			ING RE-CLAS	SIFICATIO ION	N 159Rd
L. County	ZONING COM Jack I or we Alber and which is do	MESSIONER OF BALTI Sobel and t Kermisch scribel in the descript		property situate in i	Suffimore Mu P
	H-A	laitimore County, from	R-6	/	western se to an AREA
•		n original soning. change in condit	ions,		NW-6-H NW-6-1 RA-X
	See atteched	description			
(D)	er a Special Raic	eption, under the said	Zoning Law and Zoning	Regulations of B	Mtimore
3	to use the herei	n described property, f	forOffices		
2 19		and and and are	prescribed by Zoning Re	culations.	
Posting 100	TOTAL BUILD	or unis pecition, and n	classification and/or Sp urther agree to and are	ecial Exception adv	a rontou
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A147000004	and restriction	as of Baltimore County	classification and/or Sp urther agree to and are adopted pursuant to the Jack Sotiel	ecial Exception adv to be bound by the 2 Zoning Law for B	altimore
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W. Lee	Bartison P 306 W, Jop Towson, M	as of Baltimore County  as of Baltimore County  Contract purchaser  Contract purchaser  Attenny pa Road Aryland 21204  Oning Commissioner of  1870 that the st	-classification and/or 89 unither agree to and are adopted purmant to the Jack Solici.  Albert Kernin.  Address. 38 C.  Louis Address. 38 C.  Louis Address and a second purmant to the second purmant	ceal Exception and to be bound by the bound by the to be bound by the bound by the to be bound by the bound by th	attimer  att
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W. Local Address Of Saptro on Baltin	Harrison F 306 W, Ju Towson, Ju T	contract purchaser	-classification and/or 89 cm and are adopted pursuant to the Jack Solid	celal Exception and to be bound by the to be bound by the to be bound by the cell of the c	attimer  ACCY  According to the control of the cont
W. Lee Address of Seption of Seption	Barrison F 306 W. Jon Towson, M. Jon Towson, W. Jon William D. The Zunker Vy the Zoning LL were County, the more of Baltimon	contract purchaser	Jack Solei  Albert Kernis  Albert Ke	ectal Exception and to be bound by the 2 coning Law for B Dobra Legal Own Le	attimer  and the second

February 26, 197

Special Exception N/S of Old Court Road, 126' E of

Southgreen Road - 2nd District
Jack Sobel and Albert Kermisch -

NO. 71-159-RX (Item No. 274)

Toward D. Hardery

EDWARD D. HARDESTY

I have this dam passed my Order in the above captioned of said Order is attached.

W. Lee Harrison, Esquire 306 West Jopps Rend Towner, Marriand 21204

EDH/ark

ce: Harry S. Swartswelder, Jr., Esquire 210 East Redwood Street Baltimore, Marviand 21202

RE: RECLASSIFICATION FROM: R-6 ZONE TO R-A ZONE WITH SPECIAL EXCEPTION FOR OFFICES OLD COURT ROAD, OPPOSITE: SOUTHOR FEN ROAD PETITIONERS: JACK SOBEL AND ALBERT KERMISCH

BEFORE THE ZONING COMMISSIONE OF BALTIMORE COUNTY

#71-159

## MEMORANDUM

Now come Jack Sobel and Aibert Kermisch, Legal Owners of the above epationed property, By W. Lee Harrison, their attorney, and in ted should be granted and for reasons say

- 1. Numerous reclassifications have taken place in the immediate
- a. Case No. 4742-X 125' S of Liberty Road and East of Old Court Road. Special Exception for Chesapeake Telephone Company. Granted 9/17/59.
- b. Ca a No. 5104-X SE'S Old Court Road. 850' SW Liberty Road. Special Exception for Convalescent Home and Hospital. Granted 3/3/61
- c. Case No. 5608 N/S Old Court Road. 200' W of Southgreen Road and S/S Old Court Road from the SW/S Liberty Road. Reclassification from R-6 and B-I. to R-A. Granted 2/19/63.
- d. Case No. 64-180-X 385' W of intersection of Old Court Road and Liberty Road. Special Exception for Gas Station. Granted 6/26/64
- e. Case No. 67-189-R Beg. 136' NE of Courtleigh Dr. and 100' E of Stevenswood Rd. Reclassification from R-6 to R-A. Granted
- f. Case No. 69-8-X SW/S Old Court Rd. 185' S of Liberty Road. Special Exception for Public Utilities Uses. Gran.ed 7-15-68.

