



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmilandacq@co.ba.md.us

March 16, 2000

Ms. Becky Betzko
The Business Exchange
107 Connolly Road
Fallston, Maryland 21047

Dear Ms. Betzko:

RE: Zoning Verification, 9802 Liberty Road, 2nd Election District

The subject property is zoned B.L. - A.S. (Local Business - Automotive Service) by the Baltimore County Zoning Regulations (B.C.Z.R.). In deciding the use of the property, the B.L. zone is the determining factor. At the time the station was built a service station required a special exception to be built on its own lot, but was permitted by right as part of a permitted planned shopping center (Section 405.2A1, B.C.Z.R.).

Case #70-49-R includes a site plan that accompanies the petition for reclassification. On the plan, the subject property is described as a proposed service station, and noted as 3 bay site. If the principal use is that of a service station and gasoline sales is the primary use, then emergency and minor auto repair and service and snack sales are permitted as ancillary uses. These uses may continue as they exist currently under changes of ownership.

Any change of use or expansion of any of the existing uses must be reviewed by this office.

There are currently no zoning violations on the property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John R. Alexander
Planner II
Zoning Review

JRA:kew

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079010

DATE 3/14/00 ACCOUNT 001-6150

AMOUNT \$40.00 (JRA)

RECEIVED FROM Hybrid Realty

FOR 9802 Liberty Road

#00-565

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT TOTAL TIME
3/14/00 5:14:00 PM 1615:13
MID. STATE CREDIT CARD LINK (MAGNET)
CARD # 5 520 200000 VERIFICATION
RECEIPT # 113756
CP. NO. 079010
RECEIPT TOTAL \$40.00
\$40.00 OK \$00.00
Baltimore County, Maryland

CASHIER'S VALIDATION

The Business Exchange
107 Connolly Road
Fallston, MD 21047

Phone 410-893-0057
Fax 410-879-2353

Arnold Jablon
Director of P.D.M.
111 West Chesapeake Avenue
Towson, MD 21204

March 09, 2000

Dear Mr. Jablon:

