



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 27, 2014

David H. Karceski, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Property: 1801 York Road
Case No.: 2015-0048-A

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Torrence Pierce, 5 S. Main Street, Bel Air, Maryland 21014

IN RE: PETITION FOR VARIANCE
(1801 York Road)
8th Election District
3rd Council District
1801 YR, LLC
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0048-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 as follows: (1) to allow a second freestanding joint identification sign on the York Road frontage with a height of 5' and a total sign area/face of 32 sq. ft. in lieu of installing the sign with a maximum height of 25' and total sign area/face of 100 sq. ft. on the Ridgely Road frontage; and (2) to allow sign copy to be a minimum of 3" in height in lieu of the required 8" and to allow 6 lines of text to be displayed in lieu of the permitted 5 lines of text. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Torrence Pierce, Professional Engineer, whose firm prepared the plan. David H. Karceski, Esquire, represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated October 2, 2014. That agency had no objection to the request, but indicated that certain landscaping needed to be added and/or replaced at the site.

ORDER RECEIVED FOR FILING

Date 10/27/14
By Sen

The subject property is approximately 2.72 acres and is zoned BR. The site was formerly occupied by an auto dealership, which was razed in or about 2009. Thereafter, a Walgreen's store was constructed, and an undeveloped pad site was located at the rear of the lot. The Petitioner proposes to construct a 1 story retail building on the pad site, which would have 2 or 3 commercial tenants. Petitioner would like to have signage for these stores, but requires variance relief since the Walgreens and AT & T store already erected a freestanding joint identification sign at the site, and they will not permit any other businesses to be identified on that sign. Petitioner's Exhibits 4A & 4B.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The site is of irregular dimensions, and there is a grade change throughout the property. As such, the property is unique. If the B.C.Z.R. were strictly interpreted, the Petitioner would suffer a practical difficulty, given it would be unable to have signage for the commercial tenants in the new building. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of county opposition and the support of the Greater Timonium Community Council (as reflected in Mr. Rockel's e-mail dated October 21, 2014, which is included with the file).

THEREFORE, IT IS ORDERED, this 27th day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §450.4 as follows: (1) to allow a second

ORDER RECEIVED FOR FILING

2

Date 10/27/14
By Sen

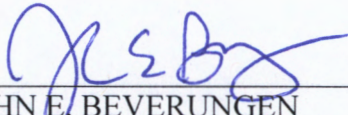
freestanding joint identification sign on the York Road frontage with a height of 5' and a total sign area/face of 32 sq. ft. in lieu of installing the sign with a maximum height of 25' and total sign area/face of 100 sq. ft. on the Ridgely Road frontage; and (2) to allow sign copy to be a minimum of 3" in height in lieu of the required 8" and to allow 6 lines of text to be displayed in lieu of the permitted 5 lines of text, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner must prior to issuance of permits submit for approval to the County's Landscape Architect a landscape plan for the site.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 10/27/14

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1801 York Road which is presently zoned BR

Deed References: 27143-676 10 Digit Tax Account # 1600005846

Property Owner(s) Printed Name(s) 1801 YR, LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

1801 YR, LLC
Lou Cohen, Managing Member

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

700 Kenilworth Drive, Towson, Maryland

Mailing Address City State

21204 410-296-7900
Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0048-A Filing Date 9/4/14

Do Not Schedule Date: 10/27/14 Reviewer JS

Date 10/27/14 REV. 10/4/11

By Sen

**Attachment to
Petition for Special Hearing - Variance**

1801 York Road

1. From Section 450.4 Attachment 1.7(b) of the Baltimore County Zoning Regulations to allow a second freestanding joint identification sign on the York Road frontage with a height of 5 feet and total sign area/face of 32 square feet in lieu of installing the sign with a maximum height of 25 feet and total sign area/face of 100 square feet on the Ridgely Road frontage.
2. Variance from Baltimore County Zoning Regulations Section 450.4 Attachment 1.7 to allow sign copy to be a minimum of 3 inches in height in lieu of the required 8 inches and to allow 6 lines of text to be displayed in lieu of the permitted 5 lines of text.



FREDERICK WARD ASSOCIATES

ARCHITECTS

ENGINEERS

PLANNERS

SURVEYORS

P.O. Box 72 / 5 South Main Street
Baltimore, Maryland 21014-0072
410-879-2090
410-893-1243 fax

www.frederickward.com

ZONING DESCRIPTION – 1801 York Road

April 21, 2010

BEGINNING at a point on the northerly right of way line of Ridgely Road, an eighty foot wide right of way, at the southeasterly end of a right of way intersection fillet connecting the north side of Ridgely Road with the easterly right of way line of Maryland Route 45, York Road a 93.5 foot wide right of way. Thence, binding on said fillet and right of way,

- 1) North 72°30'24" West 69.47 feet,
- 2) North 20°24'21" West 246.65 feet. Thence, leaving said right of way,
- 3) North 63°26'39" East 418.41 feet,
- 4) South 20°24'21" East 283.52 feet to the said northerly right of way line of Ridgely Road,
- 5) South 63°26'39" West 96.59 feet,
- 6) by a curve to the left in a southwesterly direction of radius 3040.00 feet, an arc distance of 268.28 feet and subtended by a chord; South 60°57'25" West 268.19 feet to the place of beginning as recorded in Liber SM 27143, folio 676.

BEING a part of Parcel 3 as shown on the "Final Plat, Property of Archbishop of Baltimore and Ford Leasing Development Company" as recorded in Baltimore County Plat Book OTG 34, folio 117, containing 118278 square feet or 2.7153 acres of land more or less. Also known as 1801 York Road in the Eighth Election District, Baltimore County, Maryland.



2015-0048-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **116248**

Date: **9/4/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/04/2014 9/04/2014 10:16:58
 REG NO: 00000000000000000000
 RECEIPT # 0097717 9/04/2014
 5 SEN SENIORS VERIFICATION
 CR NO. 116248
 Recpt Tot: \$500.00
 \$500.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$ 500.00

Total: **\$ 500.00**

Rec From:

For: **2015-0048-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0048-A
Property Address: 1801 York Road
Property Description: _____

Legal Owners (Petitioners): 1801 YR, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich
Company/Firm (if applicable): Verable LLP
Address: 210 W. Pennsylvania Ave
Sk. 500
Towson, MD 21204
Telephone Number: (410) 494-6800



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 23, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2015-0048-A

1801 York Road
Northeast corner of York Road and Ridgley Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: 1801 YR, LLC

Variance to allow a second freestanding joint identification sign on the York Road frontage with a height of 5 feet and a total sign area/face of 32 sq. ft. in lieu of installing the sign with a maximum height of 25 ft. and total sign area/face of 100 sq. ft. on the Ridgley Road frontage. To allow sign copy to be minimum of 3 inches in height in lieu of the required 8 inches and to allow 6 lines of text to be displayed in lieu of the permitted 5 lines of text.

Hearing: Friday, October 24, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Lou Cohen, 8700 Kenilworth Dr., Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., OCTOBER 4, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 2, 2014 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0048-A

1801 York Road

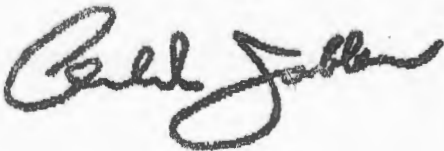
Northeast corner of York Road and Ridgley Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: 1801 YR, LLC

Variance to allow a second freestanding joint identification sign on the York Road frontage with a height of 5 feet and a total sign area/face of 32 sq. ft. in lieu of installing the sign with a maximum height of 25 ft. and total sign area/face of 100 sq. ft. on the Ridgley Road frontage. To allow sign copy to be minimum of 3 inches in height in lieu of the required 8 inches and to allow 6 lines of text to be displayed in lieu of the permitted 5 lines of text.

