date: | |
| Law Judge Order Date (or Withdrawl Date) | 8/15/2016 | Circuit Court Decision Date | |
| Law Judge Decision: | Case Closed | Circuit Court Decision: | |
| Law Judge Order Restrictions? | NO | | |
| | | MD Court of Special Appeals Filing Date | |
| | | MD Court of Special Appeals Decision Date: | |
| | | MD Court of Special Appeals Decision | |
| Board of Appeals Case Number | | | |
| Appeal to Board of Appeals?: | | MD Court of Appeals Filing Date | |
| Appellant: | | MD Court of Appeals Decision Date: | |
| Board of App. Description | | MD Court of Appeals Decision: | |
| Board of Appeals Filing Date | | | |
| Date Case Sent to Board: | | U.S. Supreme Court Filing Date | |
| Board of Appeals Hearing Date: | | U.S. Supreme Court Decision Date | |
| Board of Appeals Decision Date: | | U.S. Supreme Court Decision | |
| Board of Appeals Decision | | | |

Per Amy Ponteen
Arnold wants to
hold off on
Scheduling.

# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 31 W. Aylesbury Road

which is presently zoned BLR, ML-IM, BR

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 Variance from Section(s) 450.4.I.5 BCZR

to permit two (2) (front & side elevations) wall-mounted signs without separate exterior customer entrances in lieu of required two (2) entrances (front & side).

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 explained at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, 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:

Provident Bank
Name - Type or Print

Signature

1st Floor (M/C- 417), 114 E. Lexington St.
Address Telephone No.

~~Baltimore, MD~~ 21202
City State Zip Code

Attorney For Petitioner:

Arnold Jablon
Name - Type or Print

Signature

Venable, LLP
Company

210 Allegheny Ave 410-494-6298
Address Telephone No.

Towson, Md 21204
City State Zip Code

Legal Owner(s):

Manekin Aylesbury LLP
Name - Type or Print

Signature

Name - Type or Print

Signature

120 East Baltimore St., Suite 1700
Address Telephone No.

Baltimore, Md 21202
City State Zip Code

Representative to be Contacted:

Arnold Jablon
Name

210 Allegheny Ave 410-494-6298
Address Telephone No.

Towson, Md 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By JA Date 5/11/07

Case No. 07-516-A

REV 9/15/98

# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 31 W. Aylesbury Road

which is presently zoned BLR, ML-IM, BR

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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 explained at hearing

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Signature

1st Floor (M/C- 417), 114 E. Lexington St.
Address Telephone No.

~~Baltimore, MD~~ 21202
City State Zip Code

Attorney For Petitioner:

Arnold Jablon
Name - Type or Print

Signature

Venable, LLP
Company

210 Allegheny Ave 410-494-6298
Address Telephone No.

Towson, Md 21204
City State Zip Code

Legal Owner(s):

Manekin Aylesbury LLP
Name - Type or Print

Signature

Name - Type or Print

Signature

120 East Baltimore St., Suite 1700
Address Telephone No.

Baltimore, Md 21202
City State Zip Code

Representative to be Contacted:

Arnold Jablon
Name

210 Allegheny Ave 410-494-6298
Address Telephone No.

Towson, Md 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JE Date 5/11/07

Case No. 07-516-A

REV 9/15/98

DMW

Description

To Accompany

Zoning Variance

1.745 Acre Parcel

South of Timonium Road

West Side of West Aylesbury Road

East of Central Light Rail Line

Eighth Election District, Baltimore County, Maryland

Beginning for the same at the end of the two following courses and distances measured from the intersection of the centerline of Timonium Road and West Aylesbury Road, (1) Southerly along the centerline of West Aylesbury Road 1370 feet, more or less, and thence (2) Northwesterly 110 feet, more or less, thence leaving said point of beginning, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the four following courses and distances: (1) South 83 degrees 57 minutes 41 seconds West 302.72 feet, thence (2) North 06 degrees 19 minutes 18 seconds West 251.04 feet, thence (3) North 83 degrees 57 minutes 41 seconds East 302.72 feet, and thence (4) South 06 degrees 19 minutes 18 seconds East 251.04 feet to the point of beginning; containing 1.745 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 21, 2006

Project No. 03050.C (L03050.C)

SIG

12/21/06



TOWSON: 200 EAST PENNSYLVANIA AVENUE, TOWSON, MARYLAND 21286 P: 410 296 3333 F: 410 296 4705
FREDERICK: 8 EAST SECOND STREET, SUITE 201, FREDERICK, MARYLAND 21701 P: 301 696 9040 F: 301 696 9041

# 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: #516

Petitioner: Provident Bank

Address or Location: 31 W. Aylesbury Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Arnold Jablon, Venable LLP

Address: 210 Allegheny Ave
Towson MD 21204

Telephone Number: (410) 494-6298

ZONING REVIEW

# APPROVED SIGN POSTERS

| | | |
|---|---|---|
| Staff Sergeant Robert A. Black<br>1508 Leslie Road<br>Dundalk, MD 21222 | Telephone:<br>Cell:<br>Fax: | 410-282-7940<br>410-499-7940<br>410-282-7940 |
| Bruce E. Doak<br>Gerhold, Cross & Etzel, Ltd.<br>Suite 100, 320 E. Towsontown Boulevard<br>Towson, MD 21286 | Telephone:<br>Fax: | 410-823-4470<br>410-823-4473 |
| Bill Leddon<br>Shannon-Baum Signs, Inc.<br>105 Competitive Goals Drive<br>Eldersburg, MD 21784 | Telephone:<br>Toll Free:<br>Fax: | 410-781-4000<br>800-368-2295<br>410-781-4673 |
| Thomas J. Hoff<br>406 W. Pennsylvania Avenue<br>Towson, MD 21204 | Telephone:<br>Fax: | 410-296-3668<br>410-296-5326 |
| Linda M. Jones<br>Daft-McCune-Walker<br>200 East Pennsylvania Avenue<br>Towson, Maryland 21286 | Telephone:<br>Fax: | 410-296-3333<br>410-296-4705 |
| Richard Hoffman<br>904 Dellwood Drive<br>Fallston, MD 21047 | Telephone:<br>Fax: | 410-879-3122<br>410-879-3122 |
| Charles E. Merritt<br>9831 Magledt Road<br>Baltimore, MD 21234 | Telephone:<br>Cell:<br>Fax: | 410-665-5562<br>410-663-5525<br>410-663-4315 |
| Garland E. Moore<br>3225 Ryerson Circle<br>Baltimore, MD 21227 | Telephone:<br>Fax: | 410-242-4263<br>410-242-4263 |
| Linda O'Keefe<br>523 Penny Lane<br>Hunt Valley, MD 21030 | Telephone:<br>Fax:<br>Cell: | 410-666-5366<br>410-666-0929<br>443-604-6431 |
| William D. Gulick, Jr.<br>McKee & Associates, Inc.<br>5 Shawan Place Suite 1<br>Cockeysville, MD 21030 | Telephone:<br>Fax: | 410-527-1555<br>410-527-1563 |
| Martin Ogle<br>16 Salix Court<br>Baltimore, MD 21220 | Telephone:<br>Fax:<br>Cell:<br>E-Mail | 410-780-5151<br>410-780-5188<br>443-629-3411<br>mert1114.aol.com |
| J. Lawrence Pilson, R.S.<br>1015 Old Barn Road<br>Parkton, Maryland 21120 | Telephone: | 410-343-1443 |

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WC/rjc – Revised 3/5/07

**BALTIMORE COUNTY, MARYLAND**
**OFFICE OF BUDGET & FINANCE**
**MISCELLANEOUS RECEIPT**

**No.** 27923

DATE 5-11-07 ACCOUNT 001-000-6150

AMOUNT $ 325.00

RECEIVED FROM: VENABLE

FOR: 31 W. Aylesbury Rd. Item # 516
Petition for Variance

YELLOW - CUSTOMER

PAID RECEIPT

| BUSINESS | ACTION | TIME | DRW |
|---|---|---|---|
| 5/14/2007 | 5/11/2007 | 09:10:03 | 4 |

REG WB06 WALKIN KRCH KOH
>>RECEIPT # 569639 5/11/2007 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 027923
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

**CASHIER'S VALIDATION**

Per Amy Donnee
Arnold wants to
hold off on
scheduling.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
*County Executive*

June 13, 2007
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and Development Management*

# 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: 07-516-A**
31 West Aylesbury Road
W/side of Aylesbury Road and east of Central Light Rail Line and south of Timonium Road
8th Election District – 3rd Councilmanic District
Legal Owners: Manekin Aylesbury, LLP
Contract Purchaser: Provident Bank

Variance to permit two (2) front and side elevations, wall-mounted signs without separate exterior customer entrances in lieu of the required two (2) entrances (front and side).

