

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Julius W. Thomas, Angelina M. Thomas, Barbara Koch, Steven W. Thomas,
Helen M. Thomas, Frank Durany, & Marie M. Durany
I or we, the undersigned, 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-b (3) to Permit 35 parking spaces

UNIFORM OF THE ENGINEER 52, REFRANK, BUREAU

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (indicate hardship or practical difficulty) Although Baltimore County's
40 car parking requirements can be met, the applicant desires a ten(10)
foot width parking space in lieu of the 8 foot minimum required by Balti-
more County. This will prevent a parking hardship.

See attached description

Property is 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
Address: 100 Eastern Blvd. S.W.
Petitioner's Attorney
Address: 1st National Bank Bldg.
Protestant's Attorney
Address: 1st National Bank Bldg.

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day
of November 1967, 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 had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 15th day of January, 1968, at 10:00 o'clock
A.M.

Zoning Commissioner of Baltimore County

(over)

cause all the traffic problems which traffic describes. If any
traffic problems are created, those problems will certainly be
due to the median strip on Eastern Boulevard not being wide
enough or for reasons other than the granting of the variance.
Eastern Boulevard is a State highway and the SRC, it is interest-
ing to note, has not offered any adverse comments in this case.

I respectfully submit that the five (5) car variance is a
reasonable and equitable request and should be granted. Should
you, however, deem it necessary, I will be happy to produce ex-
pert testimony both as to traffic and as to the unfeasibility of
using parking spaces less than 9 1/2' x 20'.

Respectfully yours,

Frank E. Ciccone
First National Bank Building
Towson, Maryland 21204
825-6765

Dated: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: November 26, 1966
FROM: Captain Charles F. Morris, Jr.,
Fire Bureau
SUBJECT: Item #126 - Zoning Agenda, Tuesday, November 26, 1966

Property Owner: Julius W. Thomas
Location: 804 Eastern Avenue, 150' S. of 4th Charles Street
District: 15th

1. Fire Bureau will require all clearing regulations be carried
out when site is to be cleared for construction.
2. All Fire Bureau requirements shall be required when construction
plans are submitted for approval.

cc: Mr. Martin J. Hanna,
Fire Protection Engineer

Re: Petition for Variance to
Sec. 409.2-b (3) of Zoning
Regulations - N/W Side of
Eastern Ave. 150' from
Charles St., 15th District -
Julius W. Thomas, Angelina
M. Thomas, Barbara Koch
Steven W. Thomas, Helen M.
Thomas, Frank Durany and
Marie T. Durany, Petitioners
Before
Zoning Commissioner
of
Baltimore County
No. 69-149-A

The petitioner requested a variance to Section 409.2-b (3)
to permit 35 parking spaces instead of the required 45 spaces on
property on the northwest side of Eastern Avenue 150 feet east of
Charles Street, in the Fifteenth District of Baltimore County.

The petitioner then filed an amended petition to show
that the variance sought is to permit 40 spaces 9-1/2 feet by
20 feet instead of the required 45 spaces 8-1/2 feet by 18 feet.

As strict compliance with the Zoning Regulations of
Baltimore County would result in practical difficulty and unreasonable
hardship upon the petitioner and the requested variance would give
relief without substantial injury to the public health, safety or general
welfare of the locality involved the variance should be granted.

Frank C. Ciccone, attorney for the petitioner has proven
hardship in this matter as per the attached Memorandum, which is
marked Exhibit "A" attached hereto and made a part hereof.

It is this 24th day of February, 1969, by the
Zoning Commissioner of Baltimore County, ORDERED that the
herein petition for a variance should be and the same is granted
from and after the date of this Order, which permits 40 parking spaces
9-1/2 ft. by 20 feet instead of the required 45 spaces 8-1/2 feet by
18 feet.

The site plan is subject to approval of the State
Roads Commission, Bureau of Public Services and the Office of
Planning and Zoning.

Zoning Commissioner
of Baltimore County

MEMORANDUM TO ZONING COMMISSIONER

Re: Burger King Corporation
Petition for Parking
Variance
Fifteenth Election Dist.
Eastern Boulevard
Essex, Maryland

As you know, I represent the Petitioner in the above-
captioned case, and have made a study of the plats submitted with
the Petition and have carefully studied the comments submitted
by Traffic. I wish to offer for your consideration the follow-
ing observations:

PLAT

I am attaching herewith a new plat to substitute the plan
which was originally filed with the Petition. Please note that
the new plan is essentially the same as the one filed with the
Petition except that it provides forty (40) parking spaces with
each space 9 1/2' x 20'. The original plan provided thirty-five
(35) parking spaces. The Petition is, therefore, to be amended
to show that the variance sought is to permit forty (40) spaces
9 1/2' x 20' rather than the required forty-five (45) spaces 8 1/2' x
18'.