Hearing: Friday, October 24, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

2015-0048-A

RE: Case No.: _____

Petitioner/Developer: _____

1801YR, LLC

October 24, 2014

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1801 York Rd

October 4, 2014

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

October 4, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

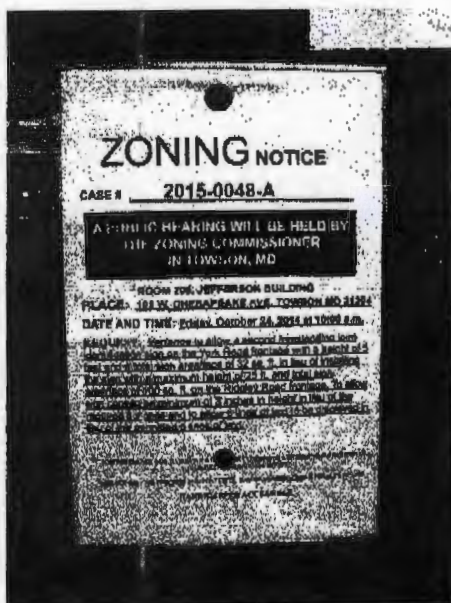
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 2, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 2, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2015-0048-A

1801 York Road

Northeast corner of York Road and Ridgley Avenue

8th Election District - 3rd Councilmanic District

Legal Owner(s): 1801 YR, LLC

Variance to allow a second freestanding joint identification sign on the York Road frontage with a height of 5 feet and a total sign area/face of 32 sq. ft. in lieu of installing the sign with a maximum height of 25 ft. and total sign area/face of 100 sq. ft. on the Ridgley Road frontage. To allow sign copy to be minimum of 3 inches in height in lieu of the required 8 inches and to allow 6 lines of text to be displayed in lieu of the permitted 5 lines of text.

Hearing: Friday, October 24, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

10/008 October 2

995852

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1801 York Road; NE corner of York Road	*	
& Ridgley Avenue	*	OF ADMINISTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): 1801 YR LLC,	*	HEARINGS FOR
by Lou Cohen, Managing Member	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-048-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 all documentation filed in the case.

RECEIVED

SEP 16 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: November 28, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0048-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 26, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME 1801 York
CASE NUMBER 2015-048-A
DATE 10/24/14

CASE NAME 1801 York
CASE NUMBER 2015-048-A
DATE 10/24/14

[illegible]

From: erockearthlink.net <erockel@earthlink.net>
To: "jbeverungen@baltimorecountymd.gov" <jbeverungen@baltimorecountymd.gov>
Date: 10/21/2014 3:49 PM
Subject: 1801 York Road Hearing

Judge Beverungen: I am writing concerning Case 2015-0048-A, 1801 York Road. David Karceski has shown me the plan for the proposed sign, and the Greater Timonium Community Council has no objection to the sign. Thanks

Eric Rockel

CASE NO. 2015- 0048-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

9/12/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

10/2/14

PLANNING
(if not received, date e-mail sent _____)

not opposed
w/c

9/8/14

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 10/2/14

SIGN POSTING

Date: 10/4/14

by SLM Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

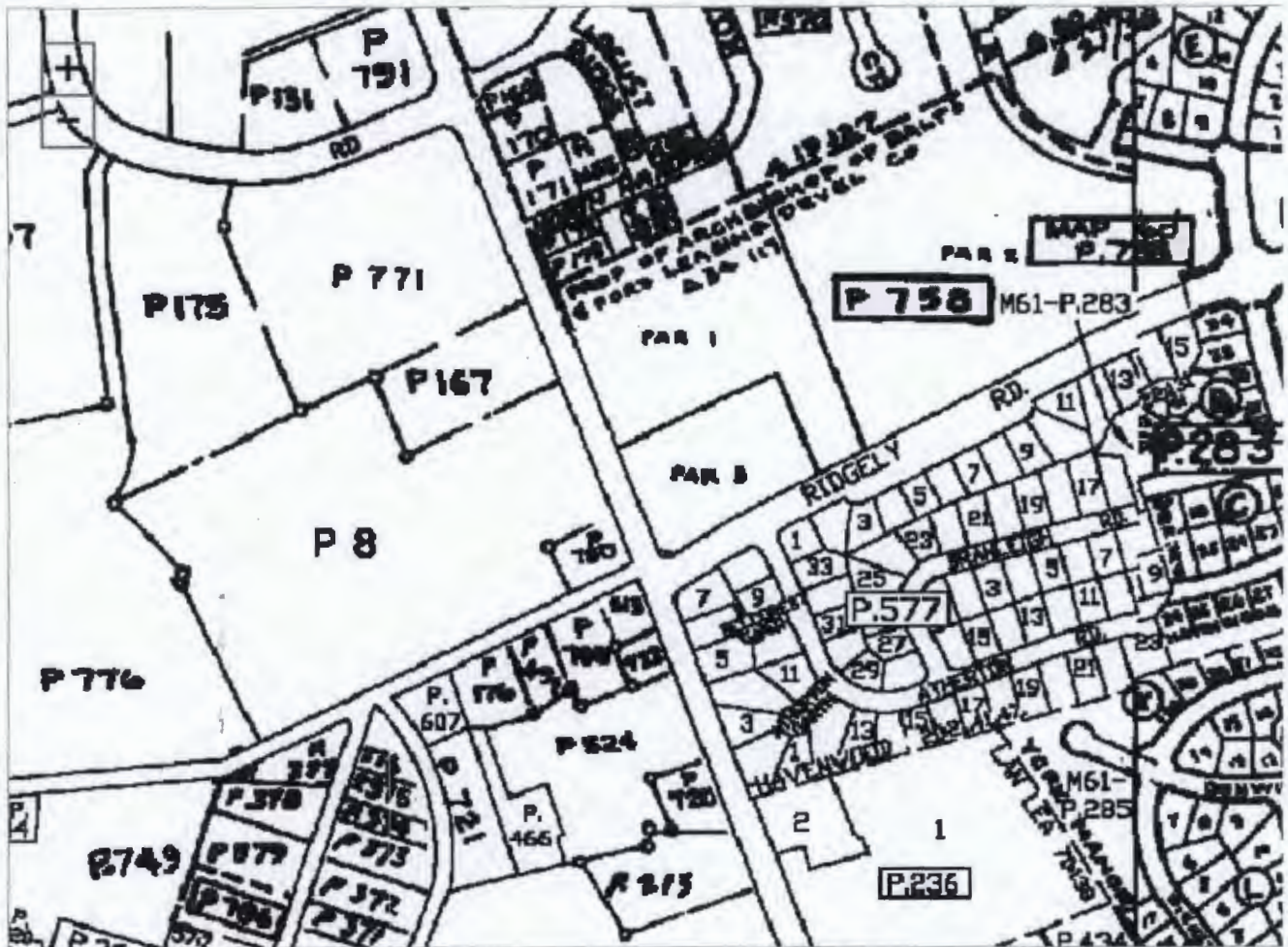
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 1600005846			
Owner Information					
Owner Name:		1801 YR LLC		Use:	COMMERCIAL
Mailing Address:		700 KENILWORTH DR TOWSON MD 21204-2427		Principal Residence:	NO
				Deed Reference:	/27143/ 00676
Location & Structure Information					
Premises Address:		1801 YORK RD 0-0000		Legal Description:	2.717 AC PARCEL 3 1801 YORK RD ARCHBISHOP OF BALTIMORE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0060	0012	0758		0000	
				Assessment Year:	Plat No:
				2014	0034/0117
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
2014	14615				2.7200 AC
County Use		22			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		RETAIL STORE			
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2014	As of 07/01/2014	As of 07/01/2015
Land:		3,400,000	3,400,000		
Improvements		2,288,120	2,484,000		
Total:		5,688,120	5,884,000	5,753,413	5,818,707
Preferential Land:		0			0
Transfer Information					
Seller: BRANCO INC		Date: 06/30/2008		Price: \$9,000,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27143/ 00676		Deed2:	
Seller: FORD LEASING DEV ELOPMENT CO		Date: 08/11/1975		Price: \$741,536	
Type: ARMS LENGTH IMPROVED		Deed1: /05555/ 00306		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **1600005846**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)





KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 16, 2014

1801 YR LLC
Lou Cohen, Managing Member
700 Kenilworth Drive
Towson MD 21204

RE: Case Number: 2015-0048 A, Address: 1801 York Road.

Dear Mr. Cohen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 4, 2014. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9/8/14

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0048-A
Variance
1801 YR LLC, Lou Cohen
Managing Member
1801 York Road
MD 45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9/8/14. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0048-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 1801 York Road

OCT 03 2014

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-048

Petitioner: 1801 YR, LLC Lou Cohen, Managing Member

Zoning: BR

Requested Action: Variance

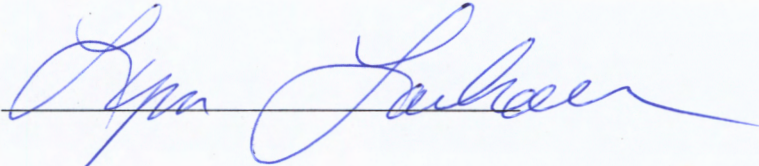
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for a variance for a second freestanding sign and for a variance to permit reduced sign letter size. The petitioner has indicated that a second sign is necessary because the main tenant will not permit other additional tenants to be on the main sign. The proposed sign is limited in size and is similar in materials to the main sign. In visiting the property it was noted that several of the trees required by the landscape plan are either dead or dying. No additional permits should be granted until these trees are replaced.

Therefore it is this Department's opinion that the requested relief for the two variances is appropriate and upon the replacement of the dead or dying landscape material the request is found to not be detrimental to the health, safety, or general welfare of the surrounding community.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 12, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2014
Item No. 2015-0044, 0045, 0046, 0047 and 0048

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09152014 -.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 2, 2014

FROM: Andrea Van Arsdale
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INFORMATION:

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Division Chief:
AVA/LL

Case No.: 2015-0048-A

Exhibit Sheet

Petitioner/Developer

DW
11-28-14

Protestants

SLW
10-27-14

No. 1	Plan	
No. 2	Pierce CV	
No. 3	My Neighborhood Aerial	
No. 4	4A-4B Color photos of site	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Torrence M. Pierce, PE
FREDERICK WARD ASSOCIATES, INC.
5 South Main Street
Bel Air, Maryland 21014

Education

Bachelor of Civil Engineering, University of Delaware, June 1984

Professional Registration

Registered Professional Engineer, State of Maryland, No. 17299

Professional Affiliations

American Society of Civil Engineers, Member
National Society of Professional Engineers, Member
Maryland Home Builders Association, Member

Additional Certifications

State Certified Inspector, Maryland Department of Economic and Community Development, 1985
Erosion and Sediment Control Training Certification, State of Maryland, Department of Natural Resources, 1984, No. 6587

Professional Experience

1985 - Present **Frederick Ward Associates, Inc.**
Bel Air, Maryland
Position: Vice President

Responsibilities include complete oversight and management of the preparation of engineering construction drawings and specifications for civil/site construction projects; administering the government review and permit process associated with each project; and providing construction administration services throughout the construction phase of each project.

1984 - 1985 **Harford County, Maryland**
Department of Public Works
Bel Air, Maryland
Position: Civil Engineer

1984 **State of Delaware**
Department of Transportation
Dover, Delaware
Position: Transportation Planner

Expert Testimony

- \$ Qualified as an expert witness in civil engineering, land planning, and zoning before the Harford County, Maryland Board of Zoning Appeals since 1991
- \$ Qualified as an expert witness in civil engineering before Harford County District Court, 1994
- \$ Qualified as an expert witness in Baltimore County Zoning Appeal Case, 2004
- \$ Qualified as an expert witness in Baltimore County for Flood Plain Construction Variance, 2009



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. Maryland does not warrant the accuracy or reliability limited to, all warranties, express or implied, of mercl disclaims all obligation and liability for damages, inclu attorneys' and experts' fees, and court costs incurred data.