Hearing: Tuesday, July 31, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Manekin Aylesbury, 120 East Baltimore Street, Ste. 1700, Baltimore 21202
Provident Bank, 114 E. Lexington, 1st Floor, Baltimore 21202

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 16, 2007.**
(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.

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 24, 2007

**FROM:** Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting
For May 28, 2007
Item Nos. 07-500, 512, 513,514, 515, 516, 517, 519, 520, 522, 523, 524, 525

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-05242007.doc

**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 24,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 21, 2007

5 516
Item Number: 512 through 529 and 522 and 523

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File



Printed on Recycled Paper

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA State Highway Administration

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: MAY 22, 2007

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

RE: Baltimore County
Item No. 7-516-A
31 W. AYLESBURY ROAD
PROVIDENT BANK
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-516-A .

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

| | | | |
|---|---|---|---|
| RE: | PETITION FOR VARIANCE<br>31 W Aylesbury Road; W/S Aylesbury Rd,<br>E of Light Rail Line & S of Timonium Rd<br>8th Election & 3rd Councilmanic Districts<br>Legal Owner(s): Manekin Aylesbury, LLP<br>Contract Purchaser: Provident Bank<br>Petitioner(s) | * | BEFORE THE<br><br>ZONING COMMISSIONER<br><br>FOR<br><br>BALTIMORE COUNTY<br><br>07-516-A |

* * * * * * * * * * * * *

**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 22nd day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Arnold Jablon, Esquire,Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
MAY 23 2007
Per

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

# ZONING HEARING FILE INTERNAL CHECKLIST

## Zoning Case No. 07-516-A

| e Completed/Initials | |
|---|---|
| 5-11-07 | PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder) |
| | DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing) |
| | TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place) |
| | UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office) |
| | COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office) |
| | POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer) |
| | RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder) |
| | INDEX CARDS (prepare index cards, according to sample; file cards in cabinet) |
| | ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file) |
| | COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file) |
| | FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning) |

Plan Sheet: ***060C1***

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

**Legend**

Zoning — Streams — Vegetation
Buildings ------ Roads — Rail Lines

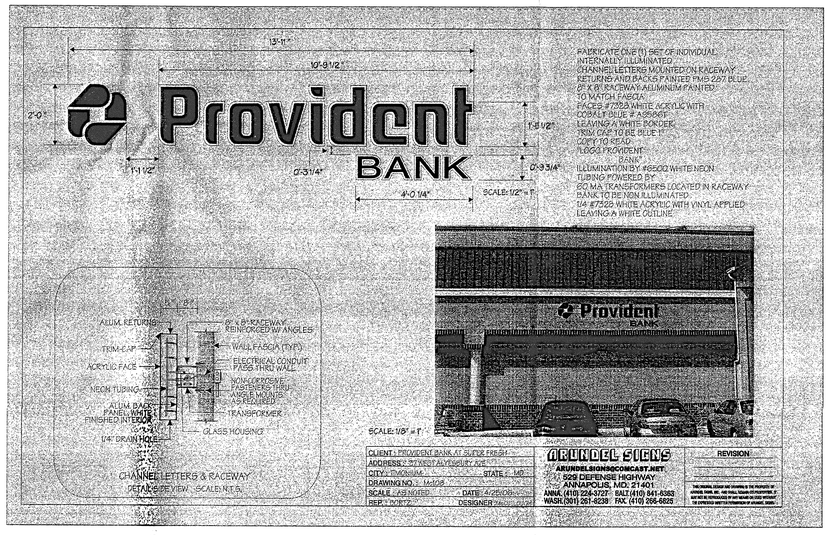
# Baltimore County
# Office of Planning and Zoning
# Official Zoning Map

| | | | | |
|---|---|---|---|---|
| 051A3 | 051B3 | 051C3 | 052A3 | 052B3 |
| 060A1 | 060B1 | 060C1 | 061A1 | 061B1 |
| 060A2 | 060B2 | 060C2 | 061A2 | 061B2 |

**Scale**
1" = 200'
0 100 200 400 Feet

**1**

**Data Sources:**
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004



DATA SOURCES:

**DMW**
**Daft·McCune·Walker, Inc.**
*200 East Pennsylvania Avenue*
*Towson, Maryland 21286*
*(410) 296-3333*
*Fax 296-4705*

*A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals*

Plan to Accompany Petition for Zoning Variance

# Provident Bank

Fairgrounds Plaza
31 West Aylesbury Road
Timonium, MD 21093

8th Election District — Baltimore County, Maryland

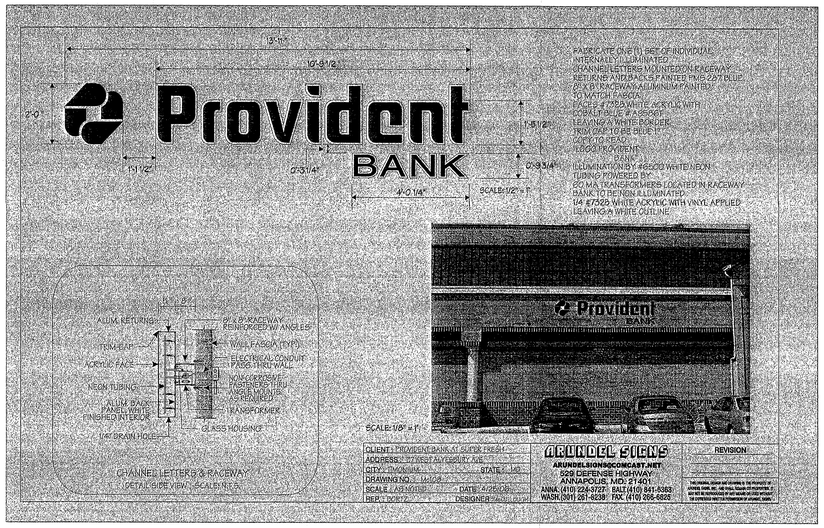
ISSUE DATES
REVIEW:
BID:
PERMIT:
CONSTRUCTION:

BASE:
DRAWN: KDE
DESIGNED:
CHECKED BY:
DATE CHECKED:

SCALE: AS SHOWN
PROJECT NO.: 03050.C
DRAWING: 2 of 2

| DATE | BY | REVISIONS |
|---|---|---|
| | | |

4/2/2007 11:15:28 AM kelly c:\hpm\k2305a\k2305a-AHL2.dgn n\k2305a\k2305a-AHL2 k2305a-AHL2 k2305a-AHL2
Tue Jun 19 10:59:47 2007 n:\03050\03050-AHL2.dgn



DATA SOURCES:

**DMW**
**Daft·McCune·Walker, Inc.**

*200 East Pennsylvania Avenue*
*Towson, Maryland 21286*
*(410) 296-3333*
*Fax 296-4705*

*A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals*

Plan to Accompany Petition for Zoning Variance

# Provident Bank

Fairgrounds Plaza
31 West Aylesbury Road
Timonium, MD 21093

8th Election District — Baltimore County, Maryland

| DATE | BY | REVISIONS |
|---|---|---|
| | | |

ISSUE DATES
REVIEW:
BID:
PERMIT:
CONSTRUCTION:

BASE:
DRAWN: KDE
DESIGNED:
CHECKED BY:
DATE CHECKED:

SCALE: AS SHOWN
PROJECT NO.: 03050.C
DRAWING: 2 of 2

n:\05050\03050\AR.22 Tue Jan 9 10:54:07 2007

9/2007 11:11:28 AM kdely c:\hpgl\03050FAR.pen n:\03050\03050FAR.22 03050FAR.22

## General Notes:

1. OWNER / APPLICANT: MANEKTAR AYLESBURY, LLLP
100 EAST BALTIMORE STREET
SUITE 1700
BALTIMORE, MARYLAND 21202

2. CENSUS DISTRICT: 4008
SUBDIVISION: N/A
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 5

3. SITE DATA:
A. EXISTING USES / VACANT BUILDINGS: THESE BUILDINGS WERE FORMERLY USED FOR BUILDING MATERIALS SALES AND WAREHOUSING.
PROPOSED USES: GROCERY STORE, BANK AND RETAIL

