

William F. Mosner, Esq.,
21 W. Susquehanna Avenue
Towson, Maryland 21204

Item 84

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition does not meet the Zoning Commissioner's
requirements for filing as per attached.


ERIC DINNEMA,
Zoning Commissioner

Owners Name: Ruth Rogers

Reviewed by: _____

December 21, 1971

William F. Mosner, Esq.,
21 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for
Antique Shop
Location: E/S of York Road, 150' N. of
Upper Glencoe Road
Petitioner: Ruth Rogers
Committee Meeting of November 23, 1971
11th District
Item 84

Dear Sirs:

The following is addendum to our Zoning Advisory
Committee comments of December 13, 1971:

PROJECT PLANNING DIVISION:

This plan has been reviewed and this office offers the
following comments:

The minimum setback from the center line of
Upper Glencoe Road is 75'. The entrances will
be subject to the approval of the State
Highway Administration and the Department of
Traffic Engineering.

Please note your records accordingly.

Very truly yours,

OLIVER L. MYERS, Chairman

JJD Jr., JJ

December 27, 1971

William F. Mosner, Esq.,
21 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for
Antique Shop
Location: E/S of York Road, 150' N. of
Upper Glencoe Road
Petitioner: Ruth Rogers
Committee Meeting of November 23, 1971
11th District
Item 84

Dear Sirs:

This office has received revised drawings and we
are scheduling the above referenced case for a hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

JJD Jr., JJ

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 27, 1971

William F. Mosner, Esq.,
21 W. Susquehanna Avenue
Towson, Maryland 21204

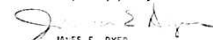
RE: Type of Hearing: Special Exception for
Antique Shop
Location: E/S of York Road, 150' N. of
Upper Glencoe Road
Petitioner: Ruth Rogers
Committee Meeting of November 23, 1971
11th District
Item 84

Dear Sirs:

The above referenced petition is accepted for filing
as of the date on the enclosed filing certificate. Notice of
the hearing date and time, which will be held not less than
30 days, nor more than 90 days after the date on the filing
certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter,
please do not hesitate to contact me at 494-3351.

Very truly yours,


JAMES E. DYER,
Zoning Supervisor

JED:JJ

Enclosure

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RUTH RODGERS, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, ANTIQUES SHOP

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____ Legal Owner _____
Address: _____ Address: Chatsworth Road
Reisterstown, Md. 21136
POWER AND MOSNER _____
Petitioner's Attorney _____
21 W. Susquehanna Ave. US
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1972, at 10:30 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

December 30, 1971

Frank R. Slaughter
603 DeBoagh Avenue
Towson, Maryland 21214

Dear Mr. Slaughter:

The Office of Planning and Zoning apologizes for the delay in responding to a copy of your letter which was mailed to the Zoning Commissioner, Eric D. Nenna, and dated November 20, 1971.

The petition which is the subject of your letter is a petition for a Special Exception for an antique shop on the north side of Upper Glencoe Road approximately 236 feet east of York Road. The Planning Office emphasizes the fact that the subject of your letter is a petition for a special exception and not a zoning re-classification. An antique shop is permitted in an R.D.P. zone with a special exception.

Enclosed, you will find a copy of the comments of the County Zoning Advisory Committee on this petition.

Also enclosed, you will find a copy of Section 302 of the Baltimore County Zoning Regulations which spells out the principles and conditions which govern the Zoning Commissioner in granting Special Exceptions. According to the County Department of Traffic Engineering, York Road between Piney Hill Road and a point just south of Upper Glencoe Road, and Upper Glencoe Road east of York Road, had 7 accidents between 1966 and the first 9 months of 1968, which involved property damage or bodily injury and was investigated by the County or State Police. North of Piney Hill Road the 1968 Average Daily Traffic (ADT) volume on York Road was 2,750. South of Upper Glencoe Road the 1967 ADT volume on York Road was 1,645. The 1968 ADT volume on Upper Glencoe Road was 150. If you want additional and/or updated data, the Planning Office suggests you contact the Department of Traffic Engineering.