Printed 9/4/2014

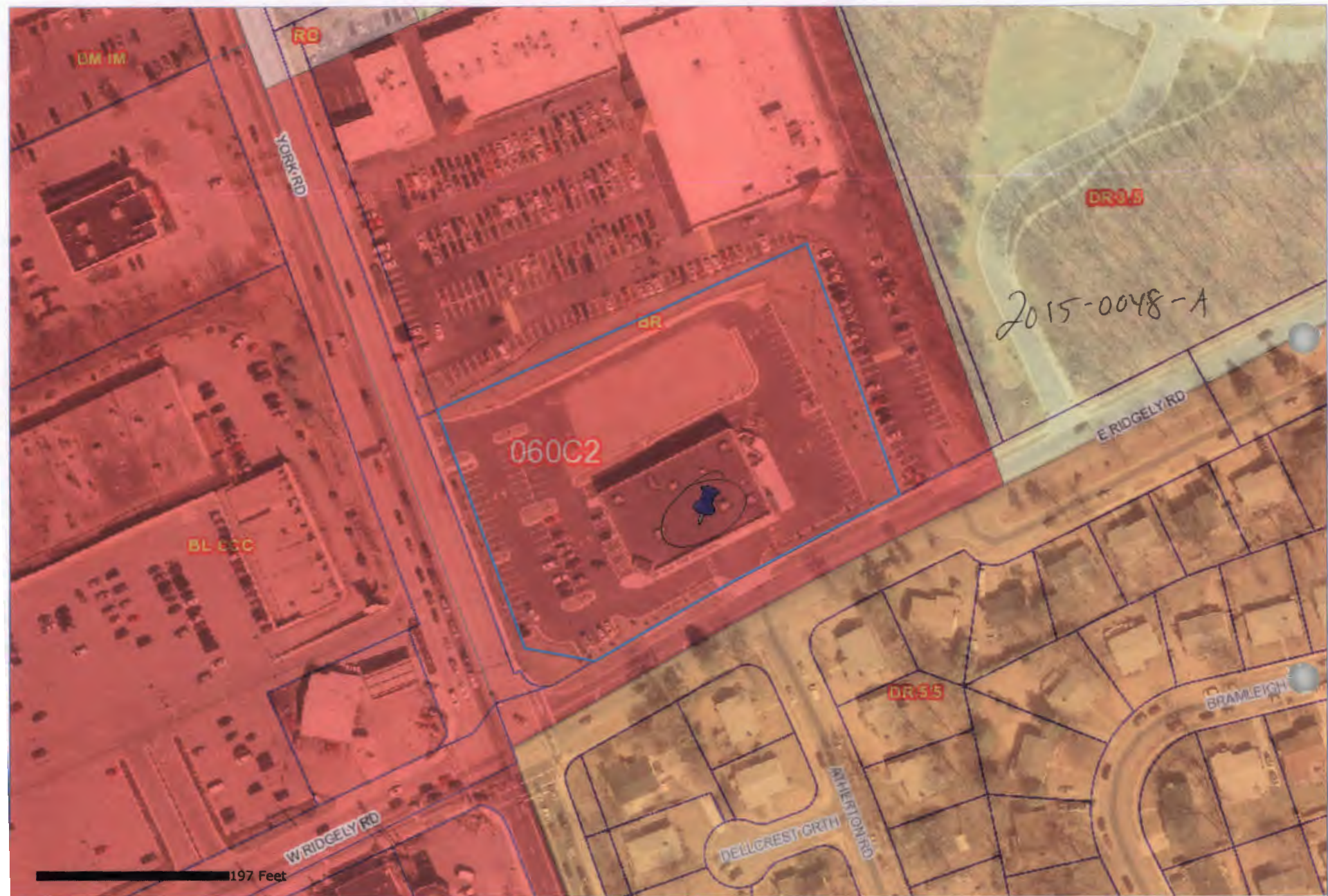
PETITIONER'S EXHIBIT 3



PETITIONER'S EXHIBIT **4A**



PETITIONER'S EXHIBIT **4B**



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 9/4/2014

CERTIFICATE OF POSTING

2015-0048-A

RE: Case No.: _____

Petitioner/Developer: _____

1801YR, LLC

October 24, 2014

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1801 York Rd

October 4, 2014

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

October 4, 2014

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



1. OWNER: 1801 YR, LLC
800 KENILWORTH DRIVE
TOWSON, MARYLAND 21204-2427

2. PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC.
5 S. MAIN STREET
P.O. BOX 727
SEL. AIR, MARYLAND 21014

3. SITE DATA:

TOTAL SITE AREA:	2.72 ACRES (118,270 SQ. FT.)
EXISTING ZONING:	BR
ELECTION DISTRICT:	8
COUNCILMANIC DISTRICT:	3
CENSUS TRACT:	408601
SUB-SEWERED:	57 N
WATERSHED:	JONES FALLS OF PATAPSCO RIVER AREA (02-13-09)
ZONING MAP:	080C2
TAX MAP:	60
GRID:	12
PARCEL:	758
TAX ACCOUNT NO.:	1600005846
DEED REFERENCE:	27143/676
A PEAK ADT:	1,280

4. BUILDING COVERAGE:

A. ALLOWED = 236,540 SF± (F.A.R. = 2.0)
B. TOTAL PROPOSED = (2 ONE STORY BLDGS) = 22,350 SF± (F.A.R. = 0.19)

5. ZONING & PERMIT INFORMATION:

A. PDM # = 08-878

B. DRC #102008K = LIMITED EXEMPTION GRANTED 11/17/08 PURSUANT TO SECTION 32-4-106(B)(8) OF THE COUNTY CODE. DEVELOPMENT PLAN APPROVED 04/01/09.

C. SWM PERMIT #B714277

D. GRADING PERMIT #B716766

E. BUILDING PERMIT #B716766

F. RETAINING WALL PERMIT #B714282

G. UTILITY CONTRACT #09112

H. MDE NOI PERMIT #09IP0172

6. PARKING REQUIREMENTS AND PROPOSAL:

A. REQUIRED: 105

PROPOSED:

PHARMACY: 14,550 SQ. FT.	5.0/1000 = 73
OFFICE: 5,000 SQ. FT.	3.3/1000 = 17
RETAIL: 2,956 SQ. FT.	5.0/1000 = 15

B. PROVIDED:

TOTAL SPACES: 112

HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND CODE FOR HANDICAPPED, COMAR 05-02.02.

7. SETBACK REQUIREMENTS (BR ZONING DISTRICT)

FRONT YARD: 25' MIN. BUILDING TO PROPERTY LINE
(40' MIN. BUILDING TO STREET CENTERLINE)

SIDE AND REAR YARD: 30' BUILDING TO PROPERTY LINE

8. THERE ARE NO 100-YR F.E.M.A. FLOODPLAINS ON THIS SITE (PANEL NO. 240010 0220C). SITE IS LOCATED IN FLOOD ZONE C.

9. THERE ARE NO NON-TIDAL WETLANDS LOCATED ON THIS SITE.

10. THERE ARE NO KNOWN REGULATED PLANT OF WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.

11. THERE ARE NO KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.

12. THE SITE IS SERVED BY BOTH PUBLIC WATER AND SEWER. THERE ARE NO KNOWN WELLS OR STORAGE TANKS ON THE SITE.

13. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BY G.W. STEPHENS, JR. AND ASSOCIATES, INC. (JANUARY 2008).

14. ALL SIGNAGE WILL BE ACCORDING TO SECTION 450 OF THE B.C.Z.R., OR A VARIANCE WILL BE REQUESTED.

15. ALL PROPOSED BUILDINGS SHALL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.

16. SITE IMPERVIOUSNESS: FORMERLY - 2.34 ACRES (102,062.9 SF±)
NOW - 2.07 ACRES (89,976.0 SF±)

17. FOREST CONSERVATION FOR THIS SITE WAS WAIVED BY DEPDM ON FEBRUARY 5, 2009. THE TRACKING NUMBER IS 03-08-807

18. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

19. STORMWATER MANAGEMENT:

QUANTITY - A 9.2% REDUCTION IN RUNOFF AND THEREFORE IS NOT REQUIRED FOR THE REDEVELOPMENT OF THIS SITE. (0% FORMER CONDITIONS = 16.22 CFS & 0% NOW CONDITIONS = 14.73 CFS)

QUALITY - SITE IMPERVIOUS REDUCED BY 11.85%, REMAINING 8.15% OF THE 20% REDUCTION OF IMPERVIOUS AREA TREATED BY SAND FILTERS.

20. A PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED INSIDE THE BUILDINGS BY THE MECHANICAL AND PLUMBING ENGINEER.

21. ZONING HEARINGS:

A. CASE # 68-29-RSPH, ORDER ON 9-5-1967, DENIAL OF ZONING RECLASSIFICATION OF NEIGHBORING PROPERTY AND OFF-STREET PARKING WITHIN SAME.

B. CASE # 72-153-A, ORDER ON 6-5-1972, GRANTING A VARIANCE TO SIGN AREA AND HEIGHT FOR FREESTANDING SIGN.

C. CASE # 2010-0297-A, ORDER ON 7-13-2010, GRANTING A VARIANCE TO REDUCE THE SEPARATION BETWEEN THE TWO BUILDINGS FROM 60 FEET TO 32 FEET. THE RELIEF GRANTED IN THIS CASE IS SUBJECT TO THE FOLLOWING:

1. PETITIONER MAY APPLY FOR ITS BUILDING PERMIT 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 SUCH TIME AS THE 30-DAY APPELATE PROCESS FROM 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. PETITIONER SHALL SUBMIT BUILDING ELEVATIONS TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE APPLICATION OF BUILDING PERMIT.