TRAFFIC ENGINEERING COMMENTS

After reading the traffic engineering comments, it be-
comes quite clear that that department is opposed to any and all
variances regardless of whether or not the facts of a particular
case justify the granting of a variance. This statement is

based on the fact that the first sentence of said comments
states as follows "This office considers any (emphasis sup-
plied) variance to the parking regulation unfeasible since these
regulations appear to be minimum." In short, traffic engineers
can close their eyes to variances in general. However, in the
interest of justice, equity, and fair play, variances were
placed in and form part of our zoning regulations.

We must not lose sight of the fact that the varian-
sought is only for five (5) parking spaces and it is also im-
portant to bear in mind that Burger King, after numerous studies
and surveys, have learned that their particular operation is
more orderly and effective with spaces that are one foot wider
and two feet longer than the regulations require.

It is quite clear that the drafters of the regulations
realize that the dimensions of 8 1/2' x 18' and the number of
spaces required would not cover all situations or they would
not have provided variances. It is most important that we bear
in mind that in arriving at the number of spaces required in a
given case, it is necessary to compute the total floor area,
and the floor area according to the regulations is computed by
measuring not the inside walls but the outside walls. This, in
itself, is unfair but what makes it even more inequitable is the
fact that in computing the floor area that portion of the floor
which is occupied by kitchen or storage area is not excluded.
This is oppressive in that the floor area should be based only
on that portion of the floor area used by patrons.

As to the rest of the engineering comments, it becomes
rather difficult to visualize that a five (5) car variance will

- 2 -

ZONING DESCRIPTION

BURGER KING CORPORATION

EASTERN AVENUE

BOUNDING for the same on the northwestmost side of Eastern Avenue
as shown on State Roads Commission Plat No. 1773 at a point distant
150 feet measured along said northwestmost side of said Eastern Ave-
nue from the east side of Charles Street, said point of beginning being
on the division line between Lots No. 3 and 4 Block "C" Section "C" as
shown on the plat entitled "Plat Showing Relative Location of Sewage
Disposal Plant to Property of the Taylor Land Company" as filed among
the Land Records of Baltimore County in Plat Book WFO No. 5 folio 73,
thence binding on the northwestmost side of said Eastern Avenue north
62 degrees 52 minutes 15 seconds east 150.00 feet to the division line
between Lots No. 6 and 7 Block "C" as shown on said plat, thence leav-
ing said road and binding on said division line north 27 degrees 07 min-
utes 45 seconds west 120.00 feet to the south side of a 10 foot alley
as shown on said plat, thence binding on said alley south 62 degrees
52 minutes 15 seconds west 150.00 feet to said division line between
Lots No. 3 and 4, thence leaving said alley and binding on said division
line south 27 degrees 07 minutes 45 seconds east 120.00 feet to the
place of beginning

CONTAINING 0.482 acres of land more or less.

BOUND and comprising Lots No. 4, 5 and 6 Block "C" Section "C" as
shown on the plat entitled "Plat Showing Relative Location of Sewage
Disposal Plant to Property of the Taylor Land Company" as filed among
the Land Records of Baltimore County in Liber WFO No. 5 folio 73.



DAVID W. DALLAS
CIVIL ENGINEER
1010 2ND AVENUE S.W. WASH. DC. 20004
NO. 8-1422

Plat 25, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 3, 1968

FROM: George E. Costello, Director of Planning

SUBJECT: Petition #69-149-A. Variance to permit 35 parking spaces instead of the required 45 parking spaces. Northwest side of Eastern Avenue 150 feet east of Charles Street. Julius W. Thomas, et al., Petitioners

15th District

HEARING: Wednesday, January 15, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the requirements for parking. Noting that the parking requirements of the Zoning Regulations are minimum, has the petitioner provided sufficient numbers of parking spaces to satisfy the parking demands of his customers?

GE:Gms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 9, 1968

COUNTY OFFICE, 1000
1114 CHESAPEAKE ST.
BALTIMORE, MARYLAND 21204JAMES E. DYER
Chairman

MEMBERS

PETER J. ROSE

BUREAU OF

STATE ROADS COMMISSION

PUBLIC WORKS

HEALTH DEPARTMENT

FIRE BUREAU

PLANNING DIVISION

BUSINESS DEVELOPMENT

ROADWAY SECTION

ZONING ADMINISTRATION

INDEPENDENT

PLANNING DIVISION

Mr. Julius W. Thomas
804 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearings: Parking Variance
Location: N/S Eastern Ave., 150' ±
E. of E/S Charles Street
District: 15th
Petitioner: Julius W. Thomas
Committee Meeting of Nov. 25th, 1968
Item 126

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the north side of Eastern Avenue, 150' from the east side of Charles St. To the west of the property there is a storm drain which runs from north to south. On the east side of the property dwellings exist; to the rear of the property is an existing laundry. Immediately across the street from the subject site is a used car lot and several stores with offices. This property is level topography.

