



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 2001

Samuel C. Havrilak, D.D.S.
2419 East Joppa Road
Baltimore, MD 21234-2921

RE: Spirit and Intent-Zoning Case # 71-13-RX, 2419 East Joppa Road, Baltimore, MD 21234-2921, 9th
Election District

Dear Dr. Havrilak:

Your recent letter to Arnold Jablon, Director, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

1. The parking lot, as shown on the site plan for prior zoning case # 71-13-RX, was never built.
2. Your dental patients currently park on Lakewood Road, a side street to your property, contrary to the site plan and order in that case.
3. Your proposed location for a new macadam parking lot for your patients would not meet the 25 feet buffer requirement contained in restriction # 2 of that case.
4. As a result of the above, your proposal does not appear to meet the spirit and intent of the Baltimore County Zoning Regulations (BCZR) as relates to Zoning Case # 71-13-RX

Therefore, in order to meet the spirit and intent of the BCZR, you will need to file a petition for Special Hearing (checklist and petition forms enclosed) to amend the site plan and restrictions in Case # 71-13-RX.

Since the property is now zoned RO (Residential Office) according to the official Baltimore County zoning maps, a second option exists to abandon the prior Special Exception case and seek approval for your proposal under the current RO zoning requirements. However, seeking approval through this second option will require a more comprehensive review under the new development process.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please feel free to contact me at 410-887-3391.

Sincerely,

Jeffrey Perlow
Planner II
Zoning Review Office

c: Zoning Hearing File 71-13-RX
File-Spirit and Intent Letters



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Dr. John R. Earnhart and J. R. Bond Enterprises, Inc., legal owners of the property situate in Baltimore County and which is described in the description attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone; for the following reasons:

- (1) Error in original zoning.
- (2) Changes in the area.
- (3) Owner who presently maintains a dental office on the first floor and resides on second floor of building, desires to maintain his office on first floor and rent second floor.
- (4) And for reasons set forth on the attached page and made a part of this petition.

See attached description

and (5) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices.

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

I, or we, agree to pay expenses of above reclassification 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.

John R. Earnhart, Jr.
Dr. John R. Earnhart, Lessee
Address: 2419 E. Joppa Road
Baltimore, Md. 21234
Petitioner's Attorney

John R. Bond Enterprises, Inc.
J. R. Bond Enterprises, Inc.
Address: 2419 E. Joppa Road 21234
Baltimore, Md.
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of July, 1970, 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 105, County Office Building in Towson, Baltimore County, on July 15, 1970, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
from an R-6 zone to an R-A zone,
and SPECIAL EXCEPTION
for Offices
SW corner Joppa and
Lakewood Roads,
9th District
J. R. Bond Enterprises, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 71-13-RX

OPINION

This case comes before the Board on an appeal by the Protestants from a decision of the Deputy Zoning Commissioner, dated October 21, 1970, granting the requested petition. The petition originally was for a reclassification from an R-6 to an R-A zone and a special exception for offices. Since then, the Baltimore County Council has adopted a new set of Zoning Regulations, Zoning Classifications and Comprehensive Zoning Maps, and in that process the subject property was reclassified to a D.R. 16 (Density Residential 16 Zone), which in principle is quite comparable to the old R-A classification. Therefore, the reclassification issue now is moot in the instant case, and the only issue before the Board is the request for a special exception for offices.

The subject property is located at 2419 East Joppa Road, between Harford and Old Harford Roads, in the Carney area of Baltimore County's Ninth Election District. It is the southwest corner of Joppa and Lakewood Roads, being an irregular shaped lot 70 feet wide fronting on the south side of Joppa Road; 100 feet wide across the rear of the lot and 140 feet deep along the west side of Lakewood Road, and being improved by a two story frame cottage. It is presently being used by the owner to conduct his dental practice on the first floor, and to maintain a residential apartment on the second floor. Such use has been continuously in effect since 1968 by the present owner, and prior to that since 1961 by the previous owner.

The zoning and land uses surrounding the subject property consist of an adjacent vacant lot, size 50 by 145 feet, on the west side, followed by a small Baptist church with an estimated frontage of 200 feet wide extending to the corner where Richard Avenue intersects Joppa Road. Both properties are in a D.R. 16 zone. Directly across the street from the subject, along the north side of Joppa Road, are four detached

J. R. Bond Enterprises, Inc. - #71-13-RX

houses in residential use in a D. R. 16 zone, followed by, in a westwardly direction, a Garban's Seafood Drive-in and an American Oil station, both in a B.L. (Business Local) zone. In the rear of the subject is a D.R. 5.5 zone developed with detached residential houses.

