

73-78-584 #24 PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: We, William Pierre Blum and Ann Marie Blum, his wife, owners 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 a use permit for off street parking in a residential zone pursuant to section 509.4 of the Baltimore County Zoning Regulations in accordance with the property descriptions attached hereto and made a part hereof.

The land adjoins Rolling Road Plaza Shopping Center.

See attached description

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

ROLLING ROAD PLAZA, INC.
Rolling Road Plaza, Inc.
Legal Owner
Address: 1112 North Rolling Road
Baltimore, Maryland 21228
DATE: 8/1/72
William S. Baldwin
Petitioner's Attorney
Address: 24 W. Pennsylvania Avenue
Towson, Maryland 21204

William Pierre Blum
Ann Marie Blum
Legal Owner
Address: 1972 Powers Lane
Baltimore, Maryland 21228
DATE: 8/1/72
William S. Baldwin
Petitioner's Attorney
Address: 24 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 21st 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of August, 1972, at 10:00 A.M.

William S. Baldwin
Zoning Commissioner of Baltimore County

(0932)

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

Division of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF
August 11, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #24 (1972-1973)
Property Owner: William Pierre Blum & Ann Marie Blum
N/2 of Powers Lane, 515' W. of Rolling Road
Present Zoning: D.R. 3.5 and D.R. 10
Proposed Zoning: Special Hearing for off-street parking in a residential zone
District: 1st No. Acres: .68 acres

Dear Mr. DiNenna:

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.

General:

The plan must be revised to indicate adjacent property outlines, ownership and use, and all physical features, i.e., driveways, entrances, parking lot, dwellings and structures, private sewage disposal systems, water wells or water service connections, fire hydrants, radio and television antennas, transmitting and receiving structures, guy wires and anchors, etc.

The status of the driveway through this site to the properties and dwellings to the north and northwest is unknown. It is the responsibility of the Petitioner to ascertain and clarify rights therein. The redevelopment of this site must not be detrimental to others who may have interests or rights therein.

Highways:

Powers Lane, an existing County road, is proposed to be improved in the future as a 10-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements, including a reversible easement for slopes, will be required in connection with any grading or building permit application. The 60-foot highway right-of-way widening strip was previously conveyed as shown on right-of-way plat 80B-139-2.

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

DESCRIPTION OF PARCEL ON THE NORTH SIDE OF POWERS LANE APPROXIMATELY 515 FEET WEST OF THE CENTERLINE OF ROLLING ROAD FOR WHICH APPLICATION HAS BEEN MADE FOR BUSINESS PARKING IN A RESIDENTIAL ZONE.

BEGINNING FOR THE SAME at a point on the northerly side of Powers Lane as now widened to a width of 60 feet; said point also being situate 15.08 feet from the beginning of the first line of a deed from Catherine E. Kapp to Frederick R. Diehlman, dated November 17, 1945 and recorded among the land records of Baltimore County in Liber R.J.S. No. 1415 Folio 298, etc., thence running and binding on a part of the first line of said deed North 20 degrees 34 minutes East 268.65 feet to a pipe heretofore set at the end of the third line of the lot conveyed by Catherine E. Kapp to Marie Carroll in August 1948; thence running in reverse direction and binding on said third line North 68 degrees 45 minutes West 101.1 ft. to a pipe heretofore set in the sixth line of the lot conveyed by Catherine E. Kapp to Mr. Reich and wife in June 1948; thence running and binding on a part of said sixth line South 25 degrees 22 minutes West: 100.0 feet to the point of beginning of the last mentioned deed and at the beginning point of the last line of the lot conveyed by Catherine E. Kapp to Louis E. Nolan and wife, dated Dec. 23, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. 1631, Folio 228 etc.; thence running and binding on said last line of the last mentioned deed South 26 degrees 10 minutes West 158.0 feet to intersect the northerly side of Powers Lane as now widened to a width of 60 feet; thence running and binding on the North side of Powers Lane 125.26 feet to the point of beginning. Containing 0.68 of an acre more or less and being a part of the land conveyed in the last mentioned deed to Louis C. Uebel and wife.