B. CURRENT ZONING AND ACREAGE:
NET: 12.96 AC.± (BLR-ZONE)
0.26 AC.± (M-L-IM ZONE)
0.28 AC.± (BR ZONE)
13.50 AC.± TOTAL
GROSS: 13.53 AC.± (BLR ZONE)
0.28 AC.± (M-L-IM ZONE)
0.28 AC.± (BR ZONE)
14.09 AC.± (INCLUDES 30' W. AYLESBURY ROAD)

C. FLOOR AREA RATIO:
PERMITTED: 0.35 MAXIMUM
PROPOSED: 128,195 S.F. / 614,196 S.F. = 0.21 ±

D. PARKING REQUIRED:
GROCERY & RETAIL:
128,195 S.F. x 5/1,000 = 629.96 SPACES
BANK:
4,800 S.F. x 3.3/1,000 = 5.28 SPACES
TOTAL REQUIRED = 640 SPACES

PARKING PROVIDED:
640 SPACES

ALL PARKING SPACES WILL BE PERMANENTLY STRIPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS, AND PROPERLY DRAINED SURFACE MAINTAINED SO AS TO NOT CREATE ANY OBJECTIONABLE CONDITIONS.

E. PUBLIC SPACES:
REQUIRED: 500 S.F.
PROVIDED: 1,800 S.F.+

F. LANDSCAPE REQUIRED:
1-070 L.F. ADJ. RD: @ 1/40 = 26.75 PU (13.37 MD)
2,885 L.F. INT. RD: @ 1/20 = 144.25 PU
35 L.F. CLASS 'A' SCR: @ 1/15 = 2.33 PU
690 L.F. CLASS 'B' SCR: @ 1/15 = 46.00 PU
640 SP.: @ 1/12 = 53.33 PU (40 MD)
TOTAL REQUIRED 273 PU (54 MD)

LANDSCAPE PROVIDED:
130 MD TREES @ 2" = 130 PU (130 MD)
16 EVG @ 6'-7' = 64 PU
10 EVG @ 4'-5' = 30 PU
548 SHRUBS @ 5/1 = 133.4 PU
TOTAL PROVIDED = 272 PU (114 MD)

G. HANDICAPPED PARKING SPACES SHALL BE PROVIDED FOR IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED CONTAINED IN CODE OF MARYLAND REGULATIONS 05.01.07.

4.

| TAX MAP | PARCEL | DEED | ACCOUNT NO. | AREA |
|---|---|---|---|---|
| 60 | 550 | 4535-247 | 08-15-053113 | 4.9 AC.± |
| 60 | 561 | 4051-307 | 08-19-013680 | 0.3 AC.± |
| 60 | 5 | 7993-357 | 08-19-013681 | 1.6 AC.± |
| 60 | 194 | 7196-409 | 08-13-013677 | 0.2 AC.± |
| 60 | 195 | 7993-357 | 08-13-083978 | 6.3 AC.± |
| | | | TOTAL AREA | 13.4 AC.± |

5. ZONING MAP NO.: N.W. 13-A

6. THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED APPROVAL OF A LIMITED EXCEPTION PER SECTION 26-171 (B) (9) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS ON JANUARY 13, 1997 (DRC NUMBER 123096.)

7. ZONING HISTORY
a.) THE SITE WAS PREVIOUSLY ZONED ML-IM AND BR. DURING THE 1996 COMPREHENSIVE ZONING PROCESS, THE PROPERTY WAS REZONED TO BLR OCTOBER 1996. (ISSUE # _)
b.) CASE NO. 77-66X A SPECIAL EXCEPTION WAS APPROVED FOR A SERVICE GARAGE ON SEPTEMBER 28, 1976.
c.) CASE NO. 3523 THE PROPERTY WAS REZONED FROM R-6 TO ML ON MAY 9, 1955.

8. THE 100-YEAR FLOODPLAIN SHOWN ALONG THE EXISTING STREAM WAS TAKEN FROM A REPORT ENTITLED "MOLAND-MUN FLOODPLAIN STUDY," PREPARED BY PURDUM AND JESCHKE, INC. FOR BALTIMORE COUNTY, MARYLAND.

9. SOIL TYPES:
CeB2 — CHAPTINA SILT LOAM
BmB2 — BALTIMORE SILT LOAM
Ar — ALLUVIAL LAND

10. THE SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES ON A HISTORICAL INVENTORY LIST OR ARCHEOLOGICAL SURVEY.

11. THERE ARE NO KNOWN CRITICAL AREAS, OR ENDANGERED SPECIES HABITATS OR UNDERGROUND STORAGE TANKS LOCATED ON THE SITE.

12. THERE ARE NO KNOWN SEPTIC OR WELL AREAS LOCATED ON THE SITE.

13. THERE ARE NO KNOWN WETLANDS LOCATED ON THE SITE.

14. A WAIVER FROM THE BALTIMORE COUNTY STORMWATER MANAGEMENT REQUIREMENTS WAS GRANTED 6/3/97.

15. ESTIMATED AVERAGE DAILY TRIPS:
SHOPPING CENTER 128,791 S.F. @ 55/1000 S.F. = 7,083.51 ADT'S

16. W. AYLESBURY ROAD IS NOT A STATE HIGHWAY.

17. PROPOSED LIGHT LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY.

18. THE SITE WAS PREVIOUSLY THE SUBJECT OF A CONCEPT PLAN FOR TIMONIUM RESTAURANT PARK, PDM FILE REFERENCE: VIII-640.

19. ALL EXISTING BUILDINGS ON THE SITE SHALL BE REMOVED.

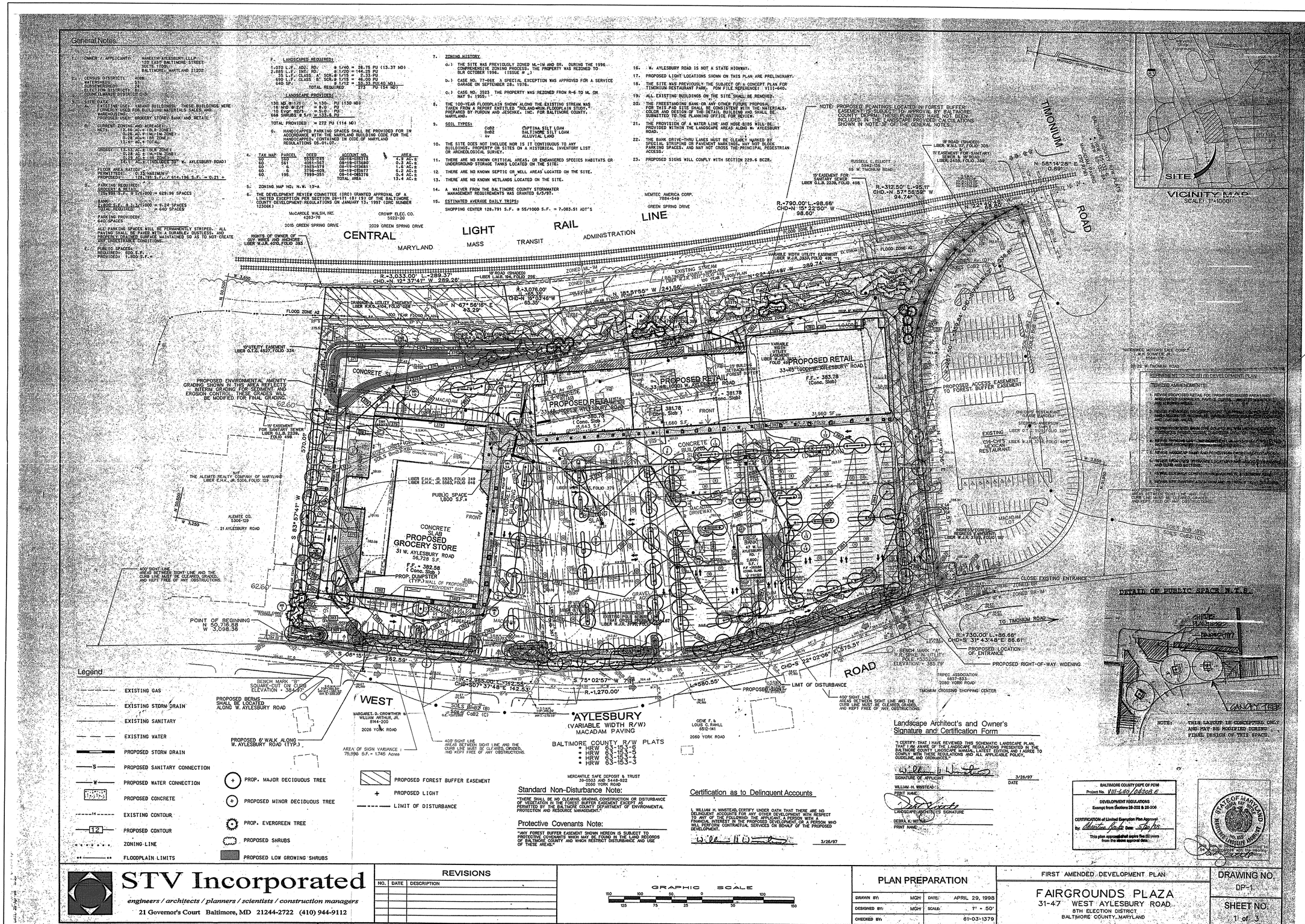
20. THE FREESTANDING BANK OR ANY OTHER FUTURE PROPOSAL FOR THIS PAD SITE SHALL BE CONSISTENT WITH THE MATERIALS, COLOR AND DESIGN OF THE RETAIL BUILDING AND SHALL BE SUBMITTED TO THE PLANNING OFFICE FOR REVIEW.

