

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS AND SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Receiver of First Union Savings and Loan, Inc.,
 1 or we, Douglas G. Bottom, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2, to permit 6 parking spaces instead of the required 35 spaces in the BL 209E.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. Since a building is now located on the property described on the attached Addendum A, and the land remaining for off-street parking is insufficient to meet the requirements of §409.2. The building, previously designed for a banking facility, has never been used as such, and is now to be used as a retail commercial building.
 Special Hearing - to permit 6 off-street parking spaces in residential zone.

Property to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Douglas G. Bottom, Receiver of First Union Savings and Loan, Inc., Legal Owner.
 Address: Jenifer Building, Towson, Maryland 21204.
 W. Lee Thomas, Petitioner's Attorney, Protestant's Attorney, Campbell Bldg., Towson, Md. 21204.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1965, at 10:00 o'clock (over)

INTER-OFFICE CORRESPONDENCE
 BUREAU OF TRAFFIC ENGINEERING
 Baltimore County, Maryland
 Towson, Maryland, 21204

TO: Mr. James E. Dyer
 FROM: Eugene J. Clifford
 SUBJECT: Item 3A - ZAC - June 8, 1965
 Reisterstown Road at Dreher Avenue

Review of the plat dated June 2, 1965 results in the following comments:
 A field inspection of the site indicates that there is a shortage of parking in the area. Eleven vehicles were parked on the lot on the date of inspection, therefore any variance in parking in this area would compound the problem.
 There is no use being made of the properties surrounding this site, therefore this land could be used to provide adequate parking.

Eugene J. Clifford
 609 3rd St., Baltimore, Md.
 County Traffic Engineer

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County zoning regulations would result in practical difficulty or unreasonable hardship upon the petitioner and the variance requested would give relief without substantial injury to the public health, safety and general welfare of the locality involved a variance to Secs. 409.2 (6) to permit 6 parking spaces instead of the required 35 spaces should be granted.
 The petition for a special hearing to permit 6 off-street parking spaces in a residential zone should also be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of July 1965, that the herein Petition for a Variance should be and the same is granted from and after the date of this order, which permits 6 parking spaces instead of the required 35 spaces. The petition for special hearing to permit 6 off-street parking spaces in a residential zone is also granted.
 Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June 1965, that the above Variance be and the same is hereby DENIED.
 Zoning Commissioner of Baltimore County

MAZ, CHILDS & ASSOCIATES, INC.
 Engineers - Surveyors - Site Planners
 1020 Connell Bldg. Rd., Baltimore, Maryland 21201
 823 - 0900

DESCRIPTION
 PARCEL ON WEST CORNER OF REISTERSTOWN ROAD AND DREHER AVENUE THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND.
 Present Zoning - BL
 Proposed Zoning - BL With Variance for Off-Street Parking
 Beginning for the same at the point formed by the intersection of the southwest side of Reisterstown Road, 66 feet wide, and the northwest side of Dreher Avenue, 30 feet wide, running thence and binding on said northwest side of Dreher Avenue, S. 54° 32' 15" W., 142 feet, more or less, to intersect the second or southeasterly, 2025 foot line of Baltimore County Zoning Description, 3-BL-14, thence binding reversely on a part of said line, N. 36° 59' 20" W., 100.03 feet, thence parallel to Dreher Avenue, N. 54° 32' 15" E., 142 feet, more or less, to said southwest side of Reisterstown Road, thence binding thereon, S. 36° 59' 20" E., 100.03 feet, to the place of beginning.



