



Baltimore County
Department of Permits and
Development Management

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

August 6, 1998

Ms. Patricia A. Malone
Venable, Baetjer and Howard LLP
210 Allegheny Avenue
Post Office Box 5517
Towson MD 21285-5517

Dear Ms. Malone

RE: Zoning Verification 1500 Railroad Avenue, Zoning Case Number 72-138-ASPH
and 72-250-ASPH 8th Election District

Your letter dated July 27, 1998 has been referred to me for reply. Based on the information provided by you and our research, the following information has been determined:

The property, as shown on the approved site plan, is currently zoned B.L. This determination was made by plotting the zone line on the plan using the county grid coordinates. The zone line was relocated during the comprehensive map process and it appears that all of the property is now zoned B.L.

The previous zoning hearings include zoning case numbers 72-250-ASPH and 72-138-ASPH. Case number 72-138-ASPH granted a special hearing to permit 30 commercial parking spaces in a residential zone and a reduction of the required parking from 60 spaces to 30 spaces. Zoning case number 72-250-ASPH was an amended request to allow a variance to permit 30 parking spaces in lieu of the required 84 spaces and to permit these spaces to remain in the previously approved area zoned residential. This request was denied.

Zoning case number 72-138-ASPH is still in effect, although the commercial parking in a residential zone portion is moot because the property is now all B.L.

This property may change to any use currently listed in the B.L. zone under Section 230 through 235.12 as long as the current parking requirement does not exceed 5 parking spaces for every 1,000 square feet of gross floor area.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3357.

Very truly yours,

Catherine A. Milton
Planner II, Zoning Review

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 055925

PAID RECEIPT

DATE 7/29/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (CASH)

RECEIVED FROM: Bonworth Properties Inc

FOR: VERIFICATION #88-3008

1500 Railroad Avenue

PROCESSED: 7/29/1998 15:17:00
ACTUAL TIME: 7/29/1998 15:17:00
REASON: CASHIER CLERK ON VACATION
MISCELLANEOUS CASH RECEIPT

40.00 CHECK
BALTIMORE COUNTY, MARYLAND

RECEIVED FROM: WHITE - CASHIER
FEE - AGENCY
YELLOW - CUSTOMER
CASHIER'S VALIDATION

VENABLE
BAETJER AND HOWARD LLP

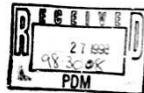
210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

7/27/98
To: CAM
-1244R
Lear
Towson
PDM
7/27/98
Writer's Direct Number
(410) 494-6206

July 27, 1998

HAND-DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Rec 29 ph

Re: Zoning Verification Request
1500 Railroad Avenue
(Old Royal Furniture Building)

Dear Mr. Jablon:

One of our clients is considering the purchase of the old Royal Furniture building located at 1500 Railroad Avenue on the corner of Seminary Avenue in Luthersville, Maryland. The property is .7503 acres, and we believe is zoned B.L. in its entirety. We have done some research into the zoning history for this property and have learned that a prior owner was granted a parking variance and approval to permit off-street parking in a residential zone. While the property may have been zoned a combination of B.L. and D.R. 5.5 at one time, the B.L. zone line appears to have been extended to cover that portion of the property previously used for parking as approved in the special hearing.

The prior relief was granted in Case No. 72-138-ASPH. In that case, the property owner proposed a retail building of 12,000 square feet and requested a variance from Section 409.2.b(6) of the Baltimore County Zoning Regulations to provide 30 spaces in lieu of the required 60 spaces and requested a special hearing to approve off-street parking in a residential zone. In 1972, Section 409.2.b(6) required that "buildings devoted to retail trade" provided 5 parking spaces for every 1,000 square feet of floor area. The requested relief was granted in an Order dated January 3, 1972 and in an Amended Order dated January 6, 1972. I have enclosed a copy of this prior case for your convenience.

VENABLE
BAETJER AND HOWARD LLP

Mr. Arnold Jablon, Director
July 27, 1998
Page 2

Our client would like to confirm, prior to purchase, that this property can be redeveloped for any retail use that would have been permitted within the B.L. zone in 1972 and that would have been governed by the 5 per 1,000 square feet regulation. As you know, the parking requirements contained in Section 409.2.b(6) for a retail use were uniform and did not vary based on the type of retail use. We would also like to confirm that, under the zoning regulations in effect in 1972, carry-out restaurants were considered to be "buildings devoted to retail trade" and that the same parking calculation (5 per 1,000 square feet of floor area) will be applied for any such use.

