

IN RE: PETITION FOR VARIANCE

SW corner of York Road and SE
side of Washington Avenue
9th Election District
5th Councilmanic District
(627 York Road)

FR White Marsh, Inc.
c/o Federal Realty Investment Trust
Property Owner

SunTrust Bank
Lessee

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
*
* **CASE NO. 2009-0282-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, FR White Marsh, Inc. c/o Federal Realty Investment Trust, and the lessee, SunTrust Bank. Variance relief is requested from Section 409.10.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 6 stacking spaces in lieu of the required 9 for a drive-through bank with 3 transaction stations, and/or any other zoning relief that may be required by the Zoning Commissioner. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Drake Watson and Edward Hilton on behalf of Petitioner SunTrust Bank, and their attorney, Deborah C. Dopkin, Esquire. Also attending in support of the requested relief were Mitch Kellman and Jerry Turnbaugh with Daft McCune Walker, Inc., the consultants who prepared the site plan. Also attending on behalf of Baltimore County in support of the requested relief were Arnold

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"Pat" Keller, Director of the Office of Planning, and Carl Richards, Zoning Supervisor with the Zoning Review Office. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is an irregular, rectangular-shaped parcel located at the southwest corner of York Road, on the south side of Washington Avenue between York Road and Joppa Road, in the C.T. District of Towson. Across the street from the subject property to the east is the Prospect Hill Cemetery. Vehicular and pedestrian traffic at the intersection of York Road and Washington Avenue is controlled by a traffic signal, striping and walkways. The property contains a net area of 1.36 acres, more or less, zoned B.M.-C.T. and is presently unimproved. The majority of the property is paved and currently used for parking. SunTrust Bank intends to improve the property with a free-standing full service bank branch, as shown on the site plan. In addition, an aerial photograph was marked and accepted into evidence as Petitioner's Exhibit 4, depicting existing conditions on the subject property and in the surrounding area. The property is surrounded by commercial uses and is situated at a highly visible "gateway" entrance to the core area of downtown Towson, and as such is subject to evaluation by the Design Review Panel (DRP), whose scrutiny and recommendations are binding on the property.

As noted above, the subject property is zoned B.M.-C.T., which is a business zoning classification. The Zone permits banks with drive-through lanes as a matter of right. Thus, the proposed use is expressly permitted on the subject property under the Zoning Regulations.

Petitioner's counsel, Ms. Dopkin, introduced Messrs. Kellman and Turnbaugh, who were qualified and accepted as experts in zoning and development in Baltimore County and interpretation of the Zoning Regulations. Much of their testimony was proffered by Ms. Dopkin who described in detail the physical features of the site, and indicated that the unique location in

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the C.T. District of Towson subjects the proposal to the stringent design standards and principles imposed by the "Walkable District Resolution," the Towson Community Plan, and the Urban Design Principles adopted by Tomorrow's Towson. Representatives of SunTrust Bank have worked closely with the Planning Office, appearing four times before the Design Review Panel over nearly an eighteen month period, to achieve a plan that satisfies the design standards, policies and goals of that Panel. Ms. Dopkin explained that the DRP requirement to relocate the building and reconfigure internal traffic on the site are what drive the need for the variance, and have made strict compliance with the stacking requirements of Section 409 of the B.C.Z.R. not just impractical, but impossible.

The free-standing bank branch, originally submitted as a one-story structure, will have a two-story brick façade and will be situated fairly close along the street edge of both York Road and Washington Avenue. SunTrust has modified its plan, again in compliance with DRP requirements, to provide specific landscaping treatments, sidewalk and paving finishes, appropriate signage and lighting. In addition, on-site parking has been reduced as recommended by the DRP. SunTrust has further designated an area of the site at the intersection of York Road and Washington Avenue for Baltimore County to install a Towson Gateway monument or sign to signify the "entrance" into downtown Towson.

Planning Director Pat Keller testified in support of SunTrust's proposal, noting that the subject project is the first to be reviewed under the Walkable District Resolution and the Urban Design Principles adopted by Tomorrow's Towson. Mr. Keller further stated that compliance with the guidelines is mandatory, thus making strict compliance virtually impossible. He also acknowledged the cooperation and flexibility of SunTrust in working with the County to realize the vision for Towson.

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Mr. Watson, upon inquiry, addressed operational practices at the bank. His 22 years of experience as an asset manager for commercial real estate, qualified him to testify knowledgeably. He anticipates that this location will have ten employees, and indicated that the bank will be open six days a week, normally from 9:00 AM to 5:00 PM on weekdays and from 9:00 AM to 1:00 PM on Saturdays. Further testimony was offered relating to the overall size of SunTrust Bank (seventh in the country), and its presence in the mid-Atlantic region, of which Baltimore County is a part. In addition to the site plan and aerial photograph, an architectural rendering of the proposed building was marked and accepted into evidence as Petitioner's Exhibit 3, and copies of the DRP minutes (dated March 12, 2008) from its meeting of January 9, 2008, the Office of Planning Comments dated December 3, 2007, and the Design Review Comments dated December 14, 2007 and December 11, 2008 were marked and accepted into evidence collectively as Petitioner's Exhibit 5.

Based on the testimony and evidence presented, I am persuaded to grant the requested relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, it is clear that this property's location is unique -- both as a gateway to Towson and in the B.M.-C.T. Zone -- and that the additional design requirements to which it is subject distinguishes it from other properties in the Zone. Further, implementation of those design requirements conflicts with the parking regulations regarding stacking, and renders strict compliance with the Baltimore County Zoning Regulations impracticable. The building elevation drawings that were accepted into evidence as Petitioner's Exhibit 3 indicate that the proposed structure addition has been designed in such a way so as to be architecturally and aesthetically in keeping with the vision for Towson.

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[Signature]

It is to be noted, however, that the Office of Planning has adopted the recommendations of the DRP, and I believe that these should be imposed as conditions of approval. In addition, a landscaping and lighting plan should be submitted to Avery Harden, the County's Landscape Architect, for review and approval prior to the issuance of any permits. I will incorporate these as conditions to the approval granted as well. Finally, I find that this variance can be granted in harmony with the spirit and intent of the Regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

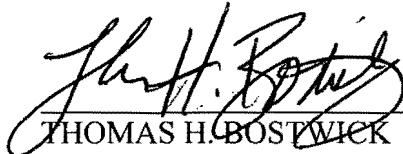
THEREFORE, IT IS ORDERED this 26th day of May, 2009 by this Deputy Zoning Commissioner, that Petitioner's Variance request from Section 409.10.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 6 stacking spaces in lieu of the required 9 for a drive-through bank with 3 transaction stations be and is hereby GRANTED, subject to the following which shall be conditions precedent to the relief granted herein:

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Design Review Comments dated December 11, 2008 containing the final recommendations of the Design Review Panel are attached and incorporated herein.
3. Petitioner shall submit a landscape and lighting plan to Avery Harden, the County's Landscape Architect, for review and approval prior to the issuance of any permits.

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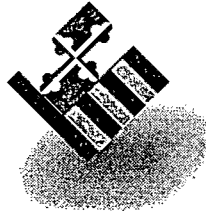
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 26, 2009

DEBORAH DOPKIN, ESQUIRE
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MD 21204

Re: Petition for Variance
Case No. 2009-0282-A
Property: 627 York Road

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "J. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

- c: Drake Watson and Edward Hilton, SunTrust Bank, 919 East Main Street, 14th Floor, Richmond VA 23219
Mitchell Kellman and Jerry Turnbaugh, DMW-Draft McCune Walker Inc., 200 East Pennsylvania Avenue,
Towson MD 21286
Arnold "Pat" Keller, Director of the Office of Planning
Carl Richards, Zoning Supervisor, Zoning Review Office



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 627 York Road
which is presently zoned BM-CT

Deed Reference: See attached Tax Account # See attached

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)

409.10.A to permit 6 stacking spaces in lieu of the required 9
for a drive-through bank with three transaction stations, and/or
any other zoning relief that may be required by the Zoning Commissioner.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

To be discussed and determined 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:

SunTrust Bank

Name - Type or Print

(Ed Hilton, Real Estate PM)

Signature

919 E. Main St., 14 Fl. (804) 782-7841

Address

Telephone No.