MAZ, CHILDS & ASSOCIATES, INC.
 Engineers - Surveyors - Site Planners
 1020 Connell Bldg. Rd., Baltimore, Maryland 21201
 823 - 0900

DESCRIPTION
 PARCEL ON NORTHWEST SIDE OF DREHER AVENUE THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND.
 Present Zoning - R6
 Proposed Zoning - R6 with Special Permit for Off-Street Parking
 Beginning for the same at the point formed by the intersection of the second or southeasterly, 2025 foot line of Baltimore County Zoning Description 3-BL-14 and the northwest side of Dreher Avenue, 30 feet wide, same point of beginning being located also, S. 54° 32' 15" W., 142 feet, more or less, as measured along said northwest side of Dreher Avenue from its intersection with the southwest side of Reisterstown Road, 66 feet wide, running thence and binding on said northwest side of Dreher Avenue, S. 54° 32' 15" W., 141 feet, more or less, thence binding on the northeast side of an alley, nine feet wide, N. 34° 49' 00" W., 100.00 feet, thence parallel to Dreher Avenue, N. 54° 32' 15" E., 30.36 feet, more or less, to said Zoning Line, thence binding thereon, S. 36° 59' 20" E., 100.03 feet, to the place of beginning.



BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: Mr. John G. Rose, Zoning Commissioner
 FROM: George E. Gavranis, Director
 SUBJECT: Petition No. 46-3-ASPW. Variance to permit 6 parking spaces instead of the required 35 spaces; Special Hearing to permit 6 off-street parking in a residential zone. Northwest corner of Reisterstown Road and Dreher Avenue. Being the property of Douglas G. Bottom, Receiver of First Union Savings and Loan, Inc.
 3rd DISTRICT
 HEARING: Tuesday, July 6, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:
 1 - A study of the petitioner's plat by the Project Planning Division reveals that the number of parking spaces on the lot can be slightly increased - though not increased to the number required by the Zoning Regulations.
 2 - If any variance on parking is to be granted, we suggest that the petitioner be required to submit evidence that adjacent land is not available for parking purposes. We understand that the building on this property may be used as a high-volume men's clothing store. Fourteen (14) parking spaces would clearly be insufficient for an operation of such size.
 3 - If both the variance and the use permit are to be granted, we request that the entire parking layout be made subject to approval by this office.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

TO: Edward J. Boynton, Mueller, Thomas & McLean, 1111 W. Chesapeake Avenue, Baltimore, Md. 21204
 Billing Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT \$
01-522	Petition for Variance & Special Hearing for Douglas G. Bottom, et al	25.00
066-3-A		
		25.00

0-1645 7312 • 30679 NP-

CERTIFICATE OF PUBLICATION
 TOWSON, MD. June 11, 1965
 THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on successive weeks before the 11th day of July, 1965, the first publication appearing on the 11th day of July, 1965.
 THE JEFFERSONIAN
 Manager

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd Date of Posting: 6/19/65
 Posted for: Pet. for Var. to permit 6 parking spaces instead of the req. 35 spaces. Pet. for Special Hearing to permit parking in a residential zone. Douglas G. Bottom, et al.
 Location of property: NW. cor. of Reisterstown Rd. & Dreher Ave.
 Location of signs: NW. cor. of Reisterstown Rd. & Dreher Ave. NW. cor. of Reisterstown Rd. & Dreher Ave.
 Remarks: 2 signs
 Posted by: [Signature] Date of return: 8/18/65

PETITION FOR A VARIANCE & SPECIAL HEARING 2nd DISTRICT

ZONING: Petition for a Variance for Parking, Public Hearing for Off-Street Parking in a Residential Zone.

LOCATION: Northwest corner of Reisterstown Road and Decker Avenue. DATE & TIME: TUESDAY, JULY 6, 1963 at 10:00 A.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance to the Zoning Regulations of Baltimore County to permit 8 parking spaces instead of the required 30 spaces;

Special Hearing to permit 8 off-street parking spaces in a residential zone.

The Zoning Regulations to be amended as follows:

Section 109.2 (6) - 1 for each 200 square feet of total floor area.

All that parcel of land in the Third District of Baltimore County

Variance for Off-Street Parking

Beginning for the same at the point formed by the intersection of the southeast side of Reisterstown Road, 66 feet wide, and the northeast side of Decker Avenue, 30 feet wide, running thence and binding on said northwest side of Decker Avenue, South 14 degrees 32 minutes 15 seconds West, 142 feet, more or less, to intersect

the second of southeasterly, 2025 foot line of Baltimore County Zoning Description, 3-BL-14, thence binding westerly on a part of said line, North 35 degrees 59 minutes 20 seconds East, 100.00 feet, thence parallel to Decker Avenue, North 54 degrees 32 minutes 15 seconds East, 142 feet, more or less, to intersect

the southeast side of Reisterstown Road, 66 feet wide, running thence and binding on said northwest side of Decker Avenue, South 36 degrees 59 minutes 20 seconds East, 100.00 feet, to the place of beginning.

