

IN RE: PETITION FOR VARIANCE

(1502-1516 York Road)

8th Election District

3rd Council District

York Hill Realty, LLC,

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2015-0274-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) for existing freestanding joint identification signs to display a maximum of 13 lines of text with a sign copy a minimum of 1 in. in height in lieu of the permitted five (5) lines of text and required 8 in. in height for sign copy (Sign Nos. 1 and 2); (2) for an existing freestanding joint identification sign with a sign height of 31 ft. in lieu of the permitted 25 ft. (Sign No. 1); (3) for an existing freestanding joint identification sign with a sign area/face of 352 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. 1); and (4) for an existing freestanding joint identification sign with a sign area/face of 191 sq. ft. in lieu of the permitted 100 sq. ft. (Sign No. 2). The petition was amended at the hearing to include a fifth variance request concerning a sign setback requirement from a residential zone. The subject property and requested relief is more fully depicted on the site plan marked as Petitioner's Exhibit 1.

Tracee Cutair appeared on behalf of the owner in support of the petition. David H. Karceski, Esq. and Adam Rosenblatt, Esq. appeared on behalf of the Petitioner. Michael Pierce attended the hearing and opposed certain aspects of the request. The petition was advertised and

ORDER RECEIVED FOR FILING

Date 7-21-15

By 19W

posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review, indicating that landscaping should be provided.

The subject property is approximately 1.031 acres and is zoned BL and BL-AS. The site is improved with a shopping center. Although no changes are proposed to the existing signage, the current sign regulations require Petitioner to obtain variances to continue using the signs.

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 property is irregularly shaped and has frontage on both York Road and Seminary Avenue. As such, it is unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to retain the existing signage which has been in place for many years without complaint. Finally, 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.

Mr. Pierce argued that although the freestanding sign on Seminary Avenue may be permitted, it is close to a residential zone and should be allowed to remain as a nonconforming sign only, without variance relief. While there is some merit to this argument, there has been no evidence presented that the community objects to the sign and I do not believe it is excessive or distracts motorists. In fact, the sign alerts patrons to the Seminary Avenue access point, through which customers can reach the center without entering the fray along York Road. Mr. Pierce's second argument concerned the requested 1 in. sign copy, and I too believe that would be difficult

ORDER RECEIVED FOR FILING

Date 7-21-15

By DW

for motorists to read and could lead to confusion or distraction. As such, the minimum sign copy will be 3 in. which seems to be in line with recent shopping center sign cases.

THEREFORE, IT IS ORDERED, this 21st day of **July, 2015**, 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) for existing freestanding joint identification signs to display a maximum of 8 lines of text with sign copy a minimum of 3 in. in height in lieu of the permitted five (5) lines of text and required 8 in. in height for sign copy (sign Nos. 1 and 2); (2) for an existing freestanding joint identification sign with a sign height of 31 ft. in lieu of the permitted 25 ft. (Sign No. 1); (3) for an existing freestanding joint identification sign with a sign area/face of 352 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. 1); (4) for an existing freestanding joint identification sign with a sign area/face of 191 sq. ft. in lieu of the permitted 100 sq. ft. (Sign No. 2); and (5) to allow a freestanding enterprise sign to be located as close as 70 ft. from a residential zone in lieu of the required 100 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner must provide ornamental grasses along the strip of land adjoining York Road.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-21-15

By 192

7/16/15

Amended



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 1502-1516 York Road

which is presently zoned BL, BL-AS

Deed References: 30598-00246

10 Digit Tax Account # 0802047650

Property Owner(s) Printed Name(s) York Hill Realty, LLC

(SELECT THE HEARING(S) BY MARKING X 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 (Legal Owner)

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):

York Hill Realty, LLC, Tracee Cutair, Authorized Person

Tracee Cutair

Name #1 - Type or Print

Name #2 - Type or Print

Tracee Cutair

Signature #1

Signature #2

9640 Deereco Road

Timonium, MD

Mailing Address

City

State

21093

410-666-1000

tcutair@hillmgmt.com

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

Filing Date / /

Do Not Schedule Dates:

Reviewer

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

7-21-15

By

103



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 1502-1516 York Road which is presently zoned BL, BL-AS

Deed References: 30598-00246 10 Digit Tax Account # 0802047650

Property Owner(s) Printed Name(s) York Hill Realty, LLC

(SELECT THE HEARING(S) BY MARKING **X** 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):

York Hill Realty, LLC, Tracee Cutair, Authorized Person

Tracee Cutair

Name #1 - Type or Print

Name #2 - Type or Print

Tracee Cutair

Signature #1

Signature #2

9640 Deereco Road Timonium, MD

Mailing Address City State

21093 410-666-1000

Zip Code Telephone # Email Address

tcutair@hillmgmt.com

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 2015-0274-A Filing Date 5/29/15

Do Not Schedule Dates: _____ Reviewer JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 7-21-15

By [Signature]

**ATTACHMENT
TO PETITION FOR VARIANCE**

1502-1516 York Road

The following variances are requested from Section 450.4, Attachment 1 of the BCZR:

1. From 7(b)(IX) for existing freestanding joint identification signs to display a maximum of 13 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and requires 8 inches in height for sign copy (Sign Nos. 1 and 2)
2. From 7(b)(VII) for an existing freestanding joint identification sign with a sign height of 31 feet in lieu of the permitted 25 feet (Sign No. 1).
3. From 7(b)(VI) for an existing freestanding joint identification sign with a sign area/face of 352 square feet in lieu of the permitted 150 square feet (Sign No. 1).
4. From 7(b)(VI) for an existing freestanding joint identification sign with a sign area/face of 191 square feet in lieu of the permitted 100 square feet (Sign No. 2).

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100

BELCAMP, MARYLAND 21017

May 27, 2015

ZONING DESCRIPTION

1502 - 1516 YORK ROAD



Beginning at a point on the westerly right-of-way of York Road which is of varying width, said point being South 15 degrees 38 minutes 40 seconds West 56.08 feet more or less, from a point formed by the intersection of the centerlines of York Road and Thornhill Road, thence leaving said point of beginning, along the following 9 courses:

1. Running thence leaving said westerly right-of-way of York Road South 66 degrees 28 minutes 37 seconds West 102.28 feet, running thence
2. South 44 degrees 13 minutes 50 seconds East 53.12 feet, running thence
3. South 05 degrees 36 minutes 47 seconds East 112.74 feet, to a point on the northerly right-of-way of Seminary Avenue which is of varying width, running thence and binding on said northerly right-of-way
4. South 83 degrees 30 minutes 15 seconds West 25.16 feet, running thence leaving said northerly right-of-way of Seminary Avenue
5. North 04 degrees 06 minutes 20 seconds West 105.93 feet, running thence
6. North 58 degrees 47 minutes 03 seconds West 149.65 feet, running thence
7. North 23 degrees 31 minutes 23 seconds West 117.80 feet, running thence
8. North 66 degrees 28 minutes 37 seconds East 195.04 feet, to a point on the westerly right-of-way of York Road which is of varying width, running thence and binding on said westerly right-of-way
9. along a curve to the left with a radius of 7507.43 feet and a distance of 190.33 feet to the point of beginning.

Being that parcel of land recorded in Deed Liber J.L.E. 30598, folio 246, and shown as Lot 2 on Record Plat RDA, Jr. 79-127 as recorded in the Baltimore County Land Records, containing 0.900 Acres of land more or less. Also known as 1502 - 1516 York Road, being parcel 593 of Baltimore County tax map 60, and located within Election District #8 and Councilmanic District #3.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.

ATTACHMENT
TO PETITION FOR VARIANCE

1502-1516 York Road

The following variances are requested from Section 450.4, Attachment 1 of the BCZR:

1. From 7(b)(IX) for existing freestanding joint identification signs to display a maximum of ~~14~~ ⁸ lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and requires 8 inches in height for sign copy (Sign Nos. 1 and 2)
2. From 7(b)(VII) for an existing freestanding joint identification sign with a sign height of 31 feet in lieu of the permitted 25 feet (Sign No. 1).
3. From 7(b)(VI) for an existing freestanding joint identification sign with a sign area/face of 352 square feet in lieu of the permitted 150 square feet (Sign No. 1).
4. From 7(b)(VI) for an existing freestanding joint identification sign with a sign area/face of 191 square feet in lieu of the permitted 100 square feet (Sign No. 2).

5. From 450.5.B.4 to allow freestanding enterprise sign to be located as close as 70 feet from residential zone in lieu of the required 100 feet.

ORDER RECEIVED FOR FILING

Date 7-21-15

By DW

Amended

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017

May 27, 2015

ZONING DESCRIPTION

1502 - 1516 YORK ROAD



Beginning at a point on the westerly right-of-way of York Road which is of varying width, said point being South 15 degrees 38 minutes 40 seconds West 56.08 feet more or less, from a point formed by the intersection of the centerlines of York Road and Thornhill Road, thence leaving said point of beginning, along the following 9 courses:

1. Running thence leaving said westerly right-of-way of York Road South 66 degrees 28 minutes 37 seconds West 102.28 feet, running thence
2. South 44 degrees 13 minutes 50 seconds East 53.12 feet, running thence
3. South 05 degrees 36 minutes 47 seconds East 112.74 feet, to a point on the northerly right-of-way of Seminary Avenue which is of varying width, running thence and binding on said northerly right-of-way
4. South 83 degrees 30 minutes 15 seconds West 25.16 feet, running thence leaving said northerly right-of-way of Seminary Avenue
5. North 04 degrees 06 minutes 20 seconds West 105.93 feet, running thence
6. North 58 degrees 47 minutes 03 seconds West 149.65 feet, running thence
7. North 23 degrees 31 minutes 23 seconds West 117.80 feet, running thence
8. North 66 degrees 28 minutes 37 seconds East 195.04 feet, to a point on the westerly right-of-way of York Road which is of varying width, running thence and binding on said westerly right-of-way
9. along a curve to the left with a radius of 7507.43 feet and a distance of 190.33 feet to the point of beginning.

