

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Florence R. McKenney
I, or we, M. Gibbs McKenney and 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 409.2.2 R.171 (PARKING SPACES) REQUEST for 55 parking spaces instead of the required 60 parking spaces.

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

On the basis of note #8 (under site notes on drawing) we are required to have a total of 60 spaces. We can provide that number if we base our parking spaces on the minimum size permitted 8'-6" wide by 16'-0" long.

Our request to permit a variance to provide 55 spaces, but increase car space size to 9'-0" wide x 20'-0" long. Thereby making the spaces more accessible and less crowded.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 Elmer L. Reese, Jr., Attorney
Contract purchaser
Address 10560 Main Street
Fairfax, Virginia 22030
Baltimore, Maryland 21212

By Elmer L. Reese, Jr., Attorney
Contract purchaser
Address 102 W. Pennsylvania Avenue
Towson, Maryland 21204
Baltimore, Maryland 21212

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of September 1970, at 10:30 o'clock

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, M. Gibbs McKenney and 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business parking in a residential zone under Section 409.2.2 of the Baltimore County Regulations

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

I, or we, agree to pay expenses of above Special Hearing 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 Elmer L. Reese, Jr., Attorney
Contract purchaser
Address 10560 Main Street
Fairfax, Virginia 22030
Baltimore, Maryland 21212

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Zoning Commissioner of Baltimore County

(over)

DESCRIPTION FOR VARIANCE W. GIBBS MCKENNEY PROPERTY

All that lot or parcel of land situate, lying and being in the 9th Election District of Baltimore County, described as follows:

Beginning for the same at a point on the West side of York Road 375.51 feet North of the intersection of the North side of Westbury Road and the West side of York Road and thence running the four following courses and distances:

1. North 64 degrees 28 minutes 50 seconds East 250.58 feet to a pipe set on the west side of York Road as now established and also shown on State Roads Commission Plat No. 24177, then with the west side of York Road
2. South 21 degrees 50 minutes 30 seconds East 129.31 feet to a pipe found, then leaving York Road and with the dividing line with John F. and Estelle T. Wheeler, said line being the second line of Liber 1185, Folio 452
3. South 68 degrees 09 minutes 30 seconds West 250.45 feet to a pipe set then with part of the east line of lot 12, block 9, section two, ORCHARD HILLS
4. North 21 degrees 39 minutes 00 seconds West 113.25 feet to the Beginning Point containing a computed area of 10,349 square feet.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner, September 3, 1970

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #71-80-ASPH. West side of York Road 375.51 feet north of Westbury Road. Petition for Variance to permit 55 parking spaces instead of the required 60 spaces. W. Gibbs McKenney - Petitioner

9th District

HEARING: Thursday, September 3, 1970 (10:30 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the parking requirements and for off-street parking in a residential zone.

The Staff voices no objection to the request to permit parking in a residence zone. However, we do object to one detail of the site plan - the 20 foot light standard at the westerly corners of the tract. Any lighting within the R-10 portion of the property should be no higher than 8 feet.

With regard to the variance, does the petitioner in fact have sufficient parking to accommodate his customers?

GEG:msh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING

101 W. Pennsylvania Avenue

Towson, Maryland 21204

August 4th, 1970

MEMBERS:

ELMER L. REESE, JR., ESQ.

102 W. Pennsylvania Avenue

Towson, Maryland 21204

RE: Type of Hearings: Parking Variance

Locations: W. York Road, 140'

No. of Westbury Road

Petitioners: W. Gibbs & Florence R. McKenney

Committee Meeting of July 14, 1970

9th District

Item 13

Dear Sirs:

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.

Subject property is located on the west side of York Road and is an undeveloped section of commercial property. It lies between an existing Esso Station and Gulf Station, and directly across from the existing shopping center at Seminary Avenue and York Road. To the rear of the property it is commercial, and a large portion of this property is still wooded.

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 (Md. 45) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Storm Drains:

York Road (Md. 45) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Elmer L. Reese, Jr., Esq.
102 W. Pennsylvania Avenue
Item 13
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August 4, 1970

Storm Drains (Continued)

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.

It appears that additional storm drain facilities are required to accommodate the additional drainage on site, both from this site and the improved service station property adjacent to and north thereof.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Sediment Controls:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, dumping 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.

BOARD OF EDUCATION:

No hearing on student population.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance to parking. Since there is no law way of extending the use of the building, a variance to parking is considered undesirable.

PROJECT PLANNING DIVISION:

The height of the screen planting must be noted on the plan.

Elmer L. Reese, Jr., Esq.
102 W. Pennsylvania Avenue
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August 4, 1970

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with requirements of Parking Lots, Section 409.10H.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT:

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.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission, however, the width of the entrance should be indicated.

The entrance will be subject to the Commission's approval and permit.

ZONING ADMINISTRATION DIVISION:

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. However, revised plan showing the height of the screening will be required prior to the hearing.

Very truly yours,

EDWARD D. HARDISTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: AUG. 14, 1970
Posted for: VARIANCE TO PERMIT 55 PARKING SPACES INSTEAD OF 60 SPACES
Petitioner: W. GIBBS MCKENNEY
Location of property: W. OF YORK RD. 375.51 N. OF WESTBURY RD.

Location of Sign: W. OF YORK RD. 375.51 N. OF WESTBURY RD.

