

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Arthur A. Brandau, 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 238.2 to permit side yard setbacks of 1.0 foot and 18.97 feet instead of the required 30 feet and a rear yard setback of 11.16 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

Hardship and practical difficulty

see attached description

ORDER RECEIVED FOR FILING

DATE: 8/13/70

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, agree to pay expenses of 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 of Baltimore County.

Arthur A. Brandau
 Contract purchaser
 Dorothy L. Brandau
 Legal Owner
 Address: 3406 Greenmount Ave., 21218

A. Owen Hennegan
 Petitioner's Attorney
 Protestant's Attorney
 Address: 406 Jefferson Bldg.,
 Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of August, 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 through 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, Maryland, on the 3rd day of August, 1970, at 1:00 o'clock

Edward D. Hardesty
 Zoning Commissioner of Baltimore County

(over)



71-28-A
 11-3-69
 11-3-69
 11-3-69

RE: PETITION FOR VARIANCES from Section 238.2 of the Zoning Regulations SE/S of York Road 104' NE of Burke Avenue 9th District Arthur A. Brandau Petitioner

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 71-28-A

OPINION

This case is an application for a variance from Section 238.2 of the Zoning Regulations to permit reductions in the required side yard and rear yard setbacks. The owner of the property, Arthur A. Brandau, purchased this piece of land, which has a 51 foot frontage on York Road and contains .146 of an acre more or less. The land has a current zoning classification of B.R. (Business Roadside), and the evidence indicated that Mr. Brandau wishes to build a one story men's clothing and haberdashery store of a pleasant design with parking spaces underneath the building. The entire effect, to quote Mr. Brandau's testimony, is that of a "Swiss Chalet". The designs presented by his architect and engineer support his contention that it would be a hardship to build anything on this lot without the requested variances. There is an existing two and one half story frame dwelling on the lot which will be torn down and which at present is in very poor condition.

One of the reasons for the proposed plans is that there is a County storm drain easement across one corner of the lot in the rear, and the lot nextdoor on the south has been in a large part taken by the County for road purposes in the relocation and the improvement of the intersection of York Road with Burke Avenue.

Since the setbacks provided for in the Zoning Regulations are 30 feet for side yards, it would obviously be impossible to erect any sort of a commercial building on a 50 foot lot. To the Board, this fact alone satisfied the requirement for practical difficulty and hardship required to be shown for the granting of a variance. The Board finds as a fact that such conditions exist in this case and will, therefore, affirm the decision of the Zoning Commissioner and grant the variances requested. This relief we also find will not cause substantial injury to the public health, safety, or general welfare of the locality.

Arthur A. Brandau - #71-28-A

2.

The only person objecting to this petition was a Mrs. Holden who did not appear in person, but was represented by a real estate broker who stated that the granting of the variances to Mr. Brandau might interfere with the development of the Holden property without variances. Without determining this matter, the Board would like to point out that it would indeed be inconsistent if it denied variances for any reasonable use of the Holden property in view of its decision in this case.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 5th day of February, 1971, by the County Board of Appeals, ORDERED that the variances petitioned for to permit side yard setbacks of 1 foot and 18.97 feet instead of the required 30 feet, and to permit a rear yard setback of 11.16 feet instead of the required 30 feet, be and the same are hereby GRANTED, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services, and the Office of Planning and Zoning.

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. Slowik, Chairman

W. Giles Parker

William H. Gaffney

LAW OFFICES OF NOLAN, PLATTENBERG & WELLS, INC. 234 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204

September 3, 1970

The Honorable Edward D. Hardesty
 Zoning Commissioner, Baltimore Office
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hardesty:

Re: Type of Hearing: Side and Rear Yard setback.
 Location: E/S York Road 104' North of Burke Avenue
 Petitioners: Arthur A. and Dorothy L. Brandau
 Committee Meeting of July 7 9th District, Item 2

Please note an Appeal to the County Board of Appeals from your Order of August 5, 1970, granting side yard and rear yard setback variances to the Petitioners, Arthur A. and Dorothy L. Brandau, as requested in the within proceedings, and pursuant to the zoning plat filed in the case dated July 9, 1970.

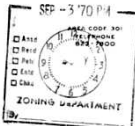
This Appeal is on behalf of an adjoining property owner, Miss Marion Holden of 2 East Burke Avenue, Towson, Maryland 21204.

Enclosed is a check payable to Baltimore County, Maryland in the amount of \$35.00 for this Appeal. Please acknowledge receipt of this Appeal and advise us immediately whether there is anything further needed to complete the appeal.