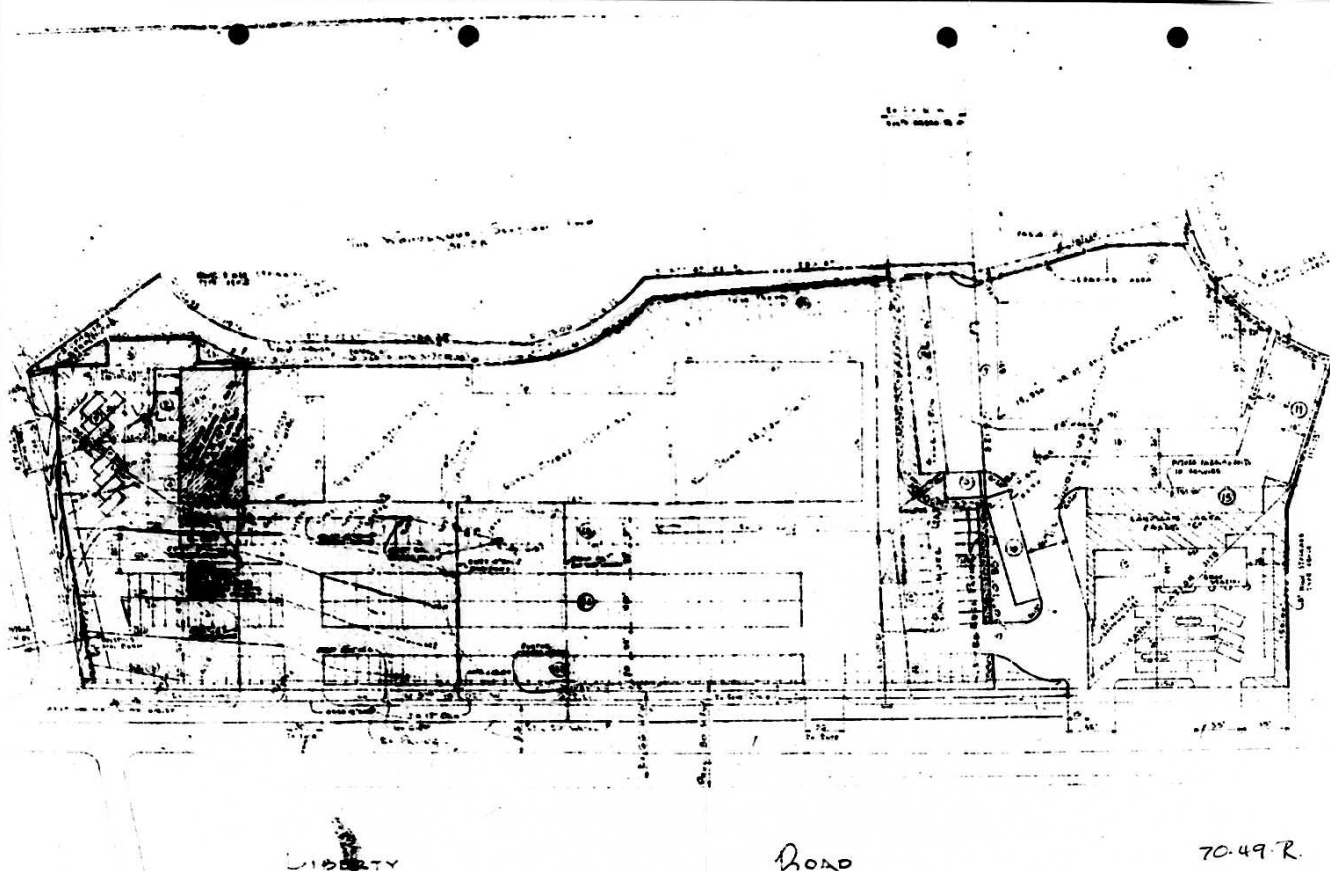
I am writing to you to request a zoning verification for 9802 Liberty Road, Randallstown, MD 21133. The public records indicate that the property is zoned BL-CNS. The property is a Gas Station, with Auto Repair Service Bays & a Snack Shop. It is the intention of the purchaser to continue the same use. Please verify if this is an approved use under the current zoning. I am hand delivering this request in order to expedite the process. I have also enclosed a check for the \$40.00 fee. If it is permissible, I would like to pick up the affidavit in order to save time. I can be contacted at (410) 207-3665. My office fax is (410) 882-3563. If this is not possible please mail it to the above address. Thank you for your assistance in this matter.

Sincerely,

Becky Betzko
Becky Betzko

THE
BUSINESS EXCHANGE
Specializing in Business Sales
REALTY
BECKY BETZKO

107 Connolly Road
Fallston, Maryland 21047
Office: 410-893-0057
Fax: 410-879-2353



LIBERTY

ROAD

70-49-R

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
WE, Woodlands Associates, by Randall Development Corp., General Partner, by Jacob Morrow, General Partner and Secretary of Woodlands Associates, Real owners 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-districted, pursuant to the Zoning Law of Baltimore County, from an Undistricted Area to a C.N.S. district, for the following reasons:

1. The subject property is an extension of a C.N.S. District.
2. The subject property is an extension of a C.N.S. District.

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 redistricting 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, by Randall Development Corp., General Partner.

By Jacob Morrow, General Partner, and
Secretary of Woodlands Associates
Contract purchaser
Address: 204 W. Penna. Ave., Towson, Md. 21204
James D. Nolan, Petitioner's Attorney
Address: 204 W. Penna. Ave., Towson, Md. 21204
Protestant's Attorney

Address: 204 W. Penna. Ave., Towson, Md. 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of July, 1962, 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 8th day of September, 1962, at 2:00 o'clock.

By John G. Rose, Zoning Commissioner of Baltimore County.
(over)

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Redistricting and Redistricting for Woodlands Associates, et al
#70-49-R

TIME: 2:00 P.M.
DATE: Monday, September 8, 1969
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland

ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
WE, Woodlands Associates, by Randall Development Corp., General Partner, by Jacob Morrow, General Partner and Secretary of Woodlands Associates, Real owners 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-6 and R-10 zone to a B.L. zone, for the following reasons:

Changes in the character and uses of the neighborhood since the adoption of the existing Land Use Map.

