

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-A, R-10 and R-20 zone to an B-L zone, for the following reasons:

Error in original zoning and a genuine change in conditions.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

MARYLAND NATIONAL BANK
Old Court Realty, Inc.
By: *Samuel L. Farnsworth*
Vice President Contract purchaser
Address: *1400 Park Heights Ave. Baltimore, Md.*

W. Lee Harrison for
1904 Resettlement, Inc.
President's Attorney
James D. C. Downes, for
Druid Ridge Cemetery Company
Address: *Towson, Maryland 21284*

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day of March, 1969, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout 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 9th day of April, 1969, at 11:00 o'clock A.M.

John G. J. Rose
Zoning Commissioner of Baltimore County.

Map #3
Sec 2C
NW B-E
BL

69-214-R
#179
OLD COURT REALTY, INC. ET AL. RECLASSIFIED AND OLD COURT ROAD RELOCATED

Re: Petition for Reclassification from R-A, R-10 and R-20 Zones to B-L Zone - S/E Cor. Old Court Road (relocated) and Old Court Road, 3rd District - Old Court Realty, Inc., Petitioner

Before: Zoning Commissioner of Baltimore County No. 69-214-R

#69-214R
MAP #3
SEC 2-C
NW B-E
BL

The petitioner requested a reclassification from R-A, R-10 and R-20 Zones to a B-L Zone, on property located at the southeast corner of Old Court Road (relocated) and Old Court Road, in the Third District of Baltimore County.

The comments of the Director of Planning are more theoretical than practical in the present instance. The only real difficulty in deciding whether or not to grant the requested reclassification is just what the road pattern will be in the vicinity of this property.

After the hearing the Zoning Commissioner discussed the matter with Mr. Walter J. Addison, Deputy Chief Engineer of the State Roads Commission and followed the discussion with a letter dated April 16. The Zoning Commissioner also discussed the matter with Mr. Albert B. Kaltenbach, Director of the Department of Public Works and followed this discussion with a letter dated April 29, 1969.

Mr. Addison wrote as follows in a letter dated April 22, 1969:

"This replies to your letter of April 16, 1969, concerning proposed changes to the intersection of Old Court Road, Park Heights Avenue and Stevenson Road in the vicinity of Druid Ridge Cemetery.

Studies of a schematic nature have been underway jointly by both the State Roads Commission and Baltimore County Department of Public Works for some time. There were certain differences between the proposals of both agencies and these have been resolved in a recent meeting in my office. With the accomplishment of a general schematic plan for improvement to the complex intersection mentioned above, we are presently in the process of developing estimates for the engineering costs to prepare contract plans for improvement to the intersection.

ORDER RECEIVED FOR FILING

DATE 5/13/69

BY *W. Lee Harrison*

Some of the work involved in undertaking this improvement will be a financial responsibility of the State Roads Commission and some a financial responsibility of Baltimore County. In order to clarify these items it is necessary to undertake engineering designs and prepare plans, specifications, and estimates for this improvement. It is our intention in the near future to submit to the SRC for its approval, a request for engineering funds to undertake the necessary design work. We will also make this information available to Baltimore County so that they may provide the necessary funds for their share of the engineering. With the appropriate authorization of funds, we will then undertake engineering to prepare the final design plans. With these in hand we will then be able to estimate the total cost for this improvement and seek authorizations for funds for that purpose.

It is anticipated that such funds will be available from the State Roads Commission for their share and we are hopeful that Baltimore County will also be in a position to supply its share of the cost. With the appropriate authority to expend funds we will then proceed to undertake contracts to have the improvements accomplished. Our time schedule for this would indicate that approval of the engineering funds would be solicited and hopefully approved in May 1969, after which the engineering work will begin. Following the preparation of these plans we will then be in a position within six months, more or less, to seek approval for the authority to expend funds to acquire the necessary right-of-way and to issue the construction contracts. On this basis, it is hoped that the engineering work would be completed and actual construction started in the spring of 1970.

I hope the information regarding this project will be of use to you in your deliberations. If I can be of any further service, please do not hesitate to contact me.

