



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 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

See attached

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)

please see attached

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:

N/A

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Marc Cohen

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 Marc.Cohen@Priority1autogroup.com

Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name – Type or Print

Signature Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0172-A Filing Date 1/27/16

Do Not Schedule Dates: _____

Reviewer AT

Attachment to Petition for Variance

1801 York Road

Petition for Variance pursuant to Baltimore County Zoning Regulations ("BCZR") Section 409.6.A.2. to permit 110 parking space in lieu of the otherwise required 141.



FREDEBICK WARD ASSOCIATES



700 N. E. Street, Suite 100
Baltimore, MD 21202
410-491-1000
410-491-1001

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 feet 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.



**CASHIER'S
VALIDATION**

4-4
Postponed

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

FEB 19 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0172-A
Address 1801 York Road
(1801 York Road, LLC Property)

Zoning Advisory Committee Meeting of February 22, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 02-19-2016



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 4027041

Sold To:

Whiteford-Taylor & Preston LLP - CU00187154
1 W Pennsylvania Ave Ste 300
TOWSON, MD 21204

Bill To:

Whiteford-Taylor & Preston LLP - CU00187154
1 W Pennsylvania Ave Ste 300
TOWSON, MD 21204

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

Mar 15, 2016

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: # 2016-0172-A
1801 York Road
E/s York Road, NE corner of York Road and Ridgely Road
8th Election District - 5th Councilmanic District
Legal Owner(s) Marc Cohen, c/o 1801 YR, LLC

Variance: to permit 110 parking spaces in lieu of the otherwise required 141.

Hearing: Monday, April 4, 2016 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) 887-3891.

JT 3/724 March 15 4027041

medm8 3/13/16

ZONING NOTICE

CASE # 2016-0172-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, APRIL 4, 2016 AT 10:00 A.M.

REQUEST:

VARIANCE TO PERMIT 110 PARKING SPACES IN
LIEU OF THE OTHERWISE REQUIRED 141

POSTER/NOTICES DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410-331-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 20K-0172-A

PETITIONER/DEVELOPER
MARC CONEN, C/O 1801 YR, LLC

DATE OF HEARING/CLOSING:
APRIL 4, 2016

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

1801 YORK ROAD

THIS SIGN(S) WERE POSTED ON MARCH 13, 2016
(MONTH, DAY, YEAR)

SINCERELY [Signature] 3/13/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number:

2016-0172-A

Petitioner:

1801 YORK ROAD LLC

Address or Location:

1801 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Opalifer Busse, Esq.

Address:

WTP One W. Pennsylvania Ave. Ste. 300
TOWSON MD 21204

Telephone Number:

410 832 2077

OK

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
BETHANY BEACH, DE*
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
LEXINGTON, KY
PITTSBURGH, PA
ROANOKE, VA
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

March 24, 2016

Sent Via E-mail and First Class Mail - klewis@baltimorecountymd.gov

Ms. Kristen Lewis
Baltimore County Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Room 105
Towson, MD 21204

Re: **Zoning Case 2016-0172-A; 1801 York Road**
Request for Postponement of Hearing Date

Dear Ms. Lewis:

The hearing in the above-referenced matter is currently set for Monday, April 4, 2016 at 10:00 a.m. My client, the property owner and petitioner in this matter, is negotiating community concerns and as a result, we are respectfully requesting a postponement. I am unaware of any opposing counsel but I am copying People's Counsel on this letter since they entered their appearance.

Thank you for your attention to this matter.

Sincerely,


Jennifer R. Busse

JRB:tm

cc: Marc Cohen (via email)
Gerry Powell, P.E. (via email)
Eric Rockel (via email and first class mail)
Wallace S. Lippincott (via email and first class mail)
Peter Max Zimmerman, Esq. (via email and first class mail)
Carole S. Demilio, Esq. (via email and first class mail)
June Wisnom (via email)

443332

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 2/17/16

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

RE: Baltimore County
Item No. 2016-0172-A
Variance

Marc Cohen, C/O 1801 York Road LLC.
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 2/17/16. A field inspection and internal review reveals that an entrance onto MD 45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0172-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

RE: PETITION FOR VARIANCE
1801 York Road; E/S of York Road, NE
corner of York Road and Ridgely Road
8th Election & 5th Councilmanic Districts
Legal Owner(s): Marc Cohen
c/o 1801 York Road, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-172-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.

