

73-63-RA 73-63-RA 73-63-RA PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George O. Blome and Josephine Schepf, legal owner(s) 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 DR 16 zone to an BL zone; for the following reasons:

Error and mistake in the comprehensive Zoning map in that it is physically impossible to situate DR 16 residential structures on that narrow strip of land involved in this application.

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:

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: George O. Blome
Address: Roland Park Apt. Baltimore, Md. 21210
1202 Boyce Ave., Balto. Md. 21204
Petitioner's Attorney: Josephine Schepf
Protestant's Attorney: Walter A. Rafter, Jr.

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st day of July, 1972, 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 2nd day of October, 1972, at 3:00 o'clock.

Walter A. Rafter, Jr.
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George O. Blome and Josephine Schepf, legal owner(s) 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 232.3 to permit a rear yard setback of zero feet instead of the required 20 feet along that property described in this Petition

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: Practical difficulty

Property abuts the middle fork of Herring Run flood plain and adjacent DR 16 land is not usable. Property cannot be developed without subject variance and to undertake development without requested variance would result in an unattractive development not in keeping with appropriate principles of planning and zoning.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, 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: George O. Blome
Address: Roland Park Apt. Baltimore, Md. 21210
1202 Boyce Ave., Balto. Md. 21204
Petitioner's Attorney: Josephine Schepf
Protestant's Attorney: Walter A. Rafter, Jr.

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Walter A. Rafter, Jr.
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION from D.R. 16 to B.L. zone VARIANCE from Section 232.3 of the Baltimore County Zoning Regulations SW/S Loch Hill Road 430 feet West of Loch Raven Boulevard 9th District

BEFORE: COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

George O. Blome, et al Petitioners

No. 73-63-RA

OPINION

This case comes before the Board on an appeal by the Petitioners from an Order of the Deputy Zoning Commissioner of Baltimore County dated December 6, 1972 denying a requested variance to permit a rear yard setback of 0' instead of the requested 20' along the rear property line.

The property that is the subject of this appeal is located on the southwest side of Loch Hill Road approximately 430' north of Loch Raven Boulevard, in the 9th Election District of Baltimore County.

In the hearing before the Deputy Zoning Commissioner of Baltimore County a one-tenth of an acre portion of the subject property was requested to be reclassified to B.L. on the basis of error, and this reclassification was granted in the above Order, which also denied the requested variance, and it is from the denial of this variance only that the Petitioners have appealed.

Mr. Howard Schepf, who is the surviving son of one of the titled owners of this property, both of whom are deceased, testified that he is a builder and that he planned to construct a neighborhood type shopping center on the subject property. He indicated his plan to locate the proposed stores up to the rear property line of the subject property providing parking in front of the stores. He stated that if the requested variance were not granted, it would necessitate placing the proposed stores as far forward on the subject property as possible, and that this would leave the construction of the proposed stores closer to Loch Hill Road than the adjacent private dwellings to the south, and that as a result this would be aesthetically detrimental as well as creating traffic hazards regarding the free flow of traffic on Loch Hill Road.

Mr. Schepf went on to say that it

George O. Blome, et al - No. 73-63-RA

would not be practical for him to proceed with this project unless the variance were granted. This contention, however, does not appear to be valid to the Board, for the gist of Mr. Schepf's testimony was that it would still be profitable, just less so, by building a center in conjunction with the existing requirements. To build the proposed shopping center without the variance would, by necessity, require less area devoted to usable commercial development; hence, whatever income is to be derived from the rental or sale of such a project would be proportionately less also.

The Petitioner also had Mr. Eugene Raphael, a professional land surveyor, and Richard B. Williams, planner, in the Planning and Zoning Office of Baltimore County, testify on his behalf that the proposed shopping center to be built if the variance were granted would be the best use of the subject property in their respective opinions. However, neither of these witnesses testified that any practical difficulty or unreasonable hardship would be placed upon the Petitioners by not granting the requested variance, nor did their testimony contain any facts from which such an inference could reasonably be made.