Mr. Albert B. Kaltenbach sent the Zoning Commissioner a Memo as follows dated May 13, 1969:

"In accordance with your verbal request we are pleased to offer the following information as it pertains to the intersection of Park Heights Avenue, Stevenson Lane and Old Court Road. The State Roads Commission is proceeding with the required engineering plans and the assemblance of all cost data, necessary for the construction involved for the intersection. It is our intention to cooperate fully with the State Roads Commission in cost participation for the reconstruction as it affects the existing County road. The State Roads Commission has indicated the cost participation data will be forwarded to Baltimore County within the immediate future for action on our part."

69-214R

ORDER RECEIVED FOR FILING

DATE 5/13/69

BY *W. Lee Harrison*

Changes in the area and in particular the proposed changes in the road pattern are sufficient to warrant the granting of the reclassification to Business Local.

For the above reasons the reclassification should be granted.

It is this 15th day of May, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified; from R-A, R-10 and R-20 Zones to B-L Zone, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

In particular to comply with the requirements of the State Roads Commission, and the Public Works Department of Baltimore County in regard to the road pattern.

W. Lee Harrison
Zoning Commissioner of Baltimore County

MCA

MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

0.49 ACRE PARCEL, SOUTHEAST CORNER OF OLD COURT ROAD RELOCATED AND OLD COURT ROAD WEST, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "B-L" ZONING

PARCEL "A"

Beginning for the same at the northeast end of a gusset line connecting the southwest side of Old Court Road Relocated and southeast side of Old Court Road West running thence binding on the southwest side of said Old Court Road Relocated (1) S 56° 45' 30" E - 122.52 feet to the center of Old Court Road thence binding thereon, three courses; (2) S 59° 35' 30" W - 28.10 feet, (3) S 64° 05' 30" W - 224.40 feet, and (4) S 74° 32' 10" W - 25.47 feet to the southeast side of said Old Court Road West thence binding thereon, two courses; (5) northeasterly by a curve to the left with the radius of 225.00 feet, the distance of 28.72 feet, and (6) N 33° 14' 30" E - 183.32 feet, thence along the gusset line herein referred to (7) N 78° 14' 30" E - 28.28 feet to the place of beginning.

Containing 0.49 of an acre of land, more or less.

PPK:mpd I. O. #66005 January 7, 1969

Water Supply Sewerage Drainage Highways Structures Developments Foundations Reports

MCA

MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

0.05 ACRE PARCEL, WEST CORNER OF SUDBROOK LANE AND OLD COURT ROAD RELOCATED, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "B-L" ZONING

PARCEL "B"

Beginning for the same at the southeast end of a gusset line connecting the southwest side of Old Court Road Relocated and northwest side of Sudbrook Lane running thence binding on the northwest side of said Sudbrook Lane, (1) southwesterly, by a curve to the right with the radius of 1965.03 feet, the distance of 27.91 feet, thence (2) N 55° 26' 14" W - 60 feet, more or less, to the center of Old Court Road thence binding thereon, two courses; (3) N 64° 05' 30" E - 25 feet, more or less, and (4) N 59° 35' 30" E - 28.10 feet to the southwest side of said Old Court Road Relocated thence binding thereon (5) S 50° 45' 30" E - 14.90 feet, thence along the gusset line herein referred to (6) S 11° 39' 10" E - 28.23 feet to the place of beginning.

Containing 0.05 of an acre of land, more or less.

PPK:mpd I. O. #66005 January 7, 1969

Water Supply Sewerage Drainage Highways Structures Developments Foundations Reports

MCA

MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

0.44 ACRE PARCEL, SOUTH SIDE OF OLD COURT ROAD, NORTHWEST SIDE OF SUDBROOK LANE AND SOUTHWEST OF RELOCATED OLD COURT ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "B-L" ZONING

PARCEL "C"

Beginning for the same at a point on the northwest side of Sudbrook Lane, at the distance of 27.91 feet, as measured southwesterly along the northwest side of said Sudbrook Lane from the southeast end of the gusset line connecting the southwest side of Relocated Old Court Road and northwest side of said Sudbrook Lane, running thence binding on the northwest side of said Sudbrook Lane, (1) southwesterly, by a curve to the right with the radius of 1965.00 feet, the distance of 174.31 feet, thence (2) N 59° 45' 20" W - 164.26 feet, to the centerline of Old Court Road, thence binding thereon, two courses; (3) N 74° 32' 10" E - 16.46 feet, and (4) N 64° 05' 30" E - 199 feet, more or less, thence (5) S 58° 26' 12" E - 60 feet, more or less to the place of beginning.