2. And for such other and further reasons as may be shown at the

Attorney for Petitioner

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSCCIATES, INC ENGINEERS P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition

\*\*\*petilication from R-6 to R, a. with

- a. Exception for Offices

( Is Gourt Road, Opposite Southgreen Ro.

esimples for the same on the north side of Old Court Road at Sosoph B. Maisel et al to Albert Kermisch et un the two following CORPRES WEST \$10 Morth 830 281 40" West 293 40 (ant and 12) Morth 540 521 401 in said deed (3) North 23° 43' 12" East 473, % feet to intersect the existing line between R-6 and R.A. areas, thence binding on part of said soning line (4) h 59° 31' 35" Ease 363.69 feet to intersect the first line of said ded, thence on part of said first line (5) South 23° 43' 12" West 334, 65 Seet to the north side of said Old Court Road theace bjuding on the north side of said Old Court Road (6) South 61° 35' 20" West 31, 09 feet to the place of beginning.

lining 3.5 acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 3, 1970

COUNTY OFFICE By DG

Chaumas

MENSERS BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISS BUREAU OF PIRE PREVENTION

REALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION ZONESG ADMINISTRATE PADUSTRIAL DEVELOPMENT

6. Lee Harrison, Esquire 806 West Joppa Road Townon, Karyland 21204

Type of Hearing: Reclassification Location: N/S Old Court Hoad, Opp. Int. with Southgreen Road Potitioner: Jack Sobel and Albert Kerwisch Committee Meeting of April 28, 1970 2nd District Item 27h

Mear Mr. Harrison:

The Zoning Adrisory Countities has reviewed the plans schmittle with the above referenced petition and has made an on site field imperation of the property. The fullowing economic are a result of this review and inspection.

additional tract owned by the Petitioner to the north which is developed with spartners. The property is a vacant tract of land that shurs an additional tract owned by the Petitioner to the north which is developed with spartners. The property to the east and west are unimproved tract find soon and the property of the sound of of th

BUREAU OF EVELVERINGE

The following community are familished in a and to the plat submitted to this office for review by the Zaming Advisory Committee in connection with the subject item.

Access to the subject site is proposed via the existin, private road from Cld Court Road which new serves the Court Random Apartment. This method of mones is subject to the approval and requirements of the Office of Planning and Zoning, Department of Traffic Engineering and Time Surreau.

Old Court Road is an existing meadan read proposed for improvement under the Baltiman County Capital Improvement Program. The improvement county of a Bi-Took closed rescorp within a 70-Took right-of-Took Highest Improvements along the frontage of this property are secured by Public Works Agreement 2007 exceeded in enginetion with the davelopment of Court Cardion Apartments. Highway right-of-way sidenting would be

"d. Lee Harrison, Esquire Item 27h

required in connection with any subsequent development of this property.

The proposed entrance to the office building from Old Court Road is subject to the approval of the Office of Flanning and Zoning and the Department of Traffic Engineering.

Storm Drains:

No detailed provisions for accomplating storm water or drainage have been indicated or the subject plant between a storm drainage study and detailed the proposed development of this property. The drainage deading for this property should be coordinated with the drainage facilities proposed for Old Court Nord by the petitioner's engineers.

The drainage and utility easement along the east property line was established in connection with the development of Court Garden Agartments; however, the nasement has not been granted to the County as of this date.

The petitioner must provide mocessary drainage facilities(ta.porary or permanent) to prevent creating any missance or damages to adjacent project especially by the concentration of surface waters. Overection of any protien which any result, due to improper grading or improper instillation 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 sudfront pollution problem, damaging private and public holdings domestream of the property. A grading portial is, there-fore, 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 tuilding permits.

Public sanitary scurrage and public water supply are available to source this property. Some relocation of existing utilities will be required in connection with the proposed improvements to Did Court Food. Utility casements to accommodate the relocated utilities will be required in connection with any subsequent development of this property.

W. Lee Harrison, Esquire Item 2

September 3, 1970

PROJECT PLANTING DIVISION:

.