The Petitioner proposes to continue utilizing the existing building for a dental office and an apartment, and to provide six on site parking spaces.

Under the Zoning Regulations of Baltimore County, offices are a permitted use by special exception in a D.R. 16 zone, subject to the provisions of Section 502.1 of those regulations which states:

- "Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:
- a. Be detrimental to the health, safety, or general welfare of the locality involved;
 - b. Tend to create congestion in roads, streets or alleys therein;
 - c. Create a potential hazard from fire, panic or other dangers;
 - d. Tend to overcrowd land and cause undue concentration of population;
 - e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
 - f. Interfere with adequate light and air."

Two Protestants testified. They conceded that the Petitioner, Dr. John Russell Earnhart, President of Bond Enterprises, Inc., has been a good neighbor; that he has improved the appearance of the site since acquiring it in 1968, and that they have no objection to his continuing the business as before. However, they both were fearful that he may expand his office use and that parking problem will be engendered. One of the Protestants said, in effect, that he had no objection to granting the special exception if it were issued subject to restrictions that would protect his property from adverse effects.

Dr. Earnhart testified that he does business by appointment and the small amount of traffic now generated by handling twelve to eighteen patients a day will be decreased to about six or eight patients a day through instituting a new system of treatment, whereby he will lengthen each appointment and attempt to complete a patient's work in one visit instead of being spread out over several visits.

J. R. Bond Enterprises, Inc. - #71-13-RX

Mr. and Mrs. Sheeler, who live across the street, favored the granting of the petition, and felt it would stabilize the use of the subject property and offset any possible adverse use being made of it. They also testified that there was no traffic congestion in the adjoining streets, nor have any adverse traffic problems been generated by the subject over the past few years.

Without going into further detail, the Board finds, from the testimony heard and the evidence presented, that the proposed use is compatible with the surrounding neighborhood, and that the requirements of Section 502.1 of the Zoning Regulations are satisfied. Therefore, the petitioned special exception for offices will be and hereby is granted with restrictions.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of August, 1971, by the County Board of Appeals, ORDERED that the special exception for offices petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. The site plan is subject to the approval of the Office of Planning, and the Department of Public Works of Baltimore County.
2. A twenty-five (25) foot wide buffer strip across the rear most portion of the entire lot shall be maintained as lawn and landscaped area.
3. The parking lot shall be screened as required by the Office of Planning.
4. The present building shall be used for the offices, and no more than one-half the total floor area of the two floors shall be used for offices.

J. R. Bond Enterprises, Inc. - #71-13-RX

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Swink
John A. Swink, Chairman

Walter A. Miller, Jr.
Walter A. Miller, Jr.

John A. Miller
John A. Miller

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
SW corner of Joppa Road and
Lakewood Road - 9th District
J. R. BOND ENTERPRISES, INC.,
Petitioner
No. 71-13-RX (Item No. 263)

NOTICE OF APPEAL

Mr. Commissioner:

Will you kindly note an appeal on behalf of Albert J. Dorsch to the County Board of Appeals from your Order of October 21, 1970 in the above entitled case.

James H. Cook
James H. Cook
Attorney for Albert J. Dorsch

I HEREBY CERTIFY that copy of the foregoing Notice of Appeal was mailed this 19 day of November, 1970 to Bernard J. Medairy, Jr., 204 Courtland Avenue, Towson, Maryland 21204, attorney for Petitioners.

James H. Cook
James H. Cook

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
SW corner of Joppa Road and
Lakewood Road - 9th District
J. R. Bond Enterprises, Inc.,
Petitioner
NO. 71-13-RX (Item NO. 263)

The Petitioner seeks a Reclassification from an R-6 zone to an RA zone and a Special Exception for offices, on a parcel of land located in the southwest corner of Joppa Road and Lakewood Road, in the Ninth Election District, said parcel consisting of 0.32 of an acre of land, more or less.

Evidence presented at the hearing indicated that the property is improved by a dwelling which is occupied by a dentist who has offices on the first floor and his residence on the second floor.

Testimony indicated that in approving the Comprehensive Zoning Map for this area on August 1, 1966, the Baltimore County Council acted in an easterly direction to the western most property line of the subject property RA. Testimony indicated that it was in error in not zoning the subject property RA and using Lakewood Road as a natural buffer between the RA zone and the R-6 zone. Further testimony indicated various changes in the character of the neighborhood. Deputy Zoning Commissioner also feels that the Baltimore County Council was in error in not zoning the subject property RA on the Comprehensive Zoning Map using Lakewood Road as a natural buffer.