Being that parcel of land recorded in Deed Liber J.L.E. 30598, folio 246, and shown as Lot 2 on Record Plat RDA, Jr. 79-127 as recorded in the Baltimore County Land Records, containing 0.900 Acres of land more or less. Also known as 1502 - 1516 York Road, being parcel 593 of Baltimore County tax map 60, and located within Election District #8 and Councilmanic District #3.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.

2015-0274-A

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

No. **125486**

Date: **5/29/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DFN

6/01/2015 5/29/2015 11:15:26 1

REG MODE: WALKIN LRAS LTR

RECEIPT # 504218 5/29/2015 DFLN

Dept 5 528 ZONING VERIFICATION

TR NO. 125486

Recpt Tot 1500.00

1500.00 CR 6.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	106	0000		6150				\$ 500 -

Total: **\$ 500 -**

Rec From: **YORK HILL REALTY LLC**

For: **2015-0274-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: 2015-0774-A
Property Address: 1502-1516 YORK ROAD
Property Description: SHOPPING CENTER
0.900 AC OF LAND ZONED BL & BL-AS
Legal Owners (Petitioners): YORK REALTY, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: TRACEE CUTAIE
Company/Firm (if applicable): HILL MANAGEMENT SERVICES, INC.
Address: 9646 DEERCO ROAD
TIMONIUM, MARYLAND
21093
Telephone Number: 410-666-1000

Revised 5/20/2014

CERTIFICATE OF POSTING

2015-0274-A

RE: Case No.: _____

Petitioner/Developer: _____

York Hill Realty, LLC, Tracee Cutair, Authorized Person

July 16, 2015

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: _____

1502-1516 York Rd

June 26, 2015

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



Sincerely,


(Signature of Sign Poster) June 26, 2015
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

June 10, 2015

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: 2015-0274-A

1502-1516 York Road

W/s York Road, 56 ft. S/of intersection with Thornhill Road

8th Election District – 3rd Councilmanic District

Legal Owners: York Hill Realty, LLC, Tracee Cutair, Authorized Person

Variance for existing freestanding joint identification signs to display a maximum of 13 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and requires 8 inches in height for sign copy (Sign Nos. 1 and 2); for an existing freestanding joint identification sign with a sign height of 31 feet in lieu of the permitted 25 feet (Sign No. 1); for an existing freestanding joint identification sign with a sign area/face of 352 sq. feet in lieu of the permitted 150 sq. feet (Sign No. 1); for an existing freestanding joint identification sign with a sign area/face of 191 sq. feet in lieu of the permitted 100 sq. feet (Sign No. 2).

Hearing: Thursday, July 16, 2015 at 1:30 p.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 Avenue, Ste. 500, Towson 21204
Tracee Cutair, 9640 Deereco Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 26, 2015.**
- (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, June 25, 2015 Issue - Jeffersonian

Please forward billing to:

Tracee Cutair
Hill Management Services, Inc.
9640 Deereco Road
Timonium, MD 21093

410-666-1000

NOTICE OF ZONING HEARING

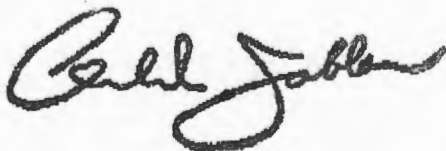
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0274-A

1502-1516 York Road
W/s York Road, 56 ft. S/of intersection with Thornhill Road
8th Election District – 3rd Councilmanic District
Legal Owners: York Hill Realty, LLC, Tracee Cutair, Authorized Person

Variance for existing freestanding joint identification signs to display a maximum of 13 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and requires 8 inches in height for sign copy (Sign Nos. 1 and 2); for an existing freestanding joint identification sign with a sign height of 31 feet in lieu of the permitted 25 feet (Sign No. 1); for an existing freestanding joint identification sign with a sign area/face of 352 sq. feet in lieu of the permitted 150 sq. feet (Sign No. 1); for an existing freestanding joint identification sign with a sign area/face of 191 sq. feet in lieu of the permitted 100 sq. feet (Sign No. 2).

Hearing: Thursday, July 16, 2015 at 1:30 p.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.

RE: PETITION FOR VARIANCE

1502-1516 York Road; W/S York Road,
56' S of intersection with Thornhill Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): York Hill Realty, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-274-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

JUN 11 2015

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 11th day of June, 2015, 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

MEMORANDUM

DATE: August 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0274-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 20, 2015. 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 21, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1502 – 1516 York Road

INFORMATION:

Item Number: 15-274

Petitioner: York Hill Realty

Zoning: BL, BL-AS

Requested Action: Variance

RECEIVED

JUL 27 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variances to permit existing freestanding joint identification signs with a maximum of 13 lines of text at a minimum of 1" in height, a height of 31', sign area/face of 352 sq. ft. and sign area/face of 191 sq. ft. in lieu of the required 5 lines, 8", 25', 150 sq.ft. and 100 sq. ft. respectively.

The Department has no objection to the granting of the petitioned zoning relief conditioned upon the following.

Submit a landscape plan proposing plantings at the base of the existing signs to the Baltimore County Landscape Architect for approval prior to the issuance of any sign permits.

At such time as the signs are to be replaced, the replacement signs must be in keeping with the signage guidelines of the Lutherville community plan ("A Community Conservation Plan for Lutherville") adopted by County Council on February 20, 1996) on Page 12.

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

Division Chief: Kathy Schabach

AVA/KS

C: Wallace S. Lippincott, Jr.
Jeanette Tansey, RLA

CASE NAME YORK HILL REALTY: Per. for Veterans
CASE NUMBER 2015-0274-A
DATE 7/16/15

[illegible]

DATE July 16, 2015

[illegible]

CASE NO. 2015-

0274-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

6/16

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

C

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

FIRE DEPARTMENT

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

6/10

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/25

SIGN POSTING

Date:

6/26

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

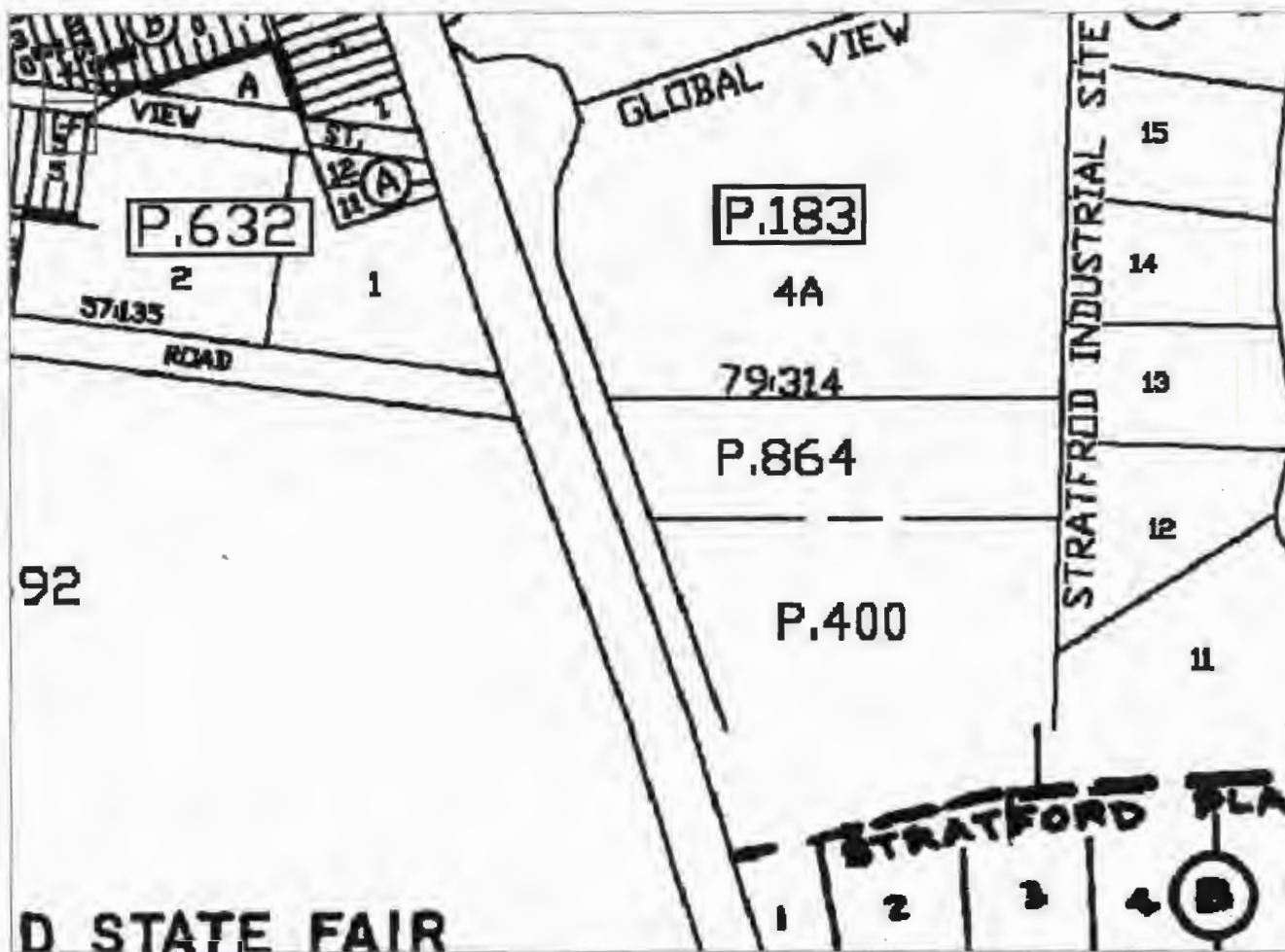
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 08 Account Number - 0802047650							
Owner Information									
Owner Name:		BLAIR & SONS CO INC			Use:		COMMERCIAL		
Mailing Address:		2223 YORK RD TIMONIUM MD 21093			Principal Residence:		NO		
					Deed Reference:		/02903/ 00282		
Location & Structure Information									
Premises Address:		2223 YORK RD 0-0000			Legal Description:		1.936 AC ES YORK ROA 570 N ROUND RIDGE RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0051	0023	0564		0000				2014	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1958		6440				1.9300 AC		06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		OFFICE BUILDING							
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		1,059,500		1,059,500					
Improvements		215,600		277,500					
Total:		1,275,100		1,337,000		1,295,733		1,316,367	
Preferential Land:		0						0	
Transfer Information									
Seller: STAR CONSTRUCTIO N CO ET AL				Date: 04/06/1956		Price: \$13,000			
Type: ARMS LENGTH IMPROVED				Deed1: /02903/ 00282		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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: **0802047650**