BUREAU OF ENGINEERING

Highways: Access to this site will be from Eastern Boulevard, which is a State Road. There are no County roads involved.

Storm Drain: Storm water from this site shall be directed to a suitable outfall.

Sewer: This site can be served from the 15" sanitary sewer located within the bed of the east bound lane of Eastern Boulevard.

Water: Water is available to serve this site. There is a 12" water main in Eastern Boulevard.

PROJECT PLANNING DIVISION

This petition has been reviewed and there are no comments as to the site plan.

Mr. Julius W. Thomas
804 Eastern Blvd.,
Baltimore, Maryland 21221
Item 126

December 9, 1968

BUREAU OF TRAFFIC ENGINEERING

This office considers any variance to the parking regulations undesirable, since these regulations appear to be minimum. Also, due to the type of use being proposed, it is expected that an accident potential will be created in the median opening on Eastern Boulevard because of the narrowness of the existing median. This is due to left turning vehicles from Eastern Boulevard attempting to use the median opening at the same time as vehicles exiting from the site making left turns into Eastern Boulevard.

STATE ROADS COMMISSION

This office has reviewed the subject plot plan and the following comments are with respect thereto:

The entrance plan is basically acceptable to the State Roads Commission; however, it is recommended that the entrances be located closer together by reducing the on-site walk width from 8' to 4'. By so doing, the traffic movements to and from the entrance can be more easily made through the median break in Eastern Avenue.

The entrances will be subject to State Roads Commission approval and permit.

HEALTH DEPARTMENT

Public water and sewers are available to the site.

Food Comments:

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Air Pollution Comments:

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE BUREAU

Fire Bureau will require all clearing regulations be carried out when site is to be cleared for construction.

All Fire Bureau requirements shall be required when construction plans are submitted for approval.

BOARD OF EDUCATION

Does not affect school population.

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Mr. Julius W. Thomas
804 Eastern Blvd.,
Baltimore, Maryland 21221
RE: Item 126

December 9, 1968

ZONING ADMINISTRATION

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

JED:JD
Enc.

cc: Mr. Joseph M. White
102 Ritchie Highway, So.,
Glen Burnie, Maryland 21051

Comments - Zoning Plat

126. Property Owner: Julius W. Thomas
Location: N/S Eastern Avenue, 150' ±
E. of E/S Charles Street

District: 15th
Present Zoning: RL
Proposed Zoning: Variance from M9.2B (3)
No. Acres: 0.482

Highways: Access to this site will be from Eastern Boulevard, which is a State Road. There are no County roads involved.

Storm Drain: Storm water from this site shall be directed to a suitable outfall.

Sewer: This site can be served from the 15" sanitary sewer located within the bed of the east bound lane of Eastern Boulevard.

Water: Water is available to serve this site. There is a 12" water main in Eastern Boulevard.

WJ:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE
TO: Zoning Commissioner Date: November 29, 1968

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #126

November 26, 1968
Julius W. Thomas
N/S Eastern Ave., 150' ±
east of Charles St.

This petition has been reviewed and there are no comments as to the site plan.

AVQ:ph

ALBERT V. QUIMBY, Chief

Baltimore County, Maryland

BUREAU OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204EUGENE CLIFFORD
Traffic Engineer

December 4, 1968

To: Mr. John G. Rose

From: C. Richard Moore

Subject: Item 126 - ZAC - November 26, 1968
Property Owner: Julius W. Thomas
North side Eastern Avenue 150' east
of Charles Street
Variance to parking regulations

This office considers any variance to the parking regulations undesirable, since these regulations appear to be minimum. Also due to the type of use being proposed, it is expected that an accident potential will be created in the median opening on Eastern Boulevard because of the narrowness of the existing median. This is due to left turning vehicles from Eastern Boulevard attempting to use the median opening at the same time as vehicles exiting from the site making left turns into Eastern Boulevard.

C. Richard Moore
Engineer II

CRM:rr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: November 26, 1968

FROM: William M. Greenwalt

SUBJECT: Item 126 - Zoning Advisory Committee Meeting, November 26, 1968

126. Property Owner: Julius W. Thomas
Location: N/S Eastern Ave., 150' ±
E. of E/S Charles Street

District: 15th
Present Zoning: RL
Proposed Zoning: Variance from M9.2B (3)
No. Acres: 0.482

Public water and sewers are available to the site.