Form for Off-Street Parking

Beginning for the same at the point formed by the intersection of the second or southeasterly, 2025 foot line of Baltimore County Zoning Description 3-BL-14 and the northwest side of Decker Avenue, 30 feet wide, said point of beginning being

located also, South 54 degrees 32 minutes 15 seconds West, 142 feet, more or less, as measured along said northwest side of Decker Avenue from its intersection with the southeast side of Reisterstown Road, 66 feet wide, running thence and binding on said northwest side of Decker Avenue, South 14 degrees 32 minutes 15 seconds West, 141.15 feet, more or less, thence leading on the northeast side of an alley, nine feet wide, North 31 degrees 49 minutes 00 seconds West, 100.00 feet, thence parallel to Decker Avenue, North 54 degrees 32 minutes 15 seconds East, 30.36 feet, more or less, to intersect

said Zoning Line, thence binding thence, South 36 degrees 59 minutes 20 seconds East, 100.03 feet, to the place of beginning.

Being the property of Douglas G. Butler, Receiver of First Union Savings and Loan, Inc., as shown on plot plan filed with the Zoning Department.

Hearing Date: Tuesday, July 6, 1963 at 10:00 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of John G. Rose Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., June 17, 1965.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one

successive weeks before the 6th day of July, 1965, the first publication

appearing on the 17th day of June, 1965.

THE TIMES, Manager, John M. Martin

Cost of Advertisement \$ 33.50

Purchase Order #1757, Registration #6, 195917

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 16, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one week

before the 6th day of July, 1965, the first publication

appearing on the 16 day of June, 1965.

THE JEFFERSONIAN, Manager, G. L. Smith

Cost of Advertisement \$

PETITION FOR A VARIANCE & SPECIAL HEARING 2nd DISTRICT

ZONING: Petition for a Variance for Parking, Public Hearing for Off-Street Parking in a Residential Zone.

LOCATION: Northwest corner of Reisterstown Road and Decker Avenue. DATE & TIME: Tuesday, July 6, 1963 at 10:00 A.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance to the Zoning Regulations of Baltimore County to permit 8 parking spaces instead of the required 30 spaces;

Special Hearing to permit 8 off-street parking spaces in a residential zone.

The Zoning Regulations to be amended as follows:

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All that parcel of land in the Third District of Baltimore County

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Form for Off-Street Parking

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located also, South 54 degrees 32 minutes 15 seconds West, 142 feet, more or less, as measured along said northwest side of Decker Avenue from its intersection with the southeast side of Reisterstown Road, 66 feet wide, running thence and binding on said northwest side of Decker Avenue, South 14 degrees 32 minutes 15 seconds West, 141.15 feet, more or less, thence leading on the northeast side of an alley, nine feet wide, North 31 degrees 49 minutes 00 seconds West, 100.00 feet, thence parallel to Decker Avenue, North 54 degrees 32 minutes 15 seconds East, 30.36 feet, more or less, to intersect

said Zoning Line, thence binding thence, South 36 degrees 59 minutes 20 seconds East, 100.03 feet, to the place of beginning.

Being the property of Douglas G. Butler, Receiver of First Union Savings and Loan, Inc., as shown on plot plan filed with the Zoning Department.

Hearing Date: Tuesday, July 6, 1963 at 10:00 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of JOHN G. ROSE Zoning Commissioner of Baltimore County

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Being the property of Douglas G. Butler, Receiver of First Union Savings and Loan, Inc., as shown on plot plan filed with the Zoning Department.