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/>)

☒ Loading... Please Wait. Loading... Please Wait.

-->



KEVIN KAMENETZ
County Executive

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

July 9, 2015

York Hill Realty LLC
Tracee Cutair
9640 Deereco Road
Timonium MD 21093

RE: Case Number: 2015-0274 A, Address: 1502-1516 York Road

Dear Ms. Cutair:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 29, 2015. 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/10/15

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

RE: Baltimore County
Item No. 2015-0274-A

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above 2015-0274-A captioned, which was received on 6/10/15. A field inspection and internal review reveals that an entrance onto MD45/131 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for York Hill Shopping Center, Case Number 2015-0274-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) X 5598 or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "David W. Peake".

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 15, 2015
Item No. 2015-0274

DATE: June 16, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

In exchange for the numerous variances being requested, parking along York Road should be screened. Wheel stops would be required to accomplish successful planting.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0274-06162015.doc



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3374033

Sold To:

HILL MANAGEMENT SERVICES, INC. - CU00452323
9640 Deereco Rd
Lutherville Timonium, MD 21093-2120

Bill To:

HILL MANAGEMENT SERVICES, INC. - CU00452323
9640 Deereco Rd
Lutherville Timonium, MD 21093-2120

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 25, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

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: # 2015-0274-A 1502-1516 York Road W/s York Road, 66 ft. S/ of intersection with Thornhill Road 8th Election District - 3rd Councilmanic District Legal Owner(s): York Hill Realty, LLC, Tracee Cutair, Authorized Person
Variance: for existing freestanding joint identification signs to display a maximum of 13 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and requires 8 inches in height for sign copy (Signs No.s 1 and 2); for an existing freestanding joint identification with a sign height of 31 feet in lieu of the permitted 25 feet (Sign No. 1); for an existing freestanding joint identification sign with a sign area/face of 352 sq. feet in lieu of the permitted 150 sq. feet (Sign No. 1); for an existing freestanding joint identification sign with a sign area/face of 191 sq. feet in lieu of the permitted 100 sq. feet (Sign No. 2).
Hearing: Thursday, July 16, 2015 at 1:30 p.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.
6/338 June 25 3374033

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MARYLAND 21017

CURRICULA VITAE

Bernt C. Petersen, R.L.A.

Director of Planning
George William Stephens, Jr. & Associates, Inc.

Professional Registration: Registered Landscape Architect - Maryland - No. 1095

Education:

State University of New York, College of Environmental Science and Forestry at
Syracuse – Bachelor of Landscape Architecture - 1977
Bachelor of Science, Environmental Studies -1976

Professional Affiliations: American Society of Landscape Architects,
Maryland Chapter, No. 1108847

Professional practice includes 30 years of experience in land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and testimony regarding land use and zoning issues. Mr. Petersen has been practicing in the Greater Baltimore Metropolitan region since 1988 and has expertise in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County and Howard County, Maryland.

Principal duties for G. W. Stephens, Jr. & Assoc. include: supervision of site development and land planning; zoning interpretation; Community Input Meetings; Development Plan preparation and Hearing Officer's Hearings; Special Hearings and Special Exception petitions; variance request petitions and landscape plan preparation. Prior to his relocation to Maryland, Mr. Petersen practiced site design and land planning in New York and Massachusetts.

Significant local projects include: Powell Property, Forge Landing, Cedar Lane Farms P.U.D., 1400 Taylor Avenue P.U.D., Westwicke, Beachwood Estates, The Sanctuary, Kimbrook, Kopp Property, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium, Ashland Market Place, Baker Property, Greenfields at White Marsh and The Clusters. A significant project of regional impact is Luther's Forest, a comprehensive mixed use development in Saratoga County, NY.

Mr. Petersen has prepared comprehensive-zoning petitions in Baltimore County during the 1996, 2000, 2004 & 2008 CZMP processes and has an understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He has thorough experience dealing with the Baltimore County's development regulations.