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, by Randall Development Corp., General Partner.

By Jacob Morrow, General Partner, and
Secretary of Woodlands Associates
Contract purchaser
Address: 204 W. Penna. Ave., Towson, Md. 21204
James D. Nolan, Petitioner's Attorney
Address: 204 W. Penna. Ave., Towson, Md. 21204
Protestant's Attorney

Address: 204 W. Penna. Ave., Towson, Md. 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of July, 1962, 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 8th day of September, 1962, at 2:00 o'clock.

By John G. Rose, Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 29, 1969
FROM: Mr. George E. Gavalis, Director of Planning
SUBJECT: Petition #70-49-R, Reclassification from R-6 & R-10 to B.L. Redistricting from Undistricted to C.N.S. District. Northeast side of Liberty Road 134 feet north of Tiverton Road. Woodlands Associates, et al., Petitioners
2nd District
HEARING: Monday, September 8, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 & R-10 to B.L. zoning. We express our opposition to the proposed reclassification noting that the power line right of way provides an appropriate terminus for the ending of commercial zoning and the beginning of residential zoning. Creation of commercial zoning here would place intensive potentials between existing houses in a manner that never was anticipated in the original subdivision plan and would work to the detriment of the entire subdivision. We believe that such an extension is unconscionable, is not in accordance with the current comprehensive plan and is not in accordance with the prospective, updated zoning map for this area.

GEG:ms

2nd. 8/25/69
430

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204
June 26, 1969

Description of the Property
to be Re-zoned from R-6 to B.L.
Section One - The Woodlands.
PARCEL NO. 1 R-6 to B.L. and C.N.S. District
Beginning for the same at a point on the west right-of-way line of Tolworth Circle (50 foot wide) at a distance of 135 feet, more or less, measured northwesterly along said west right-of-way line of Tolworth Circle from its intersection with the centerline of Tiverton Road (60 foot wide), running thence South 31° 16' 59" West leaving Tolworth Circle 101.11 feet, thence the three following courses, viz: first, North 57° 18' 02" West binding on part of the third or northwesterly 1850 foot line of zoning area 2-R-10-4, 231.87 feet to intersect the southeasterly side of a 66 foot Baltimore Gas and Electric Company Right-of-Way; second, North 30° 10' 55" East binding of said right-of-way 151.33 feet, and third, South 72° 03' 00" East 167.20 feet to the west right-of-way line of Tolworth Circle, thence binding on said west right-of-way line the two following courses, viz: first, along a curve to the left having a radius of 150.00 feet for a distance of 140.35 feet, said curve being subtended by a chord bearing South 10° 23' 07" East 162.37 feet; and second, South 33° 43' 03" East 124.52 feet to the point of beginning.

Containing 0.955 Acres of land more or less.



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 64699
DATE: 9/10/69

To: James D. Nolan, Esq., 204 W. Penna. Ave., Towson, Md. 21204
BILLED
Office of Planning & Zoning
111 County Office Bldg., Towson, Md. 21204

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
41-622		57.46
Cost of advertising and posting property of Woodlands Associates		57.46
No. 70-49		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: Aug. 22, 69
Posted for: RECLASSIFICATION FROM R-6 & R-10 TO B.L. REDISTRICTING FROM UNDISTRICTED TO C.N.S. DISTRICT
Petitioner: WOODLANDS ASSOCIATES
Location of property: NE. side of Liberty Rd. 134 ft. N.E. of Tiverton Rd.
Location of Sign: On E. side of Liberty Rd. 150 ft. N.E. of Tiverton Rd.
Remarks: By John G. Rose
Posted by: John G. Rose Date of return: Aug. 22, 69