This description has been prepared for purposes of zoning only and is not to be used for the conveyance of property.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 11, 1972

COUNTY OFFICE BUILDING
111 N. Chesapeake Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PUBLIC PLANNING
WORKING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
TOWSON, MARYLAND

William S. Baldwin, Esq.,
24 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 24
William Pierre Blum and Ann Marie Blum,
his wife and Rolling Road Plaza, Inc.,
Petitioners

Dear Mr. Baldwin:

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 north side of Powers Lane, 515 feet west of Rolling Road, in the 1st District of Baltimore County. This 2R 15 and 3.5 zoned property is currently improved with a two-story frame dwelling, which is approximately 173 feet north of Powers Lane. There are two other residential dwellings that lie directly to the rear of this property, and the access to these properties is via a 20 foot easement (not shown). Behind these dwellings are two large radio towers (see Case No. 69-2698K). The property immediately to the east is improved with the fairlenses; to the west is improved with a one-story church with its parking area in the rear and parallel to this proposed parking lot. The property on the south side of Powers Lane is mostly woods, however, a portion of it is improved with a two-story nursery home. Powers Lane is not improved insofar as widening and curb and gutter are concerned.

This petition is accepted for filing, however, a revised plan must be submitted prior to the hearing that indicates the following:

1. Both homes to the rear of this site, and the means of ingress and egress to these properties, and their location of their wells and septic system.
2. The radio tower with its anchor wires.
3. The church parking lot on the west side.
4. Any new entrances to the bowling alley from this side of the shopping center.

William S. Baldwin, Esq.,
Page 2
Item 24
August 11, 1972

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,

John J. Dillon, Jr.
Chairman,
Zoning Advisory Committee

JJD:JO
Enclosure

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WIL T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 23, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 24 - ZAC - August 8, 1972
Property Owner: William Pierre Blum & Ann Marie Blum
Powers Lane W. of Rolling Road
Special hearing for off-street parking in a residential zone - Dist. 1

Dear Mr. DiNenna:

No traffic problems can be anticipated by the requested parking lot.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:tr

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
972-7316

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Mr. Jack Dillon
Attention: Zoning Advisory Committee

Re: Property Owner: William Pierre Blum

Location: W/S of Powers Lane, 515' W of Rolling Road

Item No. 24

Zoning Agenda Tuesday, August 8, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* Noted and Approved: *[Signature]*
Planning Chief Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

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 Petitioner's plan must be considered set forth in Section 409.4 and that the health, safety and general welfare of the locality involved not being adversely affected.

the above Special Hearing for Off-street Parking in a Residential Zone in accordance with the plat dated July 17, 1972, revised August 21, 1972 and August 29, 1972, and approved September 6, 1972 by Albert V. Quimby, Acting Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th day of September, 1972, that the herein Petition for Off-street Parking in a Residential Zone should be and the same is granted, from and after the date of this Order, subject to compliance with the above site plan, and that the proposed improvements are to include a macadam parking surface, painted or striped parking spaces, screening fence with redwood slats along the western boundary, existing lateral screening along the northern boundary, a lighting arrangement that is to be deemed satisfactory to the adjoining residences and hours of operation be from 8:30 A. M. until 12:00 A. M.

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 Petitioner's plan must be considered set forth in Section 409.4 and that the health, safety and general welfare of the locality involved not being adversely affected.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of September, 1972, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 9, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPT. OF HEALTH AND COUNTY HEALTH OFFICE

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 24, Zoning Advisory Committee Meeting, August 8, 1972, are as follows:

Property Owner: William Pierre Blum and Ann Marie Blum
Location: N/S of Powers Lane, 515' W of Rolling Road
Present Zoning: D.R. 3.5 and D.R. 16
Proposed Zoning: Special Hearing for off-street parking in a residential zone.

District: 1
No. Acres: 0.68

Revised plot plan must be submitted showing location of water wells and septic systems on adjacent properties.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 2, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #24 ZAC meeting of August 1, 1972
Property Owner: William Pierre Blum and Ann Marie Blum
Location: N/S of Powers Lane, 515' W of Rolling Rd.
Present Zoning: D.R. 3.5 and D.R. 16
Proposed Zoning: Special Hearing for off-street parking in a residential zone.