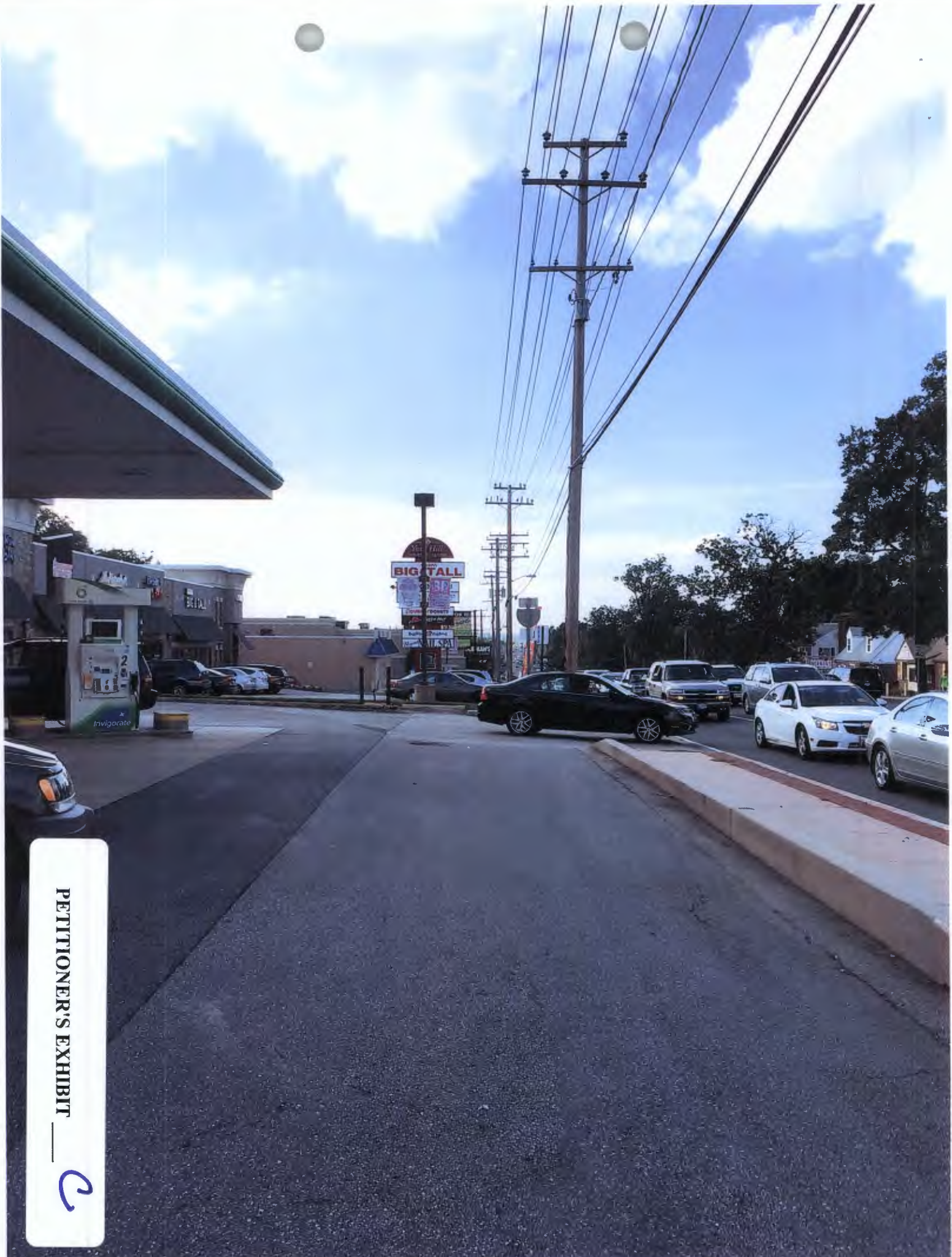


PETITIONER'S EXHIBIT

4A

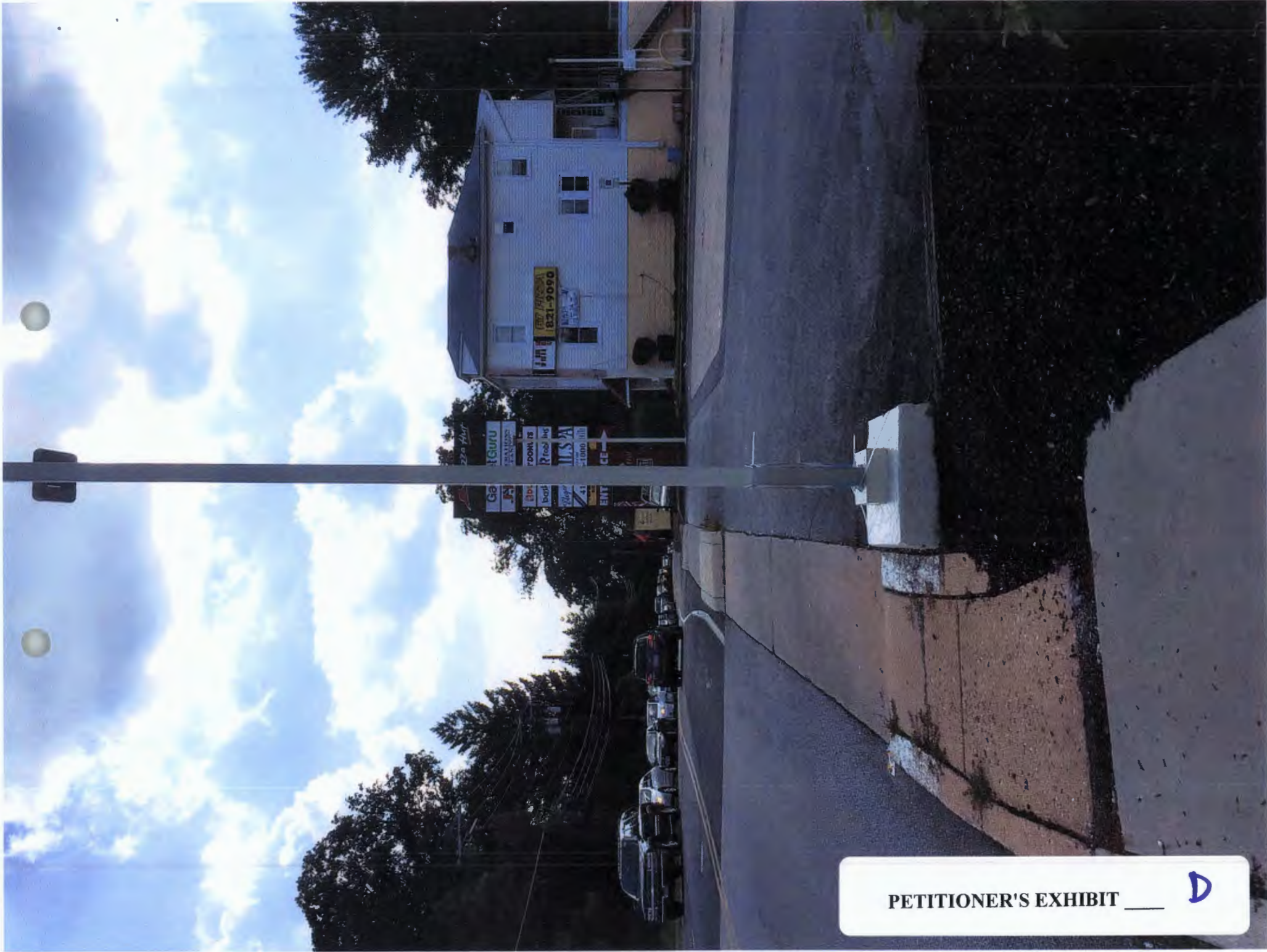


PETITIONER'S EXHIBIT ____ B



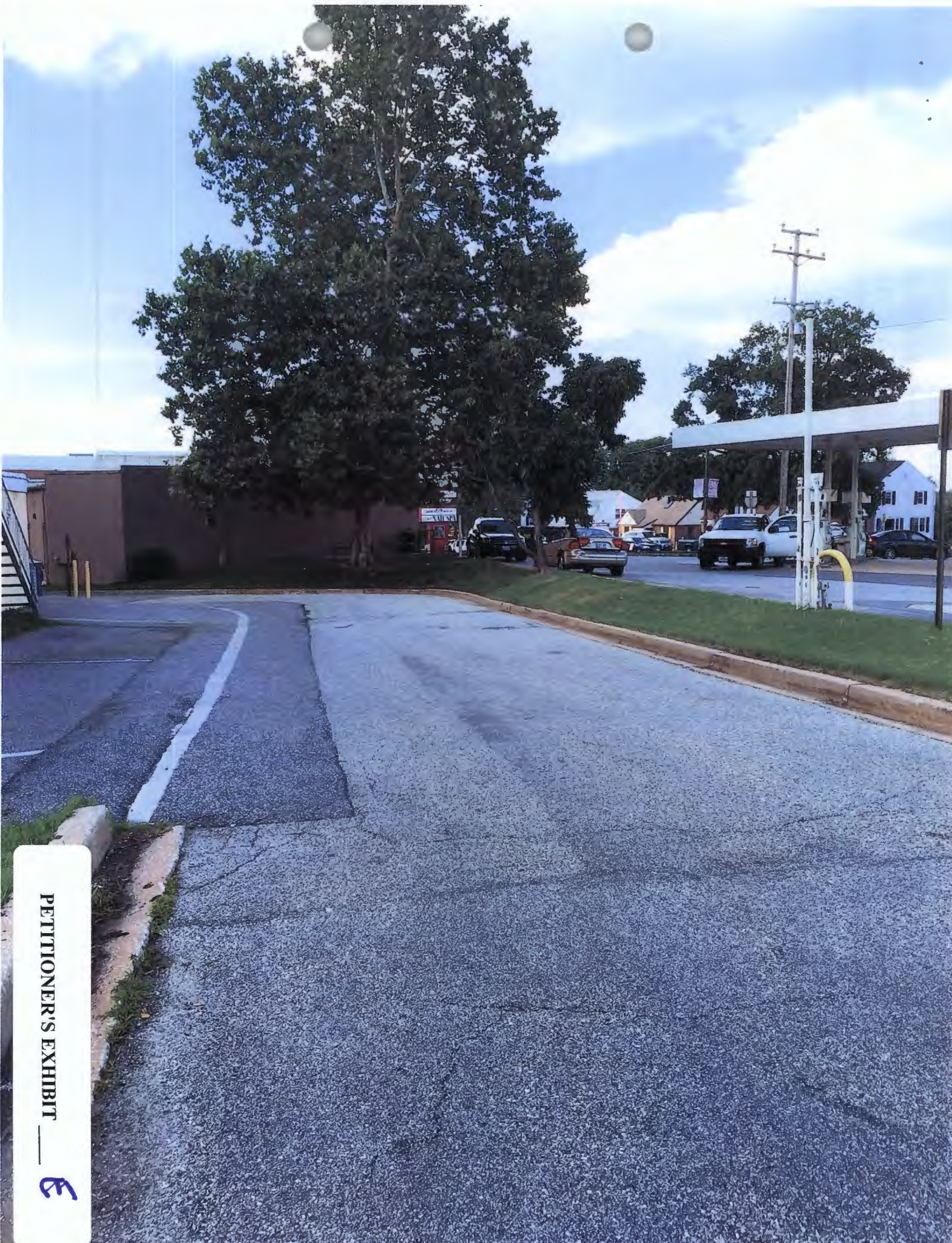
PETITIONER'S EXHIBIT _





PETITIONER'S EXHIBIT ____

D



PETITIONER'S EXHIBIT _____

3



PETITIONER'S EXHIBIT ____

F





PETITIONER'S EXHIBIT 5 B



PETITIONER'S EXHIBIT 5C



PETITIONER'S EXHIBIT 5 D

Rosenblatt, Adam M.

From: Jeanette Tansey <jtansey@baltimorecountymd.gov>
Sent: Tuesday, July 14, 2015 2:31 PM
To: Rosenblatt, Adam M.
Subject: RE: Landscape Requirements for York Hill Shopping Center

Dear Mr. Rosenblatt - Yes, that is exactly what we discussed and what is a practical solution to the issue.

Jeanette M. S. Tansey, R.L.A.
Project Manager, Baltimore County
Permits, Approvals & Inspections
Development Plans Review
111 W. Chesapeake Ave., Room 119
Towson, MD 21204

410-887-3751
jtansey@baltimorecountymd.gov

From: Rosenblatt, Adam M. [mailto:AMRosenblatt@Venable.com]
Sent: Tuesday, July 14, 2015 1:52 PM
To: Jeanette Tansey
Subject: Landscape Requirements for York Hill Shopping Center

Ms. Tansey, I am writing to confirm that pursuant to our discussion of the DPR ZAC comment for Case No. 2015-0274-A, the county will accept ornamental grasses as screening along the narrow grassy strip between York Road and the parking area for the York Hill Shopping Center. Given the presence of overhead power lines, and the fact that the grassy strip is particularly narrow, trees and shrubs will not be possible and ornamental grasses will satisfy the county's landscaping requirements.