Containing 0.44 of an acre of land, more or less.

PPK:mpd I. O. #66005 January 8, 1969

Water Supply Sewerage Drainage Highways Structures Developments Foundations Reports

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. J. Rose, Zoning Commissioner Date March 28, 1969

FROM George E. Govells, Director of Planning

SUBJECT Petition #69-214-R. Reclassification from R-A, R-10 and R-20 to B-L Zone, Southeast corner of Old Court Road relocated and Old Court Road, Old Court Realty, Inc., Petitioners.

3rd District

HEARING: Wednesday, April 9, 1969 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Commercial zoning was requested for the subject property under an earlier petition, #67-170-L. After reviewing this request, we commented as follows, on February 10, 1967:

1. The petitioner alleges "Error in original zoning and a genuine change in conditions." However, we can conceive of neither an error nor a change in conditions that would justify establishment of what presently would be a spot zone. The notion of establishing commercial zoning on the subject property is completely alien to the fundamental principle of establishing new commercial zoning to consolidate commercial usage for the public convenience. And, of course, the inequity in bestowing rights of high intensity use upon small parcels of land completely surrounded by property denied those rights has long been recognized - as have the numerous other evils of spot zoning. Certainly there is sufficient opportunity for commercial activity on nearby Risterstown Road.
2. The staff realizes that cottage development is not desirable and not necessarily feasible of the subject location for this reason, the Composite Guideplan indicates future apartment or office use for the property.

Thereafter the petitioner chose to request R.A. zoning with a special exception for an office building, and we offered no objection to this second request.

However, commercial zoning is once again being sought, and our position remains precisely as stated above in our comments of February 10, 1967.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 19, 1969

COUNCIL OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21284

Oliver L. Myers
CHAIRMAN

MEMBERS

Walter J. Addison
Deputy Chief Engineer

James D. C. Dornes
Esq.

John G. Rose
Zoning Commissioner

John G. Rose
Zoning Commissioner

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W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21284

James D. C. Dornes, Esq.,
212 Washington Avenue
Towson, Maryland 21284

RE: Old Court Realty, Inc. Item 179 February 19, 1969

BUREAU OF ENGINEERING: (Continued)

Highways: (Continued)

a 30' easement has been retained by Baltimore County. This easement must be indicated on the zoning plat.

The curb cut for the existing Old Court Road must be replaced with combination curb and gutter under County inspection.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

All storm drains shall be the Applicant's responsibility.

Water:

There is an existing 16" water main, which traverses through this property.

Sanitary:

There is an existing 8" sanitary sewer, which traverses through this property.

Grading:

A grading permit may be required for sediment control purposes for this site.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21284

James D. C. Dornes, Esq.,
212 Washington Avenue
Towson, Maryland 21284

RE: Old Court Realty, Inc. Item 179 February 19, 1969

BUREAU OF TRAFFIC ENGINEERING:

It is recommended that the petitioner consider RA with special exception for offices. As RA with special exception for offices, the site could generate approximately 125 to 150 trips per day. As RL, however, the subject site could generate 600 to 700 per day.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

BOARD OF EDUCATION:

Acresage too small to have an effect on school population.

FIRE DEPARTMENT:

Any use that petitioner would propose for this site shall meet all Fire Department regulations.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Bureau of Engineering, this office is withholding a hearing date until such time as revised plans are received in compliance with those comments.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD
Enc.

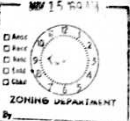
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose Date: May 13, 1969

FROM: Albert B. Kaitenbach

SUBJECT: Intersection of Park Heights Avenue,
Stevenson Lane and Old Court Road



In accordance with your verbal request we are pleased to offer the following information as it pertains to the intersection of Park Heights Avenue, Stevenson Lane and Old Court Road. The State Roads Commission is proceeding with the required engineering plans and the assembly of all cost data necessary for the construction involved for the intersection. It is our intention to cooperate fully with the State Roads Commission in cost participation for the reconstruction as it affects the existing County road. The State Roads Commission has indicated the cost participation date will be forwarded to Baltimore County within the immediate future for action on our part.