Remarks:

Posted by: Charles H. Shank Signature Date of return: AUG. 21, 1970 71-80-ASPH

BALTIMORE COUNTY, OFFICE OF PLANNING AND ZONING Item 13

Elmer L. Reese, Jr., Esq.
102 W. Pennsylvania Avenue
Towson, Md. 21204

Your Petition has been received and accepted for filing this

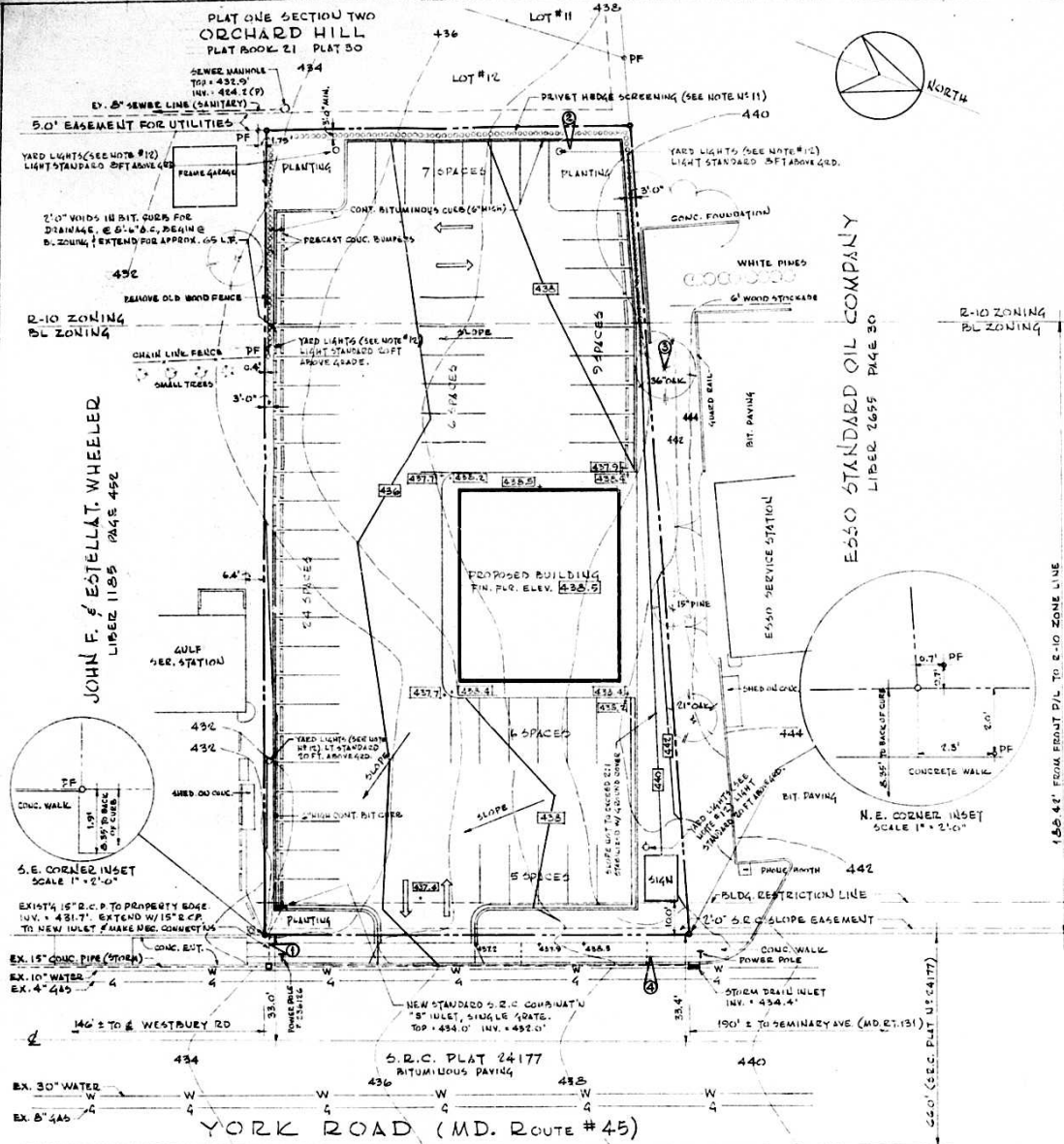
14th day of July, 1970

Edward D. Hardisty
Zoning Commissioner

Petitioner: W. Gibbs & Florence R. McKenney

Petitioner's Attorney: Elmer L. Reese, Jr., Esq. Reviewed by: Charles H. Shank Chairman of the Advisory Committee

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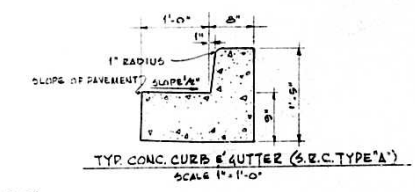
• SITE INFORMATION, LAYOUT, & TOPOGRAPHIC PLAN •
SCALE 1" = 20' 0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY AL J. KORAN
DATE 4/30/70