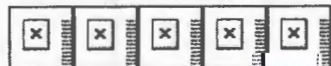
Please confirm, and thank you for your time,

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

CONNECT WITH BALTIMORE COUNTY



When you think Baltimore County, think, www.baltimorecountymd.gov



Screen shot from County
MyNeighborhood website

<----- North

<--- Joint ID sign

<--- Driveway onto
Seminary Rd
(parcel 25.16ft wide)

<--- Other Enterprise sign

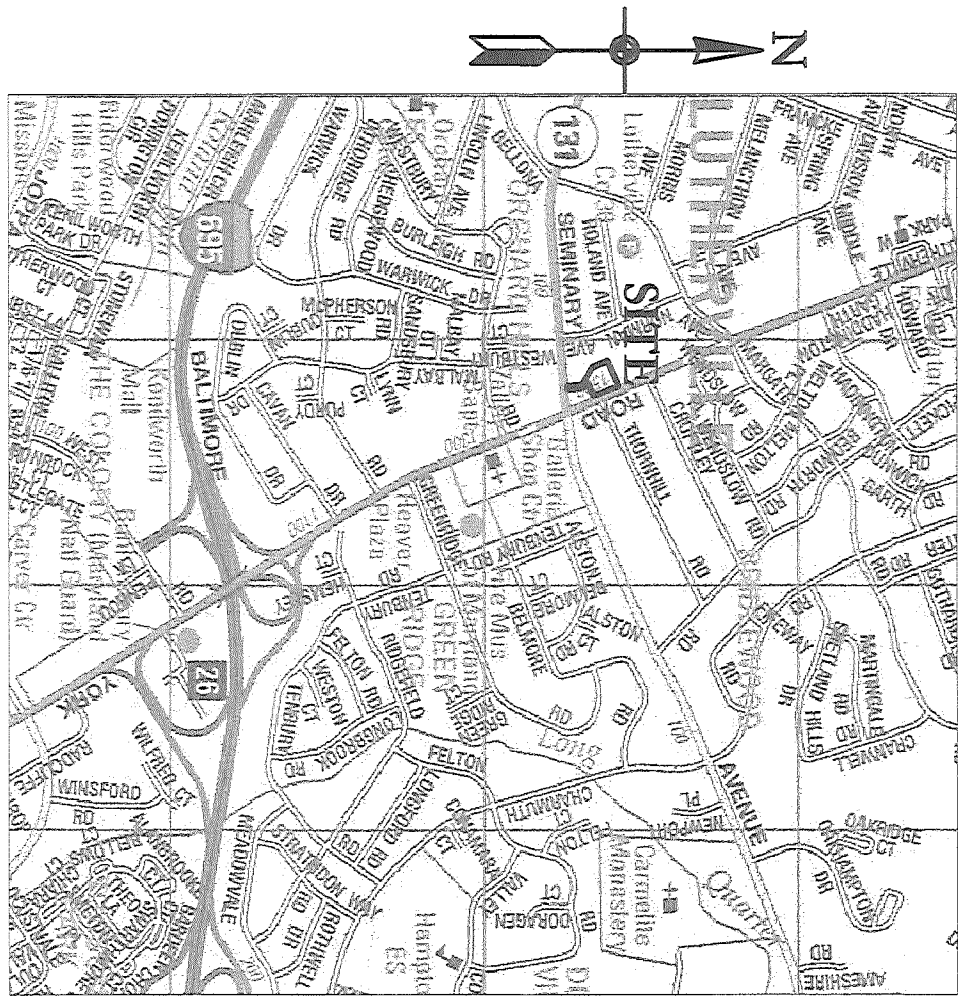
<--- Zoning line

Protestants' Exhibit

1



- LEGEND**
- PROPERTY BOUNDARY
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - EXIST. 2' CANTOUR
 - EXIST. 10' CANTOUR
 - EXIST. BUILDING
 - ADJACENT LOT LINE
 - SAN. SEWER LINE
 - WATER LINE
 - STORM DRAIN
 - ZONING LINE
 - LIGHTING
 - FIRE HYDRANT



VICINITY MAP
Scale: 1" = 1500'
ADC MAP# : 4579

SITE NOTES:

1. PROJECT NAME: YORK HILL SHOPPING CENTER SIGN VARIANCES
2. OWNER: HUNT VALLEY, MARYLAND 21081
3. PLANNING PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES
4882 WILLENUEM ROAD, SUITE 100
BETHESDA, MARYLAND 20814
(410) 259-2240
4. SITE AREA
GROSS SITE AREA: 14,005 S.F. = 1.03 AC.-+
NET SITE AREA: 38,195 S.F. = 0.87 AC.-+
5. EXISTING ZONING: BL, BL-AS
6. EXISTING ZONING: BL, BL-AS
7. COUNCILMANIC DISTRICT: 8
8. ELECTION DISTRICT: 3
9. TAX MAP NUMBER: 60, PARCEL 0593
10. TAX MAP NUMBER: 60, PARCEL 0593
11. TAX MAP NUMBER: 60, PARCEL 0593
12. EXISTING USES: COMMERCIAL, OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICE ESTABLISHMENT
13. EXISTING USES: COMMERCIAL, OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICE ESTABLISHMENT
14. PLAT REFERENCES: W.P.C. 7160, 7161, R.D.A. JR. 79127
15. CENSUS TRACT: 408800
16. WATERSHED: LOCH RAVEN RESERVOIR
17. BUILDING HEIGHT: BY DC28 SECTION 241 ALL EXISTING BUILDINGS COMPLY
18. PARKING REQUIRED: REQUIRED: GENERAL OFFICE @ 3.3 SPACES PER 1000 S.F.
RETAIL @ 5 SPACES PER 1000 S.F.
3,889 S.F. / 1000 = 3.89 SPACES PER 1000 S.F.
3,575 S.F. / 1000 = 3.58 SPACES PER 1000 S.F.
3,789 S.F. / 1000 = 3.79 SPACES PER 1000 S.F.
TOTAL PARKING SPACES REQUIRED = 98 PARKING SPACES

19. ADC MAP NO. 4579
20. THE SUBJECT SITE IS WITHIN A TOPOGRAPHIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE AS SHOWN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP. THE YORK ROAD / SEMINARY AVENUE
21. THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
22. ZONING HISTORY
CASE: #73,242,SPH
ZONING COMMISSIONER GRANTED BY A SPECIAL HEARING, COMMERCIAL, OFF-STREET
CARRY-OUT RESTAURANT, CARRY-OUT RESTAURANT, CARRY-OUT RESTAURANT, CARRY-OUT RESTAURANT
BY THE OFFICE OF PLANNING AND ZONING.
THIS SITE WAS PART OF A RESUBDIVISION OF PROPERTY THAT WAS GRANTED A LIMITED
EXEMPTION UNDER SECTION 32-4-106(b)(1) OF THE DEVELOPMENT REGULATIONS BY LETTER
DATED 7/16/2010.
CASE: #1507791
ACTIVE ZONING VIOLATION - DC28 SECT. 450 - NON-PERMITTED SIGNS, INSPECTOR PAUL COHEN.
23. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY
24. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE
BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
25. FLOOR AREA RATIO (FAR)
ALLOWED - 30 = 134,715 S.F. IN THE BL ZONE
EXISTING FAR FLOOR AREA 43,599 S.F. / GROSS SITE AREA IN BL ZONE 44,005 S.F. = 0.20 FAR
26. ALL LIGHTING FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO
ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC
STREETS.
27. THE SITE IS NOT WITHIN A 100 YR. FLOODPLAIN OR WITHIN THE C.B.A.