In requesting the Special Exception for offices, the Petitioner submitted evidence indicating that the existing building would be used to house the dentist office and that parking would be provided as per the revised plans submitted to this office. Residents of the area, in opposition to this request, indicated that parking along Lakewood Road was hazardous due to the offices located on the subject property. They further indicated that they were not in opposition to the dentist maintaining his offices at this location so long as he resided on the property.

The question in the minds of the residents, as to parking, would be solved with the addition of parking spaces on the subject property. It is the Deputy Zoning Commissioner's opinion that the granting of the Special Exception

would not be detrimental to the health, safety, and general welfare of the locality involved so long as the present use of the property is not substantially increased.

For the foregoing reasons and the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of October, 1970, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an RA zone, from and after the date of this Order. It is further ORDERED that the request for the Special Exception for offices should be and the same is granted from and after the date of this Order, subject to the following:

- a. That the present improvement be used for offices and that no more than fifty (50) per cent of the total floor area shall be used for offices.
- b. That not more than two (2) non-resident professional associates and three (3) non-resident employees shall be permitted.
- c. That screening be provided and the parking area in conformity with the Baltimore County Zoning Regulations.
- d. That the entrance to Joppa Road, as indicated on the Petitioner's plat, be eliminated and that the entrance to the parking lot be relocated on Lakewood Road.

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

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 12/24/70
BY 30-10-10-10

ORDER RECEIVED FOR FILING
DATE 12/24/70
BY 30-10-10-10

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
301 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 800-800

RECEIVED: 7/10/70
April 6, 1970

DESCRIPTION TO ACCOMPANY PETITION
FOR

RECLASSIFICATION R-6 TO R-1
SPECIAL EXCEPTION FOR OFFICE 2419 JOPPA ROAD
9th ELECTION DISTRICT, BALTIMORE COUNTY

BEGINNING for the same at a point formed by the south right of
Way line of Joppa Road, 60' wide, and the west right of Way line of
Lakewood Road, 50' wide, said point being at the beginning of the
lane which by deed dated April 24, 1968 and recorded among the Land
Records of Baltimore County in Liber OTG 4869, folio 615 was conveyed
by John M. Foley and wife to J. R. Bond Enterprises, Inc., running
thence and binding on the 1st to the 5th or last line inclusive
in the aforesaid deed, the five following courses and distances:
1) binding on the west right of Way line of Lakewood Road S5°00'00"E
140.00' thence leaving the west right of Way line of Lakewood Road
2) S85°00'00"W 100.00' 3) N5°00'00"W 53.91' 4) N14°00'00"E 107.65'
to the south right of Way line of Joppa Road, thence binding on the
south side of Joppa Road 5) by a curve to the right with a radius of
1040' for a distance of 70.00' to the place of beginning.

CONTAINING 0.12 acres of land more or less.

BEING all of the land which by deed dated April 24, 1968
and recorded among the Land Records of Baltimore County in Liber OTG
4869, folio 615 was conveyed by John M. Foley and wife to J. R. Bond
Enterprises, Inc.



E. F. RAPHEL
Eugene F. Raphael 92246
Reg. Professional Land
Surveyor

IN THE MATTER OF A REQUEST BY * * * * *
JOHN R. EARNHART, ET AL. FOR A * * * * *
ZONING RECLASSIFICATION AND * * * * *
SPECIAL EXCEPTION. * * * * *
BALTIMORE COUNTY

REASONS FOR REQUEST FOR RECLASSIFICATION
AND SPECIAL EXCEPTION

Now come John R. Earnhart and J. R. Bond Enterprises, Inc., owners
of the property known as 2419 E. Joppa Road, Baltimore County, Maryland,
and Petitioners requesting a reclassification of the subject property
from R-6 to R-1, with a special exception for offices, and for reasons
for their request say:-

(1) That there was error in the adoption of the Zoning Map for the
Northeastern Area in August, 1966, by virtue of the fact that said map
failed to make adequate provisions thereon for professional offices in
the neighborhood of the subject property, and for other reasons to be
given at the time of hearing.

(2) That since the adoption of the Zoning Map for the Northeastern
Area the character of the immediate and general area has so changed that
a reclassification and special exception requested is justified, appropri-
ate and required under proper zoning standards and principles.

(3) That the Zoning Map for the Northeastern Area designates as R-1
zoned land all properties on the South side of Joppa Road between Harwood
Road and Lakewood Road, except that property owned by the Petitioner, and
that the zoning of the Petitioners' land amounts to spot zoning and should
therefore be changed.