Enclosed, you will find an Overall Program Design for our Office. I draw your attention to the 1971-72 York Program in the Environment area and the Three Year Work Program in the Environment area. Hopefully, this may answer some of your questions relating to Historic Preservation. Also enclosed, you will find a background paper on Historic Preservation prepared by one of our staff members.

THIS AGREEMENT OF SALE, made this 22nd day of September, 1971 between ANN GORSUCH SLAUGHTER and FRANK R. SLAUGHTER, Sellers, and RUTH S. RODGERS, Buyer.

WITNESSETH that the said Sellers do hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Baltimore County, Maryland and being all of the property conveyed to Seller by deed dated July 20, 1964 recorded in Liber 4330 folio 213, comprising 1.4206 acres of land, more or less, fronting 130 feet on York Road, and 160 feet on Upper Glencoe Road, as surveyed by Joseph B. Thompson, Inc., July 12, 1971, together with all improvements thereon, the buildings and all permanent fixtures thereon, and for the price of SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$16,500.00) DOLLARS, of which FIFTEEN HUNDRED AND 00/100 (\$1,500.00) DOLLARS has been paid prior to the signing hereof, and the balance to be paid as follows:

Cash at time of settlement, which shall be on or before fourteen (14) days from the date hereof.

Frank R. Slaughter joins in this contract solely for the following purposes:

1. To be paid \$1,500.00 as consideration for signing it; and he is not entitled to any other part of sales price.
2. To release any and all claims he has or may have under any contracts or agreements to either buy or sell any part of subject property.
3. To relinquish any right, title or interest in subject property, except the right to occupy the stone dwellings thereon until November 10, 1971 (provided he maintains the same in present condition and pays for utilities therefor), and except the water rights to use the one well aforesaid and to use the common driveway at corner of York Road and the northern boundary line.
4. He agrees, as part of said consideration, to cooperate with Buyer in any application for change in zoning of said property and not to object to same.
5. He shall receive his \$1,500.00 without deductio for stamps, transfer tax or recording.

It is agreed that Frank R. Slaughter has the right to continue to occupy the stone house and land immediately surrounding it until November 10, 1971.

Property is subject to right of owner of "Gorsuch Tavern" to the north, to use the driveway located where the northern boundary of subject property intersects York road as now used for ingress and egress to York Road from the "Tavern" property, said use to be in common with owners of subject property. This property, also subject to right of owner of Gorsuch Tavern property to use the well located in the pump house on subject property to take water from the subject property to the "Tavern" property. The well serving the dwelling on subject property is not involved.

It is agreed that title to the subject property under the aforesaid Deed is vested solely in Ann Gorsuch Slaughter according to the Land Records of Baltimore County so that Frank R. Slaughter is not required to sign any deed to the property and any interest he may have therein by virtue of any agreement recorded or unrecorded is hereby released upon the execution of this agreement and payment of the aforesaid \$1,500.00 to him out of the proceeds of the aforesaid sales price.

And upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer. Title to be good and merchantable, free of liens and encumbrances, except as specified herein.

Ground rent, rent and water rent shall be adjusted and apportioned as of date of settlement, and all taxes, general or special and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis (including Metropolitan District, Sanitary Commission or other benefit charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto), are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement. Possession of the premises shall be given to Buyer as of date of settlement.

The herein described property is to be held at the risk of the Sellers until legal title has passed or possession has been given. It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, and shall continue said insurance in force during the life of this contract.

This contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written: time being of the essence of this Agreement. Cost of all documentary stamps, required by law, recordation tax and transfer tax, where required by law, shall be divided equally between the parties hereto. Frank R. Slaughter is not involved in said cost.

The parties hereto hereby bind themselves, their heirs, executors, administrators, successors and assigns for the faithful performance of this Contract.