- AFFIRMATION**
- AN AFFIRMATIVE STATEMENT IS HEREIN MADE, AS SET FORTH IN SECTION 400.4 OF ZONING REGULATIONS OF BALTIMORE COUNTY, RELATING TO "BUSINESS PARKING (RESIDENCE ZONES)":
- THE LAND REQUESTED FOR BUSINESS PARKING IN RESIDENCE ZONE, DIRECTLY ADJACENT TO THE BUSINESS INVOLVED.
 - ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA WITHIN THE RESIDENCE ZONE.
 - THERE WILL BE NO LOADING SERVICE OR ANY OTHER USE OTHER THAN PARKING IN THE PARKING LOT AREA WHICH LIES IN THE RESIDENTIAL ZONE.
 - LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS ARE REQUIRED.
 - SCREENING BY A PRIVET HEDGE SHALL BE PLANTED, AS WAS ADVISED BY THE OFFICE OF PLANNING, MIN. SCREENING HGT. 4' 0".
 - THIS ENTIRE AREA OF PARKING SHALL BE A PAVED SURFACE, PROPERLY DRAINED.
 - A PLAN SHOWING PARKING ARRANGEMENT IS HEREIN INCLUDED.
 - METHOD AND AREA OF OPERATION:
THIS BUSINESS IS SELF-CONTAINED AND LIMITS ITS OPERATIONS WITHIN THE BUILDING ITSELF. NO FOOD IS SERVED TO THE OUTSIDE.
PROVISION FOR MAINTENANCE:
THE ENTIRE SITE WILL BE MAINTAINED DAILY BY MAINTENANCE PERSONNEL. TEAR RECEPTACLES WILL ALSO BE DISTRIBUTED THROUGHOUT THE SITE FOR PUBLIC USE.
HOURS OF USE:
DAILY OPERATION HOURS WILL BE 11AM TO 12AM (MIDNIGHT), SEVEN DAYS PER WEEK.
 - FACILITY:
COSMOS II STYLE, BURGER CHEF RESTAURANT, WITH INDOOR SEATING FOR 30 PATRONS. NO FACILITIES ARE PROVIDED FOR EATING IN CARS.
- Arley J. Koran*
Arley J. Koran

- SITE NOTES •**
- SITE DATA, TOPOGRAPHY & ELEVATIONS BASED ON INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY, PREPARED BY JOHN H. McGOVERN, REGISTERED PROFESSIONAL ENGINEER (MD. #2014), 1501 GORGE AVE, WHEATON, MD. DATED APRIL 1970.
 - LEGAL DEED DESCRIPTION:
IN 41955 MCKENNEY PROPERTY
ALL OF THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN BALTIMORE COUNTY, MARYLAND, BEING ALL OF THAT TRACT OF LAND CONVEYED BY JOHN H. McGOVERN, ET AL TO W. 41955 MCKENNEY BY DEED DATED OCTOBER 20, 1969 AND IN LINDER 50445 AT FOLIO 293 IN THE LAND RECORDS OF BALTIMORE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A PIPE FOUND AT THE NORTHEAST CORNER OF LOT 12, BLOCK 9, PLAT ONE, SECTION TWO, ORCHARD HILLS, AS RECORDED IN PLAT BOOK 21 & PLAT 30, THEN CONTINUING WITH THE REAR LINE OF BLOCK 9 EXTENDED TO YORK ROAD, THE SAID LINE ALSO BEING PART OF THE FOURTH LINE OF ESSO STANDARD OIL COMPANY AS RECORDED IN LINDER 2695 AT FOLIO 130.
1. NORTH 64° 25' 00" EAST 550.58 FEET TO A PIPE SET ON THE WEST SIDE OF YORK ROAD AS NOW ESTABLISHED AND AS ALSO SHOWN ON STATE ROADS COMMISSION PLAT UP 24177.
2. SOUTH 21° 50' 30" EAST 150.31 FEET TO A PIPE FOUND, THEN LEAVING YORK ROAD AND WITH THE DIVIDING LINE WITH JOHN F. AND ESTELLA T. WHEELER, SAID LINE BEING THE SECOND LINE OF LINDER 1189, FOLIO 452.
3. SOUTH 65° 09' 50" WEST 150.45 FEET TO A PIPE SET, THEN WITH PART OF THE EAST LINE OF LOT 12, BLOCK 9, SECTION TWO, ORCHARD HILLS.
4. NORTH 21° 59' 00" WEST 113.25 FEET TO THE BEGINNING POINT CONTAINING A COMPUTED AREA OF 30,349 SQUARE FEET.
- CURVED TO A TWO FOOT SLOPE EASEMENT AS SHOWN ON STATE ROADS COMMISSION PLAT UP 24177.
3. VERTICAL DATUM ESTABLISHED FROM BALTIMORE COUNTY BUREAU OF ENGINEERING STATIONS X-6005 AND X-6006
BENCH MARKS
M1 1" PE NAIL AT CORNER OF SIDEWALK ELEV. = 434.92'
M2 1" PE NAIL IN EAST SIDE OF 12" LOCUST ELEV. = 439.80'
M3 1" PE NAIL IN SOUTH SIDE OF 36" OAK ELEV. = 440.97'
M4 1" PE NAIL IN EAST EDGE OF SIDEWALK ELEV. = 439.16'
 - ZONING:
BL ZONE (BUSINESS LOCAL) = 23,124 SQ. FT. TOTAL
R-10 ZONE = 7,125 SQ. FT. 30,349 SQ. FT.
 - SEWER AND WATER AS SHOWN FROM COUNTY CONSTRUCTION PLANS.
 - ENTIRE SITE, EXCEPT FOR AREAS OF BUILDING, WALKS/PLANTERS, TO BE BLACK ASPHALT WITH WHITE PARKING STRIPES & DIRECTIONAL ARROWS. ASPHALT SLOPED TO CARRY SURFACE WATER AWAY FROM BLDG.
 - EXISTING GRADES INDICATED BY DASHED GRADE LINES - 435 - ALTERED OR REVISED GRADES SHOWN BY SOLID GRADE LINES WITH ELEVATION IN RECTANGULAR ENCLOSURE - 435 -
 - TOTAL PARKING REQUIRED, ONE FOR EACH 30 SQUARE FEET OF BLDG. AREA. 804 30' X 60' = 3000 SQ. FT. + 30 SQ. FT. = 60 SPACES
TOTAL PARKING PROVIDED = 57 SPACES
EACH SPACE = 3' 0" X 20' 0"
 - CURB CUTS & NEW ENTRANCE (CONCRETE) TO BE DEPRESSURED TYPE & SHALL MEET APPROVAL OF C.R.C., STATE OF MD. 50' ENTRANCE WIDTH.
 - REMOVE EXIST' CONC. ENTRANCE (APPROX. 38' LIN. FT.) & REPLACE WITH 4' 0" CONC. SIDEWALK, 50' STRIP & CONC. CURB TO MATCH ADJACENT.
 - PRIVET (AMURENSE) HEDGE SCREENING ALONG ENTIRE REAR PROPERTY LINE & RETURN TO FEET ON EACH SIDE PROPERTY LINE. SPACING 1' 6" FOR HEDGES. MINIMUM SCREENING HEIGHT 4'.
 - YARD LIGHTS TO BE SPENDING LUMINARE, BALTIMORE SERIES (DST) WITH 3' 10" HGT. WITH 100 WATT METAL HALOIDE. HEIGHT OF LIGHT STANDARDS AS NOTED ON PLAN, 8' FT. IN R-10 ZONE & 7' 0" FT. IN BL ZONE AREA. ALL FLOODS TO BE DIRECTED INTO PARKING AREAS & SHIELD FROM RESIDENTIAL AREAS.