Hearing Date: Tuesday, July 6, 1963 at 10:00 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of JOHN G. ROSE Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 16, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one week

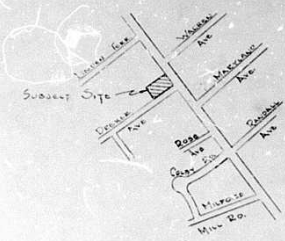
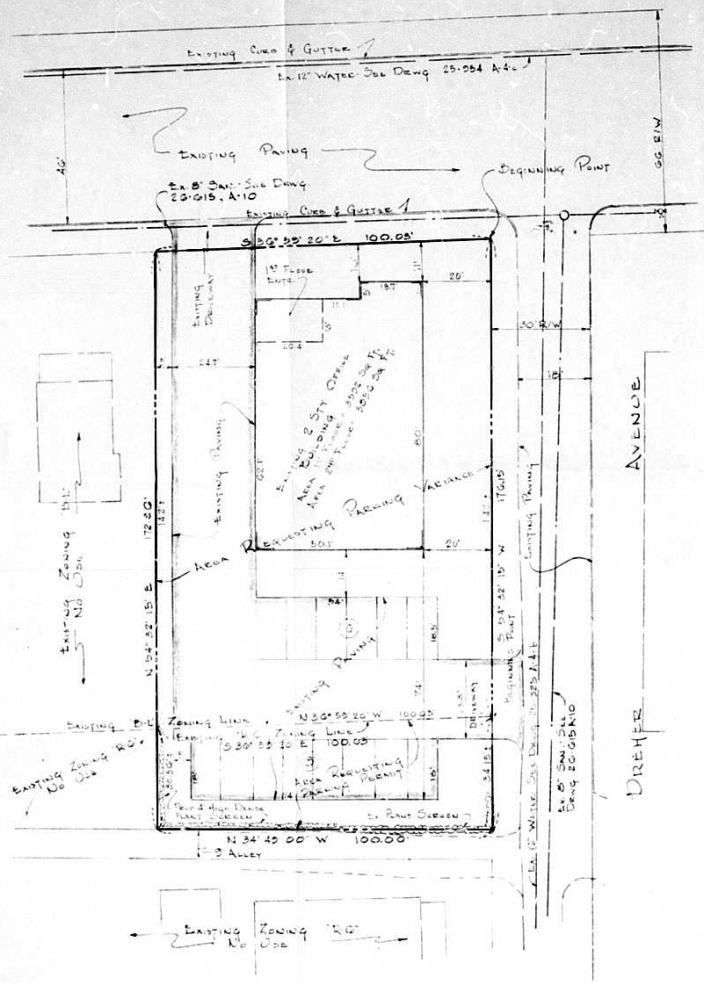
before the 6th day of July, 1965, the first publication

appearing on the 16 day of June, 1965.

THE JEFFERSONIAN, Manager, G. L. Smith

Cost of Advertisement \$

REISTERSTOWN ROAD



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. ACREAGE OF TRACT EQUALS 0.40 ACRES;
2. EXISTING ZONING OF TRACT IS "R-1" & "R-2";
3. EXISTING USE OF TRACT "DISCOUNT 2 STY OFFICE BLDG";
4. PROPOSED ZONING OF TRACT "R-1" & "R-2" WITH CORRESPONDING PARKING VARIANCE;
5. PROPOSED USE OF TRACT "OFFICE BUILDING SQUARE";
6. CORRESPONDING PARKING:
 - A) REQUIRED UNITS FOR 1ST FL. (3000 SQ FT) EQUALS 18
 - B) REQUIRED UNITS FOR 2ND FL. (2000 SQ FT) EQUALS 12
 - C) TOTAL UNITS REQUIRED EQUALS 30
 - D) TOTAL UNITS PROVIDED EQUALS 14
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 405, PAR. 405.2(b) OF THE ZONING REGULATIONS FROM 30 UNITS TO 14 UNITS
8. PETITIONER IS REQUESTING A SPECIAL PERMIT FOR PARKING IN A RESIDENTIAL ZONE