The Sellers recognize Piper and Co., Realtor, as the listing broker negotiating this contract and agrees to pay said Realtor a brokerage fee for services rendered amount to 7% of the sales price, plus one-half of the amount of the annual ground rent, if any; and the party making settlement is hereby authorized and directed to deduct the aforesaid brokerage fee from the proceeds of sale and pay same to Realtor.

WITNESS the hands and seals of the parties hereto the day and year first above written.

WITNESSES:
Ann Gorsuch Slaughter (SEAL)
Frank R. Slaughter (SEAL)
Sellers
Ruth S. Rodgers (SEAL)
Buyer

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyor
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

November 5, 1971

DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION - PROPERTY
OF RUTH S. RODGERS - YORK AND
UPPER GLENCOE ROAD

BEGINNING for the same at a point in the centerline of York Road (Route 45) at a distance of 150 ft. from the intersection formed by the centerline of York Road and the centerline of Upper Glencoe Road said point being the beginning of the 5th or N9°20'10"E 100.00 ft. line of the land which by deed dated October 5, 1971 and recorded among the Land Records of Baltimore County in Liber OTG 5225 folio 838 was conveyed by Ann Gorsuch Slaughter to Ruth S. Rodgers running thence and binding on the centerline of York Road and on the fifth line in the aforesaid deed N9°20'10"E 100.00 ft. thence leaving the centerline of York Road and binding on the outline of the deed S89°54'10"E 366.34 ft. and S3°21'00"W 245.00 ft. to the centerline of Upper Glencoe Road, running thence and binding on the centerline of Upper Glencoe Road N89°34'00"W 160.00 ft. thence leaving the centerline of Upper Glencoe Road and continuing on the outline in aforesaid deed N5°08'10"E 125.00 ft. and N84°34'15"W 220.00 ft. to the place of beginning.

CONTAINING 1.42 acres of land more or less. BEING all of the land which by deed dated October 5, 1971 and recorded among the Land Records of Baltimore County in Liber OTG 5225 folio 838 was conveyed by Ann Gorsuch Slaughter to Ruth S. Rodgers.



Eugene F. Raphael #2246
Registered Professional
Land Surveyor

Continued - page 2
Frank R. Slaughter

The hearing on the petition for a Special Exception is scheduled for Monday, January 24, 1972 at 10:30 A.M. in Room 106 of the County Office Building.

If you have any additional questions, please do not hesitate to visit or telephone the office.

In Peace,

Wayne Thacker
Wayne Thacker
Purul Sector Planner

BALTIMORE COUNTY, MARYLAND

OFFICE CORRESPONDENCE

TO: Mr. S. Eric D. Nenna, Zoning Commissioner
FROM: George E. Cavrellis, Director of Planning

SUBJECT: Petition #72-166-X, East side of York Road, 150 feet, more or less, north of Upper Glencoe Road; Petition for Special Exception for antique shop. Ruth S. Rodgers - Petitioner

8th District

HEARING: Monday, January 24, 1972 (10:30 A.M.)

If the petitioner can meet the proofs required of special exceptions by Section 502.1 of the Zoning Regulations, we recommend that any order granting a special exception here be conditioned upon a requirement of absolute compliance of development with a plan to be approved by the appropriate State and County agencies.

CEG:mh

To Whom It May Concern:

I, Mr. Patton Gray now residing in Bethesda, Maryland state - to the best of my knowledge - that I operated an Antique Shop known as "Beginner's Luck" (buying and selling antique items) at the Stone Cottage located on York Road, approx. 150' north of Upper Glencoe Road in the Community of Sparks, Maryland - from 1948 to 1951 approx. continuously. I also state that during that time I had no difficulty exiting onto York Road at that location.