• BUILDING & ENTRANCE LOCATION PLAN •
SCALE 1" = 20' 0"



PROPOSED RESTAURANT BUILDING FOR BURGER CHEF SYSTEMS, INCORP. YORK ROAD, 9TH ELECTION DISTRICT, BALTIMORE CO, MARYLAND			
COMMISSION NO.	189	DRAWING NUMBER	5-1
ARLEY J. KORAN, A.I.A. ARCHITECT 2311 UNIVERSITY BLVD. W. SILVER SPRING, MD.		DATE 5-6-70	
SITE PLANS, NOTES & DETAILS			

NO.	REVISION	DATE
1	REVISION	
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3	REVISION	
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10	REVISION	

ARLEY J. KORAN, A.I.A.

Architect

2311 UNIVERSITY BLVD., WEST • SUITE 7 • SILVER SPRING, MARYLAND • TELEPHONE 933-1154

November 18, 1970

Mr. Joseph Nolan
Department of Permits and Licenses
Room 100
Baltimore County Office Building
Towson, Md. 21204

Re; Comm. Bldg. App. #1010-70 (22588)
Restaurant
W/S York Road
200' - S of Seminary Avenue
District 9

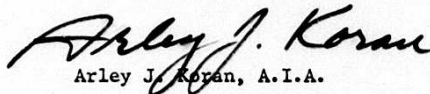
Dear Sir,

Per the review comments of your letter dated 10/23/70, and a relocation of our building, I have revised subject site plan as follows:

1. Yard lights standards were revised to be 8 foot high in R-10 zone area.
2. Yard lights standards 20 feet high were added in the BL zone area.
3. Note 12 was revised as to type of light fixture.
4. All fixtures per note 12 are noted to be directed into parking areas and shield from residential areas.
5. Proposed restaurant building was relocated to be 112.0' (feet) from center line of York Road.
6. Relocate 12 parking spaces to front of building.
7. Two foot voids along south side of site were omitted in residential area.
8. Relocate entrance drive 10 feet north, to be directly opposite existing entrance on east side of York Road, per request of State Roads Commission.
9. Revise Site Note #8 to reflect total number of parking spaces to 57 in lieu of original 55.

Please contact my office if additional information or explanation is necessary.

Sincerely,


Arley J. Koran, A.I.A.

PLAT ONE SECTION TWO
ORCHARD HILL
PLAT BOOK 21 PLAT 30

SEWER MANHOLE
TOP = 431.0'
INV. = 434.1' (P)

EX. 8" SEWER LINE (SANITARY)

5.0' EASEMENT FOR UTILITIES

ALUM. LIGHT STANDARD W/
3-500 W. QUARTZ FLUORO

7 SPACES

CONT. BITUMINOUS CURB (6" HIGH)

PESTICIDE CURB BUMPERS

2" Voids IN BIT. CURB FOR
DRAINAGE. @ 8" O.C. DRAIN @
PLANTED (EXTEND FOR APPROX. 100' L.R.)

RELATIVE OLD WOOD FENCE

R-10 ZONING
BL ZONING

CHAIN LINK FENCE
SMALL TREES

3' O.C.