3. PETITIONER SHALL PLACE DIRECTIONAL SIGNAGE AT THE APPROPRIATE LOCATIONS ON THE PROPERTY SO AS TO PROMOTE EFFICIENT TRAFFIC CIRCULATION WITHIN THE PROPERTY.

4. PETITIONER SHALL DIRECT LESSEES AND/OR TENANTS TO ENCOURAGE EMPLOYEES TO PARK AT THE NORTHEAST PORTION OF THE SUBJECT PROPERTY, BEHIND THE PROPOSED COMMERCIAL BUILDING, SO AS TO PROVIDE CUSTOMERS WITH MORE DESIRABLE PARKING NEAR THE BUILDINGS TO THE WEST AND SOUTH ON THE PROPERTY.

ANY APPEAL OF THIS DECISION MUST BE MADE WITHIN THIRTY (30) DAYS OF THE DATE ON THIS ORDER.

22. ARCHITECTURAL BUILDING PLANS AND ELEVATIONS WILL BE PROVIDED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.

DRC #102008K GRANTED 11/17/08
DRC #081710D GRANTED 08/24/10

THIS REFINEMENT HAS ADJUSTED THE BUILDING & PARKING LOT TO MEET THE CONDITIONS OF THE VARIANCE GRANTED BY THE DEPUTY ZONING COMMISSIONER CASE NO. 2010-0297-A, JULY 13, 2010 TO ALLOW THE BUILDING TO BUILDING SETBACK OF 32' IN-LIEU OF THE REQUIRED 60'.

BENCHMARK DATA	
FWA #9000	FWA #9001
REBAR WITH RED FWA TRAVERSE CAP SET	SMALL MAGNAIL SET
NORTH 642805.636	NORTH 642757.774
EAST 1410103.678	EAST 1419538.058
ELEV 388.33	ELEV 391.82
COMBINED SCALE FACTOR: 0.99998329	COMBINED SCALE FACTOR: 0.99998310
THE COORDINATES SHOWN HEREON ARE BASED ON NAD83/CORS96 OF THE MARYLAND STATE COORDINATE SYSTEM.	

NOTE: ENTIRE PROPERTY LIES WITHIN JpC2 SOILS.
THEREFORE, NO SOIL LINES ARE DEPICTED
ON THE PLAN.

Diagram illustrating the dimensions and components of a Walgreens sign structure:

- Top Sign:** Labeled "READER BOARD" in green text on a dark background. The width of the top section is 8'.
- Main Sign:** Features the Walgreens logo (a red 'W' inside a red mortar and pestle) and the word "Walgreens" in red script below it. The height of this section is 6'.
- Secondary Sign:** Labeled "SECONDARY SIGN" in red text on a white background. The height of this section is 2'.
- Base:** The bottom section of the structure, with a width of \$\$.50'.
- Overall Dimensions:**
 - The total height of the structure is 15'-0".
 - The total width of the structure is 8'.
 - The height of the top section is 2.50'.

PLAN

30' 0' 30' 60' 90'

SCALE: 1" = 30'

2015-0048-A

FW
FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

**SITE PLAN
TO ACCOMPANY SIGN VARIANCE
REQUEST
1801 YORK ROAD**

DATE 08/14/14	DRAWING NO. SP1
SCALE 1" = 30'	
DESIGNED BY	
DRAWN BY BWL/DAR	SHEET 1 OF 1
CHECKED BY DIAH/DME	FWA JOB NUMBER 2081158.00

SITE & DEVELOPMENT DATA

- OWNER: 1801 YR, LLC
700 KENILWORTH DRIVE
TOWSON, MARYLAND 21204-2427
 - PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC.
5 S. MAIN STREET
P.O. BOX 727
BEL AIR, MARYLAND 21014
 - SITE DATA:
TOTAL SITE AREA: 2.72 ACRES (118,270 SQ. FT.)
EXISTING ZONING: BR
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
CENSUS TRACT: 408601
SUB-SEWERSHED: 57 N
WATERSHED: JONES FALLS OF PATAPSCO RIVER AREA (02-13-09)
ZONING MAP: 08062
TAX MAP: 60
GRID: 12
PARCEL: 758
TAX ACCOUNT NO.: 1600005846
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A. REQUIRED: 105
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PDM #: 8-878
DRC #: 102008K
DISTRICT: 8C3

DRC #102008K GRANTED 11/17/08
DRC #081710D GRANTED 08/24/10

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THIS SITE IS NOT IN ANY FAILED BASIC SERVICE MAP AREAS.

BENCHMARK DATA

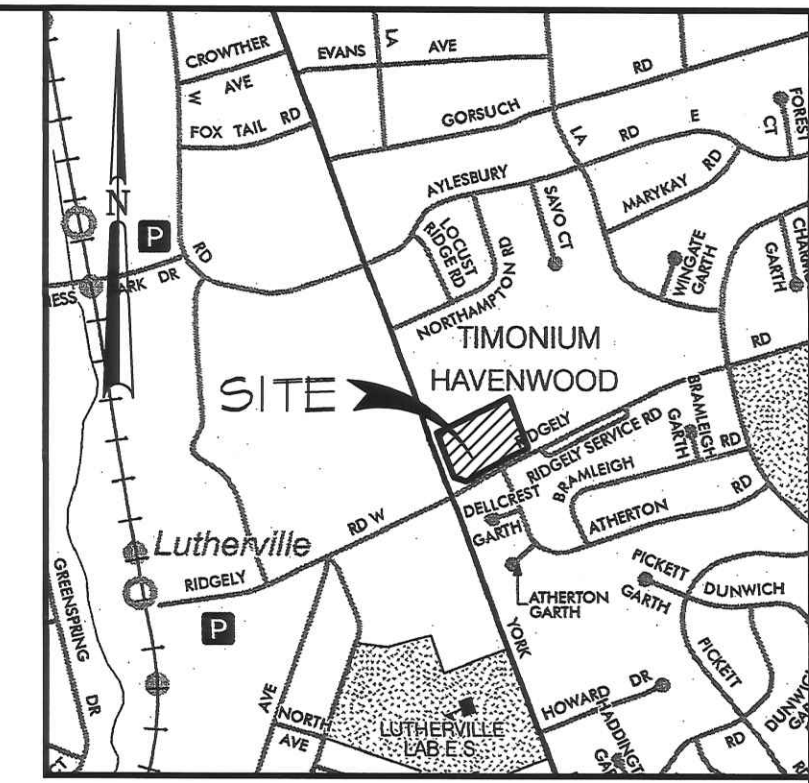
FWA #9000 REBAR WITH RED FWA TRAVERSE CAP SET NORTH 642805.638 EAST 1410103.268 ELEV 386.33 COMBINED SCALE FACTOR: 0.99998329	FWA #9001 SMALL MAGNAIL SET NORTH 642757.774 EAST 1419538.058 ELEV 391.82 COMBINED SCALE FACTOR: 0.99998310
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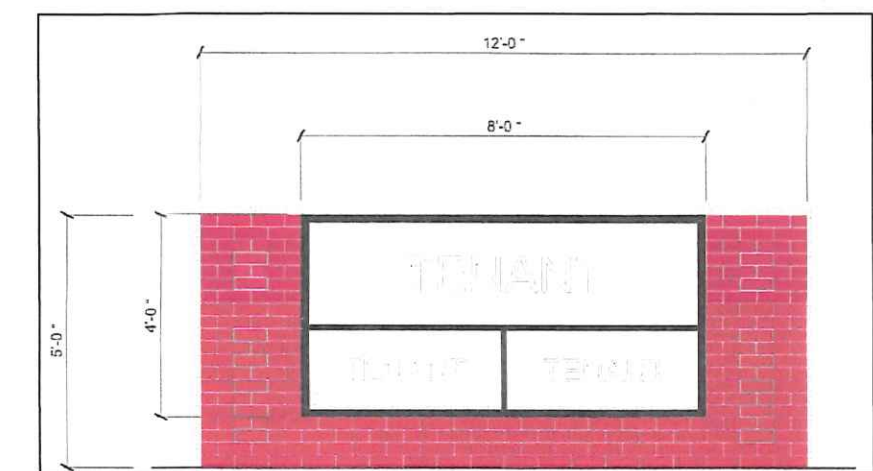
SOILS CHART