Food Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WNG/ca



DAVID H. EISENBERG,
DEPUTY DIRECTOR AND
CHIEF ENGINEER
WALTER E. WUDDFOORD, JR.,
PROGRAM COORDINATOR
DEPUTY CHIEF ENGINEER
W. T. J. ADRIANO,
PLANNING & SAFETY
CONCEPT DEVELOPMENT
ENGINEERING
L. B. MCCALL,
ENGINEER

November 25, 1968

Dear Mr. Rose:

This office has reviewed the subject plot plan and the following comments are with respect thereto:

The entrance plan is basically acceptable to the State Roads Commission; however, it is recommended that the entrances be located closer together by reducing the on-site walk width from 8' to 4'. By so doing, the traffic movements to and from the entrances can be more easily made through the median break in Eastern Avenue.

The entrances will be subject to State Roads Commission approval and permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
by: John E. Meyers
Asst. Development Engineer

CI • 54 • 56

November 25, 1968

Mr. John A. Rose, Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Zoning Advisory Committee
Meeting, Nov. 26, 1968
Item 125
Proposed Owners Julius W. Thomas
Location: 1/2 Eastern Ave.
(Route 150) 150+ E. of E/2 Charles
Street - District 15
Present Zoning: SL
Proposed Zoning: Variance From
405-2 R(3) BURGER KING DRIVE-IN

Dear Mr. Rose:

Dear Mr. Rosen:

This office has reviewed the subject plot plan and the following comments are with respect thereto:

The entrance plan is basically acceptable to the State Roads Commission; however, it is recommended that the entrances be located closer together by reducing the on-site walk width from 5' to 4'. By so doing, the traffic movements to and from the entrances can be made easily made through the median break in Eastern Avenue.

The entrances will be subject to State Roads Commission approval and permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
by John E. Mayers
Asst. Development Engineer

CL-JEH:bk

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 60783 DATE <u>June 15, 1960</u>
To: <u>W. H. Ellingerich</u> <u>Shuman Properties, Inc.</u> <u>100 N. 17th St., Highway, South</u> <u>Glenn Dale, Md. 21034</u>		Zoning Dept. of Baltimore Co.
DEPOSIT TO ACCOUNT NO. <u>00-022</u>		TOTAL AMOUNT <u>069.35</u>
QUANTITY <u>1</u>		COST <u>069.35</u>
RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Advertising and posting of property for Julian Thomas, et al <u>250-140-1</u>		<u>069.35</u>

[illegible]

sheds west 100.00 feet to the south edge of a 6' x 8' shed; 11' across on said plot; thence bearing on said side survey 53 degrees 21 minutes 11 seconds west 126.00 feet to said corner between lands of J. and K. Thorne bearing said side and ending on said division line north 79° 00' 00" east 100.00 feet; 11' seconds east 100.00 feet to the shore of Redington.

CONTAINING 0.412 acres of land more or less

BEARING THE UNDERLYING Lots No. 1, 2 and 3 Block "C" Section "A-1" Township 36 North Range 1 East Showing Relative Location of Various Tracts to Property of the Taylor Land Company as filed among the Land Records of Baltimore County in Liber WPC No. 11 Page 11

TO HAVE AND TO HOLD unto John M. Thorne, of et al as shown on plat filed with the zoning department

Hearing Date: Wednesday, January 11, 1945 at 10:00 A.M.
Public Hearing, Room 164, County Administration Building, 131 West Avenue, Towson, Md.

JOHN G. ROSE
Zoning Commissioner of Baltimore County

TELEPHONE 1-8 000 EXT. 3/7		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 60755 DATE <u>9-25-68</u>
To: Whitgate Realty, Inc. 182 Middle Highway, South Olen Grove, Md. 21081		Billing Dept. of Baltimore Co.	
REPORT TO ACCOUNT NO. <u>62-282</u>		TOTAL AMOUNT 25.00	
SUBMITTER		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS CONT	
1 2 3 4 5 6 7 8 9 10 11 12		Portion for Whitgate for John W. Thomas, et al 62-140-A 25.00	

[illegible]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Arthur W. Thomas
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