Sincerely,

James D. Nolan

JDN:nak
 Enclosure
 cc: A. Owen Hennegan, Esq.
 406 Jefferson Bldg.
 Towson, Md. 21204



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

OLIVER L. MYERS, Chairman

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

July 16, 1970

A. Owen Hennegan, Esq.
 406 Jefferson Bldg.
 Towson, Maryland 21204

RE: Type of Hearing: Side and Rear Yard setback
 Location: E/S York Road, 104' No. of Burke Avenue
 Petitioners: Arthur A. & Dorothy L. Brandau
 Committee Meeting of July 7th, 1970
 9th District
 Item 2

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 east side of York Road and is currently improved with a 2 1/2 story frame house. The property to the north is used as an impounding lot for the service station across the street. The property to the south is owned by Baltimore County and is vacant land. The property to the east is used residentially. Curb and gutter are existing at this location.

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:
 York Road (U.S. 111) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Highway right-of-way widening will be required along York Road in connection with any subsequent grading or building permit application. It is suggested that the Street, Road and Bridge Design Group of the Bureau of Engineering be consulted at such time.

A. Owen Hennegan, Esq.
 406 Jefferson Bldg.
 Item 2
 Page 2
 July 16, 1970

Sediment Control:
 Development of this property through striping, 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 striping 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.

Storm Drains:
 Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

York Road (U.S. 111) is a State road. Therefore drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

It is noted that a utilities easement exists or is required for the existing storm drain through this property, and no structure is permitted to be constructed within such easement.

Water:
 Public water supply is available to serve this property.

Sanitary Sewer:
 Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION:
 This plan has been reviewed and there are no site planning factors requiring comment.

A. Owen Hennegan, Esq.
 406 Jefferson Bldg.
 Towson, Maryland 21204
 Item 2 Page 3
 July 16, 1970

DEPARTMENT OF TRAFFIC ENGINEERING:
 The entrance as shown is not adequate for commercial use. Also any vehicle parking in spaces #8 through #11 will require backing into York Road to exit the site. This is undesirable.

BUILDING ENGINEER'S OFFICE:
 Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

FIRE DEPARTMENT:
 The 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.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

BOARD OF EDUCATION:
 No bearing on student population.

DEPARTMENT OF HEALTH:
 Public water and sewers are available.

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 proposed entrance to the subject site must have a minimum width of 25'. The entrance must be of a depressed curb type with 36" depression transitions. There must be a minimum of 5' from the property line extended to the beginning of the transition.

It is requested that the assigning of a hearing date be withheld until such time as the plan is revised.

Access from York Road will be subject to State Roads Commission approval and permit.

A. Owen Hennegan, Esq.
 Item 2
 Page 4

July 16, 1970

ZONING ADMINISTRATION DIVISION:
 Revised plans must be received prior to the hearing as per the requirements of the Bureau of Engineering, State Roads Commission, and Department of Traffic Engineering 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

OLN:JD
 LNC

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variances requested would exact relief without substantial injury to the public health, safety and general welfare of the locality involved.

It is ordered by the Zoning Commissioner of Baltimore County this 5th day of August 1970 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit side yard setbacks of 1 foot and 18.97 feet instead of the required 30 feet and to permit a rear yard setback of 11.16 feet instead of the required 30 feet, subject to the approval of the site plan by the Zoning 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variances requested would exact relief without substantial injury to the public health, safety and general welfare of the locality involved.

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JAMES PATRICK, P. E.
WALTER P. WICKHAM, JR., P. E.
WILLIAM BIRNEY, P. E.

JAMES PATRICK AND ASSOCIATES, INC.
Consulting Engineers
405 JEFFERSON BUILDING
TOWSON, MARYLAND 21286
June 8, 1970

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR
VARIANCE FOR SIDE AND REAR YARDS

All that parcel of land in the Ninth District of Baltimore County,

Beginning for the same at an iron pipe on the southeast side of York Road 66 feet wide at the distance of 104 feet measured northeasterly along the southeast right-of-way line of York Road from the center of Burke Avenue, running thence and binding on the southeast side of York Road north 20 degrees 35 minutes East 51.00 feet to an iron pipe, thence South 76 degrees 43 minutes East 163.00 feet to an iron pipe heretofore set on the northwest side of an alley 20 feet wide heretofore laid out, thence binding on the northwest side of said alley with the use in common with others south 15 degrees 34 minutes West 9.44 feet to an iron pipe heretofore set in line with the center of the garage there situate, running thence North 76 degrees 06 minutes West passing through the center of said garage 47.00 feet to an iron pipe heretofore set, thence South 15 degrees 34 minutes West 41.00 feet to an iron pipe heretofore set, thence North 77 degrees 02 minutes 50 seconds West 120.50 feet to the place of beginning.

Containing 0.146 of an acre of land more or less.