District: 1
No. Acres: .68 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrusich
Field Representative

WNP:ld

F. BAYARD WILLIAMS, JR., PRESIDENT
NED LUTHE M. CRONIN, VICE PRESIDENT
WESLEY H. BERRY, SECRETARY

EUGENE H. HESS
RUSSELL AUSTIN
ALAN W. ZIEGLER

M. EMBLE PARKS
RICHARD W. HARRIS
MRS. RICHARD HARRIS

JOSHUA W. WHEELER, SUPERINTENDENT

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JEB</i>	Revised Plans:				Change in outline or description Yes No					
Previous case:	Map #									

William S. Baldwin, Esq.
24 W. Pennsylvania Avenue
Towson, Md. 21204

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

Item 24

Your Petition has been received and accepted for filing this 8th day of August, 1972.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: William Pierre Blum and Ann Marie Blum
Petitioner's Attorney: *W. Nick Petrusich*

Reviewed by: *John J. DiNenna Jr.*
Planning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1.55 Date of Posting: *Aug 12, 1972*
Posted for: *SPECIAL HEARING*
Petitioner: *Wm. P. Blum*
Location of property: *N/S Powers Lane, 515' W. of Rolling Rd.*
Location of Sign: *N/S Powers Lane, 515' W. of Rolling Rd.*
Remarks:
Posted by: *Charles H. Nick* Date of return: *Aug 18, 1972*

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 10, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at one time, on August 10, 1972, the first publication appearing on the 10th day of August, 1972.

THE JEFFERSONIAN
L. L. Smith
Manager.

Cost of Advertisement, \$ 18.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 10, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at one time, on August 10, 1972, the first publication appearing on the 10th day of August, 1972.

THE JEFFERSONIAN
L. L. Smith
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING

FOR THE OFFICE OF PLANNING AND ZONING

LOCATION: N/S of Powers Lane, 515' W of Rolling Road

DATE & TIME: Monday, August 13, 1972, at 10:00 A.M.

PUBLIC HEARING: Monday, August 13, 1972, at 10:00 A.M.

LOCATION: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

DATE & TIME: Monday, August 13, 1972, at 10:00 A.M.

PUBLIC HEARING: Monday, August 13, 1972, at 10:00 A.M.

LOCATION: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

DATE & TIME: Monday, August 13, 1972, at 10:00 A.M.

PUBLIC HEARING: Monday, August 13, 1972, at 10:00 A.M.

LOCATION: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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DATE & TIME: Monday, August 13, 1972, at 10:00 A.M.

PUBLIC HEARING: Monday, August 13, 1972, at 10:00 A.M.

LOCATION: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

OFFICE OF

THE CATONVILLE TIMES

TONSVILLE, MD. 21228 Aug. 14, 1972

TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County

was inserted in the issue of August 10, 1972.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 3778

DATE: Aug. 14, 1972 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER
William S. Baldwin, Esq.
24 W. Pennsylvania Ave.
Towson, Md. 21204
Petition for Special Hearing for Mr. P. Blum
#73-75-1