64' ±

GULF
SER. STATION

432

432

SHED ON CONC.

2" DRAIN CONT. BIT. CURB

PLANTING

NEW STANDARD S.R.C. COMBINATION
8" INLET, SINGLE GRATE.
TOP = 434.0' INV. = 432.0'

S.R.C. PLAT 24177
BITUMINOUS PAVING

YORK ROAD (MD. ROUTE #45)

LOT #11

LOT #12

DRIVET HEDGE SCREENING (SEE NOTE #11)

436

435

440

ALUM. LIGHT STANDARD WITH
3-500 W. QUARTZ FLUORO

CONC. FOUNDATION

WHITE PINES

6' WOOD STOCKADE

SHED BAY

BIT. PAVING

ESSO SERVICE STATION

SHED ON CONC.

21' OAK

1" SHED

15' SHED

6" HIGH CONT. BITUMINOUS CURB
PRECAST CONC. BUMPERS

PUMPED

PROPOSED BUILDING
FIN. F.L.R. ELEV. 436.5

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A diagram of a circular sewer section. A horizontal line represents the ground surface, labeled "CONC. WALK". Below it, a dashed vertical line represents the centerline. A horizontal line segment is labeled "PF" (Point of Fitting). A vertical line segment from the ground surface to the sewer invert is labeled "1.91'". A horizontal line segment from the centerline to the invert is labeled "35% SLOPE OF CURB".

LIBER 2655 PAGE 30

SHOPPING CENTER

PARKING IN RESIDENTIAL ZONE
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. E. Goodline
DATE: 9/5/70

AN AFFIRMATIVE STATEMENT IS HEREIN MADE, AS SET FORTH IN SECTION 409.4 OF ZONING REGULATIONS OF BATHINEER COUNTY, RELATIVE TO "BUSINESS PARKING IN RESIDENCE ZONE".

- THE LAND REQUESTED FOR BUSINESS PARKING IN RESIDENCE ZONE, DIRECTLY ADJACENT THE BUSINESS REQUESTED.
- ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA WITHIN THE RESIDENCE ZONE.
- THERE WILL BE NO LOADING SERVICE OR ANY OTHER USE OTHER THAN PARKING IN THE PARKING LOT AREA WHICH LIES IN THE RESIDENTIAL ZONE.
- LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY AND ANCE PROHIBITED.
- SCREENING BY A PRIVATE HEDGE SHALL BE PLANTED, AS WAS ADVISED BY THE OFFICE OF PLANNING, MIN. SCREENING HGT. 4'-0"

J. FACILITY : COSMOS II STYLE, BURGER CHEF RESTAURANT,
WITH INSIDE SEATING FOR 96 PATRONS. NO
FACILITIES ARE PROVIDED FOR EATING IN CARS.

Arley J. Koran

1. SITE DATA, TOPOGRAPHY & ELEVATIONS BASED ON INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY, PREPARED BY JOHN H. McGOVERN, REGISTERED PROFESSIONAL ENGINEER (MD. #2914), 11501 GEORGETOWN AVE, WHEATON, MD., DATED APRIL 1970.

2. LEGAL DEED DESCRIPTION:
W. 41985 MCKENNEY PROPERTY
ALL OF THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN
BALTIMORE COUNTY, MARYLAND, BEING ALL OF THAT TRACT OF LAND
CONVEYED BY JOHN H. HORTZ, ET AL TO W. 41985 MCKENNEY BY DEED
DATED OCTOBER 30, 1969 AND IN LIBER 504-8 AT FOLIO 293 IN THE
LAND RECORDS OF BALTIMORE COUNTY AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE FOUND AT THE NORTHEAST CORNER OF LOT 12, BLOCK 9, PLAT ONE, SECTION TWO, ORCHARD HILLS, AS RECORDED IN PLAT BOOK 21 AS PLAT 30, THEN CONTINUING WITH THE REAR LINE OF BLOCK 9 EXTENDED TO YORK ROAD, THE SAID LINE ALSO BEING PART OF THE FOURTH LINE OF ESSO STANDARD OIL COMPANY AS RECORDED IN LIBER 2455 AT FOLIO 130.

1. LOCATED IN LINES 2695 AT POLIO 130.
2. NORTH 42° 45' 00" WEST 120.0 FEET TO A PIPE-POST ON THE WEST SIDE OF YORK ROAD, M. 110, ESTABLISHED AND, AS ALSO, SHOWN ON STATE ROAD COMMISSIONS PLAT 11 24717, THEN WITH THE WEST SIDE OF YORK ROAD.
3. SOUTH 41° 11' 30" WEST 120.0 FEET TO A PIPE FOUND, THEN LEAVING YORK ROAD AND WITH THE DIVIDING LINE WITH JOHN F. AND ESTELLA T. WHEELER, SAID LINE BEING THE WEST SIDE OF THE LINE OF THE DIVIDING LINE.
4. SOUTH 43° 09' 30" WEST 250.45 FEET TO A PIPE SET, THEN WITH FACT OF THE EAST LINE OF LOT 12, BLOCK 3, SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 WEST.
5. NORTH 21° 39' 00" WEST 115.25 FEET TO THE BEGINNING POINT CONTAINING A COMPUTED AREA OF 30.349 SQUARE ACRES.