Two witnesses testified in opposition to the variance, one of whom was the President of the Improvement Association in the immediate neighborhood, and indicated that they were opposed to any commercial development at that location, and they were opposed to the variance in particular. They felt if there were more commercial area under the proposed variance this would necessitate more traffic than would be generated by the property without the granting of the variance. Testimony from all the protestants indicated that there is traffic congestion at this location and these traffic conditions are hazardous. The protestants also expressed other fears, such as depreciation of their property values and perhaps the removal of some of the existing trees, which apparently are presently on the subject property.

While there was some vague testimony on behalf of the Petitioners that there would be a practical difficulty if the requested variance were not granted, this testimony was not supported or corroborated. Although the Petitioner did indicate that if the variance were not granted his profit or income would be less than could be obtained by the construction of his proposal with the granting of the variance, the Petitioner nevertheless still can use the subject property for all of the uses permitted in the existing zoning

George O. Blome, et al - No. 73-63-RA

classification. Therefore, the Board feels that the Petitioner has not met the burden of showing affirmatively that a practical difficulty or unreasonable hardship would be placed upon him by not granting the variance requested.

It is therefore the opinion of this Board that the variance petitioned for should be denied and the Order of the Deputy Zoning Commissioner dated December 6, 1972 be affirmed.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms that portion of the Deputy Zoning Commissioner's Order dated December 6, 1972 which denies the variance petitioned for, and from which an appeal was taken, and therefore, it is this 22nd day of January, 1974, by the County Board of Appeals ORDERED, that the variance petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Rafter, Jr., Acting Chairman
W. Giles Barker
Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION AND VARIANCE SW/S of Loch Hill Road, 430' N/W of Loch Raven Boulevard 9th District

George O. Blome, et al - Petitioner

NO. 73-63-RA (Item No. 6)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 16 Zone to a B.L. Zone and a Variance to permit a rear yard setback of zero (0) feet instead of the required twenty (20) feet.

The Petitioner's entire ownership consists of .8 of an acre, more or less, and is zoned B.L. and D.R. 16. The property that is the subject of this Petition consists of .1 of an acre and is located on the west side of Loch Hill Road approximately four hundred and thirty (430) feet north of Loch Raven Boulevard in the Ninth District of Baltimore County.

The following facts were derived from testimony and evidence presented by the Petitioner:

1. The subject parcel has been in the Petitioner's family for the past twenty (20) years.
2. The entire tract was zoned Business, Local until the adoption of the present Comprehensive Zoning Map (March 24, 1971).
3. The D.R. 16 zone line of the adjoining apartment complex overlaps by thirty-one (31) feet the rear of the Petitioner's property, as well as the backs of the adjoining individual homes.
4. A flood plain (zoned D.R. 16 and built in connection with the adjoining apartment development) lies adjacent to and binds on the rear of the Petitioner's property. The flood plain is improved with a concrete flume and is bordered with trees providing a substantial buffer for the adjoining apartment development.

The Petitioner felt that the thirty-one (31) foot strip of D.R. 16 zoned property serves no useful purpose, and would, in fact, be detrimental to the neighborhood. It was his opinion that the removal of thirty-one (31) feet of

commercial zoning from the rear of his property would force a reversal of the planned improvements. The building would, by necessity, be moved as far forward as possible (B.L. Zone regulations permits a setback of ten (10) feet from the street right of way line). The parking would be placed at the rear utilizing the residentially zoned strip as suggested by the Planning Board. Since dwellings on the adjoining lots are setback twenty-five (25) feet, this mod of development was not considered to be in the best interest of the neighborhood.

Many area residents were present in protest to the Reclassification. There was a great deal of confusion as to the location of the property. Some residents were under the impression that the closed service station on the adjoining lot was part of the request. Many residents were also apparently under the impression that the property was zoned residential, and that this hearing was for the purpose of reclassifying the entire tract.

All residents, who gave testimony, objected to any commercial zoning or use of the subject property. They felt that a need for commercial uses did not exist, and cited the fact that it had not been developed during the twenty (20) years that it has been zoned. The heavy traffic flow and many accidents in the vicinity of the site were also given as reasons for their objections to the reclassification and/or commercial use of the property. Area residents also testified that a medical center was needed in the area, and that development of the site for this purpose would not be objectionable.