Being the property of Arthur A. Brandau and Dorothy Lee Brandau.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: July 31, 1970

FROM: George E. Goveelis, Director of Planning

SUBJECT: Petition 71-28-A. Southeast side of York Road 104 feet Northeast of Burke Avenue Petition for Variance to permit a side yard setback of 1 foot and 18.97 feet instead of the required 30 feet and to permit a rear yard of 11.16 feet instead of the required 30 feet.

Arthur A. Brandau - Petitioner

9th District

HEARING: Monday, August 3, 1970 (1:00 p.m.)

The Planning Staff will offer no comment on this petition.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Oct. 1 - 70

Posted for: Arthur A. Brandau & Dorothy L. Brandau

Petitioner: Arthur A. Brandau & Dorothy L. Brandau

Location of property: Southeast York Rd. 104 ft. NE of Burke Ave.

Location of Sign: 111 York Rd. SW of York Rd. & Old Wood Lane

Remarks: George E. Goveelis

Posted by: Muel H. Shea

Date of return: Oct. 5 - 70

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: July 16 - 70

Posted for: Henry Monday Aug. 3, 1970 at 1:30 P.M.

Petitioner: Arthur A. Brandau

Location of property: Southeast York Rd. 104 ft. NE of Burke Ave.

Location of Sign: 111 York Rd. SW of York Rd. & Old Wood Lane

Remarks: George E. Goveelis

Posted by: Muel H. Shea

Date of return: July 23 - 70

ORDER RECEIVED FOR FILING

DATE: 8/1/70 BY: [Signature]

71-28-A
1657-4

71-28-A

ORIGINAL
THE TOWSON TIMES
124 YORK ROAD
TOWSON, MD 21286
821-7500

July 20, 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XXXXXXXX weeks before the 20th day of July, 1970 that is to say, the same was inserted in the issue of July 16, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR A VARIANCE
9th DISTRICT

ZONING: Petition for Variance for Side and Rear Yards

LOCATION: Southeast side of York Road 104 feet Northeast of Burke Avenue

DATE & TIME: Monday, August 3, 1970 at 1:00 P.M.

PUBLIC HEARING: Room 104 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of Baltimore County, is hereby certifying that the annexed advertisement of Baltimore County will be a public hearing.

Notice for Variance from the Zoning Regulations of Baltimore County for the use of a residential lot of 1.16 acres and 18.97 feet for all of the required 30 feet and to permit a rear yard setback of 11.16 feet instead of the required 30 feet.

The Zoning Regulations to be varied in Baltimore County are:

Section 218.2 - Side and Rear Yards of Residential Lots

All that parcel of land in the Ninth District of Baltimore County bounded on the east by the southeast side of York Road 104 feet wide at the center of Burke Avenue, running thence and binding on the southeast side of York Road north 20 degrees 35 minutes East 51.00 feet to an iron pipe, thence South 76 degrees 43 minutes East 163.00 feet to an iron pipe heretofore set on the northwest side of an alley 20 feet wide heretofore laid out, thence binding on the northwest side of said alley with the use in common with others south 15 degrees 34 minutes West 9.44 feet to an iron pipe heretofore set in line with the center of the garage there situate, running thence North 76 degrees 06 minutes West passing through the center of said garage 47.00 feet to an iron pipe heretofore set, thence South 15 degrees 34 minutes West 41.00 feet to an iron pipe heretofore set, thence North 77 degrees 02 minutes 50 seconds West 120.50 feet to the place of beginning.

Containing 0.146 of an acre of land more or less.

Being the property of Arthur A. Brandau and Dorothy L. Brandau, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, August 3, 1970 at 1:00 P.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER OF BALTIMORE COUNTY
July 14, 1970

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 73858
DATE: 9/7/70

TO: James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Md. 21286

Cost of posting Brandon property for appeal hearing 1 dgm \$5.00

No. 71-28-A

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 73732
DATE: 8/4/70

TO: The Edward D. Hardesty
Zoning Commissioner
Towson, Md. 21286

Cost of advertising and posting of property for Arthur A. Brandau 71-28-A \$5.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 71320
DATE: July 10, 1970

TO: A. Gene Stroman, Esq.,
204 W. Pennsylvania Avenue
Towson, Md. 21286

Cost of advertising and posting of property for Arthur A. Brandau 71-28-A \$5.50

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 73840
DATE: 8/18/70

TO: Newton A. Williams, Esq.,
204 W. Pennsylvania Avenue
Towson, Md. 21286

Cost of appeal - property of Arthur A. Brandau, No. 71-28-A \$35.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21286

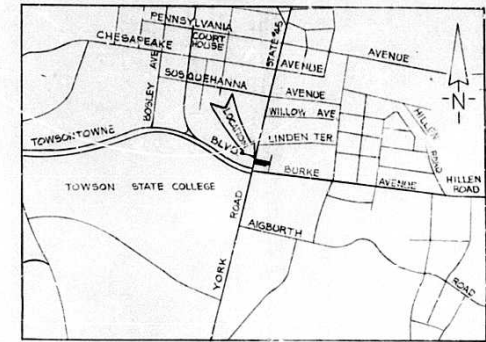
Your Petition has been received and accepted for filing this 5th day of August, 1970.