- SUBJECT TO A TWO FOOT SLOPE EASEMENT AS SHOWN ON STATE
ROADS COMMISSION PLAT NO 24177.

3. VERTICAL DATUM ESTABLISHED FROM BALTIMORE COUNTY BUREAU OF
ENGINEERING STATIONS X-6005 AND X-6008
BENCH MARKS
N141 PK NAIL AT CORNER OF SIDEWALK. ELEV. = 454.52'
N162 PK NAIL IN EAST SIDE OF 12" LOCUST ELEV. 459.80'
N163 PK NAIL IN SOUTH SIDE OF 36" OAK. ELEV. = 440.97'
N164 PK NAIL IN EAST EDGE OF SIDEWALK. ELEV. = 439.16'

4. ZONING:
- | | | |
|--------------------------|------------------|----------------|
| BL ZONE (BUSINESS LOCAL) | • 23,224 SQ. FT. | } TOTAL |
| R-10 ZONE | • 7,125 SQ. FT. | |
| | | 30,349 SQ. FT. |

6. ENTIRE SITE, EXCEPT FOR AREAS OF BUILDING, WALKS & PLANTERS, TO BE BLACK ASPHALT WITH WHITE PARKING STRIPES & DIRECTIONAL

7. EXISTING GRADES INDICATED BY DASHED GRADE LINES --- 435 ---
ALTERED OR REVISED GRADES SHOWN BY SOLID GRADE LINES WITH
ELEVATION IN RECTANGULAR ENCLOSURE 435

- B. TOTAL PARKING REQUIRED, ONE FOR EACH 50 SQUARE FEET OF BLDG AREA. $BLDG\ 50' \times 60' = 3000\text{ SQ. FT.} + 30\text{ SQ. FT.} = 60\text{ SPACES}$
TOTAL PARKING PROVIDED = 55 SPACES

9. CURB CUTS & NEW ENTRANCE (CONCRETE) TO BE DEPRESSIONED TYPE & SHALL MEET APPROVAL OF S.R.C., STATE OF MD, 50' ENTRANCE WIDTH.

10. REMOVE EXIST'G CONC. ENTRANCE (APPROX. 38' L.I.U. FT.) & REPLACE WITH 4'-10" CONC. SIDEWALK, 30D STRIP & CONC. CURBS TO MATCH ADJACENT.

11. PRIVATE (AMUSEMENT) HEDGE SCREENING ALONG ENTIRE REAR PROPERTY LINE. RETURN TO FEET ON EACH SIDE PROPERTY LINE. SPACING 1'-6" FOR HEDGES. MINIMUM SCREENING HEIGHT 4'-0".

12. ALUM. LIGHT STANDARDS ON REAR OF SITE TO BE 8 FT. ABOVE GRADE. ALL FLOOD LIGHTS TO BE DIRECTED INTO PARKING AREA AND SHIELD FROM RESIDENTIAL AREA.

[illegible]

Diagram illustrating the cross-section of a concrete curb. The curb has a top width of 1'-0" and a base width of 8". The height is 5'-1". The top surface is sloped at 1" RADIUS. The side face is sloped at SLOPE 1/4". The bottom surface is sloped at SLOPE 1/4".

TYP. CONC. CURB & GUTTER (S.R.C. TYPE "A")
SCALE 1" = 1'-0"