January 31, 1972

SIGNATURE:

WITNESSES: Patton Gray
Early J. Williamson
Early J. Williamson
Notary Public for State of Maryland



1. PETITION FOR SPECIAL EXCEPTION
2. BEFORE THE DEPUTY ZONING COMMISSIONER
3. 8/5 of York Road, 150' N. of Upper Glencoe Road
4. 8th District
5. Ruth S. Rogers - Petitioner
6. NO. 72-166-X (Item No. 84)
7. OF BALTIMORE COUNTY

This Petition represents a request for an Antique Shop in a R. D. P. Zone. The site on which the Antique Shop is proposed is located on the east side of York Road approximately one hundred and fifty (150) feet north of Upper Glencoe Road. The site consists of 1.42 acres and has a frontage of one hundred (100) feet on York Road and one hundred and sixty (160) feet on Upper Glencoe Road.

Mrs. Ruth Rogers, owner of the property in question, gave testimony to the effect that she has lived in the County since 1959 and has been in the antique business since 1962. The nature of the proposed improvements was described as being a barn-like structure that would complement the sale of antiques and blend in with existing structures in the neighborhood. The use was described as comprising living quarters for herself on the second floor with an interior design studio and a retail outlet for her antiques on the first floor. Mrs. Rogers described the existing dwelling, presently located on the property, as having no heating system and generally being in a bad state of repair. Some improvements were planned for this dwelling, but its use was to be primarily for storage with no commercial retail activities or living quarters in the building.

The land use in the immediate area was described as having three (3) to five (5) antique shops within a two (2) or three (3) mile radius. These stores are located within existing dwellings, or dwellings converted to

a strictly retail use. It was pointed out that many of these uses were non-conforming without the benefit of building permits, site plans, parking or entrances approved by County or State agencies. The property fronting York Road, just north of and adjacent to the subject property, is improved with a rather large two story inn that has been converted into an apartment building with five (5) or six (6) apartments. The property fronting York Road just south of and adjacent to this tract remains in a residential use. The property across York Road is zoned commercial and is known as Glencoe Gardens. It is improved with a large building that is utilized as a gift shop, antique shop, as well as the sale of trees and shrubbery.

With regard to traffic, Mrs. Rogers testified that her business was sporadic and that she might have one (1) customer one day and ten (10) the next with a twenty (20) customer day being unusual.

Several area residents were present and protested the Petition on the basis that the proposed change would lead to other changes and eventually destroy the residential character of the neighborhood. They also objected on the basis of a potential traffic hazard being created. The present water and sewer system was felt to be unusable or inadequate for the proposed use.

After reviewing the above testimony it is the opinion of the Deputy Zoning Commissioner that the Petitioners have met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and that a Special Exception for an Antique Shop to be located in a R. D. P. Zone should be granted.

This opinion is based on the following: prior to 1967, Antique Shops were permitted only in commercial zones. However, the Baltimore County Council, after reviewing this specific use and its probable effect on residential areas, recommended that the Zoning Regulations be revised to permit antique shops as Special Exceptions in rural residential areas.

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The Antique Shop, at this location, will be a compatible use with the non-conforming apartment use to the north and the commercial use on the opposite side of York Road. As a matter of fact, since this use is conditionally permitted in a residential zone it could very well have a stabilizing effect on the residential character of the neighborhood.

Insofar as traffic hazards are concerned, antique shops, and in particular, those shops located in rural areas are not expected to generate large amounts of traffic. As such, this must be considered as one of the least objectionable uses for which Special Exception could be requested. The sight distance at this location was described as hazardous. Anyone who has ever traveled York Road between Cockeysville and Glencoe realizes that it is a narrow, hilly, curving country type road. The speed limit has been lowered accordingly, and the very nature of the road requires that it be driven safely. This is borne out by a report from the Baltimore County Department of Traffic Engineering that states that only seven (7) reportable accidents occurred on a section of this road that carried twenty-seven hundred and fifty (2750) vehicles a day for a period of one (1) year and nine (9) months.