Richmond, Virginia 23219

City

State

Zip Code

Attorney For Petitioner:

Caroline Browder

Name - Type or Print

Signature

SunTrust Bank

Company

919 E. Main St., 14 Fl. (804) 782-7643

Address

Telephone No.

Richmond, Virginia 23219

City

State

Zip Code

Legal Owner(s):

FR White Marsh, Inc. c/o Federal Realty

Name - Type or Print

Signature

Dawn M. Baker VP - General Counsel - Secretary

Name - Type or Print

Signature

1626 E. Jefferson Street (301) 998-8100

Address

Telephone No.

Rockville, Maryland 20852

City

State

Zip Code

Representative to be Contacted:

Mitchell J. Kellman at DMW, Inc.

Name

200 East Pennsylvania Ave (410) 296-3333

Address

Telephone No.

Towson, Maryland 21286

City

State

Zip Code

Case No. 2009-0252-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by _____

Date _____

REV 8/20/07

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1. Conform to issues 2, 3, and 4 raised by the Planning Office
2. Address proportions discussed by panel
 - Rear windows – Vertical proportions
 - Signage element – Continue brick up cornice to top of building to enhance sign band
 - Canopy/support columns – Reduce height/mass of canopy and/or make columns larger

DISPOSITION:

Revised plans and elevations were submitted to the Office of Planning On November 21, 2008 for final administrative approval.

Final streetscape design and details will be submitted, reviewed and approved with the development plan.

The Office of Planning recommends final approval of the Design Review Panel.



Lynn Lanham

LL:File

CC:

Robert Johnson, Daft McCune Walker Inc.

For complete Design Review Panel minutes visit
<http://www.baltimorecountymd.gov/Agencies/planning/DRP/meetings.html>.

5-26-09

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Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 627 York Road
which is presently zoned BM-CT

Deed Reference: 1 Tax Account # see attached

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)

409.10.A. to permit 6 stacking spaces in lieu of the required 9 for a drive-through bank with three transaction stations; and/or any other zoning relief that may be required by the Zoning Commissioner.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.) To be discussed and determined at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

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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:

Suntrust Real Estate Corporation

Name - Type or Print

Ed Hilton, Real Estate P.M.

Signature

14401 Swertzer Lane

Address

Telephone No.

Laurel, MD 20707

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

FR White Marsh Inc.

Name - Type or Print

Attn: Accounting Dept.

Signature

John Tschiderer, V.P. of Development

Name - Type or Print

Signature

1626 East Jefferson Street

Address

Telephone No.

Rockville, MD 208

City

State

Zip Code

Representative to be Contacted:

Mitchell J. Kellman at DMW, Inc.

Name

410-296-

200 East Pennsylvania Ave

Address

3333

Towson, MD 21286

City

State

Zip Code

Case No. 2009-0282-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by WCR Date 4/22/09

SunTrust Bank
627 York Road

Deed References: 4910/635, 5159/103, 4952/231, 5155/110, 4910/633, 25100/102,
4901/367

Tax Account Numbers: 0914652924, 0908651890, 0908651891, 0914652925,
0902205770, 0914652923, 0904500920, 0914652920,
0914652921, 0914652999

2009-0282-A

DMW
DAFT MCCUNE WALKER INC

Description
To Accompany Petition
For A Variance
Southwest of York Road
Southeast of Washington Avenue
Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances, from the point formed by the intersection of the centerline of Washington Avenue with the centerline of York Road, (1) Southeasterly along the centerline of York Road, 55 feet, more or less, thence leaving said centerline, (2) Southwesterly 53 feet, more or less, to the point of beginning, thence running with southern line of York Road, (1) South 31 degrees 40 minutes 33 seconds East 222.75, thence leaving said line and running, (2) South 47 degrees 27 minutes 00 seconds West 92.60 feet, thence (3) South 42 degrees 01 minutes 00 seconds West 116.81 feet to the northern right-of-way of Joppa Road, thence running with the right-of-way of Joppa Road, (4) North 66 degrees 19 minutes 00 seconds West 165.16 feet, thence (5) North 66 degrees 40 minutes 37 seconds West 31.18 feet, thence (6) Northwesterly by a line curving to the right, having a radius of 19.00 feet, for a distance of 35.17 feet (the arc of said curve being subtended by a chord bearing North 13 degrees 38 minutes 54 seconds West 30.36 feet), to the southeastern right-of-way of Washington Avenue, thence running with said Washington Avenue, (7) North 39 degrees 23 minutes 43 seconds East 16.35 feet, thence (8) North 40 degrees 35 minutes 53 seconds East 213.19 feet, thence (9) South 48 degrees 14

minutes 02 seconds East 11.98 feet, thence (10) North 41 degrees 45 minutes 58 seconds East 87.09 feet to the point of beginning; containing 1.36 acres of land, more or less, as shown on an ALTA/ACSM Land Title Survey prepared by Bock & Clark's National Surveyors Network, dated November 2006.

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

April 21, 2009

Project No. 07076.A (L07076.A)



Michael D. Martin
4/21/09

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: #2009-0282-A

627 York Road

S/west corner of York Road and s/east side of

Washington Avenue

9th Election District - 5th Councilmanic District

Legal Owner(s): FR White Marsh, Inc., c/o Federal Realty

Contract Purchaser: SunTrust Bank, Ed Hilton, Real Estate PM

Variance: to permit 6 stacking spaces in lieu of the required 9 for a drive-through bank with three transaction station, and/or any other zoning relief that may be required by the Zoning Commissioner.

Hearing: Thursday, May 21, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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/5/611 May 5

200537

CERTIFICATE OF PUBLICATION

5/7/, 2009

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 5/5/, 2009.

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

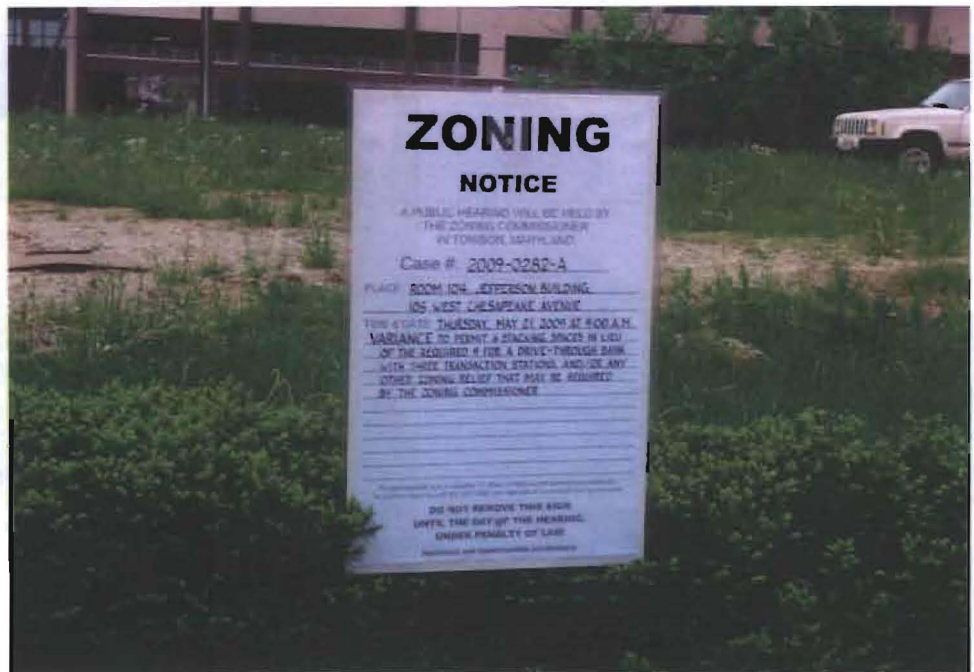
J. Wilkinson

LEGAL ADVERTISING

TB
5-21-09

PHOTOGRAPHIC RECORD

Citation/Case No.: 2009 - 0282 - A Corner of York + Washington
Date of Photographs: 5-6-09



I HEREBY CERTIFY that I took the 2 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

W Stuart Kelly
Enforcement Officer

not finished & that to come H-220 - P005
2-10-02

5/18
talked w/
Mitch Kellman
who advised
that County
agreed to past -
can't determine
if pasting was
actually done

12/12/02

**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.

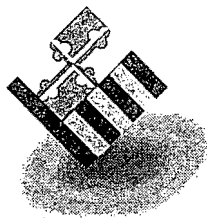
For Newspaper Advertising:

Item Number or Case Number: 2009-0282-A
Petitioner: FR White Marsh, Inc (Suntrust Real Estate Corporation) Contract Purchaser
Address or Location: 627 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mitch Kellman, DMW Inc
Address: 200 East Pennsylvania Ave
Towson MD 21286

Telephone Number: 410-296-3333



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

April 29, 2009
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: 2009-0282-A

627 York Road

S/west corner of York Road and s/east side of Washington Avenue

9th Election District – 5th Councilmanic District

Legal Owners: FR White Marsh, Inc., c/o Federal Realty

Contract Purchaser: SunTrust Bank, Ed Hilton, Real Estate PM

Variance to permit 6 stacking spaces in lieu of the required 9 for a drive-through bank with three transaction station, and/or any other zoning relief that may be required by the Zoning Commissioner.