Edward D. Hardesty
ZONING COMMISSIONER

Petitioner: Arthur A. & Dorothy L. Brandau
Petitioner's Attorney: A. Gene Stroman, Esq.
Reviewed by: Muel H. Shea
Chairman of the Advisory Committee

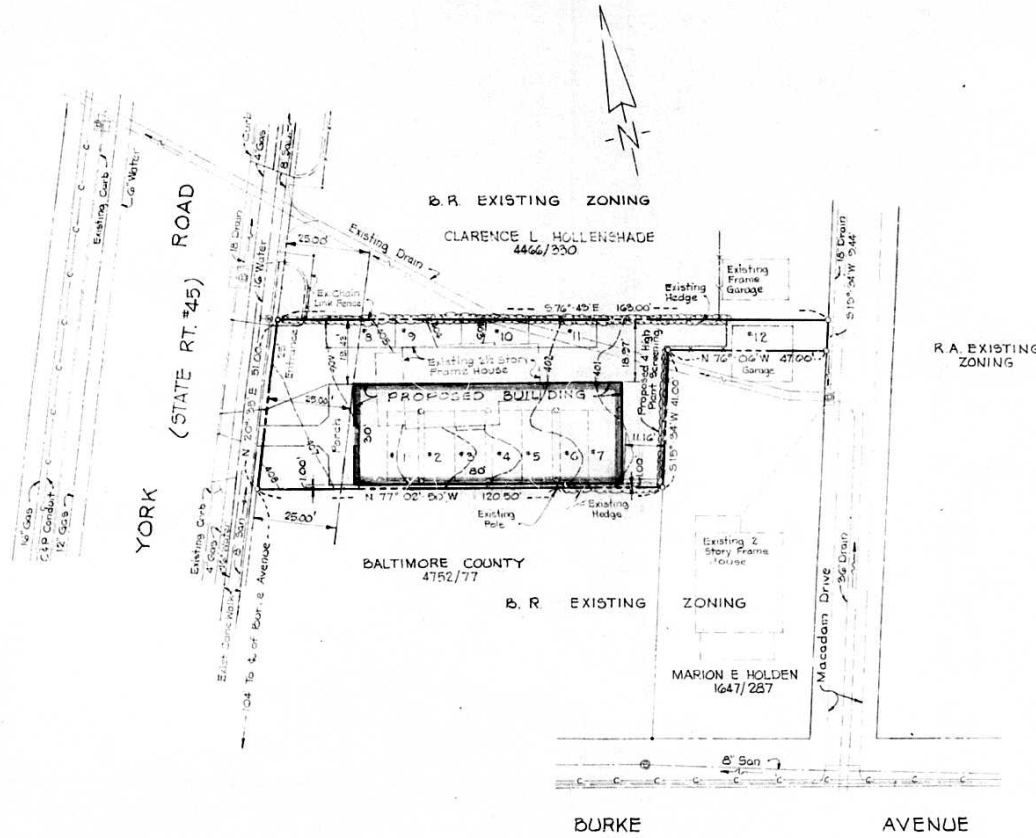
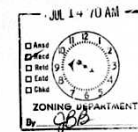
03-16-71

EXISTING USE OF PROPERTY	VACANT
PROPOSED USE OF PROPERTY	RETAIL CLOTHING STORE
EXISTING ZONING	B. R.
PROPOSED ZONING	B. R.
GROSS AREA OF PROPERTY	0.188 Ac.
NET AREA OF PROPERTY	0.146 Ac.
BUILDING FLOOR AREA	2400 SQ. FT.
PARKING REQUIREMENT	1 SPACE/2000 SQ. FT. FLOOR AREA
OFF STREET PARKING REQUIRED	12 SPACES
OFF STREET PARKING PROVIDED	12 SPACES



VICINITY SKETCH
Scale: 1" = 1000'

#2 BRANDAU
REVISED PLANS



BEARINGS, DISTANCES AND AREAS SHOWN ON THIS
PLAT ARE TAKEN FROM EXISTING DEEDS AND
PLATS AND A SURVEY BY WILLIAM G. ULRICH JR.
DATED DECEMBER 17, 1967.