I would appreciate receiving written confirmation that our interpretation is correct on both accounts. I have enclosed a copy of the old zoning files (Case Nos. 72-138-ASPH and 72-250-ASPH), a portion of the 200' Scale Zoning Map No. NW 12-A as well as a copy of the tax map for your reference. Also enclosed is a check in the amount of \$40.00 made payable to Baltimore County to cover your costs.

Once your response has been prepared, please give me a call so that I may make arrangements to have the letter picked up. Thank you for your assistance with this matter. If you need any further information in order to review this request, please let me know.

Very truly yours,

Patricia A. Malone

PAM:sm

cc: Mr. Peter Bosworth

FOUR STAR PAPER

72-138-ASPH
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
J. Donald Lears, III, 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 232.2 to permit a side yard of 0' instead of the required 12', and section 409.2b (6) to permit 30 parking spaces instead of the required 50.

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

See attached description

MAP: 72-138-ASPH
SECTION:
DISTRICT:
D-T:
TYPE:
PLANNING:
ST:
BY:

Property is to be posted and advertised as prescribed by Zoning Regulations. I do not agree to pay expenses of above 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 For Baltimore County.

Contract purchaser: Donald Lears, III
Address: Seminary Ave. & Ridewood - Lutherville, Md.
Lutherville, Maryland
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of November 1971, 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 106, County Office Building in Towson, Baltimore County, on the 6th day of December 1971, at 10:00 o'clock A.M.

S. Eric Dinenna
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
J. Donald Lears, III, 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 off street parking in residential zone.

See attached description

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

Contract Purchaser: J. Donald Lears, III
Address: 3500 Ridge Ave. - Ridewood - Lutherville, Md. 21093
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of November 1971, 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 106, County Office Building in Towson, Baltimore County, on the 6th day of December 1971, at 10:00 o'clock A.M.

S. Eric Dinenna
Zoning Commissioner of Baltimore County.
(over)

ORDER RECEIVED FOR FILING
DATE: 11/17
BY: [Signature]

Re: Petition for Variance to Sec. 232.2 and Sec. 409.2b(6) of Zoning Regulations of Balto. Co., Petition for Special Hearing for Off-street parking in Residential Zone - 8th District
Baltimore County
No. 72-138-ASPH
Item No. 72

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of January 1972, that the Original Order, dated January 3, 1972, passed in the above captioned matter, should be and the same is hereby AMENDED to read as follows:

- 1. The Variance to Section 409.2b (6) to permit thirty (30) parking spaces instead of the required sixty (60) spaces, is hereby GRANTED;
- 2. The petition for Special Hearing to permit off-street parking in a residential zone remains as stated in original Order; and
- 3. The Variance to Section 232.2 to permit side yard setback of zero (0') feet instead of the required twelve (12') feet, be and the same is DISMISSED without prejudice.

S. Eric Dinenna
Zoning Commissioner of Baltimore County.

MALCOLM E. HUCKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
308 W. CHESTER AVE.
TOWSON, MD. 21284
828-8000

DESCRIPTION - 5'00 SIDEYARD IN LIEU OF 12 FEET REQUIRED
BEGINNING FOR THE SAME THE TWO FOLLOWING COURSES AND DISTANCES FROM THE INTERSECTION FORMED BY THE CENTERLINE OF SEMINARY AVE. WITH THE CENTERLINE OF RIDERWOOD-LUTHERVILLE DRIVE VIZ: 1. N 48° 09' 44" E 236 feet more or less 2. N 41° 50' 16" W 20 feet more or less thence N 71° 36' 05" W 123 feet more or less thence S 48° 09' 44" E 246 feet more or less thence S 72° 20' 16" E 123.80 feet thence S 89° 09' 44" E 245 feet more or less to the place of beginning. Containing 0.603 acres of land more or less.



Malcolm E. Huckins
Malcolm E. Huckins Reg. LS5095

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1971.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 13th day of November 1971, the 1st publication appearing on the 13th day of November 1971.

THE JEFFERSONIAN
S. Frank Winston Manager.

Cost of Advertisement, \$ _____

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 November 22 - 1971

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 22 day of November 1971 that is to say, the same was inserted in the issue of November 18, 1971.

STROMBERG PUBLICATIONS, Inc.