Hearing: Thursday, May 21, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy M. Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Caroline Browder, SunTrust Bank, 919 E. Main Street, 14th Floor, Richmond VA 23219
White Marsh Inc., Federal Realty, 1626 E. Jefferson Street, Rockville 20852
Mitchell Kellman, DMW, 200 E. Pennsylvania Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 6, 2009.**
- (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, May 5, 2009 Issue - Jeffersonian

Please forward billing to:

Mitch Kellman
DMW, Inc.
200 E. Pennsylvania Avenue
Towson, MD 21286

410-296-3333

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:

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627 York Road

S/west corner of York Road and s/east side of Washington Avenue

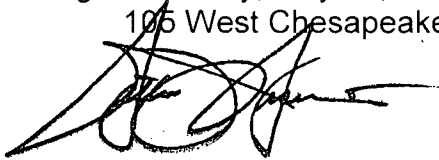
9th Election District – 5th Councilmanic District

Legal Owners: FR White Marsh, Inc., c/o Federal Realty

Contract Purchaser: SunTrust Bank, Ed Hilton, Real Estate PM

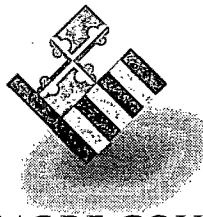
Variance to permit 6 stacking spaces in lieu of the required 9 for a drive-through bank with three transaction station, and/or any other zoning relief that may be required by the Zoning Commissioner.

Hearing: Thursday, May 21, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
May 13, 2009

Caroline Browder
Suntrust Bank
919 E. Main St. Fl 14
Richmond, MD 23219

Dear: Caroline Browder

RE: Case Number 2009-0282-A, 627 York Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 22, 2009. This letter is not an approval, but only a **NOTIFICATION**.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
FR White Marsh, Inc. C/O Federal Realty; 1626 E. Jefferson St.; Rockville, MD 20852
Mitchell J. Kellman: DMW, Inc.; 200 E. Pennsylvania Ave.; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 4, 2009
Item Nos. 2008-189, 2009-273, 274,
276, 277, 278, 279, 280 and 282

DATE: May 4, 2009

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

DAK:CEN:cab
cc: File
ZAC-05042009 -NO COMMENTS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: APRIL 30, 2009

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

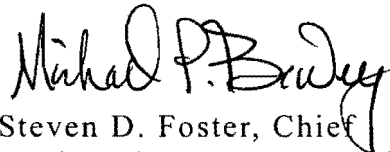
RE: Baltimore County
Item No 2009-0282-A
MD 45 (YORK RD)
627 YORK ROAD
SUN TRUST BANK
VARIANCE

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. 2009-0282-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,



For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 4, 2009
Item Nos. 2009-273, 274, 276, 277,
278, 279, 280 and 282

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-05042009 -NO COMMENTS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *DL*

DATE: May 14, 2009

SUBJECT: Zoning Item # 09-282-A
Address 627 York Road
(FR Whitmarsh Inc.)

Zoning Advisory Committee Meeting of April 27, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 5/14/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: December 11, 2008

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel
APPROVAL

PROJECT NAME: SunTrust Bank – Washington Avenue & York Road

PROJECT : DRP # 488

PROJECT TYPE: Commercial, Towson

PROJECT DESCRIPTION:

The SunTrust Bank Corporation is proposing a bank at the corner of Washington Avenue and York Road, in Towson, Md. The proposal calls for a branch bank with drive-thru lanes, on a 1.74 acre parcel of land, which is zoned BMCT.

This project was previously presented to the panel at both the December 12, 2007 and January 9, 2008 meetings. At the initial meeting the panel asked the applicant to revise the plans and building elevations to address the overall site layout and site circulation. This was later revised and at the January 9, 2008 meeting the panel asked that the applicant participate in a work session to work out the issues of the project. A work session was held with county officials and as of March 12, 2008 the Planning Office received a revised site plan and recommended approval pending the following comments:

1. Remove one of the three drive-thru lanes and tighten up the paving width to reflect this change.
- 2. Show dashed lines that show the two future “pad” sites boundaries
- 3. Reword the label “Future Pad Site” to read as Future Development Site
- 4. The site falls within the Amenity Open Space Area, see page 245 through 253 of the Comprehensive Manual of Development Policies. Streetscape and decorative lighting improvements are required on Washington Avenue and Joppa Road.

The Design Review Panel voted to approve the revised site plan with the following additional conditions:

~~ORIGINAL RETURNED FOR FILING~~
5-26-09
pm

7067.00

**Baltimore County, Maryland
Design Review Panel
Office of Planning Comments**

TO: Geoff Glazer, Chair
Baltimore County, Design Review Panel

VIA: Pat Keller, Director
Office of Planning

FROM: Lynn Lanham
Office of Planning

DATE: December 3, 2007

PROJECT NAME: Sun Trust Bank – Washington Avenue & York Road

LOCATION: 619 York Road
5th Council District

DRP NO.: 488

PLAN REVIEW AND ANALYSIS SUMMARY:

Project Description:

The applicant is proposing a new 3,700 s.f. single-story, branch bank building complete with a triple bay drive thru banking facility. The main access onto the site will be off of Washington Avenue with a secondary, right-in/right-out access off of Joppa Road. The site is zoned BM-CT and is 1.74 acres. The site is currently an undeveloped lot that is paved with surface parking.

The building will be constructed of spandrel glass with stone masonry.

The adjacent building, to the south of the site, located at 619 York Road, came before the design review panel in September 2007.

Approval Requested:

The applicant is requesting approval for the project by the DRP. This approval will enable them to go forward with the county's standard Development Review Process.

Office of Planning Comments:

The Office of Planning has reviewed the proposal for conformance with the following:

C:\Documents and Settings\amorman\Local Settings\Temporary Internet Files\OLK62\DRP#488 Sun Trust Bank.doc

1. *Comprehensive Manual of Development Policies* (Division III, Section A, Commercial Corridors, Main Street, Division VI, Section F, Amenity Open Space) documents attached.
2. *Towson Community Plan*
3. *Baltimore County Landscape Manual*
4. *The Urban Design Principles adopted by Tomorrow's Towson on March 21, 2007*
5. *Walkable District Resolution passed by the Baltimore County Planning Board, 2/01/2007, (See Attached)*

SITE DESIGN

The design intent consists of:

- Building placement in the center of the site with vehicular circulation around the entire four sides of the building gives primary focus to the automobile and not the pedestrian.
- Vehicular access is appropriately addressed. The two existing curb cuts on York Road will be utilized for entering and exiting the site. The access onto Joppa Road will be defined at one location. The drive-thru lanes will be provided on the south side of the building.

Recommendation: Staff recommends complete redesign of site design intent subject to the following conditions and recommendations from the Design Review Panel:

1. The Walkable Towson Redevelopment Plan shows the consolidation of parcels at this location, with mixed-use buildings lining York Road and Washington Avenue, parking along Joppa Road and access limited to Joppa.

The applicant should explore acquiring and consolidating the adjacent parcels to the south.