21. THE PROVISION OF A WATER LINE AND HOSE BIBS WILL BE PROVIDED WITHIN THE LANDSCAPE AREAS ALONG W. AYLESBURY ROAD.

22. THE BANK DRIVE-THRU LANES MUST BE CLEARLY MARKED BY SPECIAL STRIPING OR PAVEMENT MARKINGS. MAY NOT BLOCK PARKING SPACES, AND MAY NOT CROSS THE PRINCIPAL PEDESTRIAN ACCESS.

23. PROPOSED SIGNS WILL COMPLY WITH SECTION 229.6 BCZR.

NOTE: PROPOSED PLANTINGS LOCATED IN FOREST BUFFER EASEMENT IS SUBJECT TO APPROVAL BY BALTIMORE COUNTY. DEPRM. THESE PLANTINGS HAVE NOT BEEN INCLUDED IN THE LANDSCAPE PROVIDED CALCULATIONS SHOWN IN NOTE 3E OF THE GENERAL NOTES.




### Legend

- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING SANITARY
- EXISTING WATER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY CONNECTION
- PROPOSED WATER CONNECTION
- PROPOSED CONCRETE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ZONING LINE
- FLOODPLAIN LIMITS
- PROP. MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROP. EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED LOW GROWING SHRUBS
- PROPOSED FOREST BUFFER EASEMENT
- PROPOSED LIGHT
- LIMIT OF DISTURBANCE

### Standard Non-Disturbance Note:

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

### Protective Covenants Note:

"ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS."

### Certification as to Delinquent Accounts

I, WILLIAM H. WINSTEAD, CERTIFY, UNDER OATH THAT 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.

3/26/97

### Landscape Architect's and Owner's Signature and Certification Form

"I CERTIFY THAT I HAVE REVIEWED THIS SCHEMATIC LANDSCAPE PLAN, THAT I AM AWARE OF THE LANDSCAPE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, LATEST EDITION, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINE, AND ORDINANCES."

SIGNATURE OF APPLICANT — 3/26/97 DATE

WILLIAM H. WINSTEAD
PRINT NAME

LANDSCAPE ARCHITECT'S SIGNATURE

DEBRA K. WITTE
PRINT NAME

BALTIMORE COUNTY DEPT. OF PDM
Project No. VIII-640 / 81208 E
DEVELOPMENT REGULATIONS
Exempt from Sections 26-202 & 26-206
CERTIFICATION of Limited Exemption Plan Approval
By: Date: 5/6/98
This plan approval shall expire five (5) years from the above approval date.

STATE OF MARYLAND — DEBRA K. WITTE — No. 655 — REGISTERED LANDSCAPE ARCHITECT

DATA SOURCES:
DEVELOPMENT PLAN DATA PREPARED BY STV INCORPORATED.

THIS PLAN IS SEALED AND SIGNED BY DMW ONLY FOR THE PURPOSE OF ILLUSTRATING THE REQUIRED INFORMATION FOR THE SITE PLAN FOR THE SIGN VARIANCE REQUEST. ALL OTHER INFORMATION HAS BEEN PREPARED PREVIOUSLY BY STV INCORPORATED.

STATE OF MARYLAND — THOMAS H. REPASKY — No. 938 — REGISTERED LANDSCAPE ARCHITECT

NOTE: THIS LAYOUT IS CONCEPTUAL ONLY AND MAY BE MODIFIED DURING FINAL DESIGN OF THIS SPACE.


**DMW**
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals


Plan to Accompany Petition for Zoning Variance

# Provident Bank

Fairgrounds Plaza
31 West Aylesbury Road
Timonium, MD 21093

8th Election District — Baltimore County, Maryland

| ISSUE DATES | |
|---|---|
| REVIEW: | |
| BID: | |
| PERMIT: | |
| CONSTRUCTION: | |
| BASE: | |
| DRAWN: | KDE |
| DESIGNED: | |
| CHECKED BY: | |
| DATE CHECKED: | |
| SCALE: | 1"=50' |
| PROJECT NO.: | 03050.C |
| DRAWING: | 1 of 2 |

| DATE | BY | REVISIONS |
|---|---|---|
| | | |


**STV Incorporated**
*engineers / architects / planners / scientists / construction managers*
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112


| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

GRAPHIC SCALE 150 100 50 0 100 125 75 25 50 150

| PLAN PREPARATION | | | |
|---|---|---|---|
| DRAWN BY: | MGH | DATE: | APRIL 29, 1998 |
| DESIGNED BY: | MGH | SCALE: | 1" = 50' |
| CHECKED BY: | | | 61-03-1379 |

FIRST AMENDED DEVELOPMENT PLAN

FAIRGROUNDS PLAZA
31-47 WEST AYLESBURY ROAD
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING NO. DP-1
SHEET NO. 1 of 3


The Law of Sidewalk 2007

## General Notes:

1. OWNER / APPLICANT: MARKETPLACE AYLESBURY, LLLP
120 EAST BALTIMORE STREET
SUITE 1700
BALTIMORE, MARYLAND 21202

2. A. CENSUS DISTRICT: 4008
B. WATERSHED: 24
C. SUBSEWERSHED: 24
D. ELECTION PRECINCTS: 8
COUNCILMANIC DISTRICT: 5

3. SITE DATA:
A. EXISTING USE: VACANT BUILDINGS - THESE BUILDINGS WERE FORMERLY USED FOR BUILDING MATERIALS SALES AND WAREHOUSING.
B. PROPOSED USE: GROCERY STORE, BANK, AND RETAIL.

4. A. CURRENT ZONING AND ACREAGE:
NET: 12.65 AC.± (BLR-ZONE)
0.26 AC.± (ML-IM ZONE)
0.28 AC.± (BR ZONE)
13.19 AC.± TOTAL
GROSS: 13.32 AC.± (BLR ZONE)
0.28 AC.± (ML-IM ZONE)
0.41 AC.± (BR ZONE)
14.01 AC.± (INCLUDES 20' W. AYLESBURY ROAD)

B. FLOOR AREA RATIO (F.A.R.):
PERMITTED: 3.3 MAXIMUM
PROVIDED: 128,791 S.F. / 614,126 S.F. = 0.21 ±

5. A. PARKING REQUIRED:
GROCERY & RETAIL:
1 SPACE/300 S.F. = 571/1000 = 629.96 SPACES
BANK:
4 SPACES & 3 S.F./1000 = 9.54 SPACES
TOTAL REQUIRED = 640 SPACES

PARKING PROVIDED:
640 SPACES

ALL PARKING SPACES WILL BE PERMANENTLY STRIPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS, PROPERLY DRAINED SURFACE MAINTAINED SO AS TO NOT CREATE OBJECTIONABLE CONDITIONS.