PROPOSED RESTAURANT BUILDING FOR
BURGER CHEF SYSTEMS, INCORP.
YORK ROAD, 9TH ELECTION DISTRICT, BALTIMORE CO, MARYLAND

ARLEY J. KORAN, A.I.A.
ARCHITECT

2311 UNIVERSITY BLVD. W. SILVER SPRING, MD

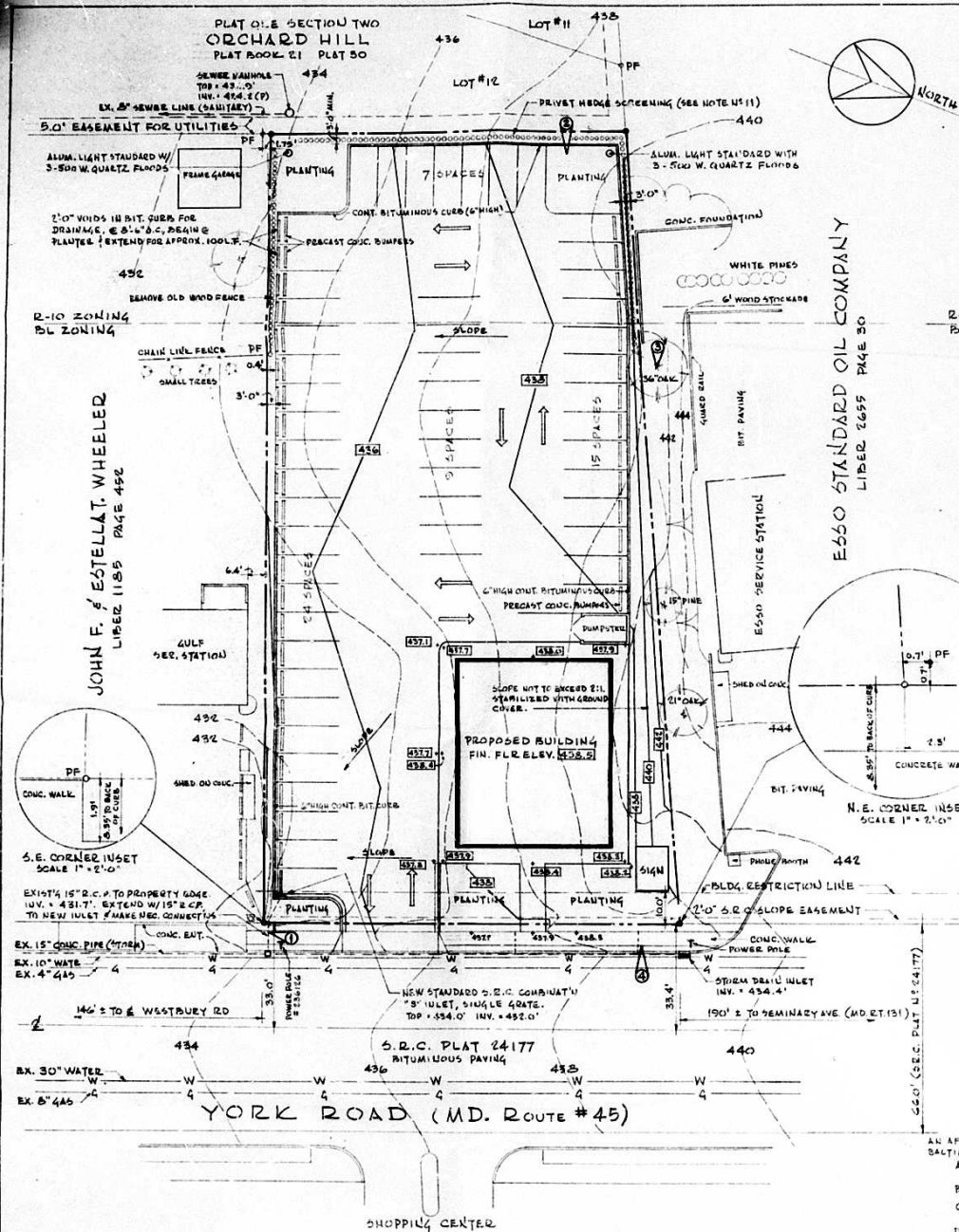
LIFE PLANT NOTES & DETAILS

COMMISSION NO.

41

3-1

TE 5.6-20



SITE INFORMATION, LAYOUT, & TOPOGRAPHIC PLAN

SCALE 1" = 20'-0"

- AFFIRMATION**
- AN AFFIRMATIVE STATEMENT IS HEREIN MADE, AS SET FORTH IN SECTION 409.4 OF ZONING REGULATIONS OF BALTIMORE COUNTY, RELATIVE TO "BUSINESS PARKING IN RESIDENCE ZONES":
- THE LAND REQUESTED FOR BUSINESS PARKING IN RESIDENCE ZONES, DIRECTLY ADJOINS THE BUSINESS INVOLVED.
 - ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA WITHIN THE RESIDENCE ZONE.
 - THERE WILL BE NO LOADING SERVICE OR ANY OTHER USE OTHER THAN PARKING ON THE PARKING LOT AREA WHICH LIES IN THE RESIDENTIAL ZONE.
 - LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS ARE REQUIRED.
 - SCREENING BY A PRIVET HEDGE SHALL BE PLANTED, AS WAS ADVISED BY THE OFFICE OF PLANNING. MIN. SCREENING HGT. 4'-0".
 - THIS ENTIRE AREA OF PARKING SHALL BE A PAVED SURFACE, PROPERLY DRAINED.
 - A PLAN SHOWING PARKING ARRANGEMENT IS HEREIN INCLUDED.
 - METHOD AND AREA OF OPERATION:
THIS BUSINESS IS SELF CONTAINED AND LIMITS ITS OPERATION WITHIN THE BUILDING ITSELF. NO FOOD IS SERVED TO THE OUTSIDE.
 - PROVISION FOR MAINTENANCE:
THE ENTIRE SITE WILL BE MAINTAINED DAILY BY MAINTENANCE PERSONNEL. LEASH RECEPTACLES WILL ALSO BE DISTRIBUTED THROUGHOUT THE SITE FOR PUBLIC USE.
 - HOURS OF USE:
DAILY OPERATION HOURS WILL BE 11AM TO 12 PM (MIDNIGHT), SEVEN DAYS PER WEEK.
 - FACILITY:
COSMOS II STYLE, BURGER CHEF RESTAURANT, WITH INSIDE SEATING FOR 36 PATRONS. NO UTILITIES ARE PROVIDED FOR EATING IN CARS.
- Arley J. Koran*

PROPOSED RESTAURANT BUILDING FOR BURGER CHEF SYSTEMS, INCORP. YORK ROAD, 9TH ELECTION DISTRICT, BALTIMORE CO, MARYLAND		COMMISSION NO. 159
ARCHITECT ARLEY J. KORAN, A.I.A. 2311 UNIVERSITY BLVD. W. SILVER SPRING, MD.	DRAWING NUMBER 5-1	DATE 8-6-70
SITE PLANS, NOTES & DETAILS		