2. The Urban Design Principles adopted by Tomorrow's Towson on March 21, 2007 (see attached) recommends several urban design principles for the Towson Core. The following are relative to this project:
 - a. The building should be relocated oriented on the site so that it is pushed up to the street's edge along York Road to create the sense of enclosure along the street making it a distinct public place. Preferably the building should front on York Road, not Washington Avenue.
 - b. The building's front entrance should be at the back of the sidewalk, facing the street.
 - c. There should be no vehicular traffic crossing in front of the building.
 - d. Parking should be relocated solely to the rear of the building and the minimum amount of required parking spaces should only be designed. Since the aim of the Towson Core is to promote pedestrian traffic, the surplus of parking is not necessary. A county parking garage is located directly across Washington Avenue. Therefore, little, if any, parking should be provided on site.
 - e. In the event that surface parking must abut the sidewalk, a low wall (3-4 feet) or transparent fence (4-5 feet in height) should be provided to define the street edge.

3. This property is a very prominent piece of land and serves as one of several gateways into the Towson Core, it must be reflective of the spirit and intent of all the planning and design of guidelines to make Towson a more urban and walkable district.

FORM AND IMAGE

The Towson Community Plan guidelines identify this area as Central Towson's core.

The applicant is proposing to construct a single story building in the middle of the site. The existing Towson Streetscape will remain. Architectural elevations are being provided to fully understand the design and intent of the architecture and materials and colors used.

Recommendation: Staff defers approval of the architectural design to the Design Review Panel, however does offer the following comments:

1. The building design should be more than one story in height. Redesign the building to be two stories in height.
2. All windows at the street level should be clear and untinted to enhance the visual interest along the street.
3. More consideration should be given to the overall design of the architecture and should draw influence from some of the current architecture of the immediately surrounding properties as well as the newly constructed buildings in the immediate vicinity of the property.

OPEN SPACE

The required open space per Section 235 B.4.B. of the Baltimore County Zoning Regulations (BCZR) refers to the provision of Amenity Open Space: street trees and street furniture.

Applicant is proposing the following:

- Keep existing Towson Streetscape on site, including existing sidewalks, street trees and an ornamental light pole.
- New plantings will be provided along Washington Avenue and Joppa road and within the parking lot.
- A retaining wall is proposed at the southern boundary of the property.
- A dumpster is proposed toward the "front" of the site at the corner of Washington Avenue and Joppa Road.

Recommendation: Staff recommends redesign of the open space subject to the following:

1. The site and landscape plans show a retaining wall on the southern boundary but it is neither labeled nor shown in detail in the package. More information must be provided concerning this design element.
2. More attention and design should be completed for the corner of the property at York Road and Washington Avenue. This is a critical space that has a lot of potential for a very nice plaza/gateway element.
3. The dumpster must be relocated to the rear of the project site.

STREETS, PARKING, AND CIRCULATION

A. Pedestrian Circulation

- The applicant is maintaining the sidewalks along York Road.

Recommendation: Staff recommends redesign of the pedestrian circulation subject to the following:

1. Move the building closer to York Road to cater to the pedestrian on a more reasonable scale in relation to the intent of the Towson Walkable Guidelines.
2. Define the crosswalk with raised or textured paving.
3. All crossings of pedestrians through the parking lot need to be indicated with line striping and cross walks. Pedestrian conflicts should be avoided at all costs to avoid conflicts with drive-up teller drive and crossing.

B. Vehicular Circulation

The applicant is proposing the following:

- The vehicular access points are provided by two curb cuts. The primary entry is a single two-way access point provided into the site off of Washington Avenue.
- The three-bay drive-thru lane will be accessible from both the Joppa Road and Washington Avenue entrances and will allow for 5 stacking spaces.
- Parking for the site is provided by a surface parking lot that depicts 22 spaces (the requirement calls for 13 parking spaces).

NOTE: Parking for office uses require 2/1000 in CT district.

Recommendation: Staff recommends redesign of the vehicular circulation subject to the following:

1. The vehicular circulation should not go all the way around the building. Create a new site layout to prevent this scenario.
2. Provide access only on Joppa Road
3. Reduce the amount of parking to (at a maximum) the required 13 spaces, preferably fewer than 13 spaces provided, preferably fewer than 13 spaces.

LANDSCAPE DESIGN

As per section on open space.

SIGNAGE AND LIGHTING

The applicant is proposing the following:

- There will be one freestanding, internally illuminated monumental sign on the site located at the Washington Avenue entrance.
- Additional building mounted signage will be located on the northeast front elevation as well as on the southwest rear elevation.
- Site lighting is proposed within the parking lot as well as on the building in the form of down lighting.

See signage and lighting details provided in package.

Recommendation: Staff recommends approval of the signage and lighting package subject to the recommendations of the Design Review Panel.

1. The Design Guidelines for Towson recommend for signage to be part of the overall building and should be compatible is size, style, color and shape to the overall building design.
2. All directional signage should be compatible with the business signage.
3. Streetlights should be provided as per the standard currently being constructed on Alleghany Avenue by the county.

ARCHITECTURAL DESIGN

The applicant is requesting approval at this time for building massing, materials, and architectural design of the building. The buildings' design is lacking in overall design quality and does not attempt to address any of the recommended guidelines set forth for this area of Towson.

Recommendation: Staff defers approval of the architectural design to the Design Review Panel subject to the following conditions:

1. The design and use of chosen materials does not appear to be considering the spirit and intent of any of the guidelines and recommendations set forth for this prominent piece of land in the Towson Core. Staff recommends a more comprehensive design utilizing materials and colors that capture the overall intent of the architectural character to define this are of Towson and, more especially, this gateway property into the Towson Core,

Arnold F. 'Pat' Keller, III

Jenifer German

AFK:ll:jg

Design Review Panel

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3480 • Fax: 410-887-5862



Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller III, Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: December 14, 2007

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel Meeting (December 12, 2007)
Minutes

PROJECT NAME: SunTrust Bank – Washington Avenue & York Road **07067.00**

PROJECT : DRP # 488

PROJECT TYPE: Commercial, Towson

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Magda Westerhout, Christopher Parts, Donald Kann

PROJECT DESCRIPTION:

The SunTrust Bank Corporation is proposing a bank at the corner of Washington Avenue and York Road, in Towson, Md. The proposal calls for a one story branch bank of approximately 3,700 square foot in size with three drive-thru lanes, on a 1.74 acre parcel of land, which is zoned BMCT. The project requires 13 parking spaces and the plan proposes to accommodate 22 parking spaces. The proposed bank will replace a dilapidated parking lot, which is located at the gateway into the center of Towson. Accesses to the site will be provided on both Washington Avenue and Joppa Road.

Adam Morman, of Daft McCune Walker Inc., presented the project to the panel. An alternate site plan was presented to the panel to address the comments that were received from the Office of Planning's staff report. The alternate plan moves the building placement so that it is sited directly off of York Road and sits closer to the road. This allows for ample vehicular circulation on the site. Low screen walls and landscaping were also proposed for the site along York Road, along with landscaping throughout the site. The northeast corner of the site, located at the intersection of York Road and Washington Avenue, is being considered for a gateway to Towson feature. The proposed dumpster was removed from the site after evaluation that they are not necessary.

Geoffrey Kimmel, of Ward Hall Associates, discussed and presented the building elevations to the panel. The applicants are currently looking at two different shades of brick for the project,

Visit the County's Website at www.baltimorecountymd.gov

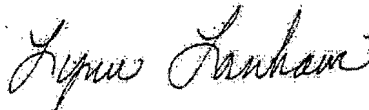
with a lighter brick at the top of the building, and darker at the bottom. The building will also feature asphalt shingle roofing, painted PVC panels for signage, and clear anodized aluminum for the windows and doors. Brick columns will be provided to support the drive-thru canopy.

DISPOSITION:

A motion was made by Mr. Parts to have the project revised and resubmitted at a later date to address the issues discussed by the panel including:

1. Site Circulation
2. Site Layout
3. Building Elevations
4. Urban Design & Walkable Towson

The motion was seconded by Mr. Kann and passed by acclamation at 6:50 p.m.



Lynn Lanham

KP:File

CC: DRP members in attendance

Adam Morman, Daft McCune Walker Inc.

SunTrust Real Estate Corporation

Geoffrey Kimmel, Ward/Hall Associates

Greater Towson Committee

For complete Design Review Panel minutes visit
<http://www.baltimorecountymd.gov/Agencies/planning/DRP/meetings.html>.