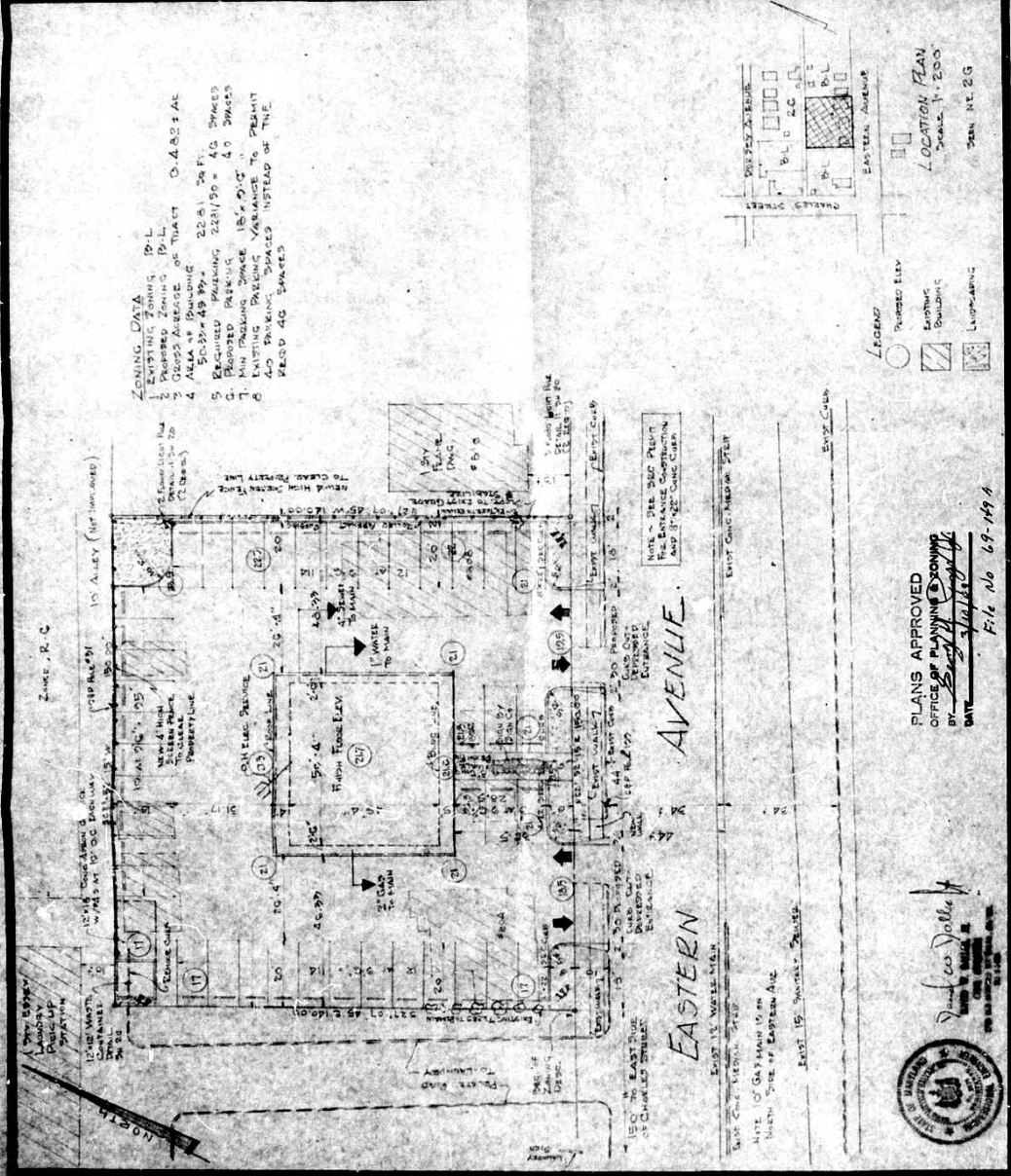
Your Petition has been received and accepted for filing this
 14 day of December, 1968.

Petitioner John M. Brown
 Petitioner's Attorney _____ Reviewed by John M. Brown
 Chairman of
 Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 5th Date of Posting Dec-22, 1968
 Posted for Heaven Wednesday Jan-15, 1969 @ 10:00 AM.
 Petitioner _____
 Location of property NW Sub Center on E of Chas St
 Location of Signs @ Postal approx 150 ft East of Chas St
 Remarks _____
 Posted by Muel H. Kien Date of return Jan-7, 1969
 Special Agent _____

Remarks: _____
 Posted by Mark H. Hess Date of return Jan - 7th 1969
 Signature _____



ESSEX, MARYLAND
EASTERN AVENUE, EAST OF CHARLES ST
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD

Job Number A-446

FINAL PLOT PLAN
SCALE: 1" = 20'-0"

DATE: JANUARY 29, 1963
REVISED: FEB 11, 1963

PARKING SPACES FOR 40 CARS

PARKING NOTE:
EXISTING LOT IS 25' x 100' WITH STANDARD YELLOW TRAFFIC STRIPES AND ARROWS AS SHOWN. USE 6" x 6" TRAFFIC STRIPES AND ARROWS AS SHOWN. AS DETAILED ON SHEET NO. 2 WHERE SHOWN.

PAVING NOTE:
ENTIRE LOT TO BE PAVED EXCEPT WHERE NOTED OTHERWISE. PAVING TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY. PAVING SHALL BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY.