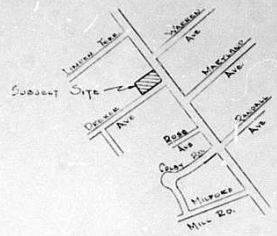
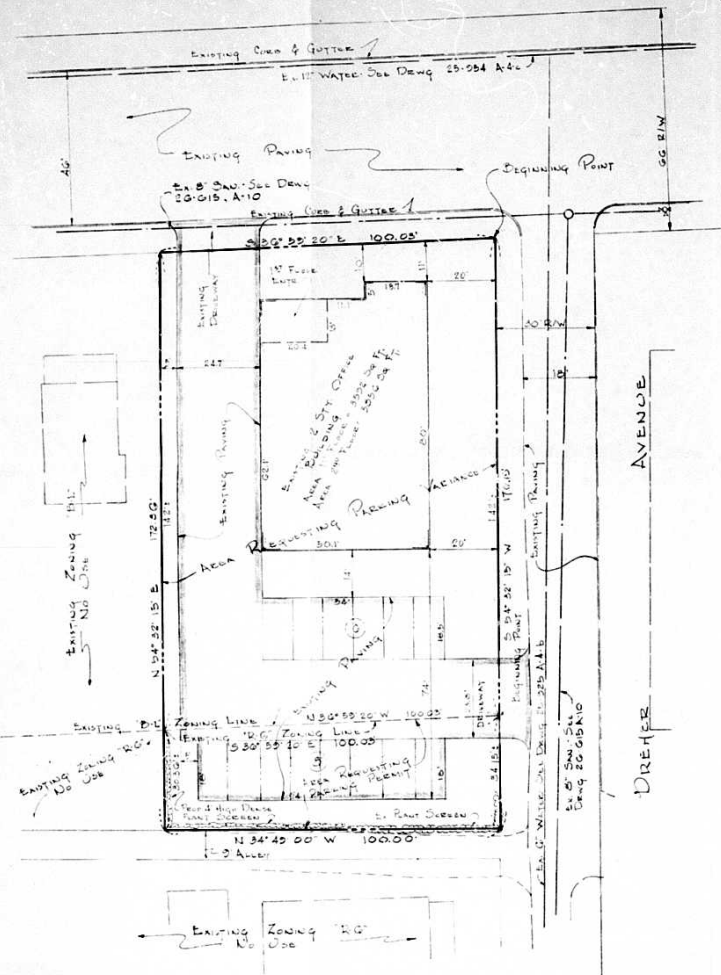
PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
404-406 REISTERSTOWN ROAD
DISTRICT OBJECT 2 DIST. JESSE COUNTY, MD
SCALE: 1"=20' JUNE 8, 1968



MATZ, CHILDS & ASSOCIATES
1022 CROWWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
1:0:30 DRAWN BY TRACY W. GOODRICH
GOODRICH RLS PL

REGISTERSTOWN

ROAD



LOCATION PLAN
SCALE: 1"=50'

GENERAL NOTES

1. ACREAGE OF TRACT EQUALS 0.40 ACRES:
2. EXISTING ZONING OF TRACT "B-L" & "R-2"
3. EXISTING USE OF TRACT "DISCOUNT 2 ST. OFFICE BLDG"
4. PROPOSED ZONING OF TRACT "B-L & R-2" WITH OFF-STREET PARKING VARIANCE
5. PROPOSED USE OF TRACT "MULTI-FAMILY OFFICE"
6. OFF-STREET PARKING:
 - A) REQUIRED UNITS FOR 137 F.L. (3092 SQ FT) EQUALS 16
 - B) REQUIRED UNITS FOR 240 F.L. (5350 SQ FT) EQUALS 25
 - C) TOTAL UNITS REQUIRED EQUALS 41
 - D) TOTAL UNITS PROVIDED EQUALS 14
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 400, PAR. 100.2(b) OF THE ZONING REGULATIONS FROM 38 UNITS TO 14 UNITS
8. PETITIONER IS REQUESTING A SPECIAL PERMIT FOR PARKING IN A RESIDENTIAL ZONE

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
404-406 REGISTERSTOWN ROAD
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD
SCALE: 1"=20' JUNE 8, 1968