After reviewing the testimony and evidence, i.e., zoning maps, and Petitioner's site plans, it is the opinion of the Deputy Zoning Commissioner that the overlapping zone line is a result of a drafting error. The depth of the Petitioner's property is exactly one hundred and twenty-one (121) feet measured from the west side of Loch Hill Road. The present depth of the zone, as indicated on the Comprehensive Zoning Map, was established as one hundred and twenty (120) feet measured from the center line of Loch Hill Road.

The difference in the zone lines is thirty-one (31) feet almost exactly one-half of the width of Loch Hill Road. The shape of the D.R. 16 zone line also corresponds with the shape of the adjoining apartment development located along the rear of the Petitioner's property.

Insofar as the Variances are concerned, the Petitioner did not meet his burden of proving hardship or practical difficulty, and the Variance should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of January, 1974, that the herein described property or area should be and the same is hereby Reclassified from a D.R. 16 Zone to a B.L. Zone from and after the date of this Order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that the requested Variance to permit a rear yard setback of zero (0) feet instead of the required twenty (20) feet along the rear property line should, for the reasons stated above, be DENIED.

James S. K...
Deputy Zoning Commissioner of Baltimore County

EX PARTE * BEFORE THE
IN THE MATTER OF * ZONING COMMISSIONER
ZONING RECLASSIFICATION * OF
FOR GEORGE O. BLOME AND * BALTIMORE COUNTY
JOSEPHINE SCHEFF

George O. Blome and Josephine Scheff, Legal Owners,
in support of the Petition that the zoning status of their property be
classified from DR 16 Density Residential Zone to a BL, Business Local
Zone, say:

1. That the County Council in not zoning the subject
property Business Local, committed mistake and error on the Compre-
hensive Zoning Map for the following cogent reasons:

a. The County Council erred in failing to consider that
the majority of that real property owned by your Petitioners
at the intersection of Loch Hill Rd. and Register Avenue,
is zoned Business Local and has been so zoned since
approximately 1952.

b. That located on that portion of Petitioners' property
which is zoned BL, and immediately adjacent to that
portion of Petitioners' property currently zoned DR 16
is a gasoline service station which has been situated on
Petitioners' property since approximately 1957.

and that the failure of the County Council to consider this
use was error.

- c. That the County Council failed to consider that that
portion of Petitioners' tract as is zoned DR 16 is insufficient
in size to support residential apartments.
- d. That the County Council erred in not considering Herring
Run flood plain which is immediately adjacent to subject
property, and which land by reason of its proximity to
Herring Run is not suited for residential use or development
- e. That the County Council erred in not taking into
consideration the many changes in the condition and character
of the neighborhood which have occurred since the adoption
of the original Comprehensive Zoning Map for this area.
2. There has been a substantial change in the conditions
and character of the neighborhood since the present Comprehensive Zoning
Map for this District was adopted.
3. That the use of subject property for commercial uses
as permitted in a BL zone would be in harmony with the overall character
of the neighborhood.
4. That the Petitioner have other and further reasons to
support their application, all of which will be shown at the hearing on
same.

PETITION FOR RECLASSIFICATION
AND VARIANCE
SW/3 OF LOCH HILL ROAD
430' N/W OF LOCH RAVEN BLVD.
9th DISTRICT

GEORGE O. BLOME, ET AL
Petitioners

BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* OF
* BALTIMORE COUNTY
* No. 73-63-RA (Item No. 6)

ORDER FOR APPEAL

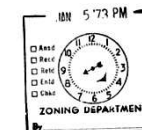
Mr. Clerk:

Please enter an Appeal from that portion of the Decision of the Deputy
Zoning Commissioner for Baltimore County dated December 6, 1972 that denied
the Petitioner/Appellant a variance to permit a rear yard setback instead of the
required twenty (20') feet.

Edward C. Covahay, Jr.,
Atty. for Petitioner/Appellant
614 Bosley Avenue
Towson, Md. 21204
828-9441

I HEREBY CERTIFY that on this 5 day of June, 1973, a copy
of the foregoing Order was mailed to The Honorable Robert E. Latashaw, Jr.,
306 West Chesapeake Avenue, Towson, Md. 21204 and Mr. Terry P. Crossfield,
President, Idlewyde Improvement Association, Inc., 315 Litchfield Road,
Baltimore, Md. 21239, and Saunders Almond, Esquire, Jenifer Building,
Towson, Md. 21204.