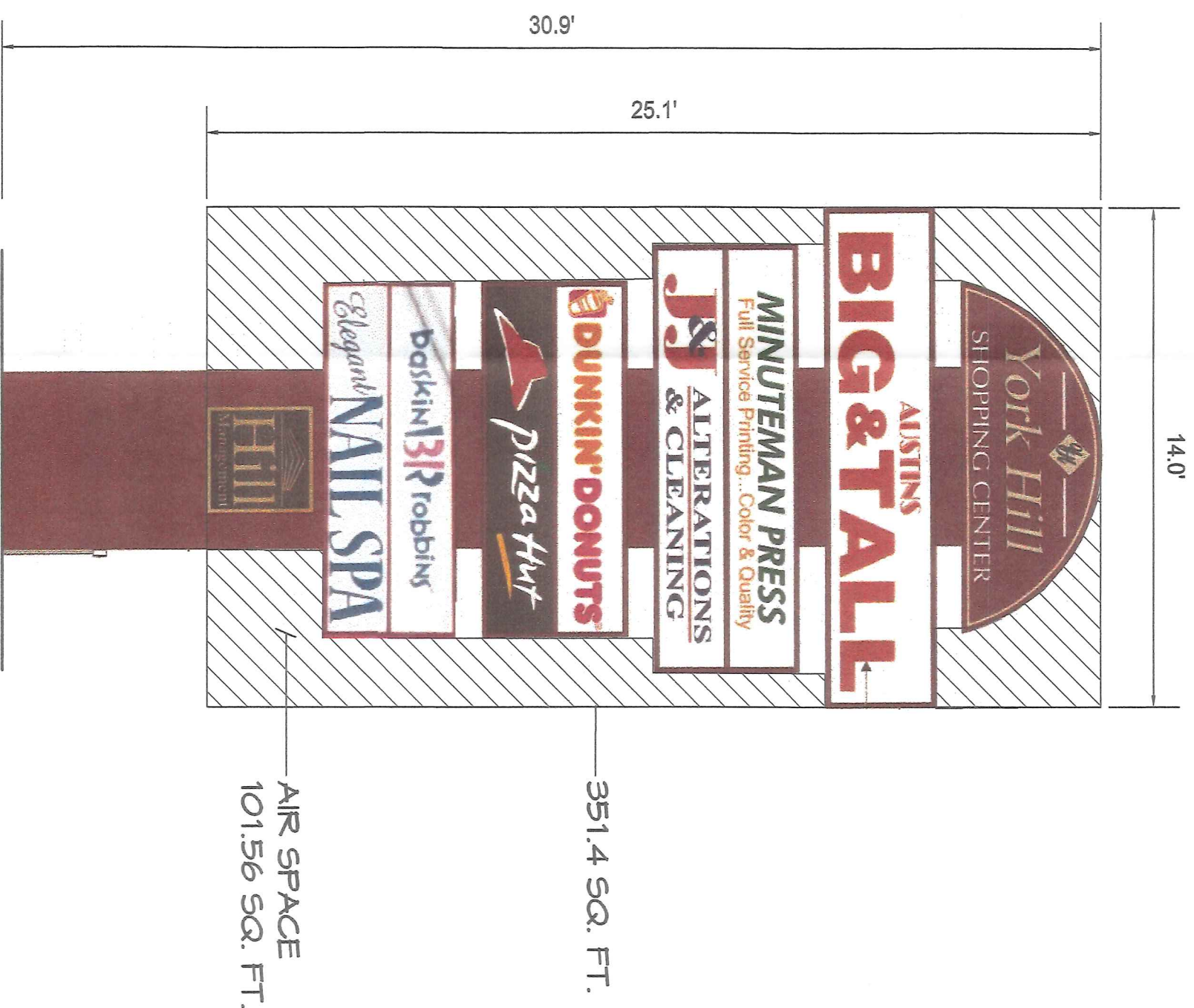
PLAN
Scale: 1" = 40'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Owner

YORK HILL SHOPPING CENTER

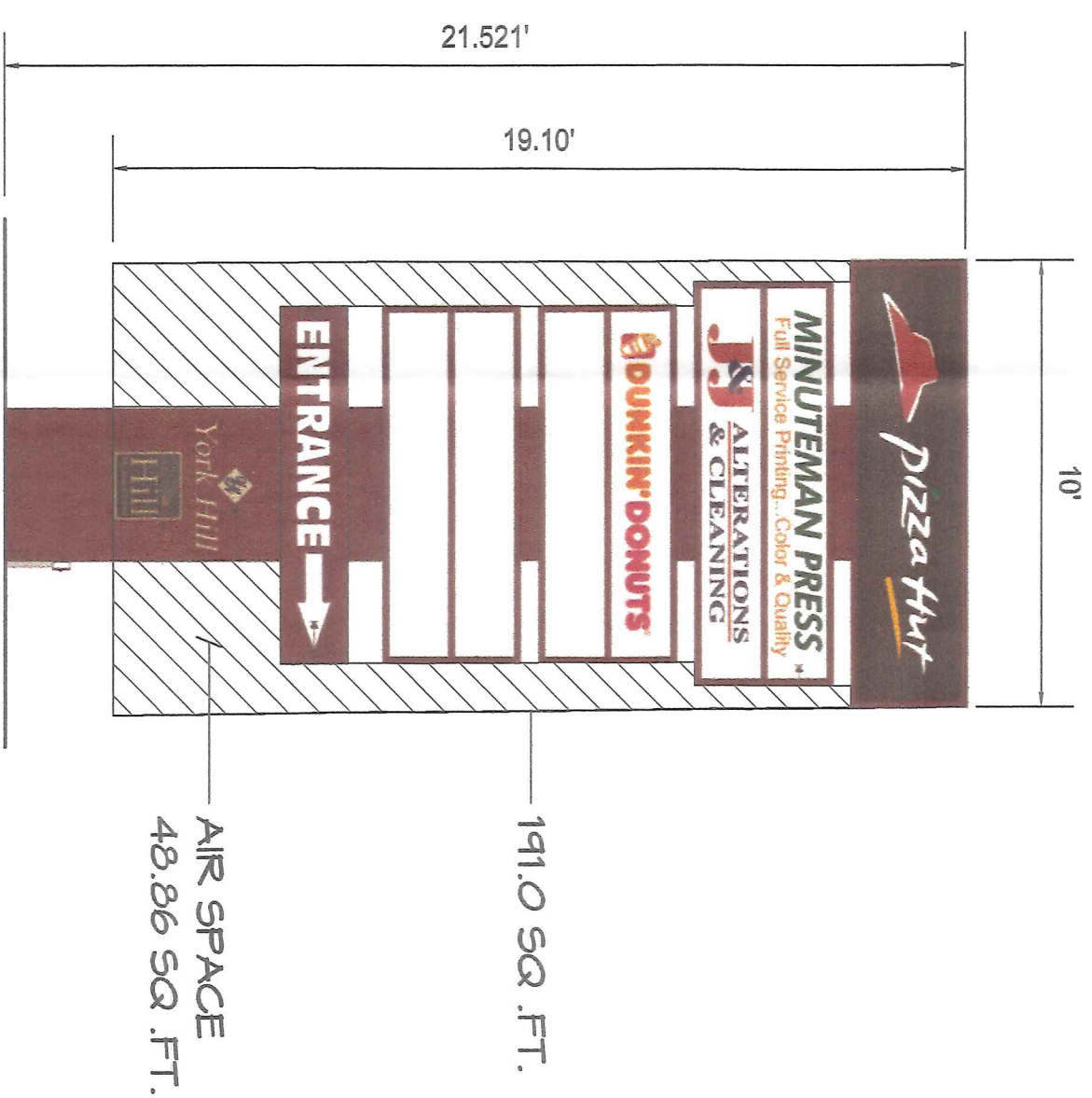
SCALE: 1" = 30'
DATE: 5/28/2015
JOB #: 20-1711
DES: GWS
BCP



SEN # 1

ANS: $\frac{1}{4}'' = 1'-0''$

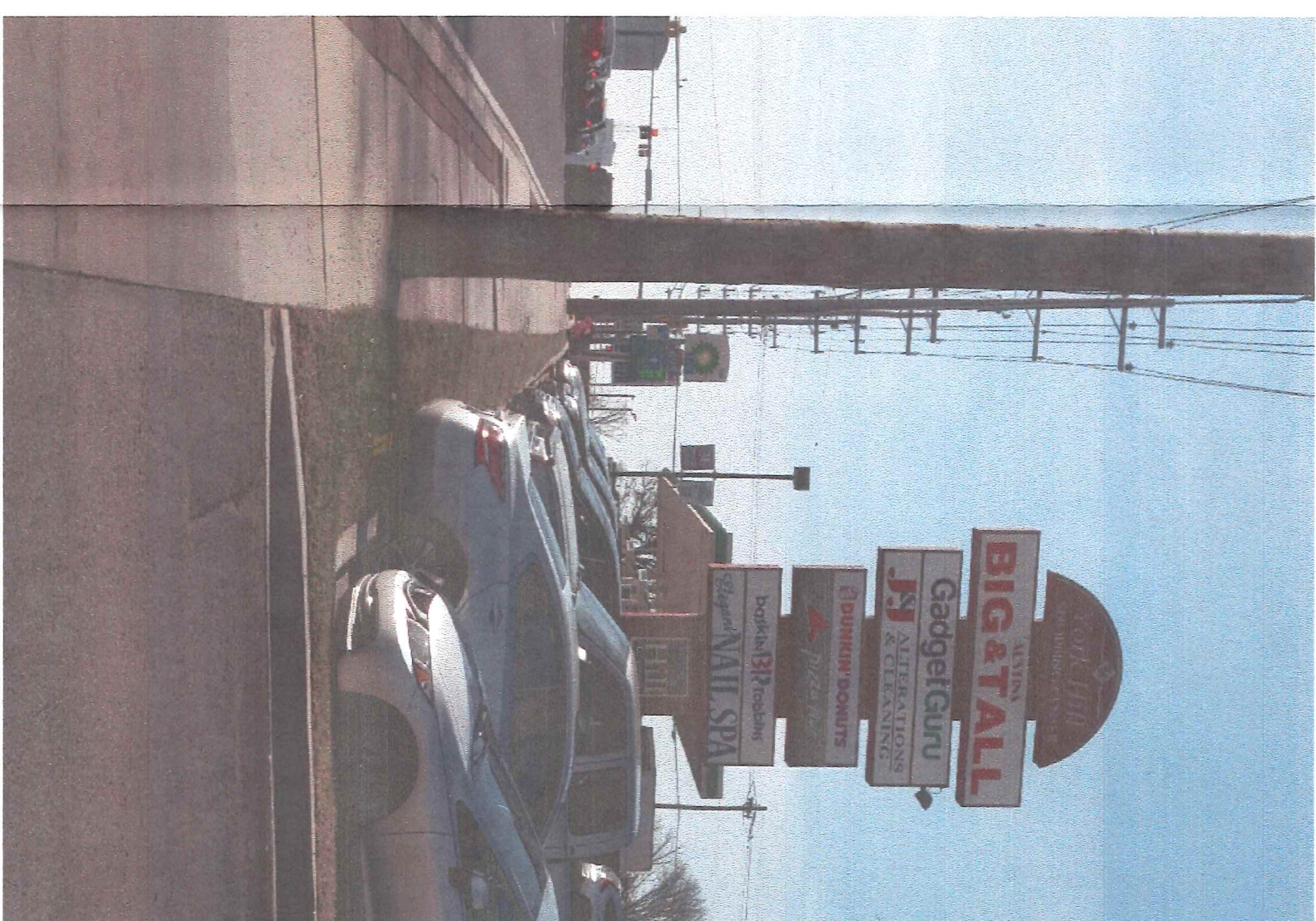
EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
ON WEST SIDE OF YORK ROAD
AREA = 351.4 SQ. FT.