By: Roll Morgan

Mr. J. Donald Lears
Seminary Avenue
Ridewood-Lutherville Drive
Lutherville, Md. 21093

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 2nd day of November 1971

S. Eric Dinenna
Zoning Commissioner

Petitioner's Donald Lears & Clement H. Lears, III
Petitioner's Attorney Reviewed by Malcolm E. Huckins
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 872 Date of Posting: Nov. 20 - 1971
Posted for: VARIANCE & SPECIAL HEARING
Petitioner: J. DONALD LEARS
Location of property: N.E. COR. OF SEMINARY AVE AND RIDERWOOD LUTHERVILLE DRIVE
Location of Signs: N.E. COR. OF SEMINARY AVE AND RIDERWOOD LUTHERVILLE DRIVE

Remarks: _____
Posted by: Charles P. Hall Date of return: Dec. 3, 1971

BALTIMORE COUNTY, MARYLAND No. 290
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 15, 1971 ACCOUNT 01-662 AMOUNT \$25.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
WHITE: LEARS, INC.
417 N. Howard St.
Baltimore, Md. 21201
Advertising and posting of property #72-138-ASPH 25.00

BALTIMORE COUNTY, MARYLAND No. 1425
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 2, 1971 ACCOUNT 01-662 AMOUNT \$76.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
WHITE: LEARS, INC.
417 N. Howard St.
Baltimore, Md. 21201
Advertising and posting of property #72-138-ASPH 75.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Dinenna, Zoning Commissioner Date: December 6, 1971
FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition #72-138-ASPH. Petition for variance for side yard and off-street parking. Petition for special hearing for off-street parking in a residential zone. N.E. corner of Seminary Avenue and Ridewood-Lutherville Drive. J. Donald Lears and Clement H. Lears, 3rd - Petitioners

8th District
HEARING: Monday, December 6, 1971 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make relative to pertinent planning factors:

The official 200 scale maps indicate that the B.L. zoning line is perpendicular to the centerline of the railroad whereas the B.L. zoning line location on the petitioners' plat dated October 14, 1971 extends northeast to Seminary Avenue, some 225 feet, more or less, from Seminary Avenue and at right angles to the railroad right of way.

As stated in the Traffic Engineer's comments, the granting of the parking variance will not create a major problem; however, any of the other commercial uses allowed in the B.L. classification, and normally found in this type of location, would create serious problems. There are no over-flow areas on nearby streets to handle peak parking needs. There are no improvements to Seminary Avenue or Ridewood-Lutherville Drive in the County's 5-Year Capital Program or the State Highway Administrator's 5-Year Construction Program.

If the parking variance is to be granted, it should be conditioned upon compliance with an approved site plan which also identifies acceptable locations of lighting fixtures. The variance should be limited also to use of the proposed structure for furniture store purposes only.

GEG:msh



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:

the above Variance should be had; and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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 the health, safety or general welfare not being adversely affected, the petition for special hearing to permit 30 parking spaces in a residential zone instead of the required 60 spaces should be GRANTED.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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 the health, safety or general welfare not being adversely affected, the petition for special hearing to permit 30 parking spaces in a residential zone instead of the required 60 spaces should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit 30 parking spaces in a residential zone instead of the required 60 spaces, subject to compliance with the plan approved by the Director of Planning 12/8/71 marked Exhibit "A" attached hereto and made a part hereof. Further Ordered subject to the approval of State Highway Administration and Bureau of Public Services.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE 1/17/72

MALCOLM E. HUDKINS ASSOCIATES SURVEYORS AND LAND DEVELOPERS 308 W. CHEESAPEAKE AVE. YORKTOWN, MD. 21564

October 13, 1971

Description to Accompany Special Hearing for Parking in Residential Zone

Beginning for the same at a point distant the two following courses formed by the intersection of the centerline of Seminary Avenue, Maryland State Route #131, and the centerline of Riderwood-Lutherville Drive viz: (1) Northeasterly along the centerline of the aforesaid Riderwood-Lutherville Drive N 48°09'44" E 236 feet more or less (2) N 41°50'16" W 20 feet more or less thence N 71°36'05" W 123 feet more or less thence N 48°09'44" E 117 feet more or less thence S 41°50'16" E 106 feet more or less thence S 43°09'44" W 55 feet more or less to the point of beginning.

Containing 0.209 acres of land more or less.