Edward C. Covahay, Jr.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6829, TOWSON, MD. 21204

Description to accompany zoning petition
to re-zone from D.R. 16 to B.L.
Containing 0.12 Acres ±

Beginning for the same at the end of the two following lines viz:
(1) northwesterly, binding on the center line of Loch Hill Road, 430 feet
from the center line intersection of said Road and Loch Raven Boulevard
and (2) southwesterly, binding on the existing zoning line between zones
B.L. and D.R. 5.5, 120 feet; thence from said place of beginning, north-
westerly, binding in the existing zoning line between zones D.R. and D.R.
16, 127 feet more or less, thence continuing to bind on said zoning line,
westerly 81 feet more or less to intersect the outline of the herein named
petitioner, thence binding on said outline the three following lines viz:
South 50° 10' 10" East 37 feet more or less, thence South 47° 40' 10" East
164.82 feet and North 42° 19' 50" East 31.00 feet to the place of beginning.
Containing 0.12 of an Acre of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 5, 1972

Mr. Josephine Scheff
1202 Boyce Ave.,
Baltimore, Maryland 21204

RE: Reclassification Petition
3rd Zoning Cycle
Item 6
George O. Blome, et al - Petitioner

Dear Mr. Scheff:

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 attached comments are a result of this
review and inspection.

The subject property is located on the southwest side of Loch
Hill Road, four hundred and thirty feet northwest of Loch Raven Boulevard,
in the Ninth Election District of Baltimore County. The property
is an undeveloped strip of land that lies between an existing
place of Business, local property at the corner of Register Avenue
and Loch Hill Road, which is improved with an abandoned service
station and a residential dwelling on the south side of the site.
The property to the rear is zoned D.R. 5.5 in part, with the remainder
in D.R. 16. This rear portion is part of a storm drain reservation
with apartments beyond. The properties to the east of the site are
well maintained residential homes. There is curb and gutter existing
at this location.

This petition having met the Zoning Commissioner's Rules of
Practice and Procedure, is accepted for filing.

Very truly yours,
Oliver L. Myers
Oliver L. Myers, Chairman
John J. Dillon, Jr., Zoning Tech. II

OLM:JJD:JW

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Branch of Engineering
ELSWORTH H. OVER, P.E. CHIEF

April 20, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #6 (Cycle April - October 1972)
Property Owner: George O. Blome, et al
S/S Loch Hill Rd., 430' N/W of Loch Raven Blvd.
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.
Variance from Section 232.3
rear yard
District: 9th No. Acres: 0.12 acres

Dear Mr. Myers:

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

Highways:

Loch Hill Road is an existing County road which has been improved as a
34-foot curbed roadway cross-section on a variable width right-of-way.
Highway right-of-way will be required for a portion of the frontage of this
site to complete the typical 34-foot half section symmetrical about the center-
line of paving.

Sidewalks are required and shall conform to Baltimore County Standards.

The entrance location is 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 the accommodation of storm drainage have not been indicated
on the subject plan.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 20, 1972

Re: Item #6 (Cycle April - October 1972)

Storm Drainage (Cont'd)

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.

A public storm drain system exists within Loch Hill Road, as shown on
Drawing #S1-0159 (file 4).

Water and Sanitary Sewers:

Public water and sanitary sewerage are available to serve this site.

Very truly yours,

Elsworth H. Over
Elsworth H. Over, P.E.
Chief, Bureau of Engineering

ENR:SAN:MAK:as

14-14 Key Sheet
28 NO 6 & 7 Position Sheets
NO 7 & 8 Top
CO Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. Mullen
SENIOR TRAFFIC ENGINEER

April 28, 1972

Mr. Oliver L. Myers
Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning III
Item 6 - ZAC - 4-4-72
Property Owner: George O. Blome, et al
Loch Hill Road W of Loch Raven Blvd.
Reclass. to B.L. Variance from Section 232.3
rear yard - District 9

Dear Mr. Myers:

Due to the size of the requested reclassification, little increase
in trip density is anticipated.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:nc