Albert B. Kaitenbach
Albert B. Kaitenbach, P. E.
Director, Department of Public Works

END:JTB:sp

cc: File
David Kornblatt

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 62144 DATE April 18, 1969. Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21284. TO: W. Lee Harrison, Esq., 306 W. Joppa Road, Towson, Md. 21284. Zoning Dept. of Baltimore County. QUANTITY: 1.00. TOTAL AMOUNT: \$50.00. Description: Advertising and posting of property for Old Court Realty, Inc. and David Ridge Cemetery Co. \$50.00. IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND. MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284.

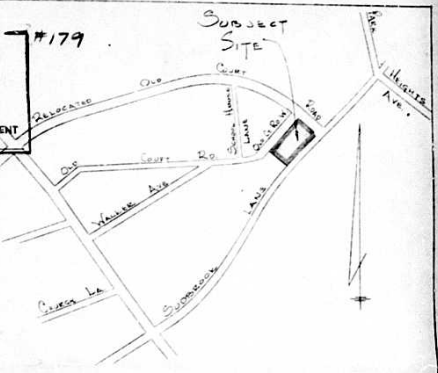
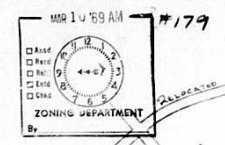
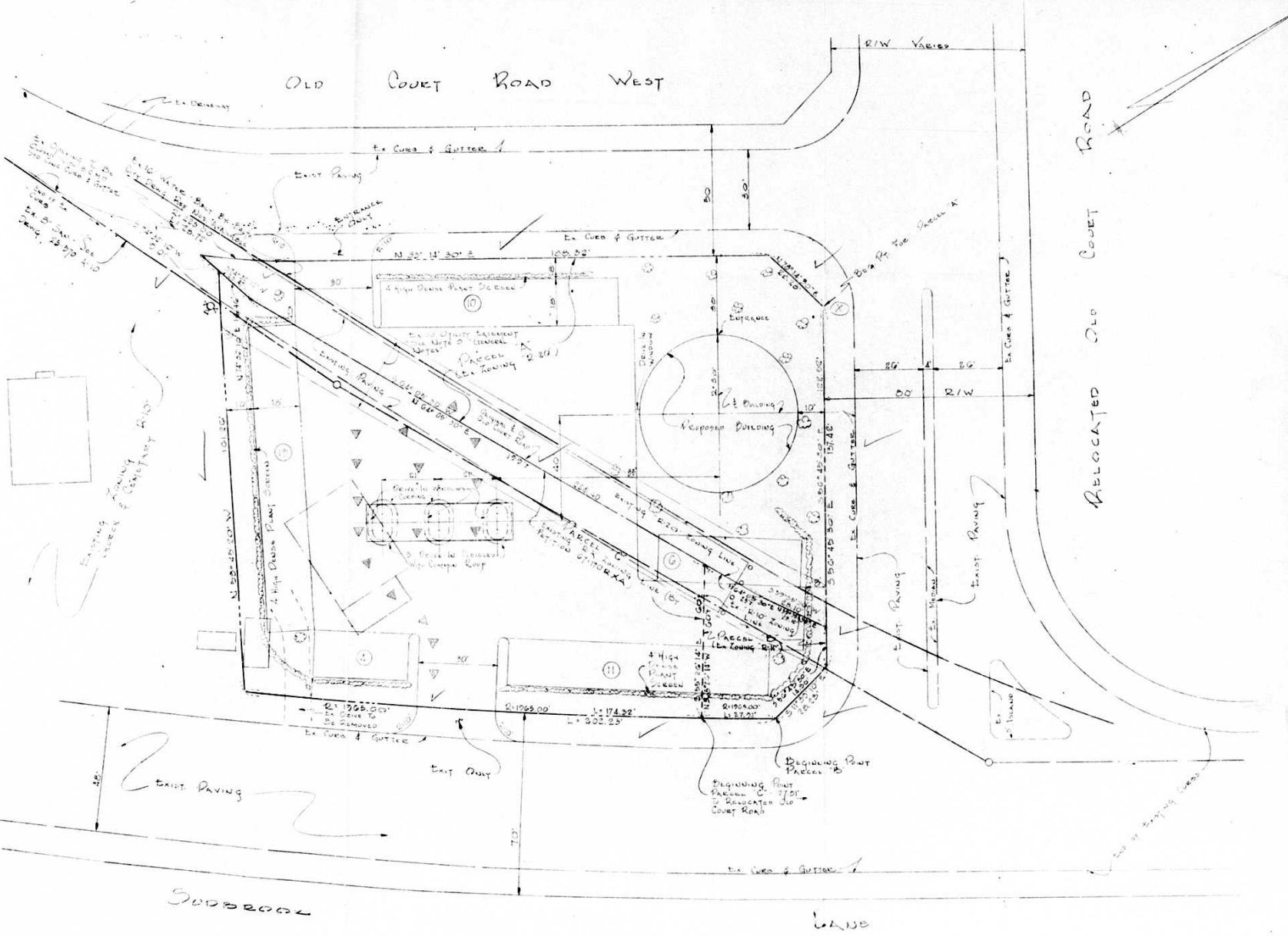
W. Lee Harrison, Esq., 306 W. Joppa Road, Towson, Md. 21284. James D. C. Dornes, Esq., 212 Washington Ave., Towson, Md. 21284. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284. Your Petition has been received and accepted for filing this day of May, 1969. John G. Rose, Zoning Commissioner. Petitioner: Old Court Realty, Inc. Petitioner's Attorney: W. Lee Harrison, Esq. Reviewed by: Oliver L. Myers, Chairman of Advisory Committee.

STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PAVEMENT STREET BALTIMORE MD 21201. April 22, 1969. Mr. John G. Rose, Zoning Commissioner, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21284. Dear Mr. Rose: This replies to your letter of April 16, 1969, concerning proposed changes to the intersection of Old Court Road, Park Heights Avenue, and Stevenson Road in the vicinity of David Ridge Cemetery. Studies of a schematic nature have been underway jointly by both the State Roads Commission and Baltimore County Department of Public Works for some time. There were certain differences between the proposals of both agencies and these have been resolved in a recent meeting in my office. With the accomplishment of a general schematic plan for improvement to the complex intersection mentioned above, we are presently in the process of developing estimates for the engineering costs to prepare contract plans for improvement to this intersection. Some of the work involved in undertaking this improvement will be a financial responsibility of the State Roads Commission and some a financial responsibility of Baltimore County. In order to clarify these items it is necessary to undertake engineering designs and prepare plans, specifications, and estimates for this improvement. It is our intention in the near future to submit to the SRC for its approval, a request for engineering funds to undertake the necessary design work. We will also make this information available to Baltimore County so that they may provide the necessary funds for their share of the engineering. With the

Mr. John G. Rose, Page 2, April 22, 1969. appropriate authorization of funds, we will then undertake engineering to prepare the final design plans. With these in hand we will then be able to estimate the total cost for this improvement and seek authorizations for funds for that purpose. It is anticipated that such funds will be available from the State Roads Commission for their share and we are hopeful that Baltimore County will also be in a position to supply its share of the cost. With the appropriate authority to expend funds we will then proceed to undertake contracts to have the improvements accomplished. Our time schedule for this would indicate that approval of the engineering funds would be solicited and hopefully approved in May 1969, after which the engineering work will begin. Following the preparation of these plans we will then be in a position within six months, more or less, to seek approval for the authority to expend funds to acquire the necessary right-of-way and issue the construction contracts. On this basis it is hopeful that the engineering work would be completed and actual construction started in the spring of 1970. I hope the information regarding this project will be of use to you in your deliberations. If I can be of any further service, please do not hesitate to contact me. Very truly yours, Walter J. Addison, Deputy Chief Engineer, Planning & Safety. cc: Mr. Albert B. Kaitenbach

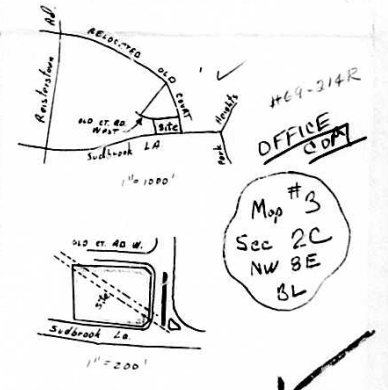
INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 60900 DATE March 18, 1969. Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21284. TO: W. Lee Harrison, Esq., 306 W. Joppa Road, Towson, Md. 21284. Zoning Dept. of Baltimore County. QUANTITY: 1.00. TOTAL AMOUNT: \$50.00. Description: Petition for Reclassification for Old Court Realty, Inc. \$50.00. IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND. MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland. District: 3rd. Date of Posting: 3-22-69. Posted for: Mrs. Gladys Pugh. Petitioner: Old Court Realty, Inc. Location of property: SE corner of Old Court Rd. Relocated & Old Court Rd. Location of Sign: SE corner of Old Court Rd. Relocated & Old Court Rd. Date of Sign: 3-22-69. Remarks: No objection. Posted by: [Signature] Date of return: 3-22-69.