The granting of this Special Exception is based on the following restrictions:

1. Approval of a functional site plan by the Bureau of Engineering, State Highway Administration, Health Department, and the Office of Planning and Zoning. The plan shall show among other things:
 - a. Entrance locations and curbing.
 - b. Parking.
 - c. Screening.
 - d. Building size and location.
 - e. Use of all buildings on site.
 - f. Location of existing and proposed wells and septic systems.

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2. The display and selling area shall not exceed three thousand (3000) square feet.
3. The existing dwelling is to be used for storage and minor furniture repair only. No more than one employee may be engaged in the repair of furniture in this building at any time. No electrical or mechanical equipment is to be used in the repair of furniture in this building.
4. There shall be no display of merchandise visible from any public street.
5. Parking and screening shall be provided as required under Section 469 and in addition, is to be reasonably landscaped from off site view from public streets.
6. Hours of operation shall not be earlier than 10:00 A. M. and not later than 10:00 P. M.
7. One sign in addition to those permitted under Section 413.1 may be displayed. Such sign shall be limited to the name of the business, shall be single faced, stationary, and non-illuminated and shall not exceed five (5) square feet in area.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of March, 1972, that the above Special Exception for an Antique Shop in a R. D. P. Zone is hereby Granted subject to strict compliance with the above restrictions and approval of a site plan by State Highway Administration, Bureau of Public Services, Health Department, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

FILED FOR FILING

DATE March 3, 1972

BY Baltimore County

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 13, 1971

William F. Mosner, Esq.,
21 W. Susquehanna Avenue
Towson, Maryland 21206

RE: Type of Hearing: Special Exception for Antique Shop
Location: E/S of York Road, 150' N. of Upper Glencoe Road
Petitioner: Ruth Rogers
Committee Meeting of November 23, 1971
11th District
Item 84

Dear Sir:

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 also on the north side of Glencoe Road. It is an L-shaped property with frontage on both roadways. There is no curb and gutter existing on either road. There is an existing dwelling on the corner of Upper Glencoe Road and York Road, as there is to the east of the subject site another dwelling. To the north of the subject site is the old Gersbach House Tavern, which is now used as a residence. On the west side of York Road there is a commercial antique shop and florist and nursery store.

WORKS OF ENGINEERING

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

Highways

York Road (Md. Rt. 4) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Upper Glencoe Road, an existing road, is proposed to be ultimately improved as a 60-foot closed type roadway cross section on a 60 foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way and widening, including any necessary reversible slope easements, will be required in

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connection with any grading or building permit application.

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

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

Storm Drainage

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

York Road (Md. Rt. 4) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Water and Sanitary Sewers

Public water supply and sanitary sewers are not available to serve this property which is employing private on site facilities. This property is beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980.

DEPT. OF TRAFFIC ENGINEERING

Upper Glencoe Road is not adequate for commercial traffic and access to Upper Glencoe Road should be denied.

HEALTH DEPARTMENT

Complete soil evaluation must be conducted and water well must be installed prior to approval and issuance of building permit.

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It is understood that a water well exists on this property which serves as a private source of water. This water well must be abandoned and refilled prior to issuance of a building permit.

STATE HIGHWAY ADMINISTRATION

There is poor stopping distance along the frontage of York Road due to vertical and horizontal alignment of the highway to the south. The situation is compounded by the steep grade on York Road.

To establish a commercial entrance at this location would be hazardous. In the event that an entrance is established on York Road it must be constructed according to State Highway Administration specifications and standards.

The proposed entrance is 20' wide on the plan. The minimum required width for commercial entrances is 25', and there must be a minimum of 5' from the property line to the beginning of the radius return. The entire frontage of the site on York Road must be improved with paving and concrete curbing. The roadside face of curb to be 24" from and parallel to the existing center line of York Road.

It is our opinion that the plan be revised prior to a hearing date being assigned. Any access onto York Road will be subject to State Highway Administration's approval and permit.