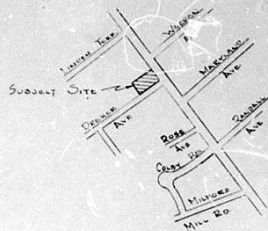


MATZ, CHILDS & ASSOCIATES
1000 OROSBELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
DRAWN BY: [Signature] CHECKED BY: [Signature]
WOOD-T RLS PL

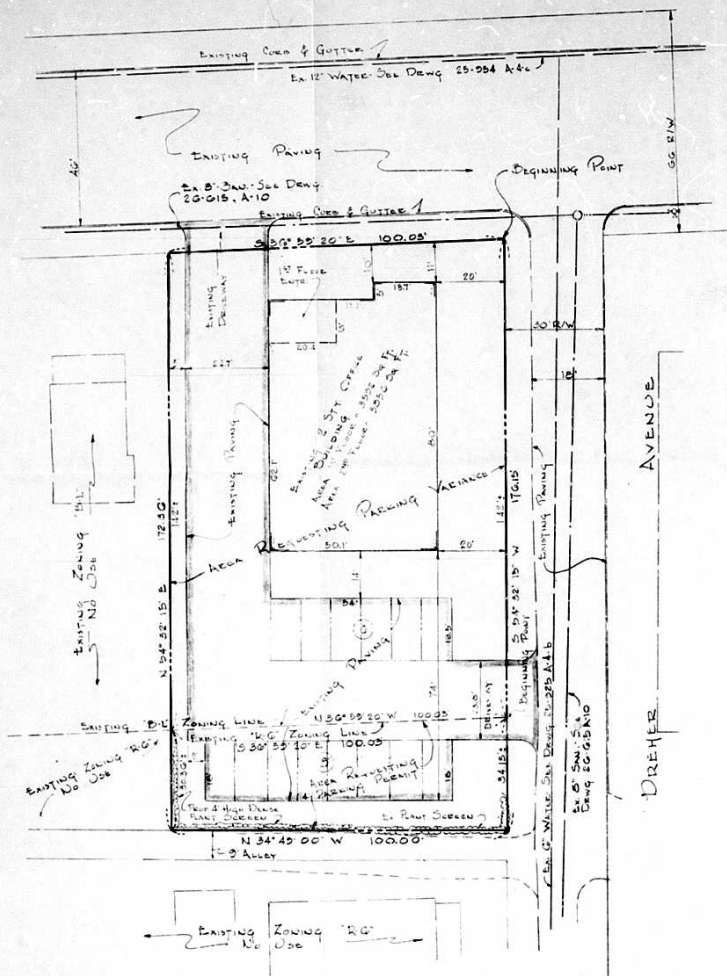


REISTESTOWN

ROAD



LOCATION PLAN
SCALE: 1"=500'



GENERAL NOTES

1. AREA OF TRACT EQUALS 0.40 ACRES.
2. EXISTING ZONING OF TRACT "R-4" & "R-2"
3. EXISTING USE OF TRACT "DISCOUNT & STORE OFFICE BLDG."
4. EXISTING ZONING OF TRACT "B-1" & "R-2" WITH OFF-STREET PARKING VARIANCE
5. PROPOSED USE OF TRACT "REPAIR SHOPPING STORE"
6. OFF-STREET PARKING:
 - A) REQUIRED UNITS FOR 1ST FL. (3892 SQ. FT.) EQUALS 16
 - B) REQUIRED UNITS FOR 2ND FL. (3856 SQ. FT.) EQUALS 20
 - C) TOTAL UNITS REQUIRED EQUALS 36
 - D) TOTAL UNITS PROVIDED EQUALS 14
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409, PAR. 409.2(b) OF THE ZONING REGULATIONS FROM 36 UNITS TO 14 UNITS
8. PETITIONER IS REQUESTING A SPECIAL PERMIT FOR PARKING IN A RESIDENTIAL ZONE

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
404-406 REIESTESTOWN ROAD
DISTRICT 2 DARTMOUTH COUNTY, MD
SCALE: 1"=20'
JUNE 8, 1968