Malcolm E. Hudkins Reg. L.S. 75095

Ad Description

MALCOLM E. HUDKINS ASSOCIATES SURVEYORS AND LAND DEVELOPERS 308 W. CHEESAPEAKE AVE. YORKTOWN, MD. 21564

December 7, 1971

Description to Accompany Special Hearing for Parking in Residential Zone

Beginning for the same at a point distant the two following courses formed by the intersection of the centerline of Seminary Avenue, Maryland State Route #131, and the centerline of Riderwood-Lutherville Drive viz: (1) Northeasterly along the centerline of the aforesaid Riderwood-Lutherville Drive N 48°09'44" E 220 feet (2) N 41°50'16" W 20 feet thence N 41°50'16" W 106.67 feet thence N 48°09'44" E 70 feet thence S 41°50'16" E 106.67 feet thence S 48°09'44" W 70 feet to the point of beginning.

Containing 0.171 acres of land more or less.



Malcolm E. Hudkins Reg. L.S. 75095

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1971

Mr. J. Donald Lears, Seminary Avenue, Riderwood-Lutherville Drive, Lutherville, Maryland 21093

RE: Type of Hearing: Special Hearing Location: Int. of the M/S of Riderwood-Lutherville Drive Petitioners: J. Donald Lears & Cleant H. Lears, III Committee Meeting of November 11, 1971 Item 72

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.

The subject property is located on the northeast side of Seminary Avenue and Riderwood-Lutherville Drive. It is currently improved with two large frame dwellings that are in need of repair. There is no curb and gutter existing either along Seminary Avenue or Riderwood Drive at this location. On the east of the site there is a service station. To the west of the subject site there is a section of the old 860 Railroad line and the Maryland College Convalescent Home.

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.

Highway Comments:

Seminary Avenue (Md. 131) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Highway Administration requirements.

Riderwood Avenue (Ballwood Avenue), an existing County road, is proposed to be ultimately improved as a 30-foot closed type roadway cross section on a 50 foot right-of-way.

Mr. J. Donald Lears, Page 2, Item 72, November 17, 1971

Highway Improvements, including highway right-of-way and widening and any necessary reversible slope easements will be required in connection with any grading or building permit application.

Numerous rights-of-way were established in this area on recorded plats of Luther-Mills. It shall be the responsibility of the Petitioner's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Petitioner shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control Comments:

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

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

Storm Drain Comments:

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 nuisance or damage 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.

Water and Sanitary Sewer Comments:

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

Mr. J. Donald Lears, Page 3, Item 72, November 17, 1971

FIRE DEPARTMENT:

The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.

STATE HIGHWAY ADMINISTRATION:

The subject plan should indicate the radius of the proposed curb return at the corner.

Improvements along Seminary Avenue will be subject to State Highway Administration approval and permit.

DEPT. OF TRAFFIC ENGINEERING:

Parking is not expected to create any problems if the site is used for a furniture store. Problems can be expected with any other use. There is a sight triangle problem on Riderwood-Lutherville Drive to the northeast of the site.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site. No health hazards anticipated.

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.

ZONING ADMINISTRATION DIVISION:

The plat submitted does not indicate the requirements of Section 409.4 of the Zoning Regulations. This should be added to the petitioner's plan prior to the hearing.

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

OLM:MD

COUNTY OFFICE HEAD, 315 W. Chesapeake Ave., Towson, Maryland 21286

OLIVER L. MYERS, Chairman

MEMBERS: BOARD OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF THE FIRE DEPARTMENT

HEALTH DEPARTMENT

PROJECT PLANNING

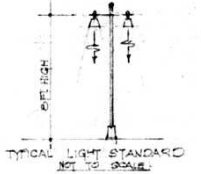
BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

SEMI-ARX
MD STATE ROUTE 101
PROPOSED
EXISTING
CITY SERVICE GAS STATION
EXISTING
CITY SERVICE GAS STATION



EXISTING MACADAM PARKING LOT

ROBERT VOGEL
650/1241

DR B ZONE DR B B ZONE

EXISTING CONCRETE DRIVE
JERICHO RD W/ TREES
EXISTING PARKING LOT

AVENUE

PROPOSED CH LEARS FURNITURE STORE

RETAIL AREA = 12,000 SQ FT

PARKING TABULATIONS

EXISTING AREA OF PROPERTY	0.816 AC
ZONED DR-5B	0.80 AC
PROPOSED AREA OF BUILDING	12,000 SQ FT
RETAIL AREA	12,000 SQ FT
PARKING SPACES REQUIRED	60
PARKING SPACES PROVIDED	30