SITE NOTES

- SITE DATA, TOPOGRAPHY & ELEVATIONS BASED ON INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY, PREPARED BY JOHN H. McQUINCY, REGISTERED PROFESSIONAL ENGINEER (MD. #2014), 11501 GEORGETOWN, WHEATON, MD, DATED APRIL 1970.
- LEGAL DEED DESCRIPTION:
ALL OF THAT PIECE OR PARCEL OF LAND SITING AND BEING IN BALTIMORE COUNTY, MARYLAND, BEING ALL OF THAT TRACT OF LAND CONVEYED BY JOHN H. HORAT, ET AL TO W. 41855 McQUINCY BY DEED DATED OCTOBER 30, 1969 AND IN LIBER 5046 AT FOLIO 293 IN THE LAND RECORDS OF BALTIMORE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A PIPE FOUND AT THE NORTH-WEST CORNER OF LOT 12, BLOCK 9, PLATONE, SECTION TWO, ORCHARD HILLS, AS RECORDED IN PLAT FOLIO 21 AS PLAT 30, THEN CONTINUING WITH THE REAR LINE OF BLOCK 9 EXTENDED TO YORK ROAD, THE SAID LINE ALSO BEING PART OF THE FOURTH LINE OF E550 STANDARD OIL COMPANY AS RECORDED IN LIBER 2695 AT FOLIO 130.
1. NORTH 64°28'50" EAST 250.58 FEET TO A PIPE SET ON THE WEST SIDE OF YORK ROAD AS NOW ESTABLISHED AND ALSO SHOWN ON STATE ROADS COMMISSION PLAT US 24177, THEN WITH THE WEST SIDE OF YORK ROAD,
2. SOUTH 21°50'30" EAST 129.31 FEET TO A PIPE FOUND, THEN LEAVING YORK ROAD AND WITH THE DIVIDING LINE WITH JOHN F. ESTELLAT, WHEELER, SAID LINE BEING THE SECOND LINE OF LIBER 1185, FOLIO 452
3. SOUTH 65°09'50" WEST 250.45 FEET TO A PIPE SET, THEN WITH PART OF THE EAST LINE OF LOT 12, BLOCK 9, SECTION TWO, ORCHARD HILLS
4. NORTH 21°50'00" WEST 113.25 FEET TO THE BEGINNING POINT CONTAINING A COMPUTED AREA OF 30,349 SQUARE FEET
- SUBJECT TO A TWO FOOT SLOPE EASEMENT AS SHOWN ON STATE ROADS COMMISSION PLAT US 24177.
3. VERTICAL DATUM ESTABLISHED FROM BALTIMORE COUNTY BUREAU OF ENGINEERING STATIONS X-6003 AND X-6006
BENCH MARKS
M1 PK NAIL AT CORNER OF SIDEWALK ELEV. = 434.52'
M2 PK NAIL IN EAST SIDE OF 12" LOCUST ELEV. = 439.80'
M3 PK NAIL IN SOUTH SIDE OF 36" OAK ELEV. = 440.97'
M4 PK NAIL IN EAST EDGE OF SIDEWALK ELEV. = 439.16'
4. ZONING:
BL ZONE (BUSINESS LOCAL) : 23, 224 SQ. FT. TOTAL
R-10 ZONE : 7,125 SQ. FT. : 30,349 SQ. FT.
5. SEWER AND WATER AS SHOWN FROM COUNTY CONSTRUCTION PLANS.
6. ENTIRE SITE, EXCEPT FOR AREAS OF BUILDING, WALKS (PLANTED), TO BE BLACK ASPHALT WITH WHITE PARKING STRIPES & DIRECTIONAL ARROWS. ASPHALT SLOPED TO CARRY SURFACE WATER AWAY FROM BLDG.
7. EXISTING GRADES INDICATED BY DASHED GRADE LINES - 455 - ALTERED OR REVISED GRADES SHOWN BY SOLID GRADE LINES WITH ELEVATION IN RECTANGULAR ENCLOSURE 455.
8. TOTAL PARKING REQUIRED - ONE FOR EACH 30 SQUARE FEET OF BLDG. AREA. Bldg 80'x60' = 3000 SQ. FT. + 30 SQ. FT. = 60 SPACES
TOTAL PARKING REQUIRED - 65 SPACES
EACH SPACE - 3'-0" X 20'-0"
9. CURB CUTS IF NEW ENTRANCE (CONCRETE) TO BE DEPRESSURED TYPE & SHALL MEET APPROVAL OF E.R.C., STATE OF MD. ENTRANCE WIDTH.
10. REMOVE EXIST'G CONC. ENTRANCE (APPROX 38' LIFT) & REPLACE WITH 4'-0" CONC. SIDEWALK, 50' STRIP & CONC. CURB TO MATCH ADJACENT.
11. PRIVET (AMURENSE) HEDGE SCREENING ALONG ENTIRE REAR PROPERTY LINE & RETURN TO STREET ON EACH SIDE PROPERTY LINE. 5' SPACED 12" FOR HEDGES. MINIMUM SCREENING HEIGHT 4'-0".
12. ALUM. LIGHT STANDARDS ON REAR OF SITE TO BE 20 FT. ABOVE GRADE. ALL FLOOD LIGHTS TO BE DIRECTED INTO PARKING AREA AND SHIELD FROM RESIDENTIAL AREA.

BUILDING & ENTRANCE LOCATION PLAN

SCALE 1" = 20'-0"