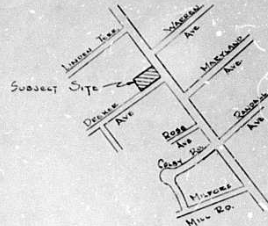


MATZ, CHILDS & ASSOCIATES
1020 CROWWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
SCALE: 1"=20' DRAWN BY: TRACED BY: CHECKED BY:
COST: RLS PL

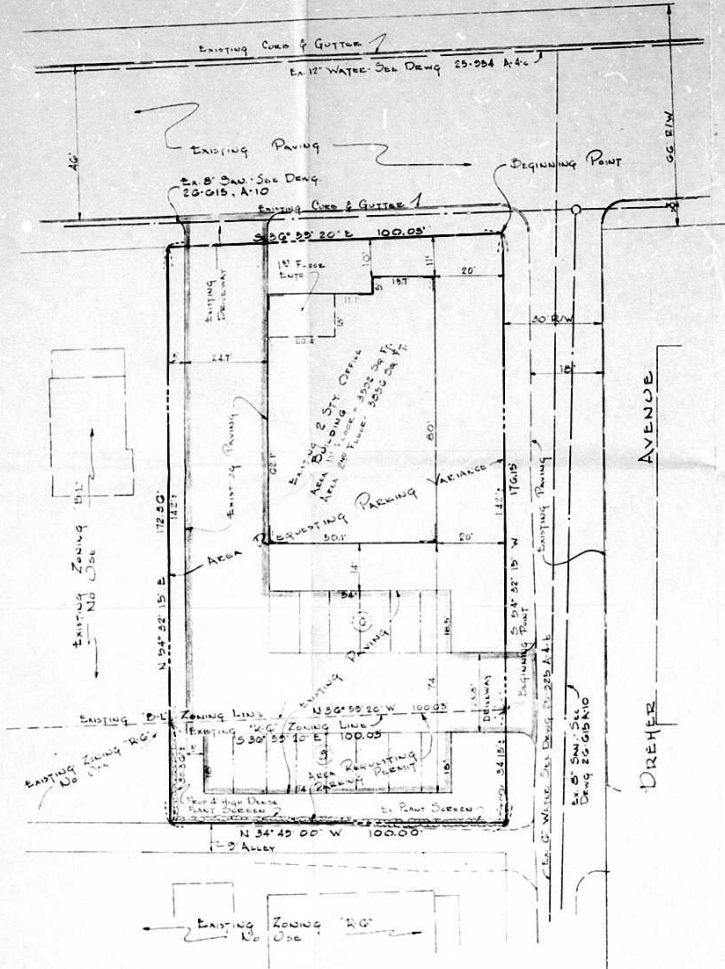


REISTERSTOWN

ROAD



LOCATION PLAN
SCALE: 1"=500'



GENERAL NOTES

1. Acreage of Tract Equals 0.40 Acres
2. Existing Zoning of Tract "B-1" & "B-2"
3. Existing Use of Tract "Unoccupied & Site Office Bldg"
4. Proposed Zoning of Tract "B-1" & "B-2" With Off-Street Parking Variance
5. Proposed Use of Tract "Retail Clothing Store"
6. Off-Street Parking:
 - A) Required Units For 1st Fl. (2000 Sq Ft) Equals 16
 - B) Required Units For 2nd Fl. (2000 Sq Ft) Equals 20
 - C) Total Units Required Equals 36
 - D) Total Units Provided Equals 14
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 400, PAR. 400.22-b-5 OF THE ZONING REGULATIONS FROM 38 UNITS TO 14 UNITS
8. PETITIONER IS REQUESTING A SPECIAL PERMIT FOR PARKING IN A RESIDENTIAL ZONE

PLAN TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
404-406 REISTERSTOWN ROAD
ELECTION DISTRICT 8 BALTIMORE COUNTY, MD
SCALE: 1"=20' JUNE 8, 1968



J. duen

MATZ, CHILDS & ASSOCIATES			
1020 CHIMWELL SPRING ROAD			
BALTIMORE, MARYLAND 21204			
1:0:52	DESIGNED BY	DRAWN BY	CHECKED BY
GLOOD-T	RLS		PL