B. PUBLIC SPACES:
REQUIRED: 600 S.F.
PROVIDED: 1,800 S.F.±

F. LANDSCAPED REQUIRED:
1,070 L.F. ADJ. RD. @ 1/40 = 26.75 PU (13.37 ND)
2,885 L.F. IMP. RD. @ 1/20 = 144.25 PU
35 L.F. CLASS 'A' SCR. @ 1/15 = 2.33 PU
690 L.F. CLASS 'B' SCR. @ 1/15 = 46.00 PU
640 SP. @ 1/12 = 53.33 PU (40 ND)
TOTAL REQUIRED = 272 PU (154 ND)

LANDSCAPE PROVIDED:
130 ND @ 1/2 = 130 PU (130 ND)
18 ND @ 2/1 = 9.0 PU
10 EVGR. @ 2/1 = 5.0 PU
168 SHRUBS @ 1/30 = 130.5 PU
TOTAL PROVIDED = 272 PU (114 ND)

9. HANDICAPPED PARKING SPACES SHALL BE PROVIDED FOR IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, CONTAINED IN CODE OF MARYLAND REGULATIONS 05.01.07.

4. TAX MAP / PARCEL / DEED / ACCOUNT NO. / AREA

| TAX MAP | PARCEL | DEED | ACCOUNT NO. | AREA |
|---|---|---|---|---|
| 60 | 160 | 3555-371 | 08-19-073578 | 4.9 AC.± |
| 60 | 261 | 4051-367 | 08-19-073680 | 0.3 AC.± |
| 60 | 6 | 3303-379 | 08-19-073661 | 1.5 AC.± |
| 60 | 8 | 3736-409 | 08-19-073677 | 0.2 AC.± |
| 60 | 196 | 7599-351 | 08-19-063576 | 6.4 AC.± |
| | | | TOTAL AREA | 13.4 AC.± |

5. ZONING MAP NO.: N.W. 13-A.

6. THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED APPROVAL OF A LIMITED EXCEPTION PER SECTION 26-171 (B) (2) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS ON JANUARY 13, 1997 (DRC NUMBER 123006.)

7. ZONING HISTORY
a.) THE SITE WAS PREVIOUSLY ZONED ML-IM AND BR. DURING THE 1996 COMPREHENSIVE ZONING PROCESS, THE PROPERTY WAS REZONED TO BLR OCTOBER 1996. (ISSUE # _)
b.) CASE NO. 77-66X A SPECIAL EXCEPTION WAS APPROVED FOR A SERVICE GARAGE ON SEPTEMBER 29, 1976.
c.) CASE NO. 3523 THE PROPERTY WAS REZONED FROM R-6 TO ML ON MAY 9, 1955.

8. THE 100-YEAR FLOODPLAIN SHOWN ALONG THE EXISTING STREAM WAS TAKEN FROM A REPORT ENTITLED "ROLAND RUN FLOODPLAIN STUDY," PREPARED BY PURDUM AND JESSOKE, INC. FOR BALTIMORE COUNTY, MARYLAND.

9. SOIL TYPES:
CeB2 — CHRISTIANA SILT LOAM
BmB2 — BALTIMORE SILT LOAM
Av — ALLUVIAL LAND

10. THE SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES ON A HISTORICAL INVENTORY LIST OR ARCHEOLOGICAL SURVEY.

11. THERE ARE NO KNOWN CRITICAL AREAS OR ENDANGERED SPECIES HABITATS OR UNDERGROUND STORAGE TANKS LOCATED ON THE SITE.

12. THERE ARE NO KNOWN SEPTIC OR WELL AREAS LOCATED ON THE SITE.

13. THERE ARE NO KNOWN WETLANDS LOCATED ON THE SITE.

14. A WAIVER FROM THE BALTIMORE COUNTY STORMWATER MANAGEMENT REQUIREMENTS WAS GRANTED 6/3/97.

15. ESTIMATED AVERAGE DAILY TRIPS:
SHOPPING CENTER 128,791 S.F. @ 55/1000 S.F. = 7,083.51 ADT'S

16. W. AYLESBURY ROAD IS NOT A STATE HIGHWAY.

17. PROPOSED LIGHT LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY.

18. THE SITE WAS PREVIOUSLY THE SUBJECT OF A CONCEPT PLAN FOR TIMONIUM RESTAURANT PARK, PDN FILE REFERENCE: VIII-640.

19. ALL EXISTING BUILDINGS ON THE SITE SHALL BE REMOVED.

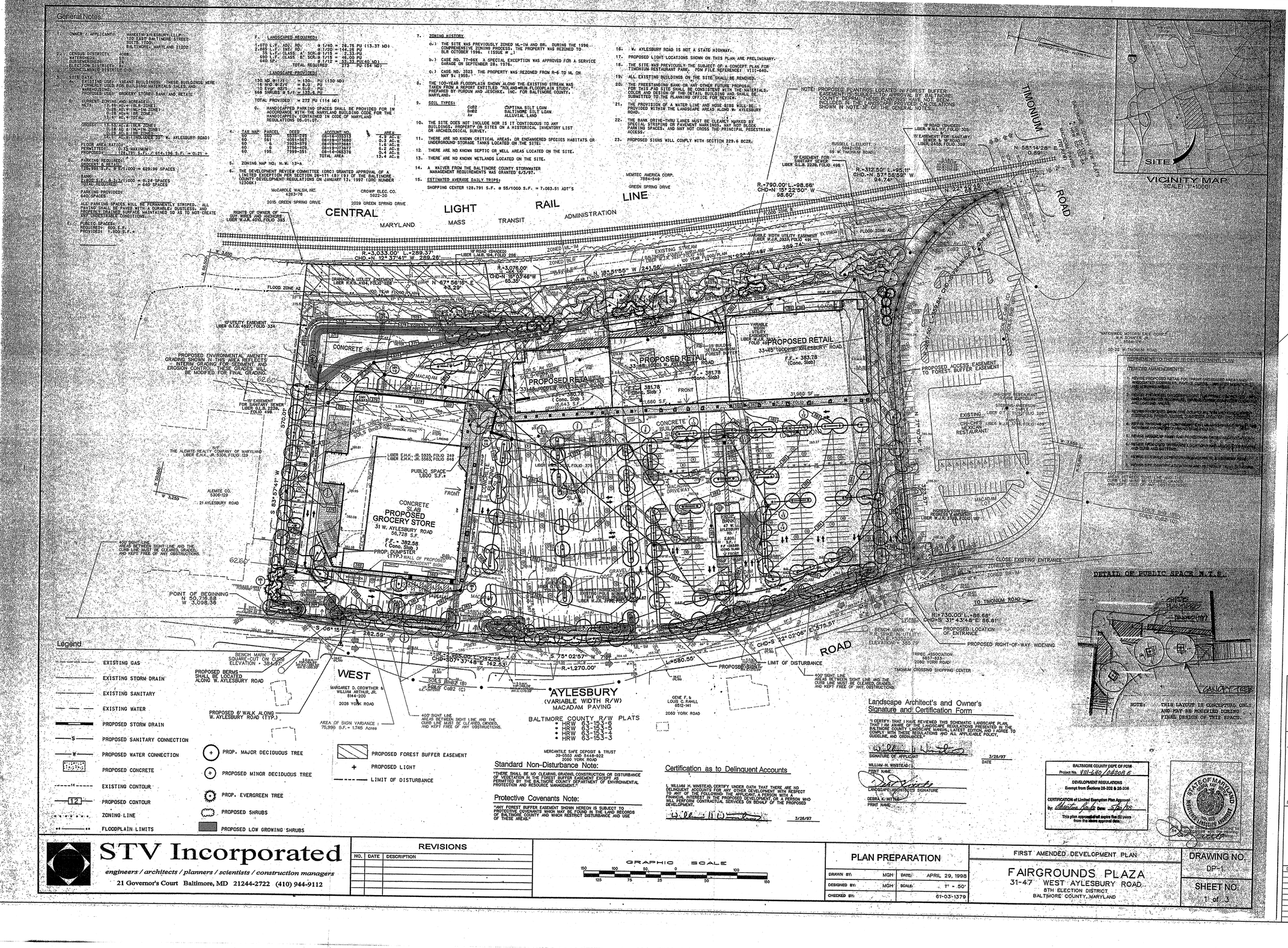
20. THE FREESTANDING BANK OR ANY OTHER FUTURE PROPOSAL FOR THIS PAD SITE SHALL BE CONSISTENT WITH THE MATERIALS, COLOR AND DESIGN OF THE DETAIL BUILDING AND SHALL BE SUBMITTED TO THE PLANNING OFFICE FOR REVIEW.

