

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

March 19, 1971

GEORGE E. GAVELIS
Director
Jefferson Building
Suite 301
Towson, Md. 21204
W-4-2331

Mr. Angelo N. D'Anna, President
Mars Supermarkets, Inc.
7183 Holabird Avenue
Baltimore, Maryland 21222

Dear Mr. D'Anna:

I have approved a development plan showing commercial use for a tract situated on the westerly side of York Road, south of Warren Road, in the 8th District of Baltimore County. The plan has been in a review process by County agencies since late in the Spring of 1970.

Under the provisions of Section 103.1 of the Zoning Regulations approval of a development plan here "grandfathers" the use of your M.L. zoned property for commercial usages to a date five years hence. By the expiration of that time period, construction of your shopping center must have been completed or have been commenced and diligently pursued.

Approval by the Office of Planning and Zoning of your development plan is subject, of course, to compliance with comments prepared by the County agencies relative to your property in July and October of 1970. Approval is further subject to resolution of the route of a "York Road Bypass" now being recommended by the State Roads Commission and further modification as may be required by the County agencies when final plans are reviewed prior to issuance of building permits for actual development.

Sincerely,

George E. Gavelis
George E. Gavelis
Director of Planning

GEG:cm
cc: Mr. James Dyer
Zoning Administration

Mr. Albert V. Quimby
Project Planning

AUG 03 1971

PROPERTY ON WEST SIDE YORK ROAD SOUTH OF WARREN ROAD

SCALE: 1" = 50'

COCKEYSVILLE

ELECT DIST NO 8
APRIL 5, 1970
REV. 7/8/1970

GENERAL NOTES

- CURBS** - ALL INTERIOR CURBS SHOWN TO BE OF CONCRETE ON BIRMINGHAM CONSTRUCTION NOT LESS THAN 8" HIGH AND 6" HIGH. OTHER AREAS BORDERING PARKING AREAS OR WALKWAYS (SHOWN AS SINGLE LINES) TO BE "MONOLITHIC POUR" CONCRETE CONSTRUCTION.
- PROPOSED CONCRETE CURBS AND GUTTER ALONG YORK ROAD TO BE CONSTRUCTED IN CONFORMANCE WITH MARYLAND STATE ROADS COMMISSION SPECIFICATIONS.**
- PAVING** - PROPOSED PAVING TO BE BIRMINGHAM SURFACE WITH SUFFICIENT STONE CRACKER SUB-BASE.
- LIGHTING** - PROPOSED LIGHTS SHOWN HEREON TO BE MAXIMUM HEIGHT OF 20 FEET, RAYS TO BE DIRECTED AWAY FROM RESIDENTIAL LOTS.
- UTILITIES** - EXISTING WATER IN BED ON YORK ROAD AND EXISTING SEWER TO SOUTH OF PROPERTY, PROPOSED CONNECTIONS, MANHOLE, AND FIVE HYDRANTS SHOWN HEREON.
- CONTOURS** - EXISTING GROUND CONTOURS SHOWN THIS -- 10' -- DRAWN AT 5 FOOT INTERVALS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *4/5/70*
"GRANDFATHERED" FOR
COMMERCIAL USE / SEC. 103.1
OF ZONING REGS.



GEORGE WILLIAM STEINBERG JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGANY RD.
TOWSON & BALTIMORE

GENERAL PARKING TABULATION

REFER TO SECTION 409.2 SUBORDINATE TO 15 (C) AND TO SECTION 401.1 SUBORDINATE A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

11 RETAIL STORES (TOTAL FLOOR AREA 14,375 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 72 SPACES

1 DRIVE STORE (TOTAL FLOOR AREA 5,800 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 30 SPACES

1 VARIETY STORE (TOTAL FLOOR AREA 16,450 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 95 SPACES

1 SUPERMARKET (TOTAL FLOOR AREA 18,700 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 95 SPACES

1 AUTO ACCESSORY STORE (TOTAL FLOOR AREA 2,600 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 13 SPACES

1 DRIVE IN BANK (TOTAL FLOOR AREA 1,200 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 5 SPACES

1 AUTOMOBILE SERVICE STATION (5 SERVICE BAYS)
PARKING REQUIRED @ 2.5 SPACES PER SERVICE BAY = 12.5 SPACES

TOTAL PARKING REQUIRED = 316 SPACES
TOTAL PARKING PROVIDED = 375 SPACES
PARKING BAYS TO BE MINIMUM OF 9' X 20'

VARIANCE REQUESTED TO SECTION 101 TO PERMIT THREE POINTS OF VEHICULAR ACCESS TO A PUBLIC STREET IN A PLANNED SHOPPING CENTER RATHER THAN THE ALLOWED TWO ACCESS POINTS.