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

FEB 18 2016
RECEIVED

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of February, 2016, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 February 22, 2016
Item No. 2016-0130, 0172, 0182 and 0185

DATE: February 18, 2016

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\ZAC02222016.doc



KEVIN KAMENETZ
County Executive

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

February 22, 2016

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E/s York Road, NE corner of York Road and Ridgely Road
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Legal Owners: Marc Cohen, c/o 1801 YR, LLC

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Marc Cohen, 700 Kenilworth Drive, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 15, 2016**
- (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
Tuesday, March 15, 2016 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
One W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

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CASE NUMBER: 2016-0172-A

1801 York Road

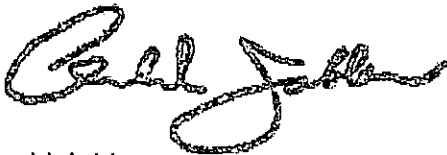
E/s York Road, NE corner of York Road and Ridgely Road

8th Election District – 5th Councilmanic District

Legal Owners: Marc Cohen, c/o 1801 YR, LLC

Variance to permit 110 parking spaces in lieu of the otherwise required 141.

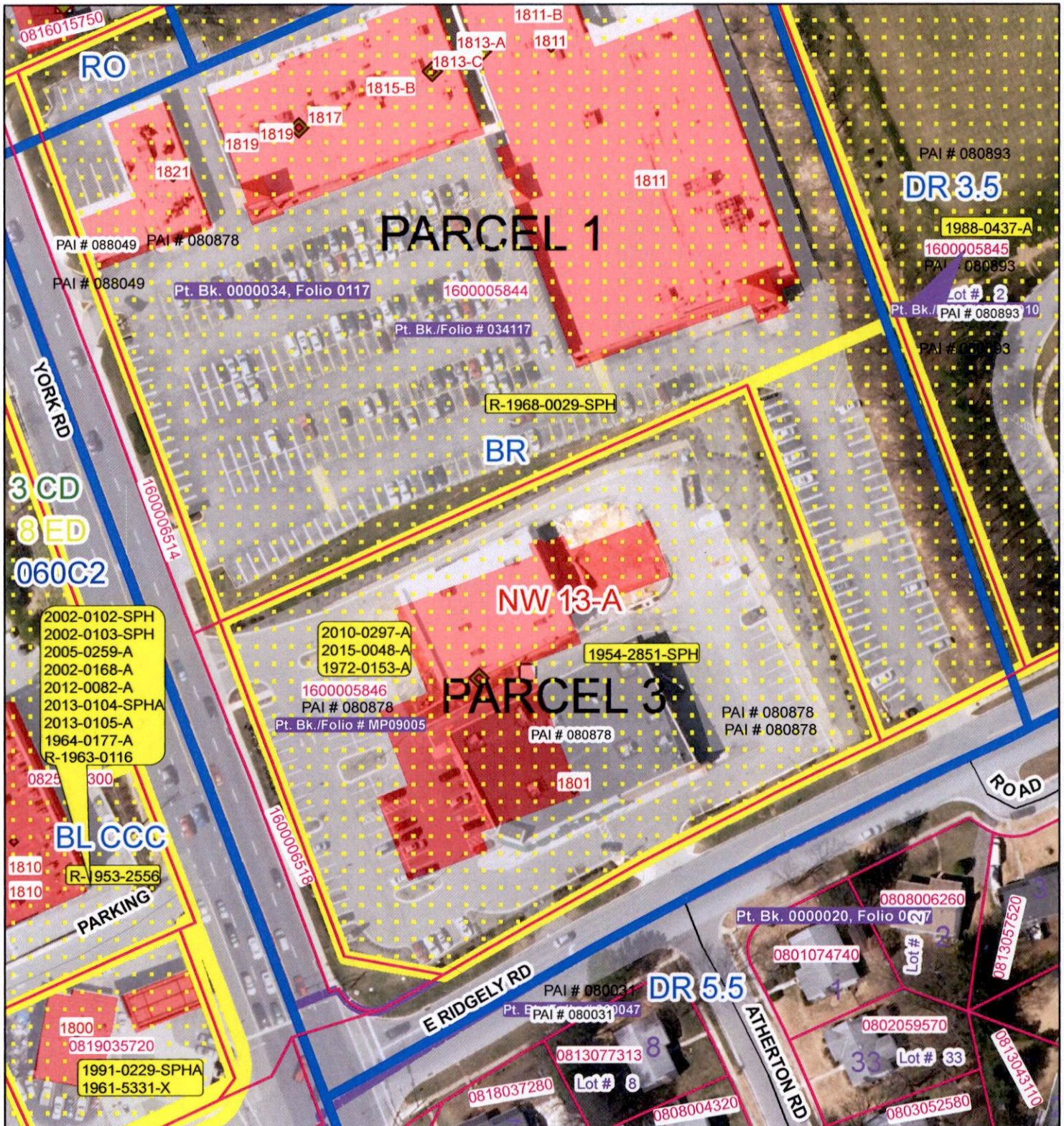
Hearing: Monday, April 4, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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.