JAMES PETRICA, ENGINEER, LIC. NO. 5780

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE
SIDE & REAR YARD SETBACKS
IN EXISTING B. R. ZONE

ELECTION DISTRICT 9 BALTO. CO., MD.
SCALE: 1" = 20' JUNE 9, 1970

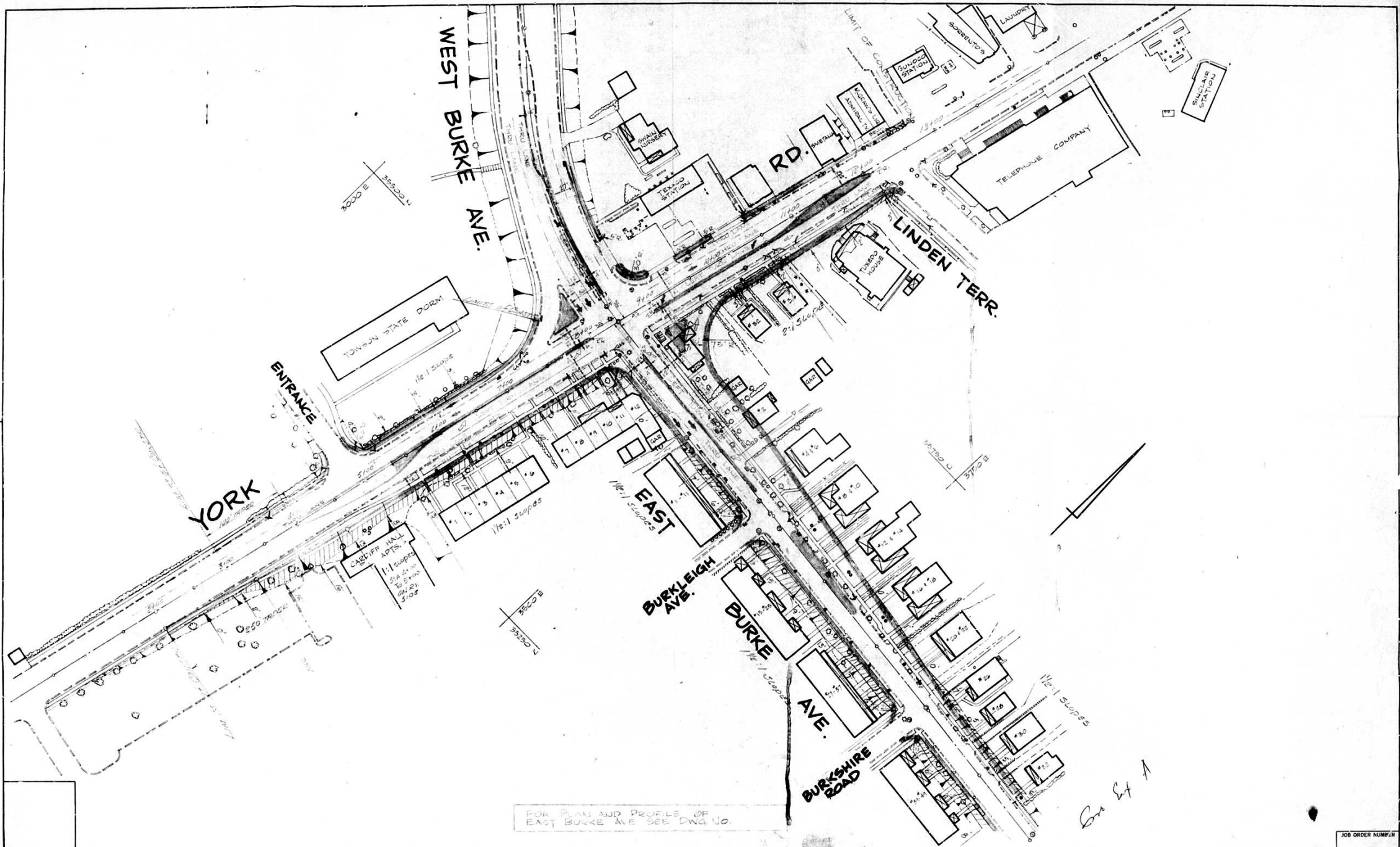
Set Et #1

ARTHUR A. BRANDAU & DOROTHY L. BRANDAU
52 YORK ROAD
TOWSON, MARYLAND 21284

JAMES PETRICA & ASSOCIATES, INC.
CONSULTING ENGINEERS
409 JEFFERSON BLDG., TOWSON, MD.