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

- 3 -

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition should increase the trip density from 175 trips to \$80 trips per day. The increased trip density to a site of this also should not create any major traffic problems. If the land a troumding the subject site should also be converted to spartness, then capacity problems could be expected.

Petitioner to comply with all applicable requirements of Baltimore County Building Code, and rejulations when plans are satmitted. Also see Parking Lot Section 409.10m.

HEALTH DEPART ENT:

Public water and sewers are available.

may be subject to registration and compliance with the largical State Poulth Air bollation Control Regulations. Additional information may be useful if from the Division of / - Foliution, Baltimore County Legarizant of Eaulth.

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

BOARD OF HOUSARION:

A resoning to RA for office purposes would have no effect on atadent population.

The existing thirty feet private read is the only access provided to the existing anothers: which shut on the nonthermone t property line of the sunject printing, one thought should be given by the positions as to ident, this indirty foot private read to provide adjustment means in apart sent if and done the offices are constructed purples above the provided along the private read which will create a hazard for five protection and energoncy vehicles entering and caving the existing anothers to the corts.

Very truly yours,

ZONING ADMINISTRATION DIVINIONA

AUG 2 4 1976

rursuant to the advertisement, posting of p	reperty, and public hearing on the above petition and
t appearing that by reason of	
he above Reclassification should be had; and i	t further appearing that by reason of
<u> </u>	
Special Exception for a	should be granted.
IT IS ORDERED by the Zoning Commission	er of Baltimore County this
ay of, 196, that the	herein described property or area should be and
he same is hereby reclassified; from a	zone to a
one, and/or a Special Exception for a	should be and the same is
granted, from and after the date of this order.	
	Zoning Commissioner of Baltimore County
	property and public hearing on the above Petition,
	show error in the original zoning map or
	of the neighborhood, and failure to meet
he requirements of Section 502, 1 of	the Baltimore County Zoning Regulations,
	), and next the Special Exception should NOT BE
RANTED.	
IT IS ORDERED by the Zoning Commission	er of Baltimore County this 26 day
	ove Re-classification be and the same is hereby
	or area be and the same is hereby continued as and
	Zone, and ar the Special Exception for Office
	be and the same is hereby DENIED.
	- / District

PETITION FOR SECLASSIF ATION AND SPECIAL VICEPTION. 2nd DUT SICT	<b>.</b> •
COND'G. From B-6 to R.A. Zone.	A-200
OCATION North Sige of Old Court load Its feet East of Southgreen Road. SATE & TIME: THURSDAY, NOVEM-	CERTIFICATE OF PUBLICATION
PUB' IC MEARING: Room 106, County Wilce Building, 111 W. Chesapeste Ave- ne. Towson, Maryland.	
DOATED SOME A PAYOR LONG-TO- DOATED SOME SOME ON COM- CONTROL SOME SOME ON COM- AND A THOSE TRANSPORT OFFI AND A THOSE TRANSPORT OFFI AND A THOSE TRANSPORT OFFI AND A THOSE TRANSPORT OFFI COMPANY OF THOSE SOME OFFI COMPANY OF THOSE SOME OFFI COMPANY OF THOSE SOME OFFI COMPANY OF THOSE SOME OFFI THOSE	Pikesville, Md. Oct. 15 , 19 7
all that parcel of land in the Second Dis-	THIS IS TO CERTIFY, that the annexed advertise-
Ingless of for the name on the north side of Old Court Road at a point distant It's feet more of less measured easterly	ment was published in THE NORTHWEST STAR, a
from the intersection formed by the contention of said Chi Court fload and the contentine of Southgreen Road and contentine of Southgreen Road and contentine themes breathy on the north aids	weekly newspaper printed and published in Pikes-
The of the September Courts' and morth- and GOM Court Leads at a page of manny of the Court Leads at a page of manny of the Court Leads at a page of manny of the Court Leads at a page of the court Leads at a court Lead of the Court Leads at a page of the of man Lead Court Leads and page of the of man Lead Court Leads and page of the of man Leads Court Leads and page of the of man Leads Court Leads and page of the of the Court Leads and page of the of the Court Leads and the Court Leads at the Court Leads and the Court Leads at a shall desirable to man the ten the court Leads at the Court Leads at the Court Leads at the other Leads and Court Leads at the Court Leads at t	ville, Baltimore County, Maryland, once in each
Albert Kermisch et un the two following courses viz: (1) North 83 degrees 28 60° West 293.60 feet and (2) North 54	of one time before the 5th
degrees 32' 40" West 63.06 hest, thence leaving acid Old Court Food and binding on part of the 18th line in raid deed 131 North 23 degrees 43' 12" East 473.56	day of November , 19 70
on part of the fifth line in raid deed (3) North 25 degrees 43 '12" East 473.16 feet to innersect the existing anning line between Rud and R.A. areas, thence bind- ing on part of said loreing inc. (45 South 37 degrees 33' '33" East 383.66 feet to	the first publication appearing on the 15th
thence binding on part of and firet lact	day of October , 19 70 .
(3) Numb 23 degrees of 12 of west 334,55 feet in the hoorth name of west 334,55 feet in the hoorth name of the number of the num	THE NORTHWEST STAR
Consisting 3.3 acres of land more or less. Being the property of Jack Sobel and Albert Kerminekt, as shown on plat plan filed with the Zoning Department. Hearing Duce: Thorsday, November 3,	and the
1970 at 100 F.M. Public Hearing Room 10s, Courty Of- fice Building, 111 W. Cheespeaks Ave- mer, Tumon, Md. By ORDIR OF	Manager Arnold Landau
BY COOD ACT OF SOME O	Cost or Advertisement, S