1801 York Road



Publication Date: 1/27/2016



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

2016-0172-A

1. OWNER: 1801 YR, LLC
700 KENILWORTH DRIVE
TOWSON, MARYLAND 21204-4227

2. PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC.
5 S. MAIN STREET
P.O. BOX 727
BEL 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
WATERSED: JONES FALLS OF PATAPSCO RIVER AREA (02-13-09)
ZONING MAP: 060C2
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

- PARKING REQUIREMENTS AND PROPOSAL:
- A. REQUIRED: 141
- EX PHARMACY: 14,550 SQ. FT. 5.0/1000 = 73
EX RETAIL: 2,956 SQ. FT. 5.0/1000 = 15
- PROP CARRYOUT RESTAURANT: 2,500 SQ. FT. 5.0/1000 =13
PROP STANDARD RESTAURANT: 2,500 SQ. FT. 16.0/1000 =40
- B. PROVIDED:
- TOTAL SPACES: 110
- 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 SERVICED 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, 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 (102,082.9 SF±)
NOW - 2.07 ACRES (89,976.0 SF±)
17. FOREST CONSERVATION FOR THIS SITE WAS WAIVED BY DEPRM 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:
QUALITY - A 9.2% REDUCTION IN RUNOFF AND THEREFORE IS NOT REQUIRED FOR THE REDEVELOPMENT OF THIS SITE. (ON FORMER CONDITIONS = 16.22 CFS & Q@ 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:
- D. CASE # 2015-0048-A, ORDER ON 10-27-2014, GRANTING A VARIANCE TO (1) ALLOW A FREESTANDING JUNIT 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 MAXIMUM HEIGHT OF 25' AND TOTAL SIGN AREA/FACE OF 100 SQ. FT. ON THE RIDG 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.
1. ARCHITECTURAL REVIEW PLANS AND ELEVATIONS WILL BE PROVIDED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.