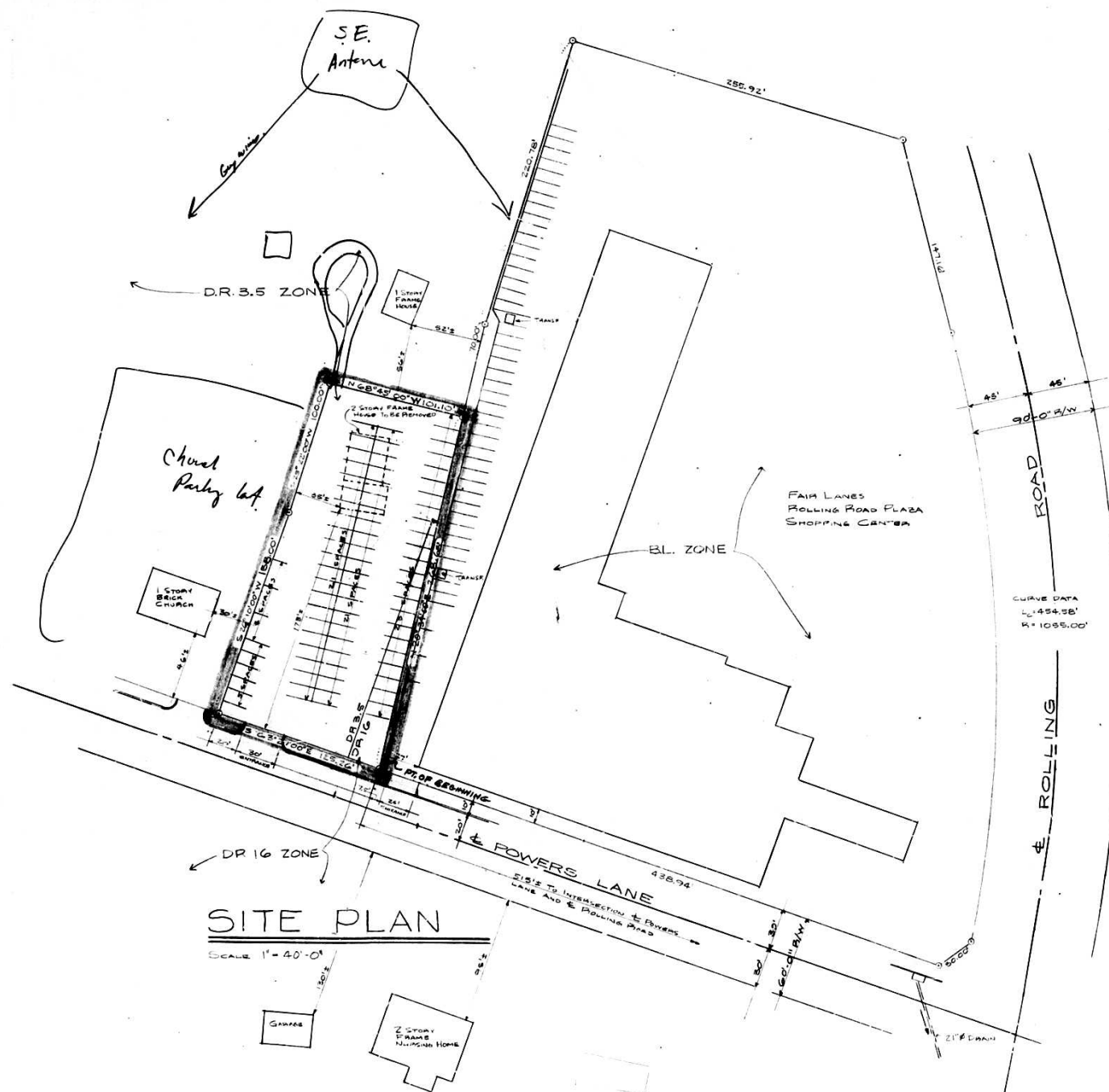
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 5002

DATE: August 24, 1972 ACCOUNT: 01-662

AMOUNT: \$66.50

WHITE - CASHIER
Paul Lacey, Esq.
1112 North Rolling Road
Baltimore, Md. 21228
Advertising and posting of property for
Mr. Blum, et al - #73-70-SPE
#650



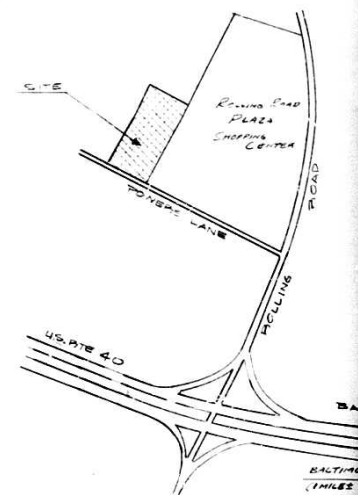
SITE PLAN

SCALE 1" = 40'-0"