Minutes
Baltimore County Design Review Panel
December 12, 2007
DRAFT

Contents

Call to order, and announcements

Review of today's agenda

Minutes of the November 14, 2007 meeting

Items for discussion and vote by the Design Review Panel

1. SunTrust Bank – Washington Avenue & York Road – Commercial, Towson

Adjournment of the Board Meeting

Baltimore County Design Review Panel
Appendices

Appendix A Agenda

Appendix B Minutes of the November 14, 2007 Meeting

Minutes
Baltimore County Design Review Panel
December 12, 2007
DRAFT

Call to order

Chairman, Geoffrey Glazer, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:00 p.m. The following panel members were:

Present

Mr. Geoffrey Glazer (Left Early)
Mr. Donald Kann
Ms. Magda Westerhout
Mr. Christopher Parts

Not Present

Ms. Betsy Boykin
Mr. Scott Rykiel
Mr. Derrick Burnett
Mr. Dean Hoover
Mr. Thomas Repsher

County staff present included:
Pat Keller, Director, Jenifer German, Krystle Patchak

Review of today's agenda

There was a special presentation added to the agenda, which included a review of the Towson Walkable District, by Pat Keller.

Minutes of the September 17, 2007 meeting

Mr. Parts moved the acceptance of the draft minutes and the motion was seconded by Ms. Westerhout and passed by acclamation.

The approved minutes are filed as Appendix B.

- Special Presentation -

*Pat Keller, Director, Baltimore County Office of Planning
Towson Walkable District*

Mr. Keller presented the panel with an overview of the Towson Walkable District. Approximately three years ago the Towson UDAT (Urban Design Assistance Team) was formed to redesign Towson's core. Tomorrow's Towson was a group that sponsored the event, which acted as a charrette and broke people up into committees to study different topic areas. An Urban Design Committee met and developed ten urban design principles, which were adopted by Tomorrow's Towson. The ten design principles were sent to the Baltimore County Planning Board and county development review agencies. Tomorrow's Towson also requested that the Baltimore County Planning Board designate the Towson Core as a 'Walkable District' in order to adopt special road and design standards in the future. The Planning Board voted to designate Towson as a Walkable District February 1, 2007.

As a result of the Towson UDAT, the County held a walkable Towson charrette in order to develop standards for traffic, roads, streetscape and buildings. Again, the ten design principles were adopted in the study. In general, the principles state buildings should be located on the street, at least two stories in height, and maintain an active entrance for storefronts.

ITEM 1

PROJECT NAME: SunTrust Bank (Washington Avenue & York Road)

DRP PROJECT #: 488

PROJECT TYPE: Commercial, Towson

PROJECT DESCRIPTION:

The SunTrust Bank Corporation is proposing a bank at the corner of Washington Avenue and York Road, in Towson, Md. The proposal calls for a one story branch bank of approximately 3,700 square foot in size with three drive-thru lanes, on a 1.74 acre parcel of land, which is zoned BMCT. The project requires 13 parking spaces and the plan proposes to accommodate 22 parking spaces. The proposed bank will replace a dilapidated parking lot, which is located at the gateway into the center of Towson. Accesses to the site will be provided on both Washington Avenue and Joppa Road.

Adam Morman, of Daft McCune Walker Inc., presented the project to the panel. An alternate site plan was presented to the panel to address the comments that were received from the Office of Planning's staff report. The alternate plan moves the building placement so that it is sited directly off of York Road and sits closer to the road. This allows for ample vehicular circulation on the site. Low screen walls and landscaping were also proposed for the site along York Road, along with landscaping throughout the site. The northeast corner of the site, located at the intersection of York Road and Washington Avenue, is being considered for a gateway to Towson feature. The proposed dumpster was removed from the site after evaluation that they are not necessary.

Geoffrey Kimmel, of Ward Hall Associates, discussed and presented the building elevations to the panel. The applicants are currently looking at two different shades of brick for the project, with a lighter brick at the top of the building, and darker at the bottom. The building will also feature asphalt shingle roofing, painted PVC panels for signage, and clear anodized aluminum for the windows and doors. Brick columns will be provided to support the drive-thru canopy.

DESIGN REVIEW PANEL COMMENTS:

Mr. Kann commented on the alternate site plan. He felt that it responded to staff comments and showed some improvement over the original plan submitted. He suggested limiting the parking and removing the 9 parking spaces at the front of the site. Mr. Kann also questioned the grade of the project form York Road.

Mr. Parts also commented on the alternate site plan. He was concerned with the amount of circulation on the site and questioned the access points. He also stated that the building could be placed even closer to the road to give it more of a prominence.

With regard to the alternative site plan, Ms. Westerhout stated that pedestrian access and circulation on the site is a concern. Ms. Westerhout suggested moving the main entrance off of York Road to make the site more pedestrian friendly. She was also concerned with vehicular circulation. Ms. Westerhout also suggested moving the building to the corner of the site at York Road and Washington Avenue so that it would appear more prominent. She discussed the Fidelity Investments building, which really gives off a presence with its location close to the street.

Mr. Parts stated that he feels the elevations have no correspondence with the street, in relation to scale. He was also concerned with the drive-thru lanes addressing York Road. He stated that a stronger pedestrian connection is needed on the site as well as a stronger presence on York Road. Mr. Kann agreed with the comments and stated that the project does not fit the urban context proposed for a site that sits at the edge of Towson's core.

SPEAKERS COMMENTS:

Bruce Campbell, of Prospect Hill Cemetery, questioned the finished floor elevation relative to York Road. Mr. Morman stated that the proposed elevation of the building will sit at 486', with 488' at the intersection.

Bob Latshaw, of the Greater Towson Committee, read a letter to the Panel dated December 12, 2007, which encourages the panel to defer an approval of the plans until they are finalized.

DISPOSITION:

A motion was made by Mr. Parts to have the project revised and resubmitted at a later date to address the issues discussed by the panel including:

1. Site Circulation
2. Site Layout
3. Building Elevations
4. Urban Design & Walkable Towson

The motion was seconded by Mr. Kann and passed by acclamation at 6:50 p.m.

The meeting was adjourned at approximately 6:53 p.m.

Code Statement: Section 32 – 4 – 203 (i) (2) of the Baltimore County Code states, *The Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (l), (Directors of the Office of Planning, the Department of Permits and Development Management and the Department of Environmental Protection and Resource Management), unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: December 11, 2008

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel
APPROVAL

PROJECT NAME: SunTrust Bank – Washington Avenue & York Road

PROJECT : DRP # 488

PROJECT TYPE: Commercial, Towson

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The SunTrust Bank Corporation is proposing a bank at the corner of Washington Avenue and York Road, in Towson, Md. The proposal calls for a branch bank with drive-thru lanes, on a 1.74 acre parcel of land, which is zoned BMCT.

This project was previously presented to the panel at both the December 12, 2007 and January 9, 2008 meetings. At the initial meeting the panel asked the applicant to revise the plans and building elevations to address the overall site layout and site circulation. This was later revised and at the January 9, 2008 meeting the panel asked that the applicant participate in a work session to work out the issues of the project. A work session was held with county officials and as of March 12, 2008 the Planning Office received a revised site plan and recommended approval pending the following comments:

1. Remove one of the three drive-thru lanes and tighten up the paving width to reflect this change.
- 2. Show dashed lines that show the two future “pad” sites boundaries
- 3. Reword the label “Future Pad Site” to read as Future Development Site
- 4. The site falls within the Amenity Open Space Area, see page 245 through 253 of the Comprehensive Manual of Development Policies. Streetscape and decorative lighting improvements are required on Washington Avenue and Joppa Road.

The Design Review Panel voted to approve the revised site plan with the following additional conditions:

1. Conform to issues 2, 3, and 4 raised by the Planning Office
2. Address proportions discussed by panel
 - Rear windows – Vertical proportions
 - Signage element – Continue brick up cornice to top of building to enhance sign band
 - Canopy/support columns – Reduce height/mass of canopy and/or make columns larger

DISPOSITION:

Revised plans and elevations were submitted to the Office of Planning On November 21, 2008 for final administrative approval.

Final streetscape design and details will be submitted, reviewed and approved with the development plan.

The Office of Planning recommends final approval of the Design Review Panel.