SYMBOL	DESCRIPTION	GROUP
JpC2	JOPPA GRAVELLY SANDY LOAM	B

NOTE: ENTIRE PROPERTY LIES WITHIN JpC2 SOILS. THEREFORE, NO SOIL LINES ARE DEPICTED ON THE PLAN.



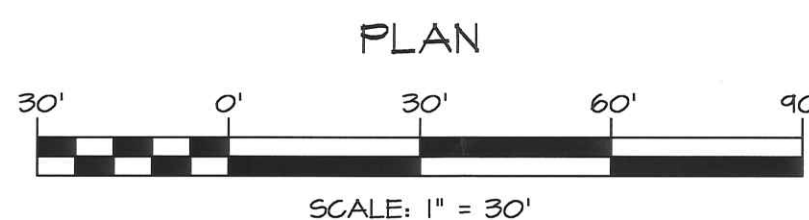
VICINITY MAP
1"=1000'



PROPOSED SIGN
NTS



EXISTING WALGREENS SIGN
NTS



PETITIONER'S EXHIBIT 1

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014 - 0727
410-638-7900
410-893-1243 fax
www.frederickward.com

FWA
FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

REV#	DATE	DESCRIPTION

OWNER/DEVELOPER:
1801 YR, LLC
700 KENILWORTH DRIVE
TOWSON, MD 21204-2427

SITE PLAN
TO ACCOMPANY SIGN VARIANCE
REQUEST
1801 YORK ROAD
3RD COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

DATE: 08/14/14
SCALE: 1" = 30'
DESIGNED BY: SP1
DRAWN BY: BWL/DAR
CHECKED BY: BWL/BMF
SHEET 1 OF 1
FWA JOB NUMBER: 2081158.00