GENERAL NOTES

1. TOTAL AREA OF PARCEL = .68± ACRES
2. EXISTING ZONING OF PARCEL DR 3.5 & DR 16
3. EXISTING USE OF PARCEL - RESIDENTIAL
4. PROPOSED USE OF PARCEL - BUSINESS PARKING IN RESIDENTIAL ZONE
 - a. LAND ADJUTS ROLLING ROAD PLAZA SHOPPING CENTER.
 - b. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
 - c. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - d. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, & AS REQUIRED.
5. SCREENING SHALL BE PROVIDED AS DETERMINED ADVISABLE BY THE OFFICE OF PLANNING
6. A PAVED SURFACE, PROPERLY DRAINED, SHALL BE PROVIDED.
7. PARKING PLAN INDICATES PARKING ARRANGEMENT AND VEHICULAR ACCESS.

ROLLING ROAD PLAZA PARKING ANALYSIS	
PARKING REQUIREMENT	313 SPACES
PARKING PROVIDED	315 SPACES
ADDITIONAL PARKING PROVIDED	73 SPACES
8. PARCEL IS TO BE USED BY PATRONS AND EMPLOYEES OF ROLLING ROAD PLAZA DURING OPEN FOR BUSINESS FOR PARKING OF THEIR INDIVIDUAL AUTOMOBILES. MAINTENANCE COORDINATED WITH THAT OF EXISTING SHOPPING CENTER PARKING COMPOUND.
9. ELECTION DISTRICT NO. 1



SITE LOCATION PLAN
1" = 200'-0"



GENERAL NOTES

1. TOTAL AREA OF PARCEL = .68± ACRES
2. EXISTING ZONING OF PARCEL DR 3.5 + DR 16
3. EXISTING USE OF PARCEL - RESIDENTIAL
4. PROPOSED USE OF PARCEL - BUSINESS PARKING IN RESIDENTIAL ZONE
 - a. LAND ADJUTS ROLLING ROAD PLAZA SHOPPING CENTER.
 - b. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
 - c. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - d. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE AND INTENSITY AS REQUIRED.
 - e. SCREENING SHALL BE PROVIDED AS DETERMINED ADVISABLE BY THE OFFICE OF PLANNING.
 - f. A PAVED SURFACE, PROPERLY DRAINED, SHALL BE PROVIDED.
 - g. PARKING PLAN INDICATES PARKING ARRANGEMENT AND VEHICULAR ACCESS.
5. ELECTION DISTRICT NO. 1