# BALTIMORE COUNTY, MARYLAND

	INTER-OFFICE CORRESPONDENCE
TG	Mr. Edward D. Hardesty, Date. November 5, 1976  Zoning Commissioner Mr. Grouge E. Gavrelis, Director of Planning
SURJE	CCT Petition *71–159-RX. North side of Old Court Road 126 feet east of Southgreen Road Petition for Reclassification from K-6 to R.A. Petition for Special Exception for Offices and Office Building Jack Sobel and Albert Kermisch - Petitioners
	2nd District
	HEARING: Thursday, November 5, 1970 (1:60 p.m.)
	The Staff of the Office of Planning and Zoning has reviewed the subject patition for reclassification from R-6 to R.A. together with special exception for offices.

The Planning Staff believes that the present zoning is correct for the subject property and that no changes have occurred in the area which would lead to the creation of apartment zoning here. Recommendations for new zoning maps by the Planning Board would retain the present residential intensities here.

GEG:msh

AND SPECIAL EXCEPTION
ZONING: From R-4 to R.A. Zone. Petition for Special Exception for
Offices LOCATION: No th Ede of a Court Road 100 feet East of authoreen Road
DATE & TIME The day, November
DATE & TIME: The day, November 3, 1970 at 1100 F.d. PUBLIC HEAVING Room 104, County Office Building, 111 W. Chesspeake Avenue, Towner, Maryland.
The Zoning Commissioner of Bal- timore County, by aut, crity of the Zoning Act and Regulations of Balti- more County, will baid a positic
Present Zoning: 8-6
Proposed Zaning: R.A. Fetition for Special Exception for Offices and fiftice Swildings.
All that parvel of land in the
Beginning for the same on the north side of Old Court Road at a point distant its feet more or less
point distant 12h feet more or less measured eatherly from the intersec-
tion formed by the centerline of said Old Court Road and the center-
point distant 1:a feet more or less measured series; from the intersec- tion formed by the centerline of said Oid Court Road and the center- line of Southgreen Brad and run- ning theree blinding in the north side of said Old Court Road and building on the other and fourth
times of a passed of land described
in a deed dated April 10, 1964 from Cough B. Maisel et al to Albert Kermisch et ux the two following
West 252 to feet and 121 North 147
52" th" West 63.04 feet, thence leav-
ing said Old Coort Road and bedding on part of the fifth line in said deed (1) North 27 47 17 East 17.35 feet to intersect the exhibit Areas, the coorting on part of said rouning line (1) South 39 11 25 East 63.55 feet to intersect the first line of said deed, theme binding on part of said first line (5) South 37 27 47 17 West 21 55 Coorting on part of said rouning line (6) South 37 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18
toning line between 8-4 and R.A.
toning line (4) South 55' 31' 35"
line of said deed, thence binding on part of said first line (5) South
north side of said Old Court Road thence binding on the north side of
35' 20" West 31.03 feet to the place
of beginning. Containing 2.5 acres of land more
or less.  Being the property of Jack Sobel and Albert Kermisch, as shown on
plat plan filed with the Zoning De-
Hearing Date: Thursday, November 5, 1970 at 1:00 P.M.
Public Braring: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
Avenue, Towson, Md. By order of EDWARD D. MARDESTY