(4) That the reclassification requested and sought is the same zoning
as the contiguous property to the west, and that the granting of such
reclassification and special exception will in no way cause injury to the
public health, safety and general welfare of the community, in fact, if
granted, the use of the property will remain the same as before, and will
continue to be used for dental offices and apartment use.

(5) That numerous reclassifications and special exceptions have been
granted and are shown on the Zoning Map for the Northeastern Area, which
files in the Office of Planning and Zoning are hereby offered and prayed
to be taken as part of this Petition.

(6) That the Petitioner, John R. Earnhart is a practicing dentist
and maintains his office on the first floor of the subject premises and
makes his home in the second floor apartment of the premises. He desires
to continue to maintain his office in the premises where he can render dental
services to the community, and relocate his home in larger quarters. He
therefore requests that his petition for reclassification and special
exception be granted for these reasons.

(7) And for other reasons that will be given at the time of hearing.

Bernard J. Medairy, Jr., Esquire
Attorney for Petitioners,
204 Courtland Avenue
Towson, Maryland, 21204
W-5-8596

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#71-13-RX

District: 9H
Posted for: Monday, July 22, 1970 Date of Posting: July 22, 1970
Petitioner: J.R. Bond Enterprises, Inc.
Location of property: SW 1/4 of Joppa & Lakewood Roads
Location of Sign: 204 Courtland Ave. Towson, Md.
Remarks:
Posted by: Mark H. Nease Date of return: July 16, 1970

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#71-13-RX

District: 9H
Posted for: Monday, July 22, 1970 Date of Posting: July 22, 1970
Petitioner: J.R. Bond Enterprises, Inc.
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Location of property: SW 1/4 of Joppa & Lakewood Roads
Location of Sign: 204 Courtland Ave. Towson, Md.
Remarks:
Posted by: Mark H. Nease Date of return: July 16, 1970

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner July 24, 1970
FROM: Mr. George E. Gavalliti, Director of Planning
SUBJECT: Petition #71-13-RX, Southwest corner of Joppa & Lakewood Roads
Petition for Reclassification from R-6 to R-1,
Petition for Special Exception for Offices
J.R. Bond Enterprises, Inc. - Petitioners

9th District

HEARING: Monday, July 27, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition
for reclassification from R-6 to R-1, zoning together with a special exception for
offices.

The Planning Staff notes that apartment zoning was created by the last zoning map
to a point at the westerly boundary of the subject property. This zoning issue was
reviewed by the Planning Board committee dealing with the new zoning maps.
Final resolution or recommendation was deferred pending field investigation by
the committee.

We, therefore, request additional time for final comment some time in August.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE 2419
118 Courtland Ave.
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

June 11, 1970

Bernard J. Medairy, Jr., Esquire
204 Courtland Avenue
Baltimore, Maryland 21204

RE: Type of Hearing: Reclassification
and Special Exception
Location: Int. 3/8 Joppa Road W/S
Lakewood Avenue
Petitioner: Dr. J. R. Earnhart and
J. R. Bond, Inc., Inc.
Committee Meeting of April 28, 1970
Item 263

Dear Mr. Medairy:

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 a dwelling.
The properties to the north, east, south and west are improved with
buildings ten to twenty years of age in good repair. Lakewood Avenue
is existing with concrete curb and gutter, however, Joppa Road is not.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat
submitted to this office for review by the Zoning Advisory Committee in
connection with the subject item.

Highways:

Joppa Road, an existing County road is proposed to be improved
in the future with a 50-foot closed roadway section within a 70-foot
right-of-way. The proposed highway improvements are shown on Baltimore
County Bureau of Engineering Drawing Sheet 5 of 11a, (see order 5-773) on
file in the Street, Road and Bridge Design Section of the Baltimore
County Bureau of Engineering.

Highway right-of-way widening and reversible easements for
supporting slopes are required from this property and should be incor-
porated in a revised plan based upon the aforesaid design plan.

The future highway improvements are to be constructed as a
Capital Improvement project and shall include construction of a concrete
sidewalk along Lakewood Drive from Joppa Road to the existing sidewalks
south thereof.

Bernard J. Medairy, Jr., Esquire
Item 263

June 11, 1970

The entrance locations are subject to approval by the
Department of Traffic Engineering.

Storm Drains:

Provisions for accommodating storm water or drainage have not
been indicated on the submitted plans.

The Petitioner must provide necessary drainage facilities
(temporary or permanent) 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
improper installation of drainage facilities, would be the full responsibility
of the petitioner.