Lynn Lanham

LL:File

CC:

Robert Johnson, Daft McCune Walker Inc.

*For complete Design Review Panel minutes visit
<http://www.baltimorecountymd.gov/Agencies/planning/DRP/meetings.html>.*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 21, 2009

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

RECEIVED

MAY 26 2009

SUBJECT: 1801 Joppa Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 9-282

Petitioner: FR White Marsh Inc. / Suntrust Real Estate Corporation

Zoning: BM-CT

Requested Action: Variance

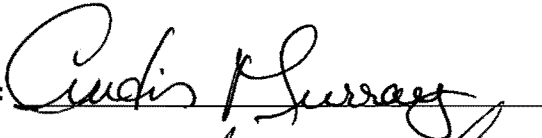
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office supports the variance to reduce the number of stacked parking due to access and site size restrictions. The Office of Planning originally requested an elimination of one of the drive thru lanes however the third transaction station would still remain. This was done with the understanding that the need for more stacking spaces would be reduced.

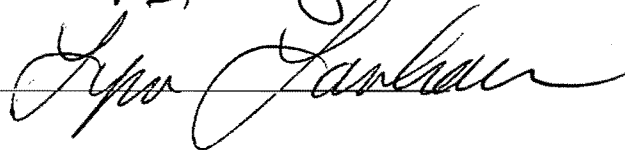
Final approval of the subject proposal was granted by the Baltimore County Design Review Panel on 12/11/2008 all outstanding design issues have been addressed.

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

Prepared by:



Division Chief:
AFK/LL: CM



Patricia Zook - Case 2009-0282--A - hearing is Thursday, May 21

From: Patricia Zook
To: Murray, Curtis
Date: 5/18/2009 1:16 PM
Subject: Case 2009-0282--A - hearing is Thursday, May 21
CC: Bostwick, Thomas

Curtis -

The below-described case is scheduled for a hearing on Thursday, May 21 and we need comments:

CASE NUMBER: 2009-0282--A

627 York Road

Location: SW corner of York Road and SE East side of Washington Avenue.

9th Election District, 5th Councilmanic District

Legal Owner: FR White Marsh Inc.

Contract Purchaser: Suntrust Real Estate Corporation

VARIANCE To permit 6 stacking spaces in lieu of the required 9 for a drive-through bank with 3 transaction stations, and/or any other zoning relief that may be required by the Zoning Commissioner.

Hearing: Thursday, 5/21/2009 at 9:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

DMW
DAFT MCCUNE WALKER INC

April 21, 2009

Mr. Timothy M. Kotroco, Director
Baltimore County Permits and Development Management
The County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: SunTrust Bank
Zoning Variance Request
627 York Road
9th Election District, 5th Councilmanic District
Project No. 07067

Dear Tim:

Daft-McCune-Walker, Inc. (DMW) is submitting the required documents so that your staff can schedule an expedited hearing date for the proposed SunTrust Bank at 627 York Road. The purpose of the hearing is to obtain a Zoning Variance to permit 6 stacking spaces in lieu of the required 9 for the bank's drive through facility. The design of the bank complies with the Design Review Committee's (DRP) approval and providing more stacking spaces will result in a re-design of the bank.

We ask that this case be scheduled at an early date so that we can proceed with the permit and construction process without delay. We also ask if we can avoid all possible costs to process this petition.

Thank you very much for your concern and assistance regarding this project.

Sincerely,



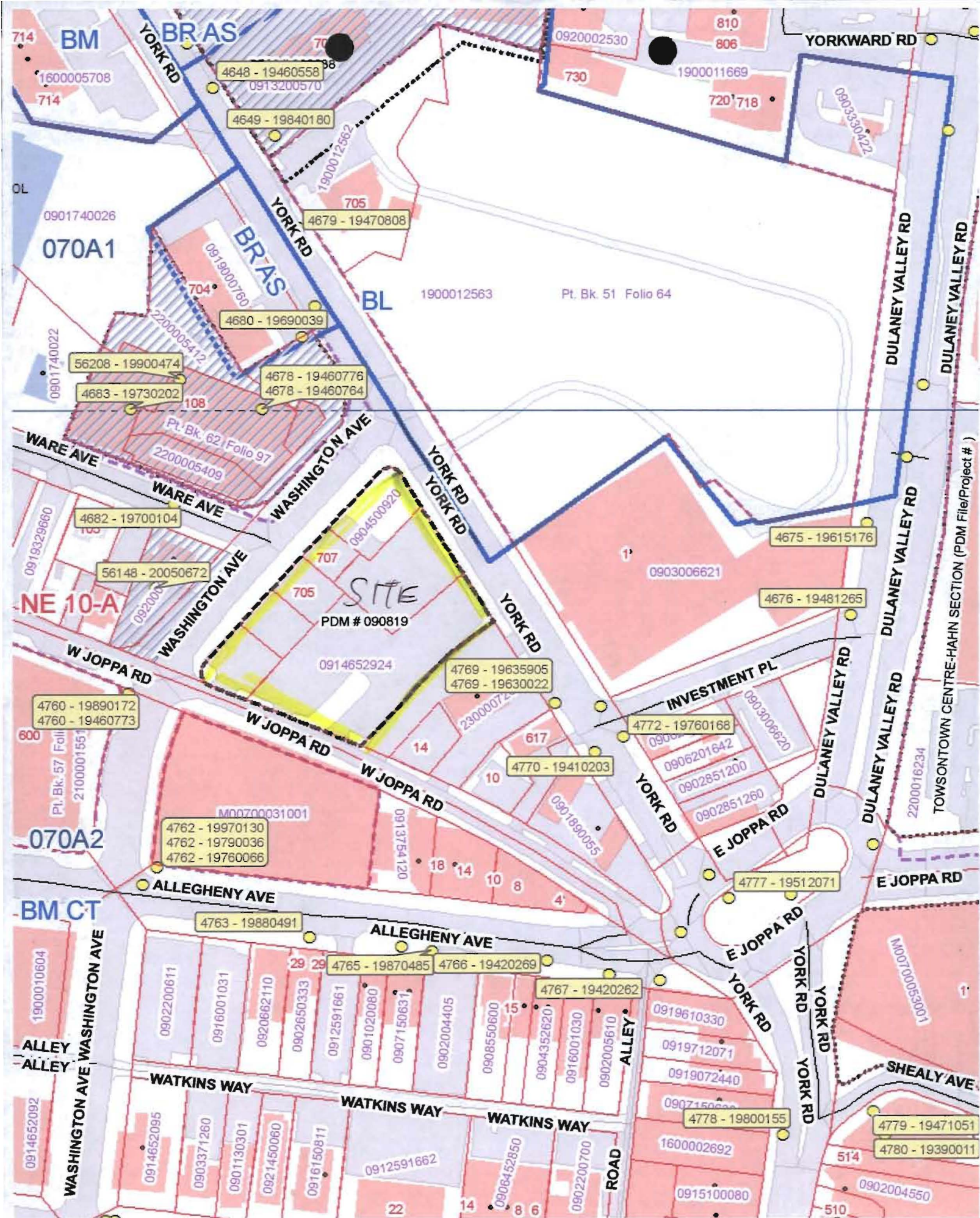
Mitchell J. Kellman
Director of Zoning Services

MJK/bah

Enclosure

CASE NAME 09 - 282
CASE NUMBER SunTrust-627
DATE 5-21-09 York

[illegible]



Case No.: 2029-0282-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Jerry Greenbaugh's	
No. 3	Rendering of Sun Trust	
No. 4	Aerial Photograph	
No. 5	DRP Meeting Minutes	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GERALD DOUGLAS TURNBAUGH, P.E.
3720 Proctor Lane
Baltimore, Maryland 21236

PETITIONER'S

PHONE: (410) 256-4273 - Home

EXHIBIT NO. 2

DATE OF BIRTH: October 22, 1962

EDUCATION:

Johns Hopkins University (Odyssey School)
Environmental Science Certificate Program (2004)

Community College of Baltimore County (Catonsville)
Associates Degree in Applied Science (1999)

John Carroll High School (1976-1980)
Bel Air, Maryland 21014

REGISTRATION: Professional Engineer Reg. #26569 since 2001

EXPERIENCE:

10/08 to Present

DAFT McCUNE WALKER, INC
200 E. Pennsylvania Avenue
Towson, Maryland 21286

Currently holding a position as supervisor to a team of civil engineers who design and develop the production and processing of private and public engineering site design including layout, grading, sediment control, stormwater management, road, water, sanitary sewer, storm drain, accessibility and permitting. Also responsible for preparing proposals, establishing completion dates and cost estimates.