2015-0048-A

SITE & DEVELOPMENT DATA

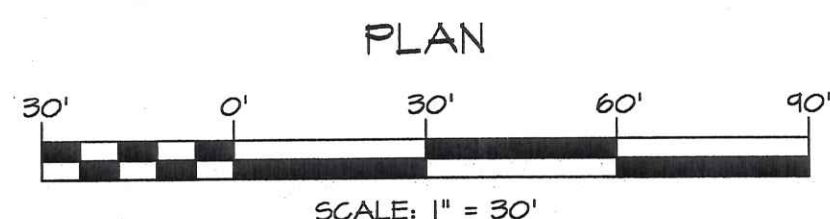
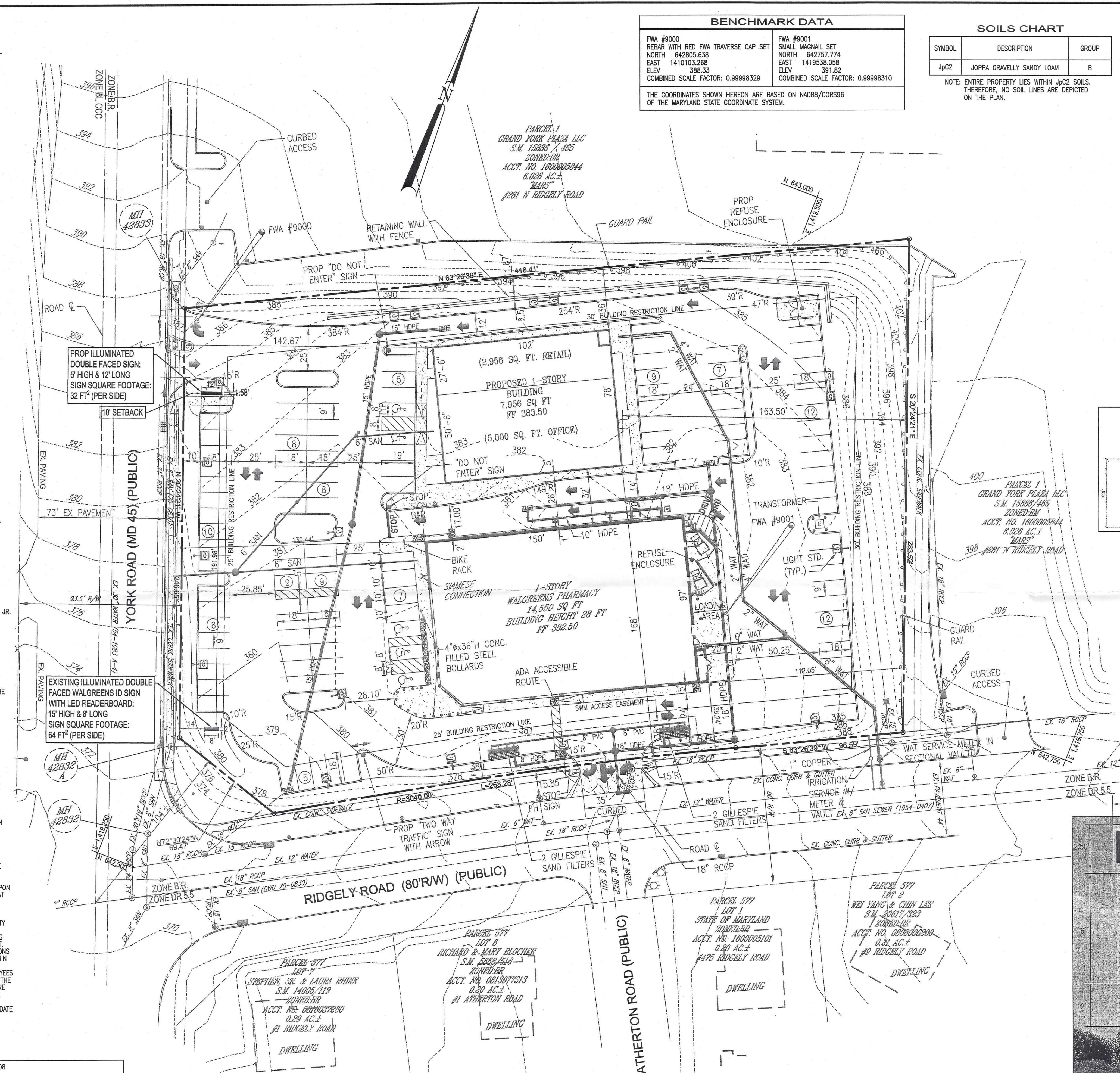
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COUNCILMANIC DISTRICT: 3
SUB-DIVISION: 408601
WATERSHED: 57 N
ZONING MAP: 08002
TAX MAP: 60
GRID: 12
PARCEL: 758
TAX ACCOUNT NO.: 1600005846
DEED REFERENCE: 27143/676
A PEAK ADT: 1,280
 - BUILDING COVERAGE:
A. ALLOWED = 236,540 SF± (F.A.R. = 2.0)
B. TOTAL PROPOSED = (2 ONE STORY BLDGS) = 22,350 SF± (F.A.R. = 0.19)
 - ZONING & PERMIT INFORMATION:
A. PDM # = 08-878
B. DRC #102008K = LIMITED EXEMPTION GRANTED 11/17/08 PURSUANT TO SECTION 32-4-106(b)(9) OF THE COUNTY CODE. DEVELOPMENT PLAN APPROVED 04/01/09.
C. SWM PERMIT #B714277
D. GRADING PERMIT #B716766
E. BUILDING PERMIT #B716766
F. RETAINING WALL PERMIT #B714282
G. UTILITY CONTRACT #09112
H. MDE NOI PERMIT #09IP0172
 - PARKING REQUIREMENTS AND PROPOSAL:
A. REQUIRED: 105
PROPOSED:
PHARMACY: 14,550 SQ. FT. 5.0/1000 = 73
OFFICE: 5,000 SQ. FT. 3.3/1000 = 17
RETAIL: 2,956 SQ. FT. 5.0/1000 = 15
B. PROVIDED:
TOTAL SPACES: 112
- HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND CODE FOR HANDICAPPED, COMAR 05-02.02.
- SETBACK REQUIREMENTS (BR ZONING DISTRICT)
FRONT YARD: 25' MIN. BUILDING TO PROPERTY LINE
(40' MIN. BUILDING TO STREET CENTERLINE)
SIDE AND REAR YARD: 30' BUILDING TO PROPERTY LINE
 - THERE ARE NO 100-YR F.E.M.A. FLOODPLAINS ON THIS SITE (PANEL NO. 240010 0220C). SITE IS LOCATED IN FLOOD ZONE C.
 - THERE ARE NO NON-TIDAL WETLANDS LOCATED ON THIS SITE.
 - THERE ARE NO KNOWN REGULATED PLANT OF WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
 - THERE ARE NO KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.
 - THE SITE IS SERVED BY BOTH PUBLIC WATER AND SEWER. THERE ARE NO KNOWN WELLS OR STORAGE TANKS ON THE SITE.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BY G.W. STEPHENS, JR. AND ASSOCIATES, INC. (JANUARY 2006).
 - ALL SIGNAGE WILL BE ACCORDING TO SECTION 450 OF THE B.C.Z.R., OR A VARIANCE WILL BE REQUESTED.
 - ALL PROPOSED BUILDINGS SHALL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
 - SITE IMPERVIOUSNESS: FORMERLY - 2.34 ACRES (102,062.9 SF±)
NOW - 2.07 ACRES (89,976.0 SF±)
 - FOREST CONSERVATION FOR THIS SITE WAS WAIVED BY DEPDM ON FEBRUARY 5, 2009. THE TRACKING NUMBER IS 03-08-807
 - "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 - STORMWATER MANAGEMENT:
QUANTITY - A 9.2% REDUCTION IN RUNOFF AND THEREFORE IS NOT REQUIRED FOR THE REDEVELOPMENT OF THIS SITE. (0% FORMER CONDITIONS = 16.22 CFS & 0% NOW CONDITIONS = 14.73 CFS)
QUALITY - SITE IMPERVIOUS REDUCED BY 11.85% REMAINING 8.15% OF THE 20% REDUCTION OF IMPERVIOUS AREA TREATED BY SAND FILTERS.
 - A PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED INSIDE THE BUILDINGS BY THE MECHANICAL AND PLUMBING ENGINEER.
 - ZONING HEARINGS:
A. CASE # 68-29-RSPH, ORDER ON 9-5-1967, DENIAL OF ZONING RECLASSIFICATION OF NEIGHBORING PROPERTY AND OFF-STREET PARKING WITHIN SAME.
B. CASE # 72-153-A, ORDER ON 6-5-1972, GRANTING A VARIANCE TO SIGN AREA AND HEIGHT FOR FREESTANDING SIGN.
C. CASE # 2010-0297-A, ORDER ON 7-13-2010, GRANTING A VARIANCE TO REDUCE THE SEPARATION BETWEEN THE TWO BUILDINGS FROM 60 FEET TO 32 FEET. THE RELIEF GRANTED IN THIS CASE IS SUBJECT TO THE FOLLOWING:
1. PETITIONER MAY APPLY FOR ITS BUILDING PERMIT 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 SUCH TIME AS THE 30-DAY APPEAL PROCESS FROM 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. PETITIONER SHALL SUBMIT BUILDING ELEVATIONS TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE APPLICATION OF BUILDING PERMIT.
3. PETITIONER SHALL PLACE DIRECTIONAL SIGNAGE AT THE APPROPRIATE LOCATIONS ON THE PROPERTY SO AS TO PROMOTE EFFICIENT TRAFFIC CIRCULATION WITHIN THE PROPERTY.
4. PETITIONER SHALL DIRECT LESSEES AND/OR TENANTS TO ENCOURAGE EMPLOYEES TO PARK AT THE NORTHEAST PORTION OF THE SUBJECT PROPERTY, BEHIND THE PROPOSED COMMERCIAL BUILDING, SO AS TO PROVIDE CUSTOMERS WITH MORE DESIRABLE PARKING NEAR THE BUILDINGS TO THE WEST AND SOUTH ON THE PROPERTY.
ANY APPEAL OF THIS DECISION MUST BE MADE WITHIN THIRTY (30) DAYS OF THE DATE ON THIS ORDER.
 - ARCHITECTURAL BUILDING PLANS AND ELEVATIONS WILL BE PROVIDED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.

PDM #: 8-878
DRC #: 102008K
DISTRICT: 8C3

DRC #102008K GRANTED 11/17/08
DRC #081710D GRANTED 08/24/10

THIS REFINEMENT HAS ADJUSTED THE BUILDING & PARKING LOT TO MEET THE CONDITIONS OF THE VARIANCE GRANTED BY THE DEPUTY ZONING COMMISSIONER CASE NO. 2010-0297-A, JULY 13, 2010 TO ALLOW THE BUILDING TO BUILDING SETBACK OF 32' IN-LIEU OF THE REQUIRED 60'.

THIS SITE IS NOT IN ANY FAILED BASIC SERVICE MAP AREAS.