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204
June 26, 1969

Description of the Property
to be Re-zoned from R-10 to B.L.
Section One - The Woodlands.
PARCEL NO. 2 R-10 to B.L. and C.N.S. District
Beginning for the same at a point on the northeast right-of-way line of Liberty Road (100 foot wide) at a distance of 135 feet more or less, measured northwesterly from the intersection of said northeast right-of-way line of Liberty Road with the centerline of Tiverton Road (60 foot wide), running thence North 57° 18' 02" West binding on the northeast right-of-way line of Liberty Road 220.53 feet to intersect the southeasterly side of a 66 foot Baltimore Gas and Electric Company Right-of-Way; thence leaving Liberty Road and running the four following courses, viz: first North 30° 10' 55" East binding of the above mentioned Baltimore Gas and Electric Company Right-of-Way 133.13 feet; second South 57° 18' 02" East binding reversely on part of the third or northwesterly 1850 foot line of zoning area 2-R-10-4, 231.87 feet; third, South 31° 16' 59" West 16.54 feet; and fourth South 32° 47' 49" West 117.23 feet to the place of beginning.

Containing 0.604 Acres of land more or less.



James D. Nolan, Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
204 W. Penna. Ave., Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day of July, 1969
By John G. Rose, Zoning Commissioner

Petitioner: Woodlands Associates
Petitioner's Attorney: James D. Nolan, Esq. Reviewed by: John G. Rose, Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 64671
DATE: Aug. 10, 1969

To: James D. Nolan, Esq., 204 W. Penna. Ave., Towson, Md. 21204
BILLED
/Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
41-622		50.00
Petition for reclassification and redistricting #70-49-R Woodlands Associates		50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of compliance with the requirements of Section 259.2, A. of the Baltimore County Zoning Regulations...

the above Redistricting should be had; and in further appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of September, 1969...

day of September, 1969, that the herein described property or area should be and the same is hereby redistricted, from Undistricted to a C.N.S.

district and on a Special Exception from... from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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

the above Redistricting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of September, 1969, that the above redistricting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain... and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

70-49-R

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 25 Page 3

August 8, 1969

PROJECT PLANNING DIVISION

Tolworth Circle is a residential street and was not designed for commercial traffic. The plan must be revised to eliminate the entrance on Tolworth. The executive office building shown on the plan is in reality a trailer type structure used for a temporary sales office.

BUREAU OF TRAFFIC ENGINEERING

Review of the subject petition indicates a change from R-10 & R-6 to B-1. As B-1, the subject site could generate 750 trips per day. However, as presently zoned, it could generate approximately 75 trips per day.

FIRE DEPARTMENT

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for a 30-day.

BUILDING ENGINEER'S OFFICE

Must meet all requirements of the Baltimore County Building Code.

BOARD OF EDUCATION

A zoning change to B-1 would mean a loss of approximately 4 students.

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.

STATE ROADS COMMISSION

The plan must be revised to clearly indicate the frontage of the site on Liberty Road as being curbed with concrete. The right of way line of Liberty Road or the parking setback line must also be curbed. The plan must be revised prior to the hearing.

The State Roads Commission has issued an entrance permit for the site. However, the entrance has not been constructed in accordance with the permit. If the site is developed in accordance with the subject

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

the above Reclassification should be had; and in further appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of September, 1969...

day of September, 1969, that the herein described property or area should be and the same is hereby reclassified, from a R-6 and R-10 zone to a B-1

zone, and on a Special Exception from... from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of September, 1969, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain... and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

70-49-R

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 25 Page 4

August 8, 1969

STATE ROADS COMMISSION (Continued)

plan it will be necessary to revise the permit plan to include the curbing and paving of the Gas & Electric Company right of way frontage on Liberty Road.

The entrance is subject to State Roads Commission approval.

ZONING ADMINISTRATION DIVISION

In view of the comments by the State Roads Commission, revised plans must be submitted to this office prior to the hearing, in conformance with the above comments.

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,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

August 8, 1969

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

RE: Type of Hearing: Reclassification
From an R-6 and R-10 zone to an
B-1 zone
Location: NE/S Liberty Rd., 134'
W of center line of Tiverton Rd.
Petitioner: Woodlands Associates
Committee Meeting of July 29, 1969
Item 25 2nd District

Dear Sir:

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 presently improved with the parking lot, office, and sample home for the Woodlands Subdivision. The properties to the northeast, east, and southeast are improved with a cemetery. With the properties to the west improved with a shopping center and the Baltimore Gas & Electric Company high tension wires. The frontage along Liberty Road is not curbed in accordance with State Roads Commission requirements but is channelized.