Revised July 9, 1970





FOR PLAN AND PROFILE OF EAST BURKE AVE SEE DWG NO. [blank]

See Et A

DESIGNED: GJD		BUREAU OF ENGINEERING		HIGHWAYS		STRUCTURES		STORM DRAINS		WATER		SEWER		FIELD ENGINEER		BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS		LEVEL BY		DATE		REVISION		BY		SCALE		DISTRICT NO. 9		SUBDIVISION		POSITION		DATE		SHEET	
ENGINEER		REVIEWED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED		APPROVED	
CHECKED		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE	

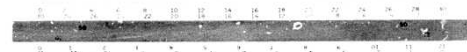
BALTIMORE COUNTY—DEPARTMENT OF PUBLIC WORKS—BUREAU OF ENGINEERING
YORK RD. CHANNELIZATION
 INTERSECTION EAST & WEST BURKE AVE.

JOB ORDER NUMBER

SHEET 07

DWG. NO.

CONTRACT NO.

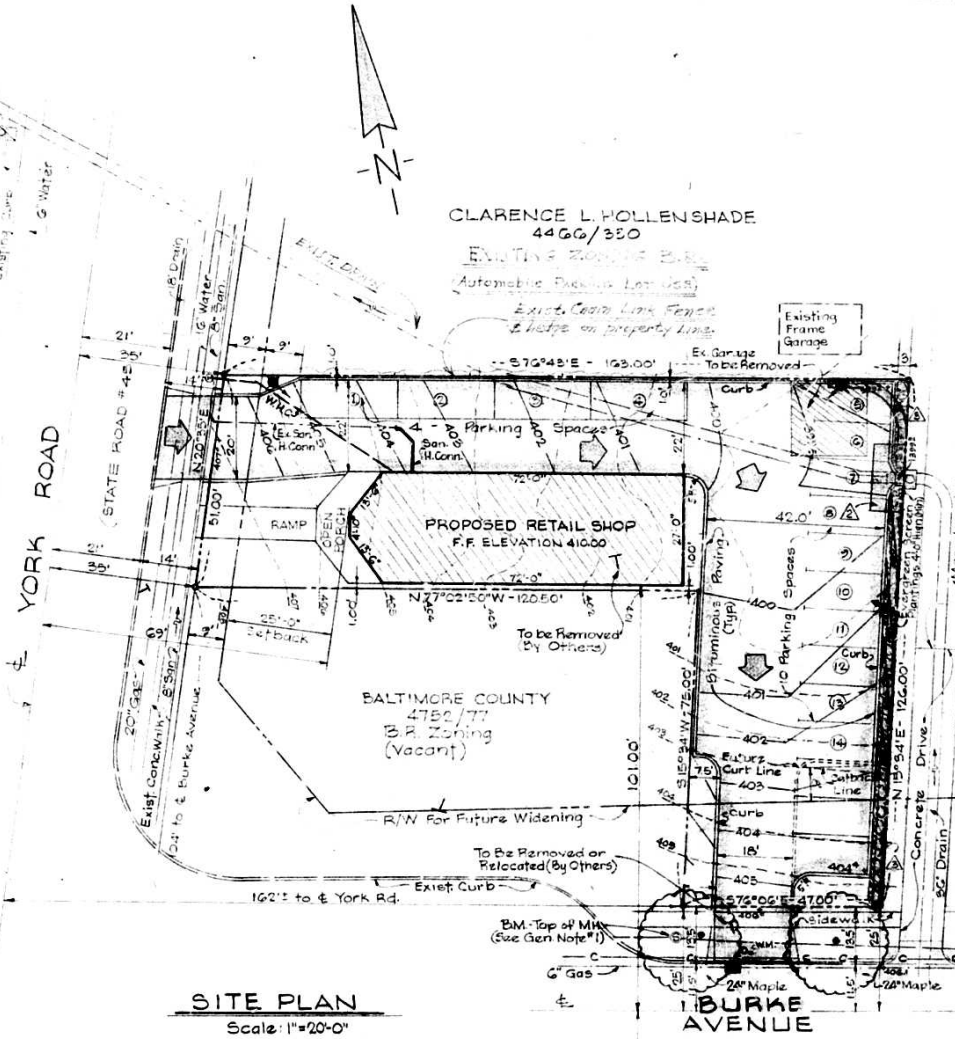
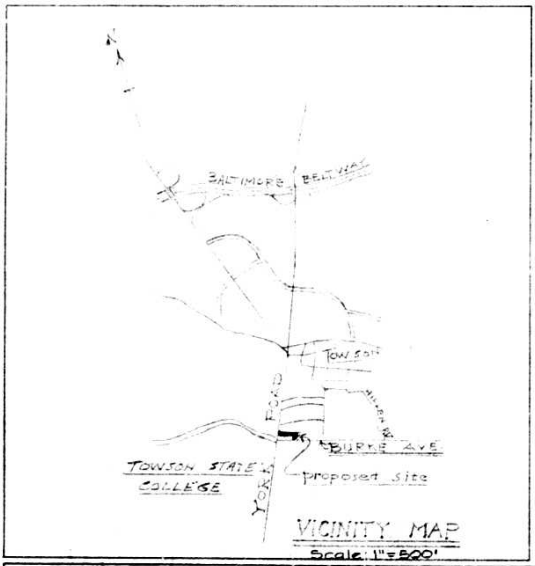