DRAWING PREPARED BY: DAVID W. DALLAS, JR.
CIVIL ENGINEER

INFORMATION TAKEN FROM:
TOWN SURVEY BY JAMES D. HICKS
ANNAPOLIS, MD. DATED MAY 1908

UTILITIES:
WATER SERVICE: AVAILABLE
SEWER SERVICE: AVAILABLE
GAS SERVICE: AVAILABLE
ELECTRIC SERVICE: AVAILABLE

GENERAL CONSTRUCTION NOTES:

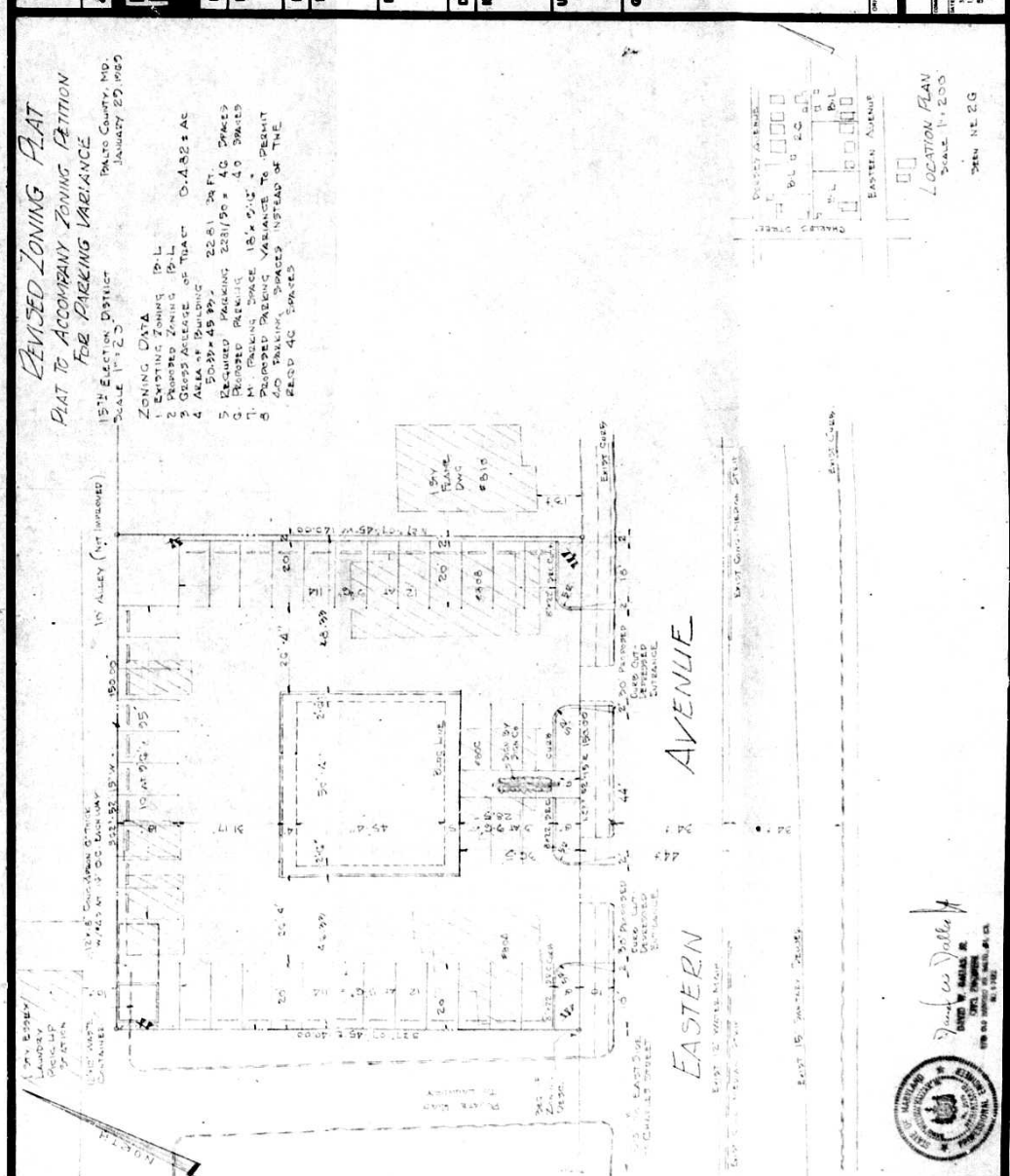
1. LOCATE SIGN IN ACCORDANCE WITH LOCAL AUTHORITY
2. SEE SHEET NO. 2 FOR LANDSCAPING DETAILS
3. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
4. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
5. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
6. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
7. CONTRACT ALL DRAINAGE FACILITIES IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS

LEGEND:
PROPOSED ELEV.
EXISTING BUILDING
LANDSCAPING

LOCATION PLAN
SCALE: 1" = 200'
SHEET NO. 2 G

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: [Date]

FILE NO. 69-194



ESSEX, MARYLAND
EASTERN AVENUE, EAST OF CHARLES ST
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD

Job Number A-446

FINAL PLOT PLAN
SCALE: 1" = 20'-0"

DATE: JANUARY 29, 1963
REVISED:

PARKING SPACES FOR 40 CARS

PARKING NOTE:
EXISTING LOT IS 25' x 100' WITH STANDARD YELLOW TRAFFIC STRIPES AND ARROWS AS SHOWN. USE 6" x 6" TRAFFIC STRIPES AND ARROWS AS SHOWN. AS DETAILED ON SHEET NO. 2 WHERE SHOWN.