BUREAU OF ENGINEERING:

General:

Due regard must be given to 1) location of the existing 12-inch sanitary sewer to any proposed structure on this site, (See Map. 66-033-1), 2) the existing 10-foot utility easements which traverse the site, and 3) clearance requirements for electric transmission lines.

Highways:

Tolworth Circle is an existing County road which has been improved as a 30-foot closed section with flexible type pavement on a 50-foot right-of-way.

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 21 1969

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 time before the 21st day of September, 1969, the first publication appearing on the 21st day of August, 1969.

THE JEFFERSONIAN

L. L. Leach, Jr., Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

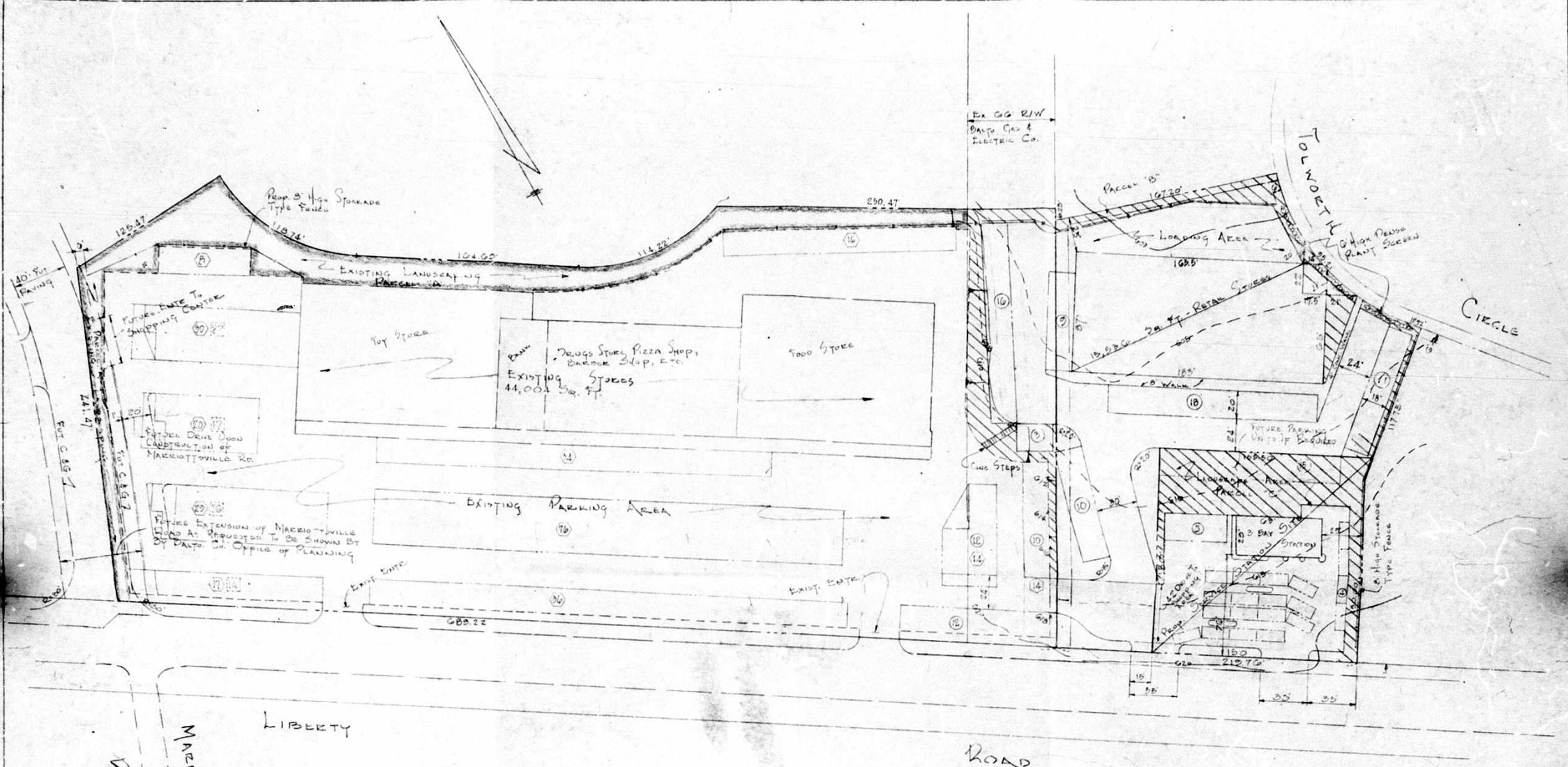
Pikesville, Md. AUG 21 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 21st day of September, 1969, the first publication appearing on the 21st day of August, 1969.