SIGN # 2

SCALE: $\frac{1}{4}'' = 1'-0''$

EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
ON NORTH SIDE OF SEMINARY AVENUE
AREA = 191.0 S.F.



SIGN 1 LOOKING SOUTH



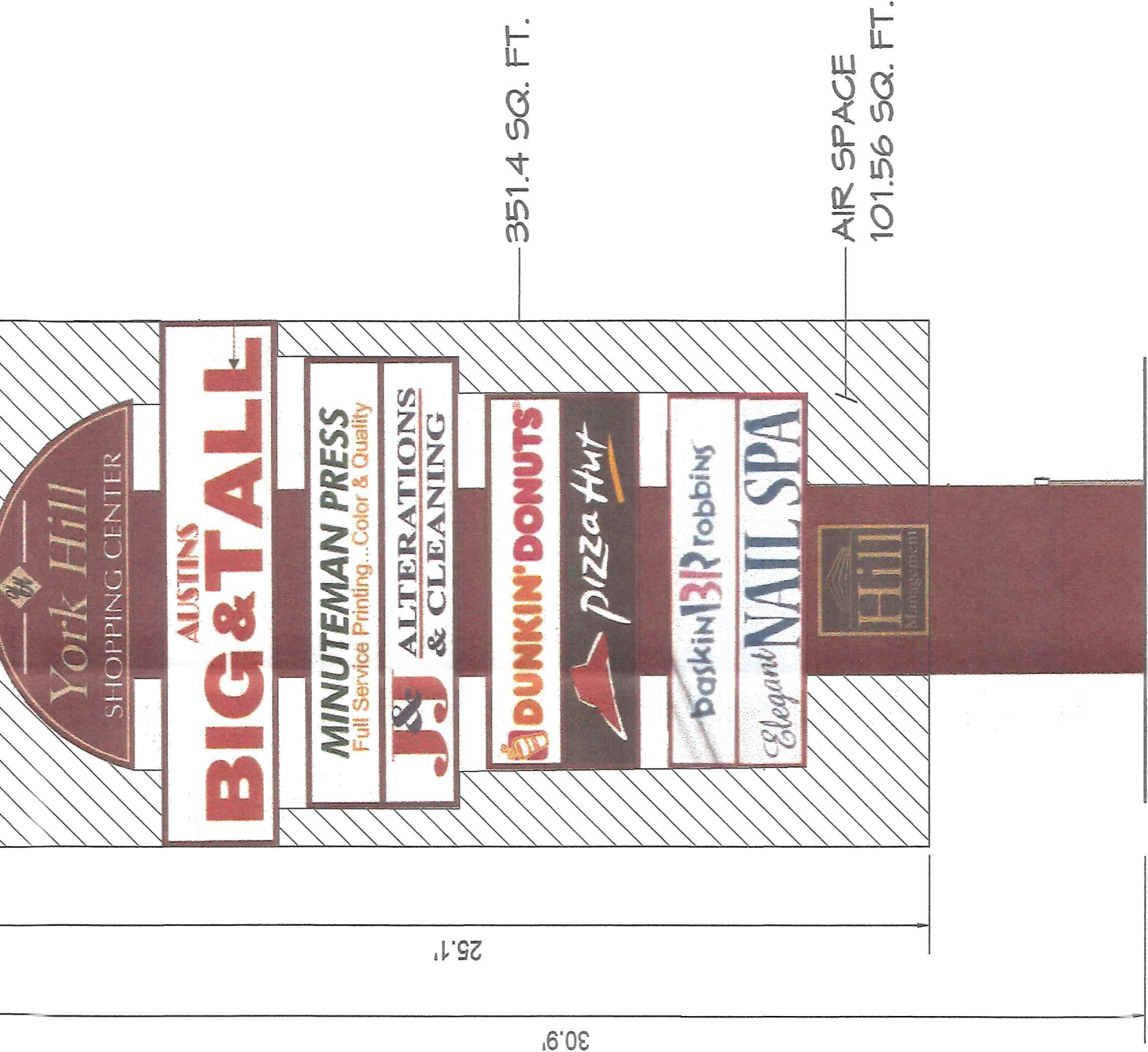
SIGN 2 LOOKING WEST



ZONING MAP

Scale: NTS

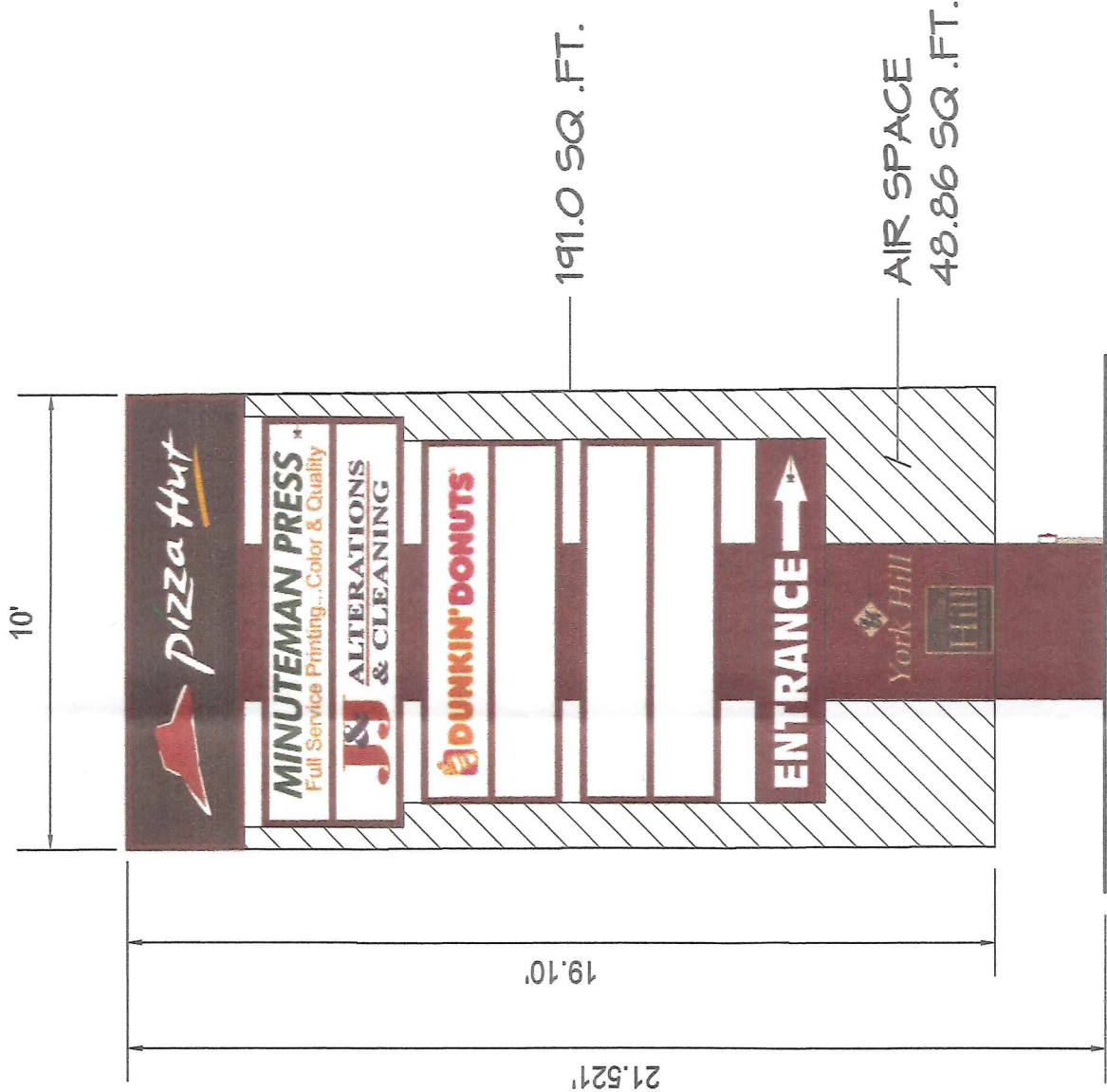
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 4692 MILLENNIUM DRIVE, SUITE 100 BELCAMP, MARYLAND 21017 (410) 297-2340			
Owner: YORK REALTY, LLC 216 SCHILLING CIRCLE HUNT VALLEY, MARYLAND 21031-8632			
NO.		DATE	
REVISIONS:		BY	
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES		YORK HILL SHOPPING CENTER	
1502 - 1516 YORK ROAD LUTHERVILLE, MD 21093 ELECTION DISTRICT #8, COUNCILMANIC DISTRICT #3 BALTIMORE COUNTY		Scale: As Shown Date: May 21, 2015	
SHEET 2 of 2		SCALE: AS SHOWN JOB #: 20-117 DES: BGP CHK: BGP FILE: 200-000000 DRAWING NUMBER: Z-2	



SIGN # 1

SCALE: $\frac{3}{4}$ " = 1'-0"

EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
ON WEST SIDE OF YORK ROAD
AREA = 351.4 SQ. FT.