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 73-63-RA Date of Posting 5-27-73
Posted for: _____
Petitioner: Sign Owners
Location of property: SW/S of Loch Hill Rd 430' W of Loch Hill Rd
Location of Sign: SW/S of Loch Hill Rd 430' W of Loch Hill Rd
Remarks: _____
Posted by: Mark H. Hesse Date of return: 5-24-73
Signature

Official
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-63-RA

District 9th Date of Posting 2-1-73
Posted for: _____
Petitioner: _____
Location of property: SW/S of Loch Hill Rd 430' W of Loch Hill Rd
Location of Sign: SW/S of Loch Hill Rd 430' W of Loch Hill Rd
Remarks: _____
Posted by: Mark H. Hesse Date of return: 2-2-73
Signature

A's Josephine School
1302 Boyce Avenue
Towson, Maryland 21204

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 July 1972.

Eric Dineen
Eric Dineen,
Zoning Commissioner

Petitioner: George O. Blome, et al

Petitioner's Attorney: A's Josephine School

Reviewed by John P. Dineen
Chairman,
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 5886
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE January 15, 1972 ACCOUNT 01-662

AMOUNT \$35.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Edward C. Covahey, Jr., Esquire
Cost of Appeal on Case No. 73-63-RA
SW/S of Loch Hill Road, 430' W of Loch Raven Boulevard - 9th District
George O. Blome, et al Petitioners 35.00 C.H.E.

BALTIMORE COUNTY, MARYLAND No. 5862
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 3, 1972 ACCOUNT 01-662

AMOUNT \$129.25

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Schepf Construction Co., Inc.
1302 Boyce Ave.
Baltimore, Md. 21204
Advertising and posting of property for Geo. O. Blome, et al
73-63-RA 129.25 C.H.E.

BALTIMORE COUNTY, MARYLAND No. 2198
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 9, 1972 ACCOUNT 01-662

AMOUNT \$50.00

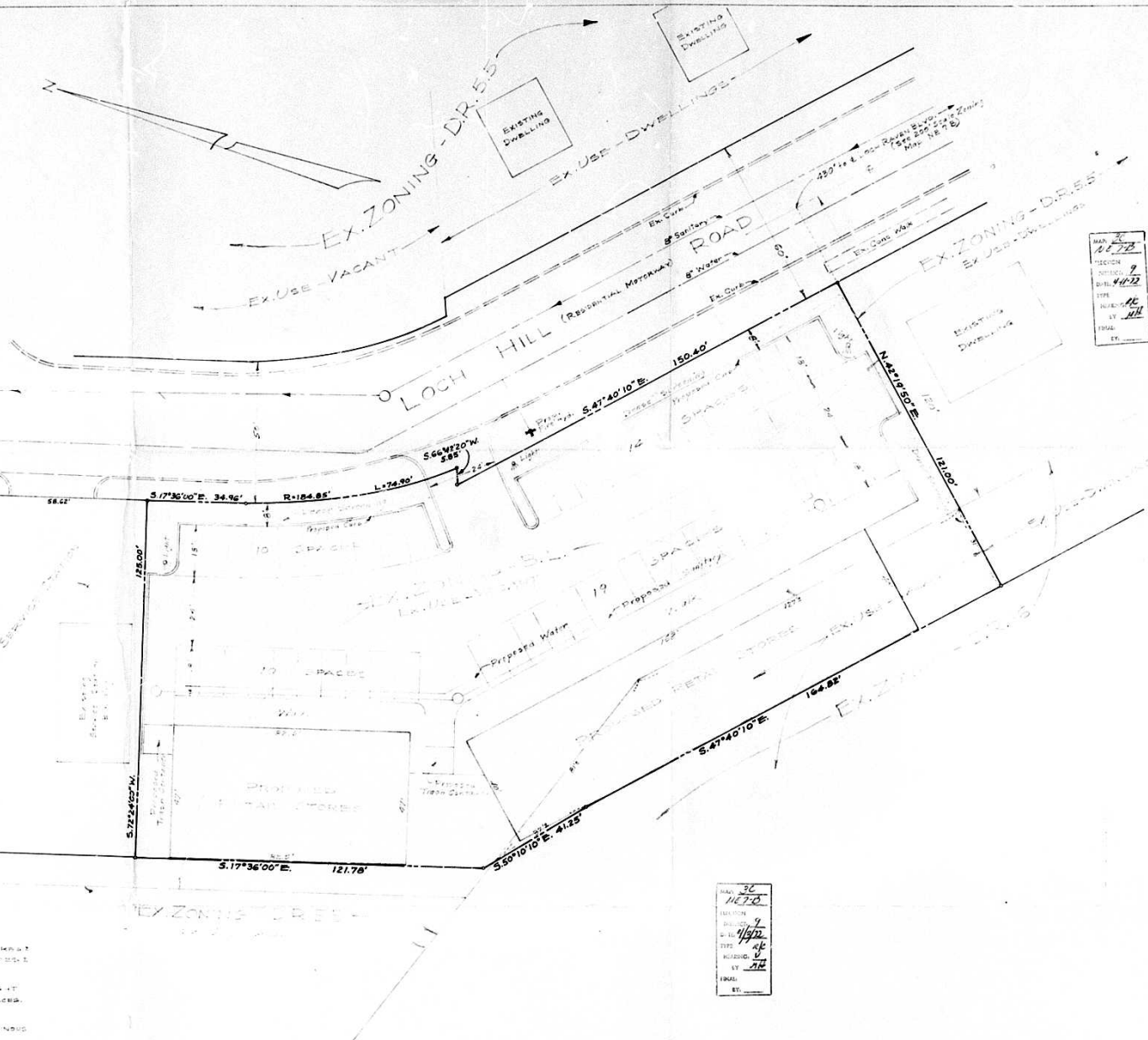
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Schepf Constr. Co., Inc.
1302 Boyce Ave.
Baltimore, Md. 21204
Petition for Reclassification for Geo. O. Blome, et al
73-63-RA 50.00 C.H.E.