10/87 to 9/08

GEORGE W. STEPHENS, JR. & ASSOC. INC.
215 Schilling Circle, Suite 114
Hunt Valley, Maryland 21031

Held a position as senior project manager/civil engineer in land development for both residential and commercial type projects in the Baltimore County jurisdiction. Also, some work experience in the Harford County and Baltimore City reviewing jurisdictions. Personally perform all civil engineering tasks required for the permitting and construction of development projects as well as delegate drafting and design tasks to cadd operators and engineers. Such tasks include: Preliminary and final hydrology, feasibility studies, grading & sediment control design, outfall studies, public road, drains, water & sewer design, flood studies, proposal preparation, processing and permitting of public works agreements, utility and right-of-way agreements, environmental agreements, grading and swm permits, cost estimates, client relations, coordination with planning, surveyors and general contractors, attend progress meetings and other related duties.

CADD: Microstation with Eagle Point design software

2/86 to 10/87

BANCROFT HOMES
9505 Reisterstown Road
Owings Mills, Maryland 21117

Held a cadd operator position (typical drafting/design responsibilities)

12/82 to 2/86

FREDERICK WARD ASSOCIATES
5 South Main Street
Bel Air, Maryland 21014

Held an entry level board draftsman position as well as beginning cadd duties

CAREER OBJECTIVE:

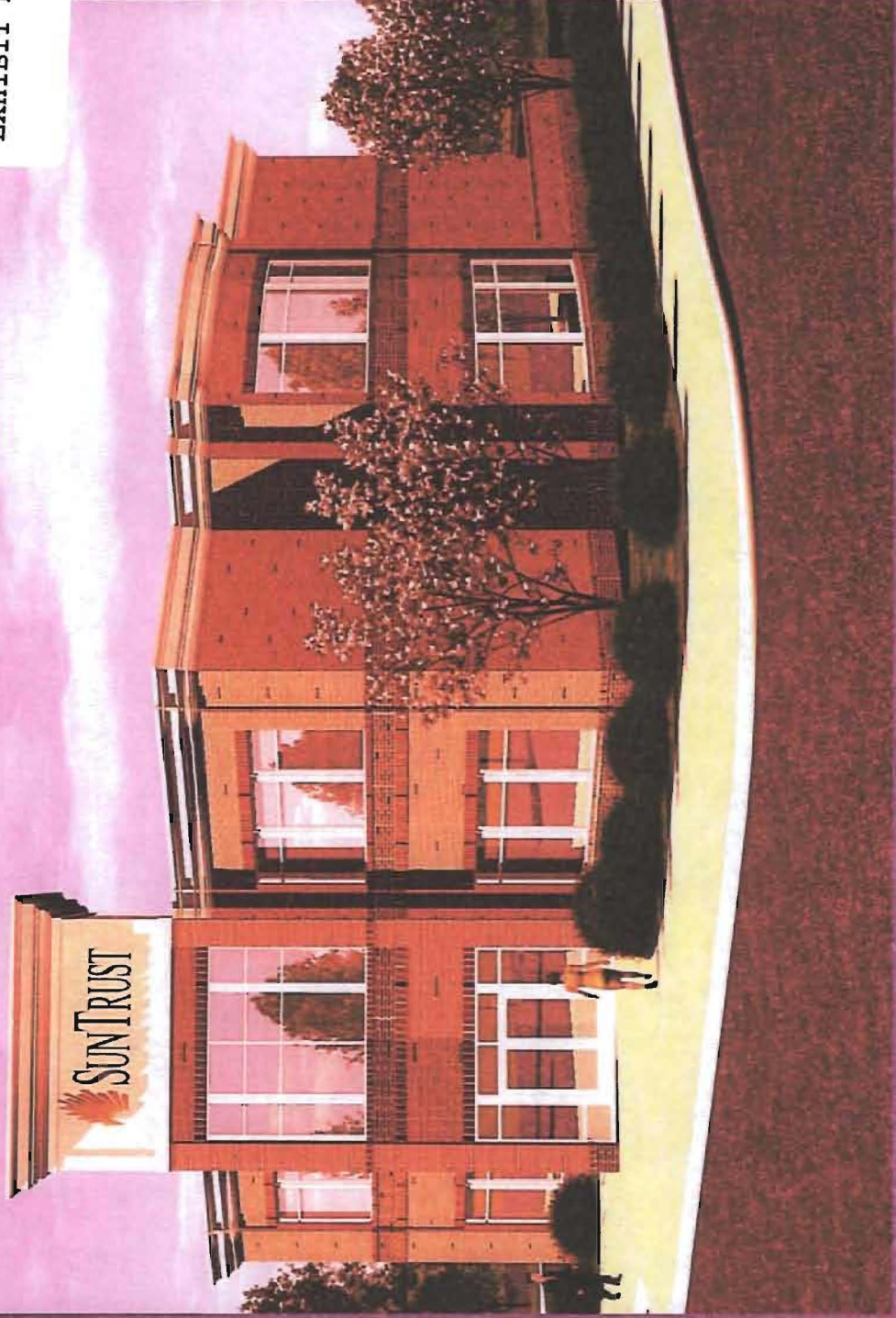
To find a secure and lucrative position with a company in the Baltimore – Harford County area.

Front/Side – Perspective 1

PETITIONER'S

EXHIBIT NO.

3



Minutes
Baltimore County Design Review Panel
March 12, 2008
DRAFT

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3. 319 South Wind Road – Residential, Ruxton/Riderwood/Lake Roland
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Adjournment of the Board Meeting

Baltimore County Design Review Panel
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PETITIONER'S

EXHIBIT NO. 5

Minutes
Baltimore County Design Review Panel
March 12, 2008
DRAFT

Call to order

Chairman, Geoffrey Glazer, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:00 p.m. The following panel members were:

Present

Mr. Geoffrey Glazer
Mr. Christopher Parts
Mr. Dean Hoover
Ms. Kathy Palencar (Resident Member – RRLR)

Not Present

Ms. Betsy Boykin
Mr. Thomas Repsher
Mr. Derrick Burnett
Mr. Donald Kann
Ms. Magda Westerhout
Mr. Scott Rykiel

County staff present included:
Lynn Lanham, Krystle Patchak

Minutes of the January 9, 2008 meeting

Mr. Hoover moved the acceptance of the draft minutes and the motion was seconded by Mr. Parts and passed by acclamation at 6:03 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: SunTrust Bank (Third Review)

DRP PROJECT #: 488

PROJECT TYPE: Commercial Towson

PROJECT DESCRIPTION:

The SunTrust Bank Corporation is proposing a bank at the corner of Washington Avenue and York Road, in Towson, Md. The proposal calls for a branch bank with drive-thru lanes, on a 1.74 acre parcel of land, which is zoned BMCT.

This project was previously presented to the panel at both the December 12, 2007 and January 9, 2008 meetings. At the initial meeting the panel asked the applicant to revise the plans and building elevations to address the overall site layout and site circulation. This was later revised and at the January 9, 2008 meeting the panel asked that the applicant participate in a work session to work out the issues of the project. A work session was held with county officials and as of March 12, 2008 the Planning Office has received the final site plan and recommended approval of pending the following comments:

1. Remove one of the three drive-thru lanes and tighten up the paving width to reflect this change.
2. Show dashed lines that show the two future "pad" sites boundaries
3. Reword the label "Future Pad Site" to read as Future Development Site
4. The site falls within the Amenity Open Space Area, see page 245 through 253 of the Comprehensive Manual of Development Policies. Streetscape and decorative lighting improvements are required on Washington Avenue and Joppa Road.

Adam Morman, of Daft McCune Walker, presented a revised site plan to the panel which depicted the revisions based on issues 2, 3, and 4. Mr. Morman stated that the three drive-thru lanes are needed due to the fact that one lane is used for night drop off and an ATM.