LOCATION PLAN
Scale 1"=500'

- GENERAL NOTES
1. Total Area of Tract Equals 2.00 Acres
 2. Existing Zoning of Tract "R10", "R20" & "R40" Special Exception" (See Petition of 07-11-68, E.R.A.)
 3. Existing Use of Tract "Gas Station"
 4. Proposed Zoning of Tract "B1"
 5. Proposed Use of Tract "Bank With General Facility"
 6. Total Floor Area Equals 2,822 Sq Ft
 7. Required Offstreet Parking Equals 10 Units
 8. Proposed Parking Equals 44 Units
 9. The Original Right-of-Way of Old Court Road Has Been "Closed" As A Public R/W & Is Now An Easement For Metropolitan Utilities.

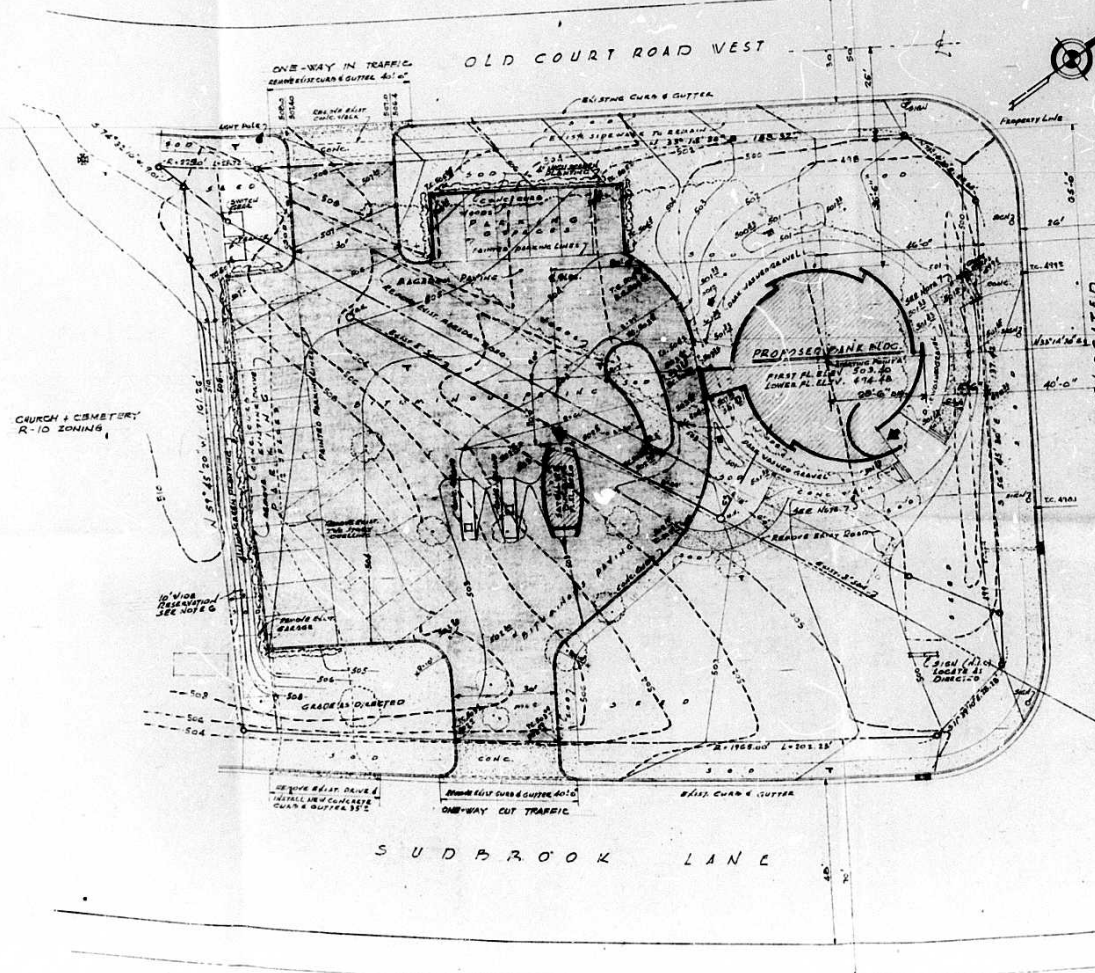
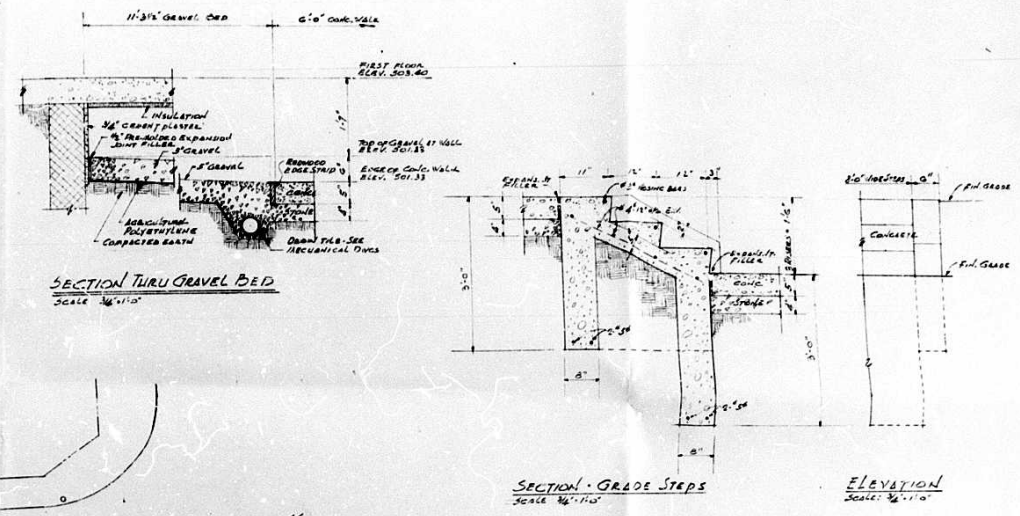
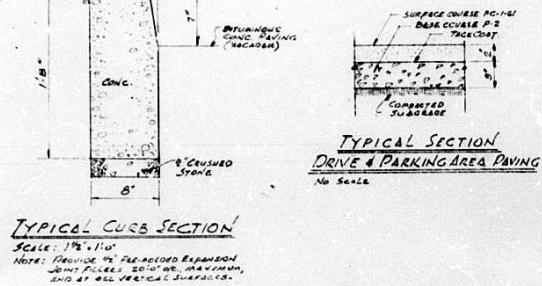
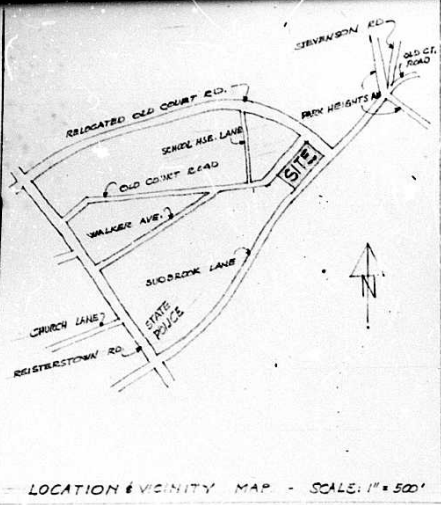


Map #3
Sec 2C
NW 8E
8L

#69-214R
OFFICE COPY
MAP #3
SEC. 2-C
NW-8-E

PLANS TO ACCOMPANY PETITION
RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY AT
SUDSBROOK LANE & RELOCATED OLD COURT RD.
ZONING DEPT. 2 BALTIMORE COUNTY, MD
JAN. 5, 1969
REVISED FEB. 20, 1969