Sediment Control:

Development of this property through stripping, grading and
stabilization could result in a sediment pollution problem, damaging
private and public holdings downstream of the property. A grading permit
is, therefore, necessary for all grading, including the stripping of top
soil.

Grading studies and sediment control drawings will be necessary
to be reviewed and approved prior to the issuance of any grading or building
permits.

Water and Sanitary Sewers:

Public water supply and public sanitary sewerage are available
to serve this property.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R-6 to R-1 with
special exception for office building. This should increase the trip
density from 15 trips per day to 80 trips per day. This increase should
have no major effect on traffic. It is recommended that the subject
petition obtain access to Lakewood Avenue instead of Joppa Road.

Bernard J. Medairy, Jr., Esquire
Item 263

June 11, 1970

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of Baltimore County
Building Code and regulations. See multiple occupancies Section 400.3 and
also business occupancies 400.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements
of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when
construction plans are submitted for approval.

HEALTH DEPARTMENT:

Public water and sewers are available.

Air Pollution Control: 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.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the
highway widening and reversible easements for supporting slopes for these
improvements are indicated on the revised plans. The Petitioner should
give some thought as to providing access to Lakewood Road in lieu of the
proposed entrance to Joppa Road.

Very truly yours,

OLIVER L. MYERS
Chairman

OLM:

Enclosures

GEG:mh



10-20-71

Reviewed by Steven L. Myers
Chairman of
Advisory Committee



VACANT
R-2 ZONE

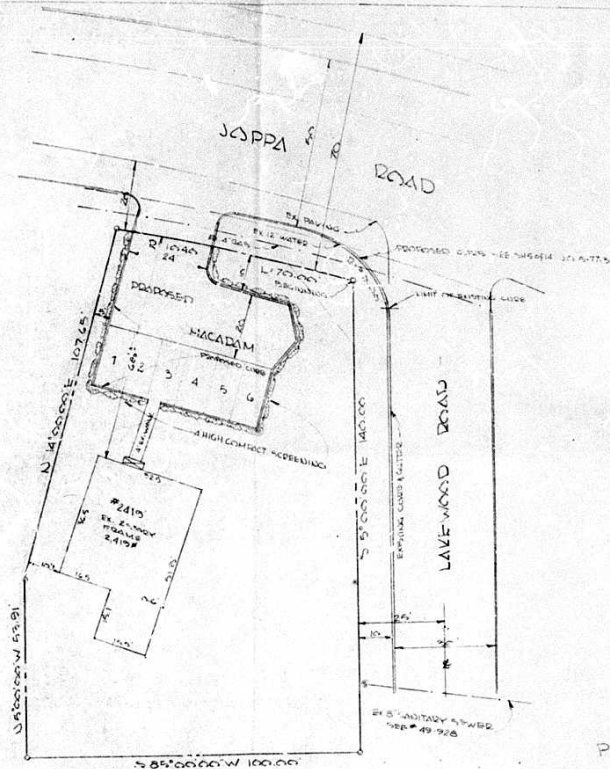


THIS PLAN WAS PREPARED BY:

E.F. RAPHAEL & ASSOCIATES

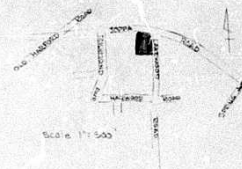
REGISTERED PROFESSIONAL LAND SURVEYORS

201 CONSTITUTION AVENUE
BALTIMORE, MARYLAND, 21204



2419 JOPPA ROAD
R-2 ZONE

NOTE: LOT & SURVEY PLATTED FROM OFFICIAL PLATS AND OTHER SOURCES.



GENERAL NOTES:

- AREA OF PROPERTY ————
- EXISTING LINES ————
- PROPOSED LINES ————
- EXISTING ZONE ————
- PROPOSED ZONE ————
- EXISTING MEDICAL OFFICE ————
- PROPOSED MEDICAL OFFICE ————
- EXISTING ZONE ————
- PROPOSED ZONE ————
- EXISTING ZONE ————
- PROPOSED ZONE ————

PARTIAL NOTES:

TOTAL PLANT AREA 1419#
MEDICAL OFFICE 1419#
PROPOSED MEDICAL OFFICE 1419#

EARNHART & BOND ENT., INC.

REVISED PLANS

OCT - 1970



263

71-13 EX

PLAT TO ACCOMPANY ZONING PETITION

2419 JOPPA ROAD

ELECTRIC DISTRICT 3

SCALE 1"=40'

BALTIMORE COUNTY MD.

APD L 63 1970

REV. MED. COMMISSION 6-22-70

1230

1230