BOARD OF EDUCATION

No hearing on student population.

BUILDINGS ENGINEER'S OFFICE

No comment from this office at this time.

FIRE DEPARTMENT

The owner shall 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 when construction plans are submitted for approval.

ZONING ADMINISTRATION DIVISION

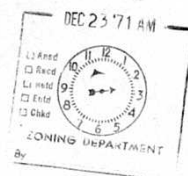
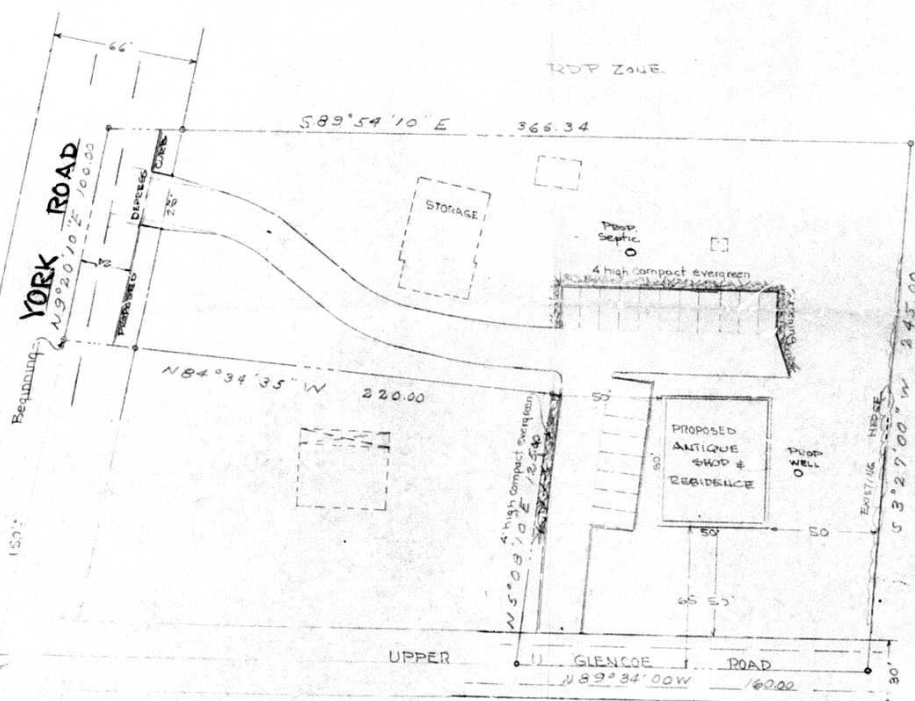
The subject petition is being withheld from a hearing pending the receipt of revised plans indicating those items as requested by the State Highway Administration, Dept. of Traffic Engineering, Project Planning

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and the Health Department. Also, the plot should indicate York Road and a small location sketch.

Very truly yours,
Oliver C. Myers, Chairman

JFM:JED
Enc.



E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

GENERAL DATA
AREA OF PROPERTY 1.42 ACRES
EXISTING ZONING RDP
EXISTING USE RESIDENTIAL
PROPOSED ZONING RDP-SPECIAL EXCPT.
PROPOSED USE ANTIQUE SHOP

PARKING DATA
AREA OF BUILDING
FIRST FLOOR - 3000 sq. ft. RETAIL
SECOND FLOOR - RESIDENTIAL
RETAIL - 3000 sq. ft. 1 per 200 sq. ft. = 15 PARKING SPACES
RESIDENTIAL 2 "SPACES"
REQUIRED TOTAL 17 SPACES
PROVIDED 17 SPACES

PROPERTY OF
RUTH S. RODGERS
GLENCOE
11" ELECT. DIS. B. & T. CO.
SCALE 1" = 40' NOV-57-11

MAP	11-200
ELECTION	
DESIGN	
D. H.	
TITLE	
DATE	11-20
BY	