## CERTIFICATE OF PUBLICATION

TOWSON, MD
THE IS TO CERTIFY, that the ennexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time stor weeks before the 5tb
day ofNovember, 1970, the first publication
appearing on thelithday ofQctober
19.70
of pthe Jeffersonian,
D. teanh Streetin

Cost of Advertisement \$

# BALTIMORE COUNTY, MARYLAND

6778	INTER-OFFICE CORRESPONDENCE
	TO Edward Hardesty Date May 11, 1970
9 19 5	FROM . Fllsworth N. Diyer, P.S.
	SUBJECT Item 27k. (1969-1970) Projecty Owner: Jack Schel & Albert Kermisch M/S Old Gourt Rosed, Gpp. Int. with Southgreen Rd. Present Joning: Red Proposed Zoning: Red District: Zni No. Acres: 3.5

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.

Access to the subject site is proposed via the existing private road from Old Court Road which now serves the Court Barden Apartment. This method of access is subject to the approval and requirements of the Office of Planning and Zoning, Department of Traffic Engineering and Fire Bureau.

Old Court Road is an existing macadam road proposed for improvement under the Baltimore County Capital Improvement Program. The improvement will consist of a Re-foot loased roadway within a 70-foot right-of-way. High-land the country of the country of this property are secured by Public Works American State of the State of the State of Court Cornection with any subsequent development of this property.

The proposed entrance to the office building from Old Court Hoad is subject to the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

#### Storm Drains:

No detailed previsions for accommediting stern water or drainage have been indicated on the subject plan; however, a storm drainage study and drainage facilities and assessment; in commention with the proposed development of this property. The drainage of the property should be coordinated with the drainage facilities proposed for Old Sourt Read by

TELEPHONE 494-2413 BALTIMORE COUNTY, MARYLAND No. 75395 DATE 100. 17, 1970 OFFICE OF FINANCE COURT HOUSE BILLED IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION ISE, TOWSON, MARYLAND 21204 COUNTY OFFICE OF PLANNING & ZONING Group Es County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing day of September EDWARD D. HARDESTY, Zoning Commissioner Petitioner: Jack Sobel and Albert Kermisch

Item 27h (1969-197

Property Owner: Jack Sobel & Albert Kermisch May 11, 1970

### Storm Drains: (Cont'd)

The Drainage and Utility Essessent slong the east property line was establish to "meetion with the development of Court Garten Apartments; however, we appear has not been granted to the County at of this date.

The perial mer must provide necessary draining inclinities (temporary or permannt) to prevent creating any missances or damages to adjacent properties, especially by the concentration of surface where. Correction of any problem which may record, the timproper grading or improper installation of drainings knowlitties, would be the full repossibility of the

#### Sediment Control:

Development of this errority through stripping, grading and stabilization could result in a set-lent pollution problem, damaging private and public holdings downstress 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.

Public sanitary sewerage and public vater supply are available to serve this property. Some relocation of existing utilities will be required in connection with the proposed increments to full doubt Road. Utility easement to accomposate the relocated utilities will be required in connection with any subsequent development of this property.