DESIGN REVIEW PANEL COMMENTS:

Mr. Glazer questioned the materials for the sign on the parapet. The applicant stated that individual letters are proposed along with a stand-alone symbol, but they are open to any additional suggestions.

Mr. Parts question the location of the pedestrian walkways from the parking lot to the entrance. Mr. Morman stated that there is a walkway that runs from the lot and along Washington Avenue to the plaza at the corner. Mr. Parts also commented on the size of the columns supporting the drive-thru canopy. He suggested making them larger to support the large canopy and/or reducing the height/mass of the canopy. He also suggested extending the brick up the cornice to the top of the building to take away from the wide sign band. Mr. Parts also suggested giving the windows on the rear elevation more of a vertical proportion.

Mr. Glazer then thanked the applicant for working with the adjacent property owners and the county to come up with a better proposal for the site and the prominent corner.

DISPOSITION:

A motion was made by Mr. Parts to approve the revised site plan with the following conditions:

1. Conform to issues 2, 3, and 4 raised by the Planning Office
2. Address proportions discussed by panel
 - Rear windows – Vertical proportions
 - Signage element – Continue brick up cornice to top of building to enhance sign band
 - Canopy/support columns – Reduce height/mass of canopy and/or make columns larger

Revised plans and elevations that address the conditions are to be submitted to the Office of Planning for final administrative approval.

The motion was seconded by Mr. Hoover and passed by acclamation at 6:14 p.m.

ITEM 2

PROJECT NAME: 100 Estes Road (Addition – Second Review)

DRP PROJECT #: 489

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Dusky Holman, of Gildea & Schmidt, explained the overall proposal to the panel. The proposal calls for the renovation and addition to the existing structure located at 100 Estes Road. The existing structure is dilapidated in nature and the applicant intends to removal all interior sheetrock and insulation in order to inspect the structural integrity of the structure and update the HVAC, electrical, and plumbing systems.

This project was previously reviewed by the panel at the January 9, 2008 panel meeting. At that time the project was denied and the applicant was asked to revise and resubmit the project to address the following issues:

1. Revise driveway width
2. Revise elevations – (Proportions of front door, arched windows)
3. Landscape plan – Show plans for proposed landscaping
4. Meet with community to gain feedback on proposal and address concerns

As of March 12, 2008 the applicant has met with a group of approximately 15 residents who were pleased by the project. Mr. Holman stated that there was one major issue that was raised by a resident who was concerned with runoff issues. He stated that the resident submitted a letter describing a restriction (that no swimming pool be constructed) to be placed in the deed for the future regarding this issue. Mr. Holman agreed to this restriction.

The driveway width was revised and tapered to still allow for the amount of spaces needed and allow maneuverability. The landscape plan was also revised to accurately depict the existing and proposed landscaping.

DESIGN REVIEW PANEL COMMENTS:

Mr. Glazer questioned the outcome of the community meeting. Mr. Holman stated that most residents were pleased with the project, except for the runoff concern, and he offered to keep them informed along the way.

DISPOSITION:

A motion was made by Mr. Parts to approve the revised project as submitted. The motion was seconded by Ms. Palencar and approved by acclamation at 6:21 p.m.

ITEM 3

PROJECT NAME: 319 South Wind Road (Addition)

DRP PROJECT #: 491

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

The applicant, Dan Bursai of P.W. Ratcliffe Architects, presented the proposal to the panel. The proposal calls for an addition exceeding 50% of the existing structure to an existing rancher style house. A two-story addition will be added to the rear of the existing structure along with a second level being added to the front of the structure. The existing garage on the site will remain.

The exterior of the structure, along with the garage, will be completed in Western Red Cedar shake shingles. All exterior trim and entrance doors will be painted white and exterior decorative shutters will be also be used, constructed of cedar.

There will be no significant grading changes on the site and no trees are to be removed. Landscaping is proposed on both sides of the lot to provide screening where there are gaps in the existing landscaping.

The applicant has met with the community members prior to the meeting and all were pleased with the project.

DESIGN REVIEW PANEL COMMENTS:

Mr. Glazer questioned the exterior materials to be used. The applicant stated that the exterior will be completed primarily in cedar plank, with masonry to be used on the porches, and cedar shutters.

DISPOSITION:

A motion was made by Mr. Parts to approve the project as submitted. The motion was seconded by Ms. Palencar and approved by acclamation at 6:31 p.m.

ITEM 4

PROJECT NAME: 1210 Berwick Avenue (Second Review)

DRP PROJECT #: 485

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

The applicant, Kevin Michels of West Wind LLC, is proposing a single family, 3100 square foot home with a connected two car garage, deck, and finished basement. The site is comprised of a little under .5 acres, with an asphalt driveway access off of Berwick Avenue. The materials for the project include a primarily brick exterior along with divided Pella windows and hardi-plank, white siding. Workable black shutters are proposed for the front elevation of the home. There is also a privacy fence proposed along a portion of the property boundary at 1214 Berwick Avenue.

This project was previously reviewed by the panel at the January 9, 2008 panel meeting. At that time the project was denied and the applicant was asked to revise and resubmit the project to address the following issues:

1. Revise site plan – Show sidewalks, drive-lanes, deck
2. Revise landscape plan – Show caliper sizes of all trees
3. Meet with community to gain feedback on proposal and address concerns

As of March 12, 2008 the applicant has revised both the site plan and landscape plan. A meeting with the community took place on February 2, 2008 and the plans were discussed with the surrounding neighbors. Overall concerns were with landscape screening and runoff. Mr. Michels revised the landscape plan to accommodate the concerns. He also stated that he was not able to reach a compromise with the neighbors at 1214 Berwick Avenue.

DESIGN REVIEW PANEL COMMENTS:

Mr. Glazer questioned the screening facing 1214 Berwick Avenue. Mr. Michels stated that he proposes a 6ft. privacy fence at that location along with additional plantings.

Mr. Hoover complimented the applicant on his effort to meet with the community. He also suggested using a swale to handle the potential runoff problems. The applicant should make sure that the swale does not concentrate water in a way that it would create erosion (max 3cfs).

Mr. Parts commented on the fact that the home meets all codes and that side-loaded garages are typically preferred for aesthetic purposes.

Ms. Palencar questioned the use of the privacy fence vs. additional landscaping for screening. Mr. Michels explained that there is very little soil available on that area of the lot, due to the driveway and property line.

SPEAKERS COMMENTS:

Felicia Scrivener, of 1214 Berwick Avenue, voiced her concerns to the panel. She questioned the plantings to be used at the screening fence, she was told that climbing hydrangeas would be used, which would be hard to maintain. Ms. Scrivener also stated that she has met with Richard Klein of CEDs who suggested that she retain a stormwater engineer to review the project. The engineer

was unable to attend the meeting. She also suggested moving the home forward on the lot or turning the garage to the front of the home. She also mentions issues with lighting, car exhaust, and screening.

Charles Carroll, President of West Wind LLC, stated that his company is the second purchaser of this property, which has been involved with the county since May of 2002. Mr. Carroll stated that the neighbors of this property continuously have issues with the property and cannot reach a compromise.

DISPOSITION:

A motion was made by Mr. Parts to have the project submitted to the Planning Office for final approval after the following conditions have been met:

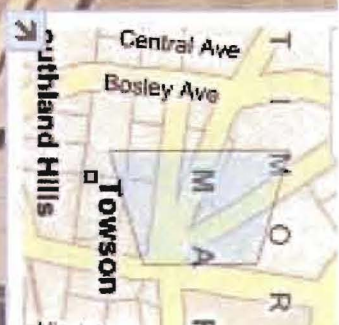
1. Resolve drainage issues by redesigning the swale
2. Discuss adding landscape screening on the 1214 Berwick Avenue side of the fence.

The Planning Office will review the final plans and grant final approval.

Mr. Glazer informed the applicant and the surrounding neighbors in attendance that the Planning Office cannot require landscape planting on the adjacent owners property.

The motion was seconded by Ms. Palencar and approved by acclamation at 6:58 p.m.

Code Statement: Section 32 – 4. – 203 (i) (2) of the Baltimore County Code states, *The Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (1), (Directors of the Office of Planning, the Department of Permits and Development Management and the Department of Environmental Protection and Resource Management), unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.*



PETITIONER'S

EXHIBIT NO. _____

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