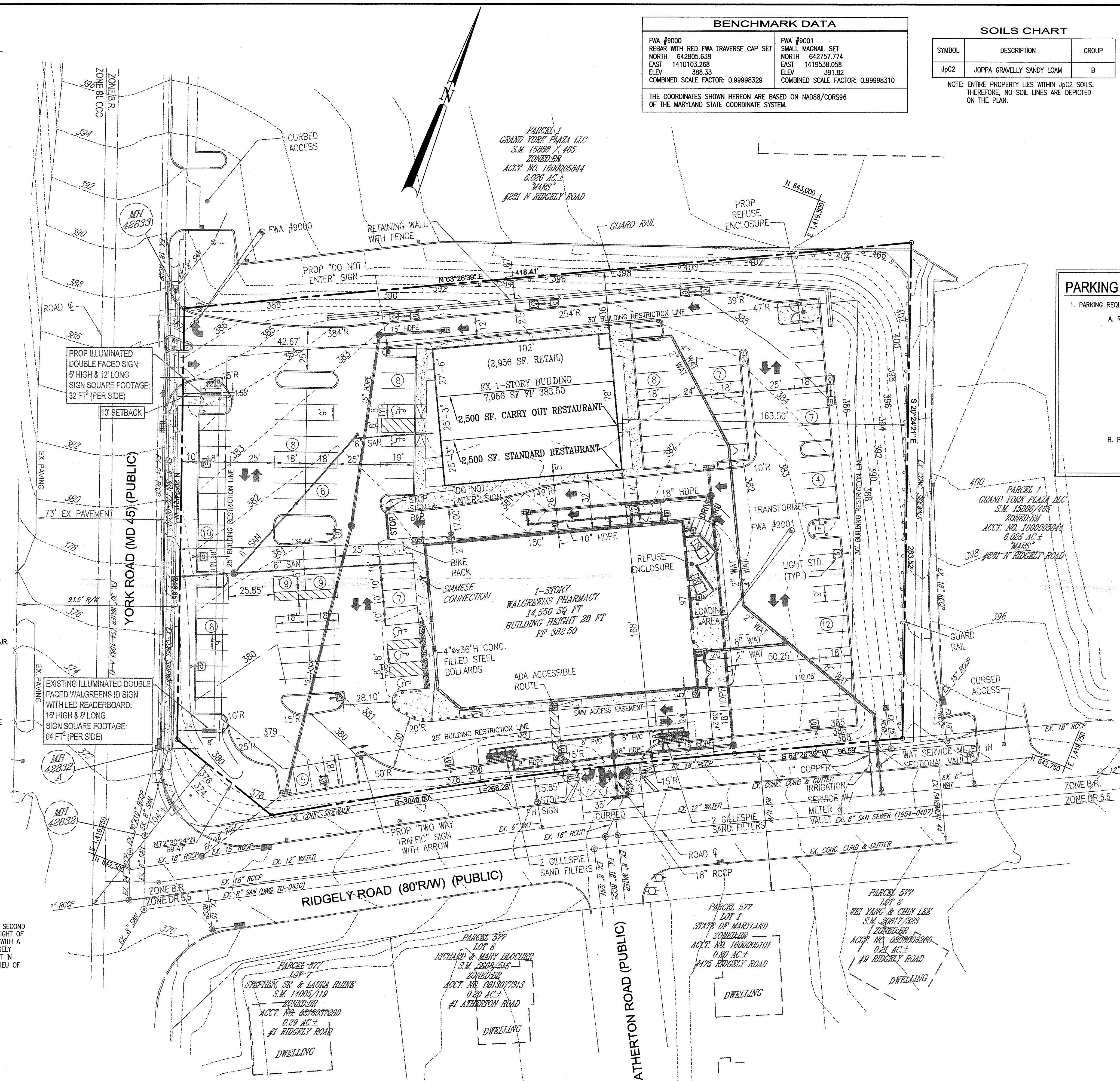
THIS SITE IS NOT IN ANY FAILED BASIC SERVICE MAP AREAS.

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

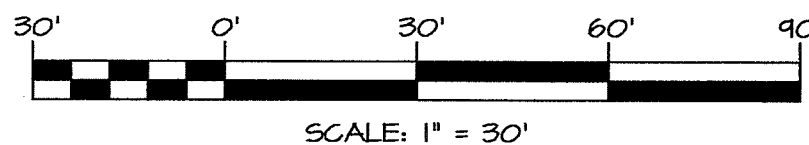
DRC #102008K GRANTED 11/17/08
DRC #081710D GRANTED 08/24/10

THIS REFINEMENT HAS ADJUST

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'.