Down 5. Sever

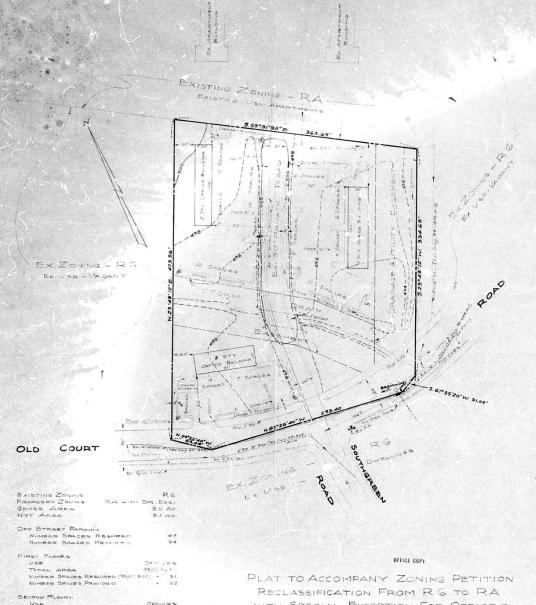
### END: EAM: REC- as

NW 6H & 6I Topo P-SW Ney Sheat 23 NW 32 & 33 Position Sheet

TELEPHONE BALTE ORE COUNTY, MARY AND No. 75323 OFFICE OF FINANCE DATE Oct. 13, 1970 Petition for Reclassification and Special Exception for Jack Albert Kermich #71-159-16 MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSE .. MARYLAND 21204 71-159 RX

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting OCT. 17- 1970 Posted for RECLASSIFICATION + SPACE ALL STREEPING Fetitioner JACK SOBEL ANN ALBERT KERMISCH Location of property N/S OF Old COURT Rd. 126 FT. F OF SOUTH Grow De Location of Signs DIB NIS OF Old COURT Rd. ATTHE DEADENCE OF SOUTHBREEN ROAD Posted by Charles 1. Med. Date of return. OCT. 23, 1970



TOTAL AREA

PARKING SPACES

NUMBER SPACES PROVIDED = 37

CRUSHED STONE BASE PROPERLY DRAINED

FROM RESIDENTIAL APRAS AND 10' HIGH

PARKING AREA SHALL BE OF CONCRETE OR SITUMINOUS CONCRETE S"WIPE G"HIGH

PAVING - BITUMING IS CANCERTE WITH SUPPLIED

LIGHTING - SHOWN THUS OF SHALL HE DIRECTOR AWAY

CURBS - SHOWN AS DOUBLE LINES AROUND BACH

PBOO SQ.FT.

9'x20'

WITH SPECIAL EXCEPTION FOR OFFICES SECOND DISTRICT BALTIMORE COUNTY MARYLAND AFRIL 10, 1970

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



PLAT TO ACCOMPANY ZONING PETITION RECLASSIFICATION FROM RG TO RA WITH SPECIAL EXCEPTION FOR OFFICES SECOND DISTRICT BALTIMORE COUNTY MARYLAND SJALE: 1"=50" APRIL 10,1970

OFFICE

copy

EXISTING ZONING - RA-

EXISTING USE APPARTMENTS

5.59°3/'35"E

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.



#71-159 RX

MAP

2-B

WESTERY

AREA

NW-6-H

NW-6-1

RA-X

31.09.

LIGHTING - SHOWN THUS OF SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS AND 10" HIGH. CURBS - SHOWN AS DOUBLE LINES AROUND BACH PARKING AREA SHALL BE OF CONCRETE OR BITUMI LOUS CONCRETE S'WITE S'HIGH

Playing - BITUMINOUS CONCRETE WITH SUFFICIENT

GRUSHED STONE BASE PROPERLY DRAINED

EX. ZONING - RG

Pear R/W Line

I BY BYALLING

RA WITH SPLEXO.

A Bu le Water My See Day 5

9900 Sa FT

9Boo So.Fr.

4 37

9' 225

EX. U BE - VACANT

COURT

NUMBER SPACES REQUIRED

NUMBER SPACES REQUIRED (9300:300) = 31

NUMBER SPACE: REQUIRED (1900 1500) =

NUMBER SPACES PROVIDED

NUMBER SPACES PROVIDED

NUMBER SPACES PROVIDED

2 4 6 8 10 12 14 18 18 20 22 24 26 30 30

71=159

OLD

EXISTING ZONING

GROSS AREA

FIRST FLOORS

SECOND PLOORS

PARTING SPACES

TOTAL ARRA

TOTAL AREA

Use

USB

PROPOSED ZONING

OFF STREET PARKING



GC 62 82 82 82 72 C 1 22 12 32 61 a) L1 91 S1 P1 C1 Z1 II OI 6 8 L 9 S F E 2 L1 a) a consideration of the consider