PAVING NOTE:
ENTIRE LOT TO BE PAVED EXCEPT WHERE NOTED OTHERWISE. PAVING TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY. PAVING SHALL BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY.

DRAWING PREPARED BY: DAVID W. DALLAS, JR.
CIVIL ENGINEER

INFORMATION TAKEN FROM:
TOWN SURVEY BY JAMES D. HICKS
ANNAPOLIS, MD. DATED MAY 1908

UTILITIES:
WATER SERVICE: AVAILABLE
SEWER SERVICE: AVAILABLE
GAS SERVICE: AVAILABLE

GENERAL CONSTRUCTION NOTES:

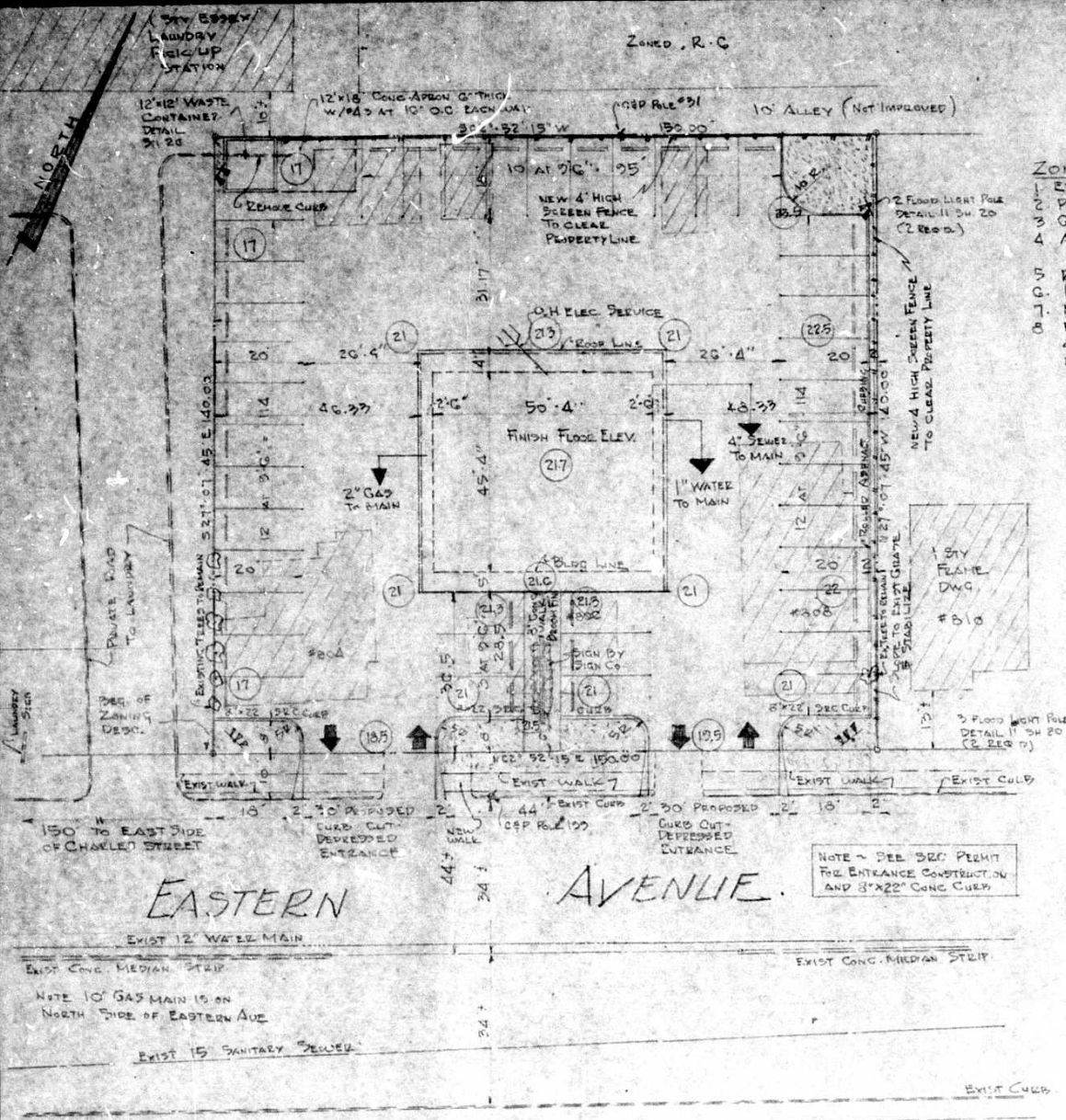
1. LOCATE SIGN IN ACCORDANCE WITH LOCAL AUTHORITY
2. SEE SHEET NO. 2 FOR LANDSCAPING DETAILS
3. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
4. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
5. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
6. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS
7. CONTRACT ALL DRAINAGE FACILITIES IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS

LEGEND:
PROPOSED ELEV.
EXISTING BUILDING
LANDSCAPING

LOCATION PLAN
SCALE: 1" = 200'
SHEET NO. 2 G

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: [Date]

FILE NO. 69-194



ZONING DATA

1. EXISTING ZONING B-L
2. PROPOSED ZONING B-L
3. GROSS ACREAGE OF TRACT 0.482 ± AC
4. AREA OF BUILDING 50.33 x 48.33 = 2281.28 SQ. FT.
5. REQUIRED PARKING 2281/50 = 46 SPACES
6. PROPOSED PARKING 40 SPACES
7. MIN PARKING SPACE 18' x 9' 6"
8. EXISTING PARKING VARIANCE TO PERMIT 40 PARKING SPACES INSTEAD OF THE REQD 46 SPACES

ESSEX, MARYLAND
EASTERN AVENUE, EAST OF CHARLES ST
15TH ELECTION DISTRICT BALTIMORE COUNTY, MD

Job Number A-446

FINAL PLOT PLAN

SCALE: 1" = 20'-0"

DATE JANUARY 29, 1969

REVISED: FEB 11, 1969

PARKING SPACES FOR 40 CARS

PARKING NOTE:

PARKING FOR 40 CARS IN 10' x 20' SPACES WITH STANDARD YELLOW TRAFFIC STRIPING AND ARROWS AS SHOWN. USE 6'-8" METAL BUMPERS (YELLOW COLOR FACE) AS DETAILED ON SHEET NO. 20 WHERE SHOWN.

PAVING NOTE:

ENTIRE LOT TO BE PAVED EXCEPT WHERE NOTED OTHERWISE. SLOPE LOT FOR PROPER DRAINAGE AND PROVIDE CURB CUTS IN ACCORDANCE WITH THE LOCAL AUTHORITY. ALL WORK IN R/W SHALL BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY.

DRAWING PREPARED BY: DAVID W. DALLAS, JR.
CIVIL ENGINEER

INFORMATION TAKEN FROM:

TOPG SURVEY BY JAMES D. HICKS
ANNAPOLIS, MD. DATED MAY 1968

UTILITIES:

WATER SERVICE AVAILABLE
STORM SEWER AS SHOWN
SANITARY SEWER AVAILABLE
ELECTRICAL POWER AVAILABLE
GAS SERVICE SEE PLAN NOTE

GENERAL CONSTRUCTION NOTES:

1. LOCATE SIGN IN ACCORDANCE WITH LOCAL AUTHORITY.
2. SEE SHEET NO. 2 FOR LANDSCAPING DETAILS.
3. WHERE APPLICABLE - PROVIDE SPRINKLER SYSTEM TO LANDSCAPED AREAS.
4. PROVIDE COMPLETE AND OPERATING SERVICE CONNECTIONS FOR ALL UTILITY REQUIREMENTS.
5. WHERE APPLICABLE - DEMOLISH AND FILL ALL EXISTING STRUCTURES AND OBSTRUCTIONS (ABOVE AND BELOW GROUND) OR AS REQUIRED PRIOR TO ANY NEW CONSTRUCTION ACTIVITY.
6. PROVIDE TWO ADDITIONAL CURB BUMPERS TO BE LOCATED BY OWNER.
7. CONSTRUCT ALL DRAINAGE FACILITIES IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

ORIGINATED BY

APPROVED BY

PLOT PLAN

BURGER KING CORPORATION

ONE OFFICE AT
7100 NORTH KENDALL DRIVE,
MIAMI, FLORIDA, 33156

SCOTT B. ARNOLD A.I.A. ARCHITECT & ASSOC.
7550 RED ROAD, SOUTH MIAMI, FLORIDA



David W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER
100,000,000 BY BALD. & HIL
NO. 100,000

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *George H. Davis*
DATE: 3/10/69

File No 69-149A

LEGEND

- PROPOSED ELEV
- ▨ EXISTING BUILDING
- ▨ LANDSCAPING



LOCATION PLAN
SCALE 1" = 200'

SEEN NE 2G