SUMMARY INFORMATION

GROSS AREA OF TRACT	11,605.25 Sq. Ft.
NET AREA OF TRACT	10,141.75 Sq. Ft.
PROPOSED BUILDING AREA	2,630 Sq. Ft.
FLOOR AREA RATIO ALLOWED	2.0
FLOOR AREA RATIO PROPOSED	0.22
PARKING SPACES REQUIRED	13
PARKING SPACES PROVIDED	14

LEGEND

- Light Standards and Direction of Light 10' High



GENERAL NOTES

- Bench Marks for Construction:
B.M. - Elev. 406.45
Top of sanitary sewer manhole @ Southwest property corner on Burke Avenue.
- Existing Zoning - B.P.
- Curb shall be not less than 6 inches wide and 6 inches high.
- Curb opening shall conform to State Highway Administration Standard No. MD-640.01.
- Curb Details at entrances shall conform to State Highway Administration Standard No. MD-620.01 for York Road and similar to Balto. Co. Std. Detail R-17 for Burke Ave.
- Parking Space Dimensions
(a) Parallel - 9' x 23'
(b) Perpendicular - 9' x 18'

SEDIMENTATION & EROSION CONTROL MEASURES

- Contractor shall construct the stone base course for proposed paved areas immediately after sub-grading operations.
- Construct 8' wide x 12' long x 3' deep sump (sediment trap) as shown on the Site Plan.
- Construct 2'-0" wide x 16" high earth diversion berm along East property line as indicated on the Site Plan.

Existing Residence
DR-16 Zoning



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Douglas H. Campbell*
DATE: *5/22/12*

PLAT SHOWING LOCATION OF RETAIL SHOP ON LOT PROPOSED TO BE ERECTED ON YORK ROAD AT BURKE AVENUE IN 9TH ELEC DISTRICT, BALTIMORE COUNTY, MD. FOR: MR. ARTHUR A. BRANDAU
- drawn by Walter B. Schultz - 5/22/12

Revised: May 17, 1972

JAMES PETRIGA & ASSOC., INC
409 JEFFERSON BLDG.
TOWSON, MARYLAND 21204

PL17007

Zoning File # 71-28A



SUMMARY INFORMATION

GROSS AREA OF TRACT	11,605.25 Sq.Ft.
NET AREA OF TRACT	10,141.75 Sq.Ft.
PROPOSED BUILDING AREA	2,630 Sq.Ft.
FLOOR AREA RATIO ALLOWED	2.0
FLOOR AREA RATIO PROPOSED	0.22
PARKING SPACES REQUIRED	12
PARKING SPACES PROVIDED	14