21. THE PROVISION OF A WATER LINE AND HOSE BIBS WILL BE PROVIDED WITHIN THE LANDSCAPE AREAS ALONG W. AYLESBURY ROAD.

22. THE BANK DRIVE-THRU LANES MUST BE CLEARLY MARKED BY SPECIAL STRIPING OR PAVEMENT MARKINGS. MAY NOT BLOCK PARKING SPACES, AND MAY NOT CROSS THE PRINCIPAL PEDESTRIAN ACCESS.

23. PROPOSED SIGNS WILL COMPLY WITH SECTION 229.6 BCZR.

NOTE: PROPOSED PLANTINGS LOCATED IN FOREST BUFFER EASEMENT ARE SUBJECT TO APPROVAL BY BALTIMORE COUNTY. DURING THIS PHASING HAVE NOT BEEN INCLUDED IN THE LANDSCAPE ENVIDEN CALCULATIONS SHOWN IN NOTE 2F OF THE GENERAL NOTES.




### Legend

- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING SANITARY
- EXISTING WATER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY CONNECTION
- PROPOSED WATER CONNECTION
- PROPOSED CONCRETE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ZONING LINE
- FLOODPLAIN LIMITS
- PROP. MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROP. EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED LOW GROWING SHRUBS
- PROPOSED FOREST BUFFER EASEMENT
- PROPOSED LIGHT
- LIMIT OF DISTURBANCE

### Standard Non-Disturbance Note:

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

### Protective Covenants Note:

"ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS."

### Certification as to Delinquent Accounts

I, WILLIAM H. WINSTEAD, CERTIFY, UNDER OATH THAT 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.

3/26/97

### Landscape Architect's and Owner's Signature and Certification Form

"I CERTIFY THAT I HAVE REVIEWED THIS SCHEMATIC LANDSCAPE PLAN, THAT I AM AWARE OF THE LANDSCAPE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL LATEST EDITION, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINE AND ORDINANCES."

SIGNATURE OF APPLICANT — 3/26/97 DATE
WILLIAM H. WINSTEAD — PRINT NAME
LANDSCAPE ARCHITECT'S SIGNATURE
DEBRA K. MITTER — PRINT NAME

BALTIMORE COUNTY DEPT. OF PDM
Project No. VIII-640 Latest #
DEVELOPMENT REGULATIONS
Exempt from Sections 26-203 & 26-206
CERTIFICATION of Limited Exemption Plan Approval
By: Date: 5/16/97
This plan approval will expire five (5) years from the above approval date.

STATE OF MARYLAND — DEBRA K. MITTER — No. 788 — REGISTERED LANDSCAPE ARCHITECT

### CLARIFICATION OF THESE NOTES:

1. REVISE PROPOSED RETAIL FOOTPRINT (INCREASED AREA) AND ASSOCIATED SIDEWALKS, PAVING, CURBS, DUMPSTER LOCATIONS AND LOADING AREAS.
2. REVISE PROPOSED GROCERY STORE FOOTPRINT (DECREASED AREA) AND ASSOCIATED SIDEWALKS, PAVING, CURBS, DUMPSTER LOCATION AND LOADING AREAS.
3. REVISE PROPOSED BANK SITE CONFIGURATION AND ASSOCIATED SIDEWALKS PAVING, CURBS, DUMPSTER LOCATION AND PARKING.
4. REVISE PARKING LOT CONFIGURATION (ISLANDS & STRIPING) AND INCREASE PROPOSED PARKING SPACE COUNT.
5. REVISE HANDICAP RAMP AND PEDESTRIAN CROSSWALK LOCATIONS.
6. REVISE PROPOSED ENTRANCE LOCATIONS AND ASSOCIATED PAVING AND CURB AND GUTTERS.
7. REVISE SIDEWALK CONFIGURATION ALONG W. AYLESBURY ROAD.
8. REVISE SITE IDENTIFICATION SIGN AND ENTRANCE SIGN LOCATIONS.

AMENDMENT TO THE (3) (B) DEVELOPMENT PLAN

ITEM/SEA AMENDMENTS:

1. REVISE PROPOSED RETAIL FOOTPRINT (INCREASED AREA) AND ASSOCIATED SIDEWALKS, PAVING, CURBS, DUMPSTER LOCATION AND LOADING AREAS.
2. REVISE PROPOSED GROCERY STORE FOOTPRINT (DECREASED AREA) AND ASSOCIATED SIDEWALKS, PAVING, CURBS, DUMPSTER LOCATION AND LOADING AREAS.
3. REVISE PROPOSED BANK SITE CONFIGURATION AND ASSOCIATED SIDEWALKS PAVING, CURBS, DUMPSTER LOCATION AND PARKING.
4. REVISE PARKING LOT CONFIGURATION (ISLANDS & STRIPING) AND INCREASE PROPOSED PARKING SPACE COUNT.
5. REVISE HANDICAP RAMP AND PEDESTRIAN CROSSWALK LOCATIONS.
6. REVISE PROPOSED ENTRANCE LOCATIONS AND ASSOCIATED PAVING AND CURB AND GUTTERS.
7. REVISE SIDEWALK CONFIGURATION ALONG W. AYLESBURY ROAD.
8. REVISE SITE IDENTIFICATION SIGN AND ENTRANCE SIGN LOCATIONS.

AREAS BETWEEN SIGHT LINE AND THE CURB LINE MUST BE CLEARED GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

THIS PLAN IS SEALED AND SIGNED BY DMW ONLY FOR THE PURPOSE OF ILLUSTRATING THE REQUIRED INFORMATION FOR THE SITE PLAN FOR THE SIGN VARIANCE REQUEST. ALL OTHER INFORMATION HAS BEEN PREPARED PREVIOUSLY BY STV INCORPORATED.

STATE OF MARYLAND — YOUNG H. REPHANN — No. 708 — REGISTERED LANDSCAPE ARCHITECT

DATA SOURCES:
DEVELOPMENT PLAN DATA PREPARED BY STV INCORPORATED.

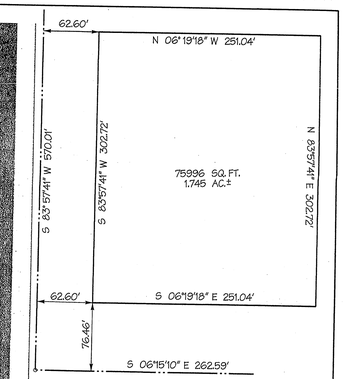
### DETAIL OF PUBLIC SPACE N.T.S.




NOTE: THIS LAYOUT IS CONCEPTUAL ONLY AND MAY BE MODIFIED DURING FINAL DESIGN OF THIS SPACE.