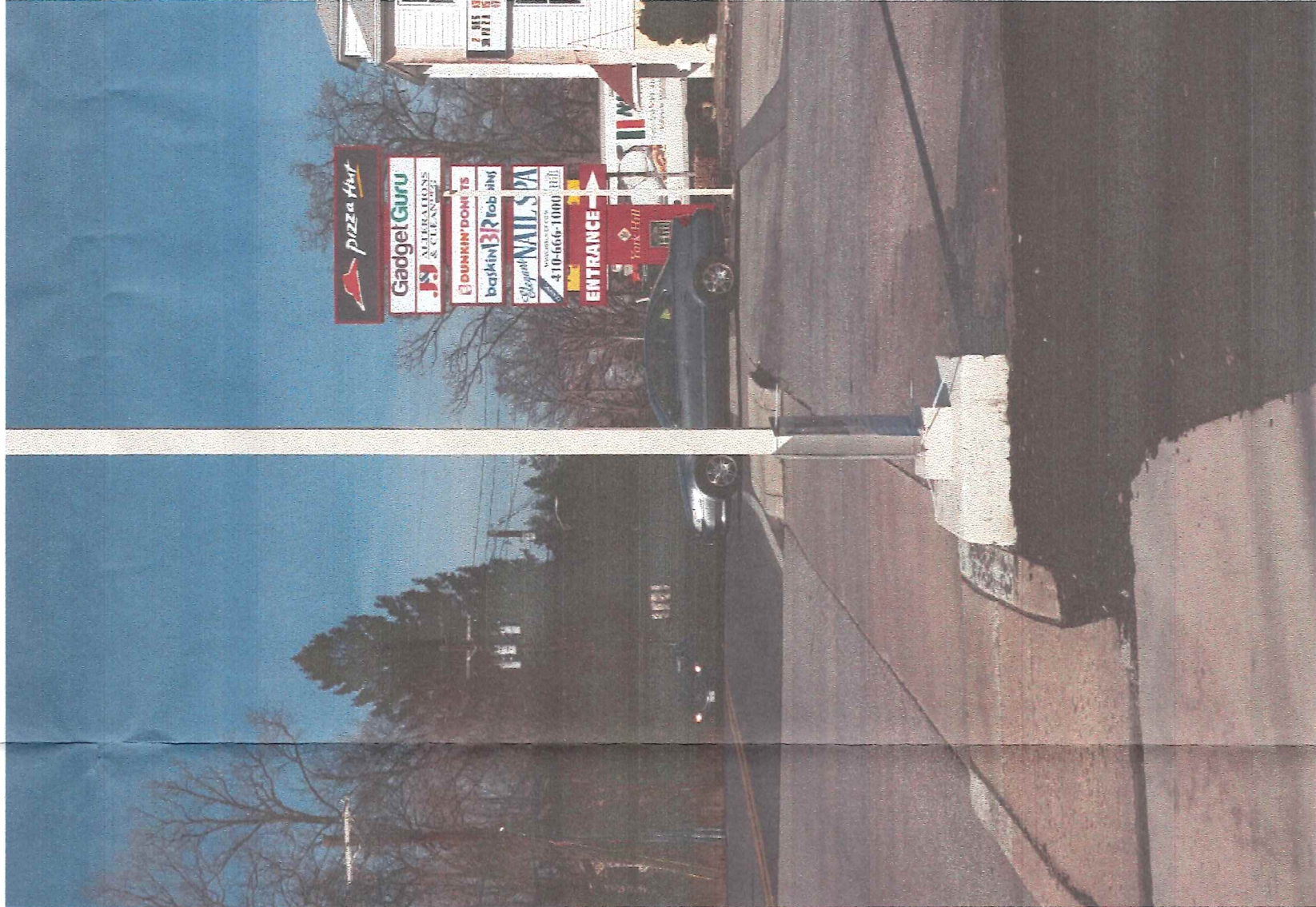
SIGN # 2

SCALE: $\frac{3}{4}$ " = 1'-0"

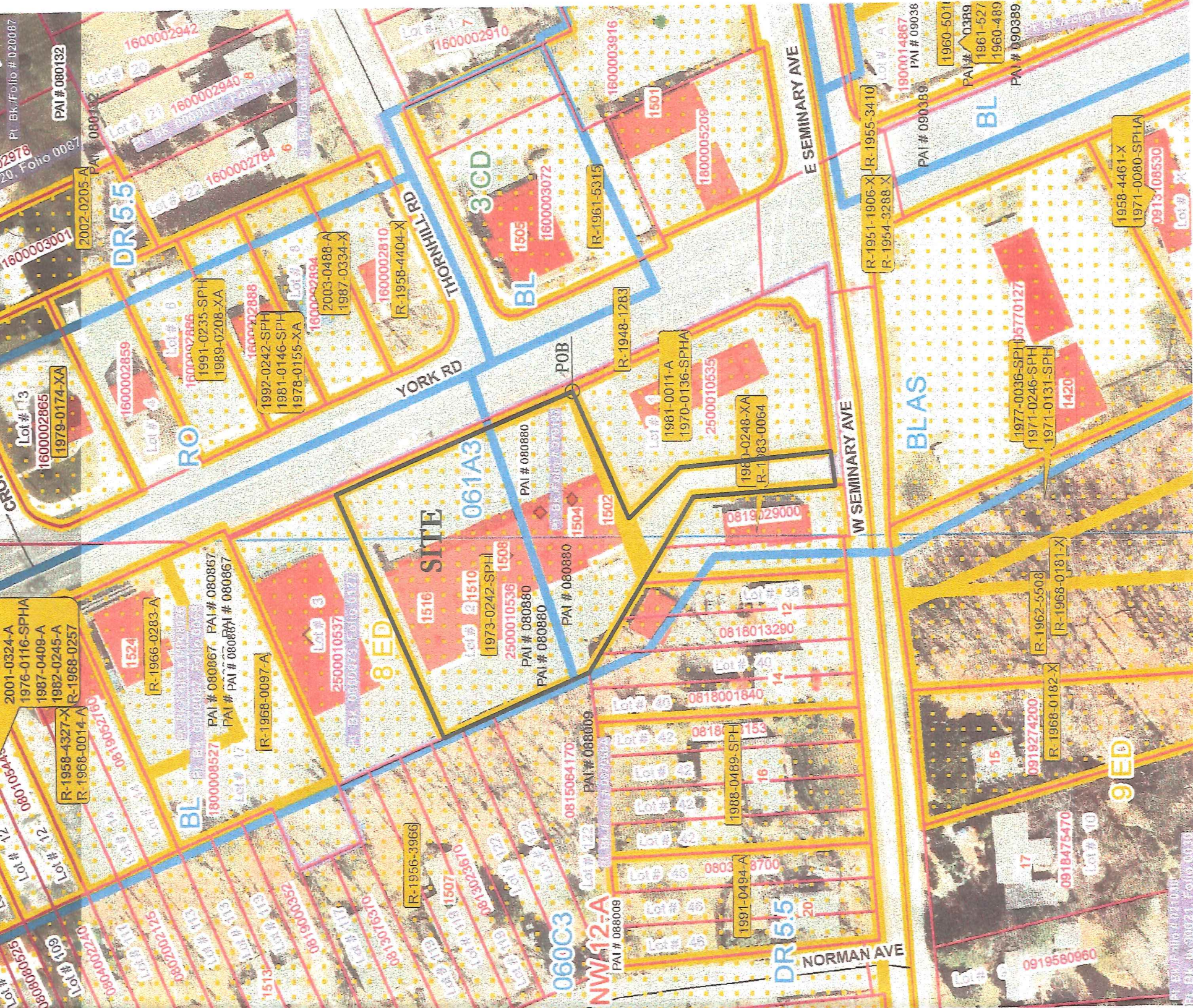
EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
ON NORTH SIDE OF SEMINARY AVENUE
AREA = 191.0 S.F.



SIGN 1 LOOKING SOUTH



SIGN 2 LOOKING WEST



ZONING MAP

Scale: NTS

GW&S
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340

Owner
YORK REALTY, LLC
216 SCHILLING CIRCLE
HUNT VALLEY, MARYLAND 21031-8632

YORK HILL SHOPPING CENTER

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES

1502 - 1516 YORK ROAD
LUTHERVILLE, MD 21033
ELECTION DISTRICT #8, COUNCILMANIC DISTRICT #3
BALTIMORE COUNTY

Scale: As Shown

Date: May 21, 2015

SCALE: AS SHOWN
DATE: 5/21/2015
JOB #: 20-1726
DES: BCP
DRN: BCP
CHK: BCP
FILE: 100-1000000000
DRAWING NUMBER:
Z-2
SHEET 2 of 2