BALTIMORE COUNTY, MARYLAND No. 12413
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE September 17, 1973 ACCOUNT 01-662

AMOUNT \$5.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Edward C. Covahey, Jr., Esquire
Cost of Posting Property of George O. Blome et al, for
an Appeal Hearing
SW/S of Loch Hill Road, 430' W of Loch Raven Boulevard -
9th District
Case No. 73-63-RA 5.00 C.H.E.



GENERAL NOTES

AREAS
TOTAL AREA OF PROPERTY 2.854 ACRES
AREAS TO BE REZONED FROM D.R. 16 TO B.L. 0.12 ACRES

LIGHTING

PROPOSED LIGHTS SHOWN HEREON TO BE MAY POLE, HEIGHT OF 20 FT. AND SHALL BE DIRECTED AWAY FROM RESIDENCES.

CURBS

PROPOSED INTERIOR CURBS SHOWN HEREON TO BE 5\"/>

PAVING

ALL PROPOSED PAVING TO BE CONTINUOUS WITH SURROUNDING CRUSHED STONE SUB-BASE.

SCREENING

SCREENING SHOWN HEREON TO BE MINIMUM 4\"/>

UTILITIES

AVAILABLE IN STREET AS SHOWN HEREON.

PARKING

RETAIL STORE (FLOOR AREA 10,000 SQ. FT.) & 50 CARS
PARKING SPACES REQUIRED: 8 SPACES
PARKING SPACES PROVIDED: 8 SPACES

VARIANCE AND REZONING REQUEST

VARIANCE FROM SECTION 1802 TO REAR YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 10 FEET ALONG OUTLINE AS SHOWN HEREON AND TO REZONE FROM D.R. 16 TO B.L.

PLAT TO ACCOMPANY ZONING PETITION

FOR

REAR YARD VARIANCE REQUEST

AND

REZONING FROM D.R. 16 TO B.L. REQUEST

BALTIMORE CO., MD.

ELECT. DIST. NO. 9

SCALE: 1\"/>

MARCH 24, 1972



WITNESSETH THAT WE, CLARK S. COLEMAN, JR.,
AND ROBERT A. HERSH, JUDGES
OF THE BALTIMORE COUNTY COURT,
DO HEREBY CERTIFY THAT THE
FORWARDING OF THIS
PETITION IS TRUE AND