## SIGN VARIANCE AREA

Not to Scale




**DMW**
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany Petition for Zoning Variance

# Provident Bank

Fairgrounds Plaza
31-47 West Aylesbury Road
8th Election Dist — Baltimore County, Maryland

| ISSUE DATES | |
|---|---|
| REVIEW: | |
| BID: | |
| PERMIT: | |
| CONSTRUCTION: | |
| BASE: | |
| DRAWN: | KDE |
| DESIGNED: | |
| CHECKED BY: | |
| DATE CHECKED: | |
| SCALE: | 1"=50' |
| PROJECT NO.: | 03050.C |
| DRAWING: | 1 of 2 |

| DATE | BY | REVISIONS |
|---|---|---|
| | | |

**STV Incorporated**
*engineers / architects / planners / scientists / construction managers*
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

GRAPHIC SCALE
150 100 50 0 100
125 75 25 50 150

| PLAN PREPARATION | | | |
|---|---|---|---|
| DRAWN BY: | MGH | DATE: | APRIL 29, 1998 |
| DESIGNED BY: | MGH | SCALE: | 1" = 50' |
| CHECKED BY: | | | 61-03-1379 |

FIRST AMENDED DEVELOPMENT PLAN
FAIRGROUNDS PLAZA
31-47 WEST AYLESBURY ROAD
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING NO. DP-1
SHEET NO. 1 of 3

## General Notes:

1. OWNER / APPLICANT: MARKETIM AYLESBURY, LLLP.
100 EAST BALTIMORE STREET
SUITE 1750
BALTIMORE, MARYLAND 21202

2. CENSUS DISTRICT: 4068
WATERSHED: 24
SUBSERVERSION DISTRICT: 24
ELECTION DISTRICT: 8
CONGRESSIONAL DISTRICT: 2

3. SITE DATA:
EXISTING USES: VACANT BUILDINGS. THESE BUILDINGS WERE FORMERLY USED FOR BUILDING MATERIALS SALES AND WAREHOUSING.
PROPOSED USES: GROCERY STORE, BANK AND RETAIL.

4. CURRENT ZONING AND ACREAGE:
METH: 12.98 AC.± (BLR-ZONE)
0.89 AC.± (ML-IM ZONE)
0.28 AC.± (DR ZONE)
13.45 AC.± TOTAL
14.11 AC.± (INCLUDES 30' W. AYLESBURY ROAD)

GROSS: 13.53 AC.± (BLR ZONE)
0.28 AC.± (ML-IM ZONE)
0.89 AC.± (DR ZONE)
14.11 AC.± (INCLUDES 30' W. AYLESBURY ROAD)

FLOOR AREA RATIO:
PERMITTED: 3.0 MAXIMUM
PROPOSED: 128,191 S.F. / 614,196 S.F. = 0.21 ±

PARKING REQUIRED:
GROCERY & RETAIL:
128,191 S.F. @ 5/1,000 = 639.96 SPACES

BANK:
PARLOR SIZE: 3,343/1,000 = 9.34 SPACES
TOTAL REQUIRED = 649 SPACES

PARKING PROVIDED:
640 SPACES

ALL PARKING SPACES WILL BE PERMANENTLY STRIPED. ALL PAVING SHALL BE PAVED WITH A DURABLE DUSTLESS, AND PROPERLY DRAINED SURFACE, MAINTAINED SO AS TO NOT CREATE ANY OBJECTIONABLE CONDITIONS.

5. PUBLIC SPACES:
REQUIRED: 600 S.F.±
PROVIDED: 1,800 S.F.±

6. LANDSCAPE REQUIRED:
1,070 L.F. NO. RD. @ 1/40 = 28.75 PU (13.37 NO)
2,885 L.F. INT. RD. @ 1/20 = 144.25 PU
35 L.F. CLASS 'A' SCR. @ 1/15 = 2.33 PU
690 L.F. CLASS 'B' SCR. @ 1/15 = 46.00 PU
640 SP. @ 2/15 = 53.33 PU(40 NO)
TOTAL REQUIRED 273 PU (54 NO)

LANDSCAPE PROVIDED:
130 NO. @ (2) = 130 PU (130 NO)
16 NO. @ 2.4 = 9.6 PU
10 EVERGREENS @ 5 = 50 PU
668 SHRUBS @ 5/1 = 133.2 PU

TOTAL PROVIDED = 272 PU (114 NO)

6. HANDICAPPED PARKING SPACES SHALL BE PROVIDED FOR IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, CONTAINED IN CODE OF MARYLAND REGULATIONS 05.01.07.

4. TAX MAP / PARCEL / DEED / ACCOUNT NO. / AREA

| TAX MAP | PARCEL | DEED | ACCOUNT NO. | AREA |
|---|---|---|---|---|
| 60 | 550 | 5535-249 | 08-19-073513 | 0.8 AC.± |
| 60 | 561 | 4051-361 | 08-19-073680 | 0.3 AC.± |
| 60 | 5 | 3903-373 | 08-19-073611 | 1.5 AC.± |
| 60 | 6 | 3795-409 | 08-19-073577 | 6.2 AC.± |
| 60 | 195 | 7899-351 | 08-19-078276 | 4.4 AC.± |
| | | | TOTAL AREA | 13.4 AC.± |

5. ZONING MAP NO: N.W. 13-A

6. THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED APPROVAL OF A LIMITED EXCEPTION PER SECTION 26-171 (B) (1) (i) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS ON JANUARY 13, 1997 (DRC NUMBER 123068)

7. ZONING HISTORY
a.) THE SITE WAS PREVIOUSLY ZONED ML-IM AND BR. DURING THE 1996 COMPREHENSIVE ZONING PROCESS, THE PROPERTY WAS REZONED TO BLR OCTOBER 1996. (ISSUE # _)

b.) CASE NO. 77-98X A SPECIAL EXCEPTION WAS APPROVED FOR A SERVICE GARAGE ON SEPTEMBER 28, 1976.

c.) CASE NO. 3523 THE PROPERTY WAS REZONED FROM R-6 TO ML ON MAY 9, 1955.

8. THE 100-YEAR FLOODPLAIN SHOWN ALONG THE EXISTING STREAM WAS TAKEN FROM A REPORT ENTITLED "MD. AND-MIN FLOODPLAIN STUDY," PREPARED BY PURDUN AND JESCHKE, INC. FOR BALTIMORE COUNTY, MARYLAND.

9. SOIL TYPES:

| | |
|---|---|
| CoB2 | CUPTINA SILT LOAM |
| BmB2 | BALTIMORE SILT LOAM |
| Av | ALLUVIAL LAND |

10. THE SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES ON A HISTORICAL INVENTORY LIST OR ARCHEOLOGICAL SURVEY.

11. THERE ARE NO KNOWN CRITICAL AREAS, OR ENDANGERED SPECIES HABITATS OR UNDERGROUND STORAGE TANKS LOCATED ON THE SITE.

12. THERE ARE NO KNOWN SEPTIC OR WELL AREAS LOCATED ON THE SITE.

13. THERE ARE NO KNOWN WETLANDS LOCATED ON THE SITE.

14. A WAIVER FROM THE BALTIMORE COUNTY STORMWATER MANAGEMENT REQUIREMENTS WAS GRANTED 6/5/97.

15. ESTIMATED AVERAGE DAILY TRIPS:
SHOPPING CENTER 128,191 S.F. @ 55/1000 S.F. = 7,083.51 ADT'S

16. W. AYLESBURY ROAD IS NOT A STATE HIGHWAY.

17. PROPOSED LIGHT LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY.

18. THE SITE WAS PREVIOUSLY THE SUBJECT OF A CONCEPT PLAN FOR TIMONIUM RESTAURANT PARK, YOUR FILE REFERENCE: VIII-540.

19. ALL EXISTING BUILDINGS ON THE SITE SHALL BE REMOVED.

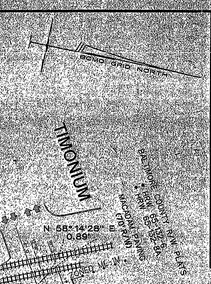
20. THE FREESTANDING BANK OR ANY OTHER FUTURE PROPOSAL FOR THIS PAD SITE SHALL BE CONSISTENT WITH THE MATERIALS, COLOR AND DESIGN OF THE DETAIL BUILDING AND SHALL BE SUBMITTED TO THE PLANNING OFFICE FOR REVIEW.

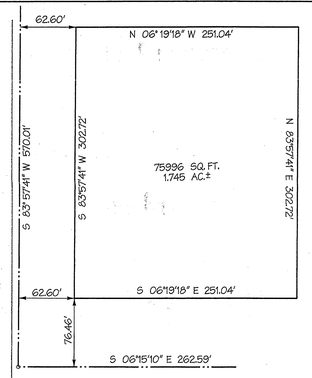
21. THE PROVISION OF A WATER LINE AND HOSE BIBS WILL BE PROVIDED WITHIN THE LANDSCAPE AREAS ALONG W. AYLESBURY ROAD.