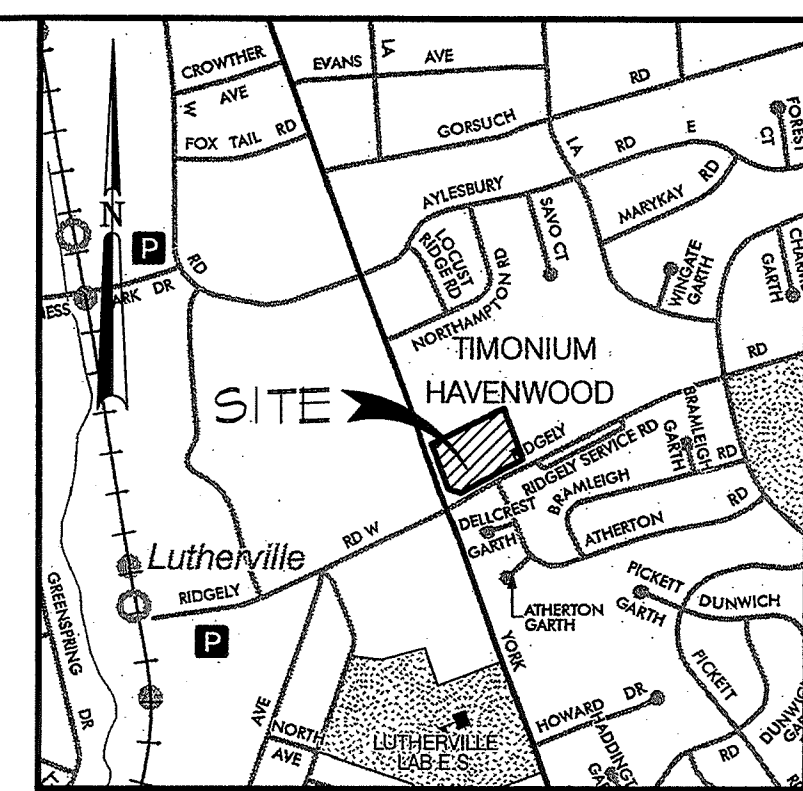
PLAN



BENCHMARK DATA	
FWA #9000 REBAR WITH RED FWA TRAVERSE CAP SET NORTH 142805.638 EAST 141103.268 ELEV 388.3 COMBINED SCALE FACTOR: 0.99998329	FWA #9001 SMALL MAGNAIL SET NORTH 642757.774 EAST 141953.058 ELEV 391.2 COMBINED SCALE FACTOR: 0.999998310
THE COORDINATES SHOWN HEREON ARE BASED ON NAD83/CORS96 OF THE MARYLAND STATE COORDINATE SYSTEM.	

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'

1. PARKING REQUIREMENTS AND PROPOSAL:

- A. REQUIRED:
TOTAL SPACES: 141
- EXISTING PHARMACY: 14,550 SQ. FT. 5.0/1000 = 73
EXISTING RETAIL: 2,956 SQ. FT. 5.0/1000 = 15
- PROP. CARRY OUT RESTAURANT: 2,500 SQ. FT. 5.0/1000 = 13
PROP. STANDARD RESTAURANT: 2,500 SQ. FT. 16.0/1000 = 40
- (CARRY OUT RESTAURANT USE: 5 SPACES PER 1000 SQ. FT. OF GFA)
2.5 X 5 SPACES/1000 SF = 13 PARKING SPACES REQUIRED
(STANDARD RESTAURANT USE: 16 SPACES PER 1000 SQ. FT. OF GFA)
2.5 X 5 SPACES/1000 SF = 40 PARKING SPACES REQUIRED
- B. PROVIDED:
TOTAL SPACES: 110
- *PETITION FOR VARIANCE PER BCZR #409.6.A.2. TO PERMIT 110 SPACES IN LIEU OF THE REQUIRED 141.

[illegible]

OWNER/DEVELOPER:

1801 YR, LLC
700 KENILWORTH DRIVE
TOWSON, MD 21204-2427

**SITE PLAN
TO ACCOMPANY PARKING VARIANCE
REQUEST**

1801 YORK ROAD

BALTIMORE COUNTY MD
8TH ELECTION DISTRICT
BRD COUNCILMANIC DISTRICT

I, GERRY P. POWELL, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 48252, EXP. DATE, 12/29/2017

DATE 02/03/16	DRAWING NO. SP1
SCALE 1" = 30'	
DESIGNED BY	
DRAWN BY BWL/DAR	
CHECKED BY BWL/BMF	SHEET 1 OF 1 FWA JOB NUMBER 2081158.04

SCALE	SP1
1" = 30'	
DESIGNED BY	

DRAWN BY BWL/DAR	SHEET 1 OF 1
CHECKED BY BWL/BME	FWA JOB NUMBER 2081158.04

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