THE NORTHWEST STAR

Donnell L. Leach, Jr., Manager

Cost of Advertisement, \$ 15.00



GENERAL NOTES

1. Area of Existing Site = 4.70 Acres
2. Area of Proposed Expansion = 1.75 Ac.
3. Area of Existing Stores = 44,004 Sq. Ft.
4. Required Parking for Existing Stores = 220 Units
5. Existing Parking on Site = 224 Units (11 indicates 11 Spaces by Field Clerk)
6. Area of Building Expansion = 18,500 Sq. Ft. for Retail Stores
7. Required Parking = 73 Spaces (8.5 x 20)
8. Proposed Parking = 97 Spaces (8.5 x 20) } Based Upon 1 Space Per 200 Sq. Ft. Prog. Area
9. Existing Water & Sewer
10. Total Area of Center = 6.45 Acres
11. Required Landscaping = 0.32 Acres
12. Existing Landscaped Area = 0.37 Ac. (11 Shaded Area, Parcel A)
13. Proposed Landscaped Area = 0.48 Ac. (11 Hatched Area, Parcels B & C) Total Area = 0.87 Ac.
14. Number of Entrances Allowed = 4 (Total Frontage = 1017' L.F.; 2 Allowed 1" x 200' L.F. & 1 EA. At 250' L.F. = 2)
15. Number of Entrances Proposed = 4
16. Total Parking Required for Center = 293 Units
17. Total Parking Proposed for Center = 321 Units (11 indicates Proposed Parking)

* When Marriottsville Rd. is Built Shopping Center Will Have Total Rd. Frontage of 1,258 L.F. Allowing 5 Entrances. The 5th Entrance Will Be Construction On Marriottsville Rd. Total Parking Available Will Be 331 Units. Landscape Area Will Be 0.82 Acres