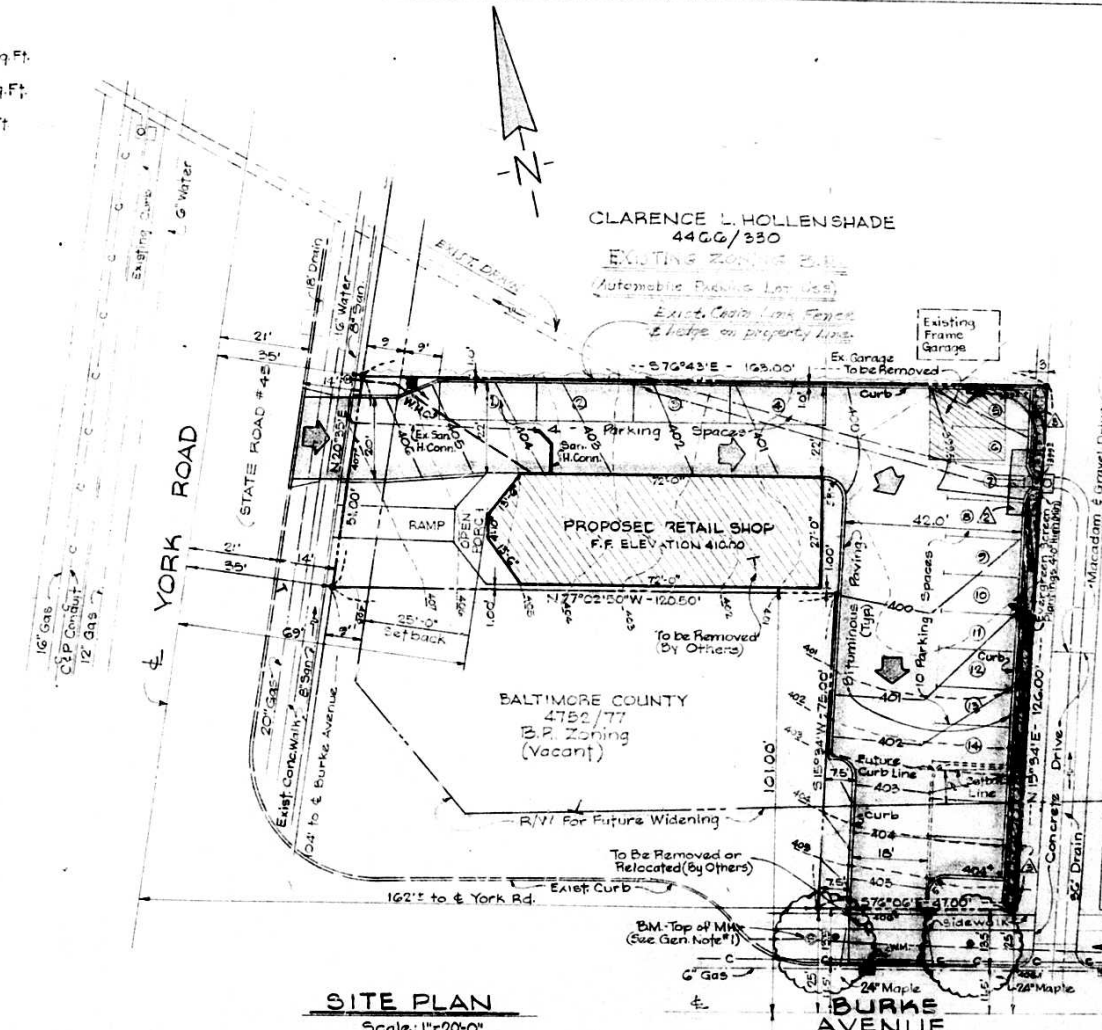
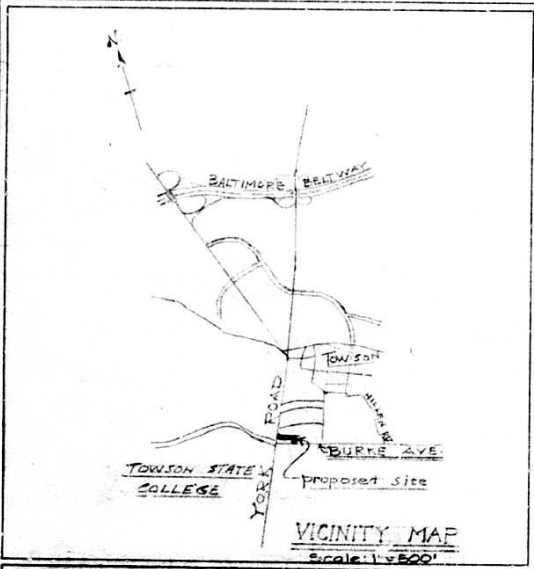
GENERAL NOTES

- Bench Marks for Construction:
B.M. - Elev. 426.45
Top of sanitary sewer manhole @ Southwest property corner on Burke Avenue.
- Existing Zoning - B.F.
- Curb shall be not less than 8 inches wide and 6 inches high.
- Curb opening shall conform to State Highway Administration Standard No. MD-G40.01.
- Curb Details at entrances shall conform to State Highway Administration Standard No. MD-G20.01 for York Road and similar to Balto. Co. Std. Detail R-17 for Burke Ave.
- Parking Space Dimensions
 - Parallel - 9' x 23'
 - Perpendicular - 9' x 18'

SEDIMENTATION & EROSION CONTROL MEASURES

- Contractor shall construct the stone base course for proposed paved areas immediately after sub-grading operations.
- Construct 8' wide x 16' long x 3' deep sump (sediment trap) as shown on the Site Plan.
- Construct 2'-0" wide x 16" high earth diversion berm along East property line as indicated on the Site Plan.

LEGEND
 - Light Standards and Direction of Light 10' High



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *George J. Engel*
 DATE: *5/22/72*

PLAT SHOWING LOCATION OF RETAIL SHOP
 ON LOT; PROPOSED TO BE ERECTED ON
 YORK ROAD AT BURKE AVENUE IN 9TH ELEC
 DISTRICT, BALTIMORE COUNTY, MD.
 FOR: MR. ARTHUR A. BRANDAU
 - drawn by Walter B. Schulte -

Revised: May 17, 1972
JAMES PETRICA & ASSOC., INC
 409 JEFFERSON BLDG.
 TOWSON, MARYLAND 21204

PL7007



Zoning File # 7-28A