LEGEND

EXIST. TREES & WOOD TO BE REMOVED	(Symbol)
EXIST. ROADS, CURBS, BUILDINGS TO BE REMOVED	(Symbol)
EXIST. GROUND CONTOURS	(Symbol)
EXIST. SPOT GRADES	(Symbol)
NEW GROUND CONTOURS	(Symbol)
NEW SPOT GRADES	(Symbol)
CONCRETE CURBS	(Symbol)
CONCRETE PAVING	(Symbol)
PAVED AREAS	(Symbol)
SODDED AREAS	(Symbol)
EROSION AREAS	(Symbol)
PROPERTY LINES	(Symbol)
TELEPHONE & GAS PIPES (TO BE REMOVED)	(Symbol)

- NOTES**
- EXISTING GROUND & WOOD TO BE REMOVED AT EAST END OF OLD COURT ROAD RELOCATED SHALL BE REINSTALLED INTO ORIGINAL POSITION ON NEW GROUND CONTOURS SHOWN ON REVISIONS. DRAWINGS DESIGNING SUBJECT TO GRADE SHALL BE SLOPED TO EXIST GRADE AT ALL POINTS, EXCEPT WHERE SHOWN OTHERWISE TO PREVENT EROSION. SEE TO NOT FINAL GRADES ONLY AFTER NEW, PERMANENT GROUND HAS BEEN ESTABLISHED.
 - EXIST. WATER, GAS, ETC. LINES IN PLACE SHALL BE REMOVED OR REINSTALLED TO ORIGINAL POSITION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LINES. ALL NEW LINES SHALL BE INSTALLED TO ORIGINAL POSITION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL SATISFACTION OF THE OWNER.
 - EXIST. UTILITIES (WATER, GAS, ETC.) TO REMAIN IN PLACE UNTIL SUCH TIME AS CHECKED BY OWNER TO BE REMOVED.
 - ALL TREES, STUMPS, UNDERGROWTH, BUSH, ETC. TO BE REMOVED AND SITE SHALL BE REVEGETATED & COMPLETED TO FINISH AS FOLLOWS: 1. SODDED AREAS - TO DEPTH OF 6" BELOW FINISH GRADE. 2. SODDED AREAS - TO DEPTH OF 6" BELOW FINISH GRADE. 3. SEEDING AREAS - TO DEPTH OF 6" BELOW FINISH GRADE. 4. SEEDING AREAS - TO DEPTH OF 6" BELOW FINISH GRADE.
 - STREET ENTRANCES TO PARKING AREA TO BE IN FULL ACCORD WITH BALTIMORE COUNTY STANDARD ENTRANCES.
 - GRADING OVER 10' RESERVATION TO BE COMPLETED BEFORE ANY OTHER WORK IS BEGUN.
 - CONCRETE SIDEWALK, STEPS & PORCHES TO BE EXPOSED (SEED) IMMEDIATELY UPON COMPLETION. SEEING FOR SIDEWALK TO BE 3'0" WIDE (MINIMUM) TO SQUARES. EXCEPT WHERE SHOWN OTHERWISE. PROVIDE 1/2" REINFORCED EXPANSION JOINT FLANGE, 20' ON HOR. & ALL CURBS & PAVED SURFACES.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Randy H. Sigal*
DATE: 5/11/70
JOB NO. 67-2140

SITE PLAN
SCALE: 1" = 20'-0"
O.A. SITS - 0.81 A. & IN 3RD RELECT. DIST.
NOTE: PLANS, SANITARY DRAIN & WATER, ALL SITE, REFER TO DRAWING SET FOR EXACT LAYOUT & DIMENSIONS FOR ALL SANITARY LINES, TRUNK VASER, WATER, ELECTRIC, ETC.

PARKING SCHEDULE

FIRST FLOOR - 2769 SQ. FT. + 300	10 SPACES
LOWER FLOOR - 576 SQ. FT. + 500	2 SPACES
TOTAL REQUIRED SPACES	12
TOTAL SPACES PROVIDED	12

MARYLAND NATIONAL BANK
SUDDBROOK LANE and OLD COURT ROAD
HICKESVILLE, MARYLAND

	ARCHITECT FRYER and ASSOCIATES AIA 2000 MARYLAND AVE BALTIMORE, MD.	JOB NO. 14760 DATE - MARCH, 1970
	STRUCTURAL L. A. FRISCH CONSULTANTS 16 W. 23 1/2 ST. BALTIMORE, MD.	SHEET NO. A-1 OF 10