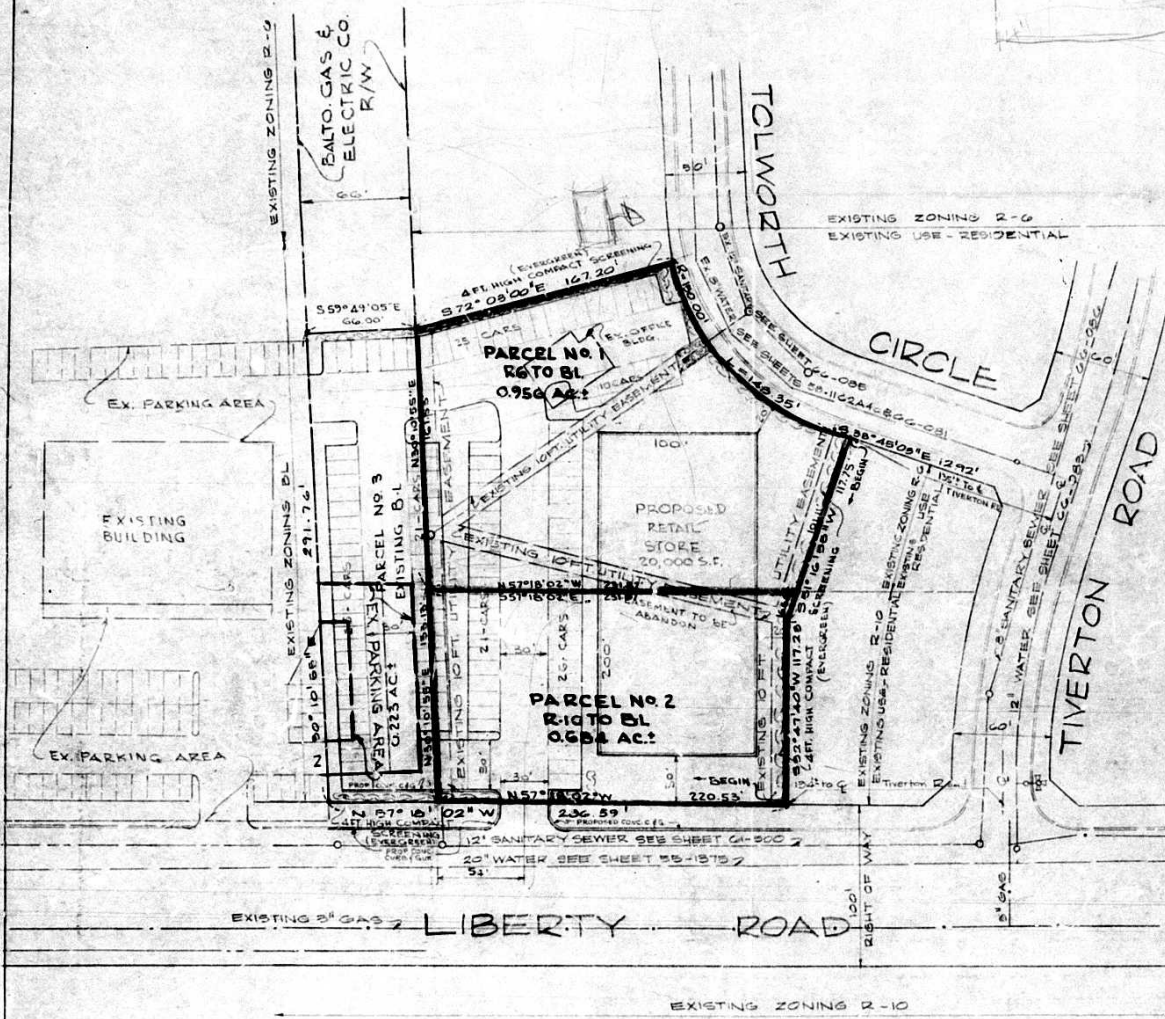
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Signature]*

Proposed Expansion
TO
MARRIOTTSTVILLE PLAZA Shopping Center
LIBERTY ROAD
ELECTION DISTRICT 2
SCALE: 1" = 50'

BAITMORE COUNTY, MD.
Dec 22, 1969
REVISED: MAR. 23, 1970
REVISED: MAR. 24, 1970
REVISED: MAY 11, 1970
REVISED: JUNE 11, 1970

MATZ, CHILDS & ASSOCIATES
1020 GROWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
J.C.H. DRAWN BY TRACED BY CHECKED BY
G32971 RLS





OFFICE COPY

#70-49R

MAP
1-C
WESTERN
AREA
NW-B-J
DIST. MAP 1-C
BL-CHS

ZONING STATUS

EXISTING ZONING: PARCEL NO. 1: R-6 PARCEL NO. 2: R-10
 PROPOSED ZONING: PARCELS NO. 1, NO. 2 AND NO. 3: B-L
 EXISTING USE: PARCELS NO. 1, NO. 2 AND NO. 3 - ALL VACANT
 PROPOSED USE: RETAIL STORE.

PARKING

TOTAL GROUND FLOOR AREA = 20,000^{sq}
 PARKING REQUIRED @ 1 SPACE PER 200^{sq} = 100 SPACES
 TOTAL PROPOSED PARKING = 126 SPACES

#25 OFFICE COPY
 Woodward Associates

PLAT TO ACCOMPANY
 DESCRIPTION FOR REZONING
 R-6 & R-10 TO B-L
 LOTS 1A-1-2-5-6-7 BLOCK "C" SECTION ONE

THE WOODLANDS

BALTIMORE COUNTY, MD. ELECTION DIST NO 2
 SCALE: 1" = 50'

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, MARYLAND