22. THE BANK DRIVE-THRU LANES MUST BE CLEARLY MARKED BY SPECIAL STRIPING OR PAVEMENT MARKINGS, MAY NOT BLOCK PARKING SPACES, AND MAY NOT CROSS THE PRINCIPAL PEDESTRIAN ACCESS.

23. PROPOSED SIGNS WILL COMPLY WITH SECTION 229.6 BCZR.

NOTE: PROPOSED PLANTINGS LOCATED IN FOREST BUFFER EASEMENT TO BE SUBJECT TO APPROVAL BY BALTIMORE COUNTY. DEPRAL. THESE PLANTINGS HAVE NOT BEEN INCLUDED IN THE LANDSCAPE PROVIDED CALCULATIONS SHOWN IN NOTE 'E' OF THE GENERAL NOTES.




## SIGN VARIANCE AREA
Not to Scale

**CLARIFICATION OF THESE NOTES:**

1. REVISE PROPOSED RETAIL FOOTPRINT (INCREASED AREA) AND ASSOCIATED SIDEWALKS, PAVING, CURBS, DUMPSTER LOCATIONS AND LOADING AREAS.

2. REVISE PROPOSED GROCERY STORE FOOTPRINT (DECREASED AREA) AND ASSOCIATED SIDEWALKS, PAVING, CURBS, DUMPSTER LOCATION AND LOADING AREAS.

3. REVISE PROPOSED BANK SITE CONFIGURATION AND ASSOCIATED SIDEWALKS PAVING, CURBS, DUMPSTER LOCATION AND PARKING.

4. REVISE PARKING LOT CONFIGURATION (ISLANDS & STRIPING) AND INCREASE PROPOSED PARKING SPACE COUNT.

5. REVISE HANDICAP RAMP AND PEDESTRIAN CROSSWALK LOCATIONS.

6. REVISE PROPOSED ENTRANCE LOCATIONS AND ASSOCIATED PAVING AND CURB AND GUTTERS.

7. REVISE SIDEWALK CONFIGURATION ALONG W. AYLESBURY ROAD.

8. REVISE SITE IDENTIFICATION SIGN AND ENTRANCE SIGN LOCATIONS.

THIS PLAN IS SEALED AND SIGNED BY DMW ONLY FOR THE PURPOSE OF ILLUSTRATING THE REQUIRED INFORMATION FOR THE SITE PLAN FOR THE SIGN VARIANCE REQUEST. ALL OTHER INFORMATION HAS BEEN PREPARED PREVIOUSLY BY STV INCORPORATED.

STATE OF MARYLAND — THOMAS H. REPHANN — No. 408 — REGISTERED LANDSCAPE ARCHITECT

DATA SOURCES:
DEVELOPMENT PLAN DATA PREPARED BY STV INCORPORATED.




NOTE: THIS LAYOUT IS CONCEPTUAL ONLY AND MAY BE MODIFIED DURING FINAL DESIGN OF THIS SPACE.

**DMW**
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany Petition for Zoning Variance

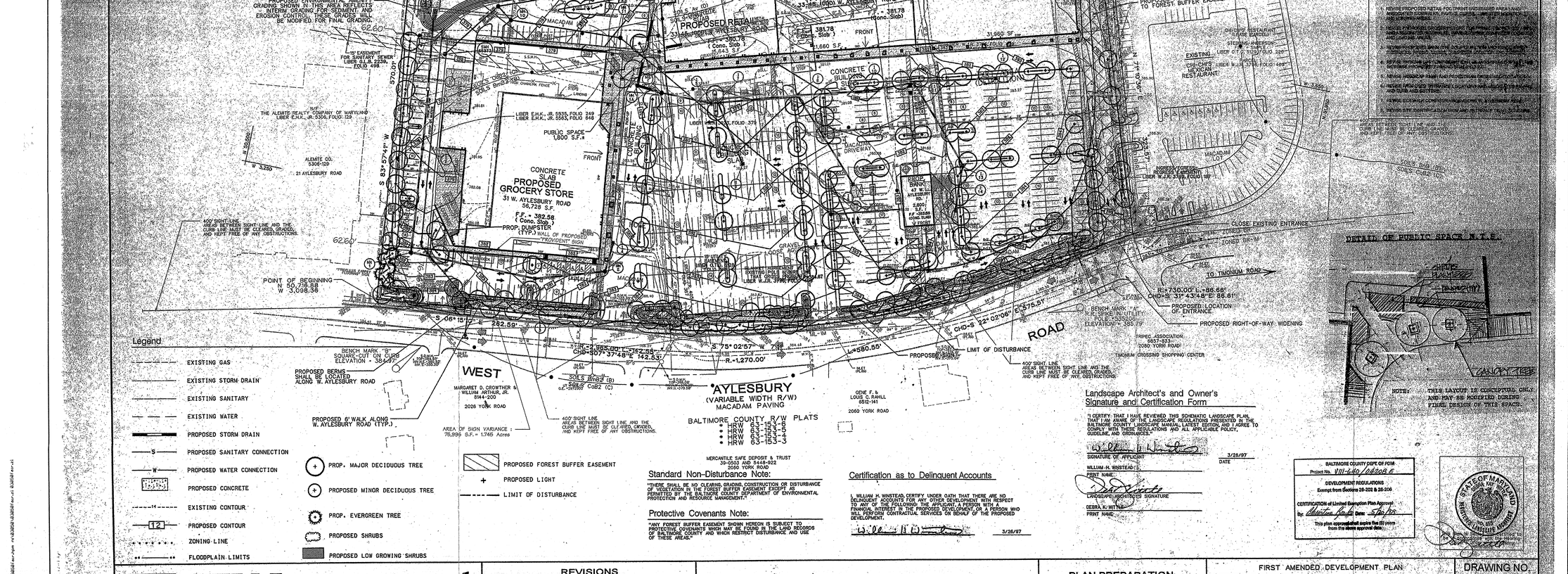
# Provident Bank

Fairgrounds Plaza
31 West Aylesbury Road
Timonium, MD 21093

8th Election District — Baltimore County, Maryland

ISSUE DATES
REVIEW:
BID:
PERMIT:
CONSTRUCTION:
BASE:
DRAWN: KDE
DESIGNED:
CHECKED BY:
DATE CHECKED:
SCALE: 1"=50'
PROJECT NO.: 03050.C
DRAWING: 1 of 2

| DATE | BY | REVISIONS |
|---|---|---|
| | | |




Legend

Standard Non-Disturbance Note:
"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

Protective Covenants Note:
"ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS."

Certification as to Delinquent Accounts
I, WILLIAM H. WINSTEAD, CERTIFY UNDER OATH THAT 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.
WILLIAM H. WINSTEAD — 3/28/97

Landscape Architect's and Owner's Signature and Certification Form
"I CERTIFY THAT I HAVE REVIEWED THIS SCHEMATIC LANDSCAPE PLAN, THAT I AM AWARE OF THE LANDSCAPE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, LATEST EDITION, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINE, AND ORDINANCES."
SIGNATURE OF APPLICANT — DATE: 3/28/97
PRINT NAME: WILLIAM H. WINSTEAD
LANDSCAPE ARCHITECT'S SIGNATURE
PRINT NAME: DEBRA K. WITTE

BALTIMORE COUNTY DEPT. OF PDM
Project No. VIII-540/04208 E
DEVELOPMENT REGULATIONS Exempt from Sections 26-203 & 26-206
CERTIFICATION of Limited Exemption Plan Approval
By: Date: 5/16/97
This plan approval shall expire five (5) years from the above approval date.

STATE OF MARYLAND — DEBRA K. WITTE — No. 1328 — REGISTERED LANDSCAPE ARCHITECT

**STV Incorporated**
*engineers / architects / planners / scientists / construction managers*
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

GRAPHIC SCALE
150 100 50 0 100
125 75 25 50 150

PLAN PREPARATION

| | | | |
|---|---|---|---|
| DRAWN BY: | MGH | DATE: | APRIL 29, 1998 |
| DESIGNED BY: | MGH | SCALE: | 1" = 50' |
| CHECKED BY: | | | 61-03-1379 |

FIRST AMENDED DEVELOPMENT PLAN

FAIRGROUNDS PLAZA
31-47 WEST AYLESBURY ROAD
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING NO. DP-1
SHEET NO. 1 of 3