REQUESTING VARIANCE FOR REQUIRED PARKING, 30 PARKING SPACES IN LIEU OF 60 PARKING SPACES

ARTICLE 400.4
 PARKING FOR PASSENGER VEHICLES ONLY
 LOADING FROM NORTH SIDE OF BUILDING ONLY IN B ZONE
 SCREENING PROPOSED AS SHOWN
 DURABLE DUSTLESS SURFACE PROVIDED (MACADAM)
 PARKING AND ACCESS AS SHOWN
 PROPOSED RETAIL SALES OPERATION: 9AM-6PM
 3 WALL MOUNTED FLOOD LIGHTS 2 POLE MOUNTED FLOOD LIGHTS DIRECTED DOWNWARD & AWAY FROM ADJOINING RESIDENTIAL PROPERTIES TO BE OPERATED BETWEEN DUSK & 10 PM. MAINTAINED BY THE OWNER

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: *[Date]*

OWNER
 C. H. LEARS
 411 HOWARD STREET
 BALTIMORE, MARYLAND

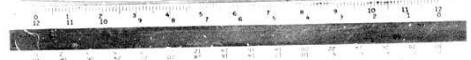


PREPARED BY:
 MALCOLM E. HUDKINS & ASSOCIATES
 305 W. CHESAPEAKE AVE
 TOWSON, MARYLAND 21286
 618-2060

PLAT TO ACCOMPANY SPECIAL HEARING
 FOR PARKING IN RESIDENTIAL ZONE B
 FOR FURNITURE STORE

6TH ELECTION DIST. BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 50'
 REVISED: DECEMBER 6, 1971

MALCOLM E. HUDKINS
 REG. NO. 3005 DATE: 10/14/71



SEMINARY
NO SITE
PROPOSED

EXISTING
CITIES SERVICE GAS STATION

AVENUE

EXISTING MACADAM PARKING LOT

ROBERT VOGEL
5084 / 241

DR-5B ZONE
DR-5B ZONE

EXISTING CONCRETE ON 60
FOOT SIDE YARD VARIANCE
DR-5B ZONE

PARKING TABULATIONS
 EXISTING AREA OF PROPERTY 0.0123 AC
 ZONED DL 0.023 AC
 ZONED DR-5B 0.020 AC
 PROPOSED AREA OF BUILDING 12,000 SQ FT
 RETAIL AREA 12,000 SQ FT
 PARKING SPACES REQUIRED 60
 PARKING SPACES PROVIDED 30

REQUESTING VARIANCE FOR REQUIRED
 PARKING, 30 PARKING SPACES IN LIEU
 OF 60 PARKING SPACES

ARTICLE 400.4
 PARKING FOR PASSENGER VEHICLES ONLY
 LOADING FROM NORTH SIDE OF BUILDING ONLY
 SCREENING PROPOSED AS SHOWN
 DURABLE DUSTLESS SURFACE PROVIDED
 PARKING AND ACCESS AS SHOWN
 PROPOSED RETAIL SALES OPERATION 9AM-6PM
 WALL MOUNTED FLOOD LIGHTS DIRECTED
 DOWNWARD TO BE OPERATED BETWEEN DUSK &
 10PM. MAINTAINED BY THE OWNER

MAP	30
SECTION	
DISTRICT	
D.U./L	
TYPE	
HEARING	
BY	
DATE	

OWNER
 C.H. LEARS
 417 HOWARD STREET
 BALTIMORE, MARYLAND

PREPARED BY:
 MALCOLM E. HUDKINS / ASSOCIATES
 305 W. CHESAPEAKE AVE
 TOWSON, MARYLAND 21284
 618-9060

Note:
 Trees that are not indicated for size
 are less than 18" inches.

MALCOLM E. HUDKINS
 REG. NO 3005 DATE 10/14/71



PLAT TO ACCOMPANY SPECIAL HEARING
 FOR PARKING IN RESIDENTIAL ZONE 4
 0 FOOT SIDE YARD VARIANCE
 6TH ELECTION DIST BALTIMORE COUNTY MARYLAND
 SCALE 1"=10'
 OCTOBER 14, 1971