BENCHMARK DATA

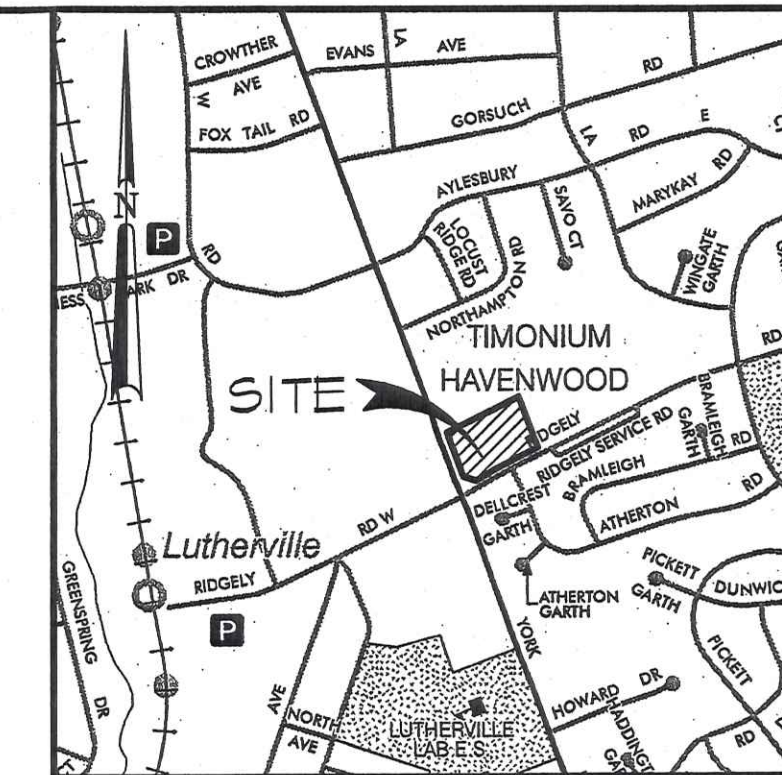
FWA #9000 REBAR WITH RED FWA TRAVERSE CAP SET NORTH 642805.638 EAST 1410103.268 ELEV 388.33 COMBINED SCALE FACTOR: 0.99998329	FWA #9001 SMALL MAGNAIL SET NORTH 642757.774 EAST 1419538.058 ELEV 391.82 COMBINED SCALE FACTOR: 0.99998310
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THE COORDINATES SHOWN HEREON ARE BASED ON NAD83/CORS96 OF THE MARYLAND STATE COORDINATE SYSTEM.

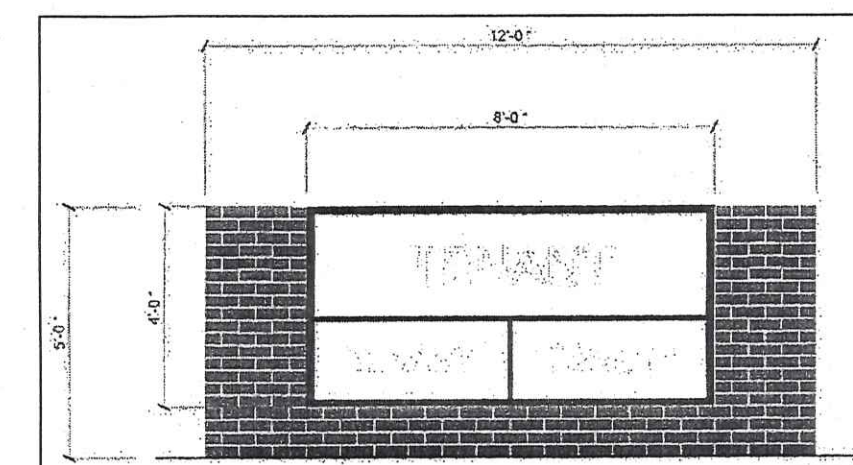
SOILS CHART

SYMBOL	DESCRIPTION	GROUP
JpC2	JOPPA GRAVELLY SANDY LOAM	B

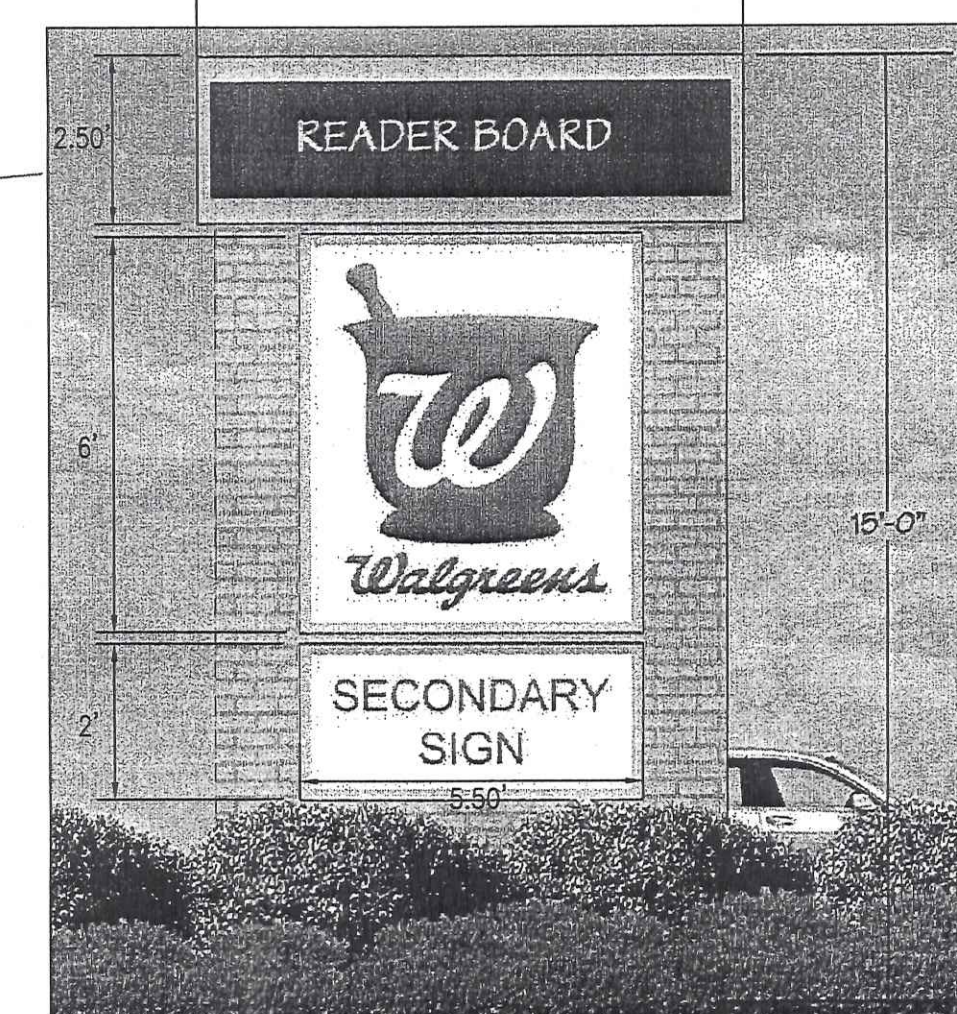
NOTE: ENTIRE PROPERTY LIES WITHIN JpC2 SOILS. THEREFORE, NO SOIL LINES ARE DEPICTED ON THE PLAN.



VICINITY MAP
1"=1000'



PROPOSED SIGN
NTS



EXISTING WALGREENS SIGN
NTS

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014 - 0727
410-838-7800
410-893-1243 fax
www.frederickward.com

FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

REV	DATE	DESCRIPTION

OWNER/DEVELOPER:
1801 YR, LLC
700 KENILWORTH DRIVE
TOWSON, MD 21204-2427

SITE PLAN
TO ACCOMPANY SIGN VARIANCE
REQUEST
1801 YORK ROAD
3RD COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD



DATE 08/14/14	DRAWING NO. SP1
SCALE 1" = 30'	SHEET 1 OF 1
DESIGNED BY BWL/DAR	FWA JOB NUMBER 2081158.00
CHECKED BY BWL/BMF	