ROLLING ROAD PLAZA
ADDITION TO PARKING AREA
Part of Accessory Parking

FAIR LANE ROAD
1112 NORTH SQUARE
BALTIMORE, MARYLAND

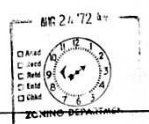
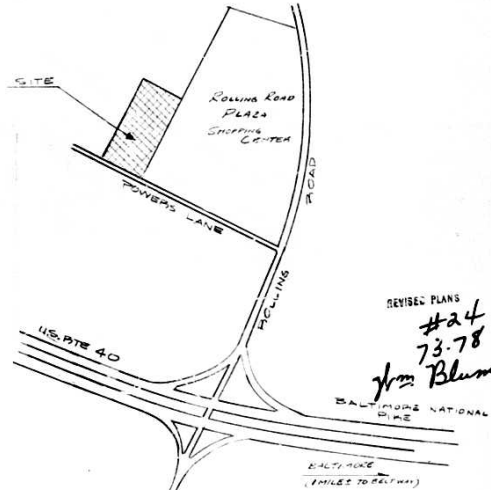
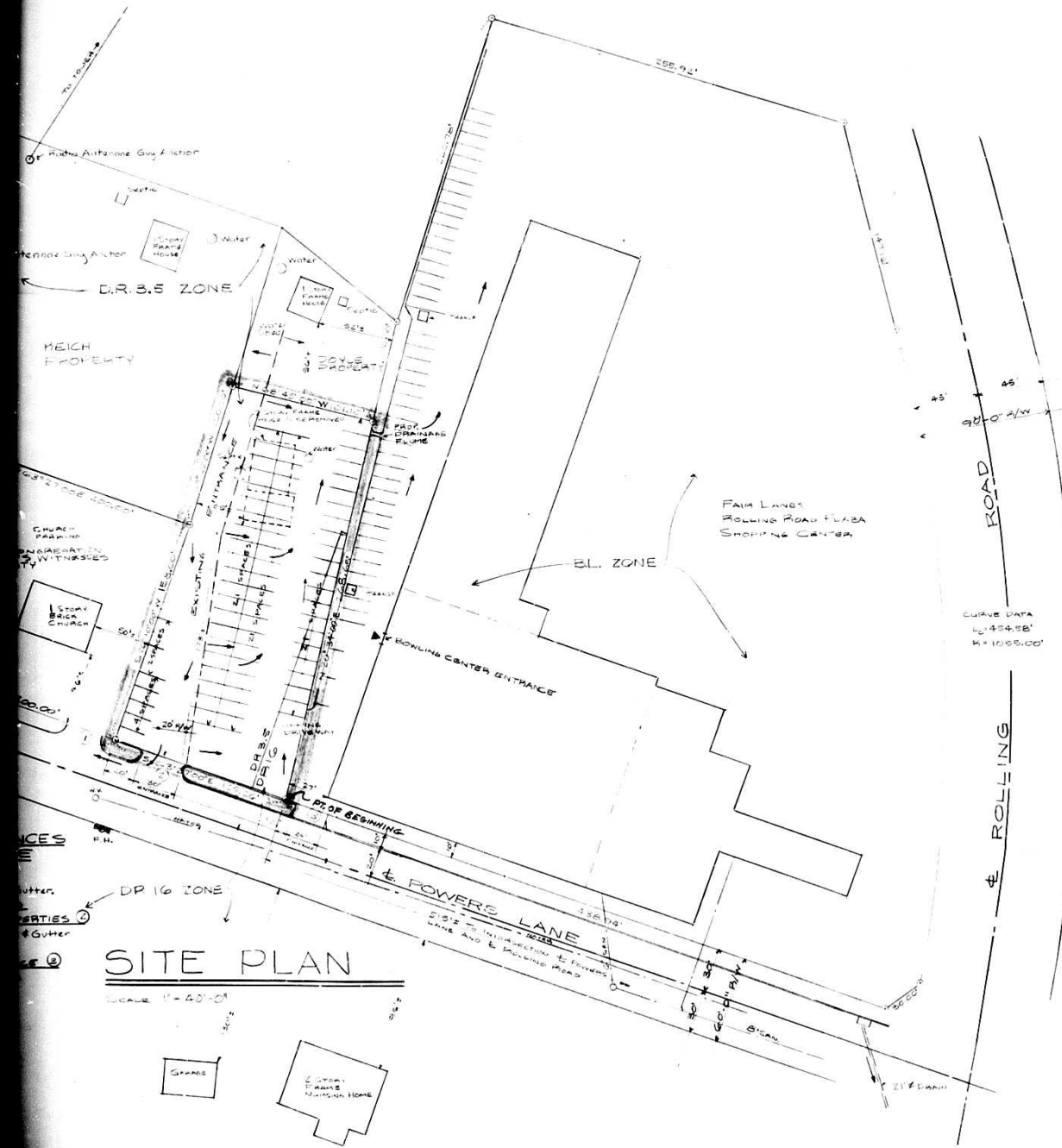


DATE: 10/1/78
REVISION: General

REVISED PLANS
#24
73-78
J. Blum

DATE: 10/1/78
BY: J. Blum
ZONING DEPARTMENT

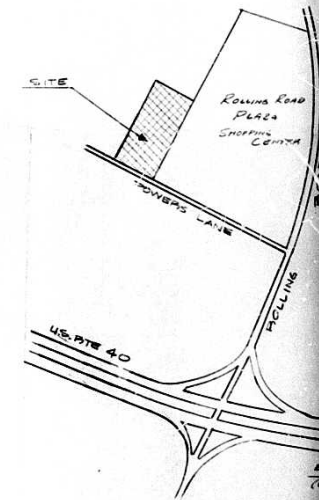
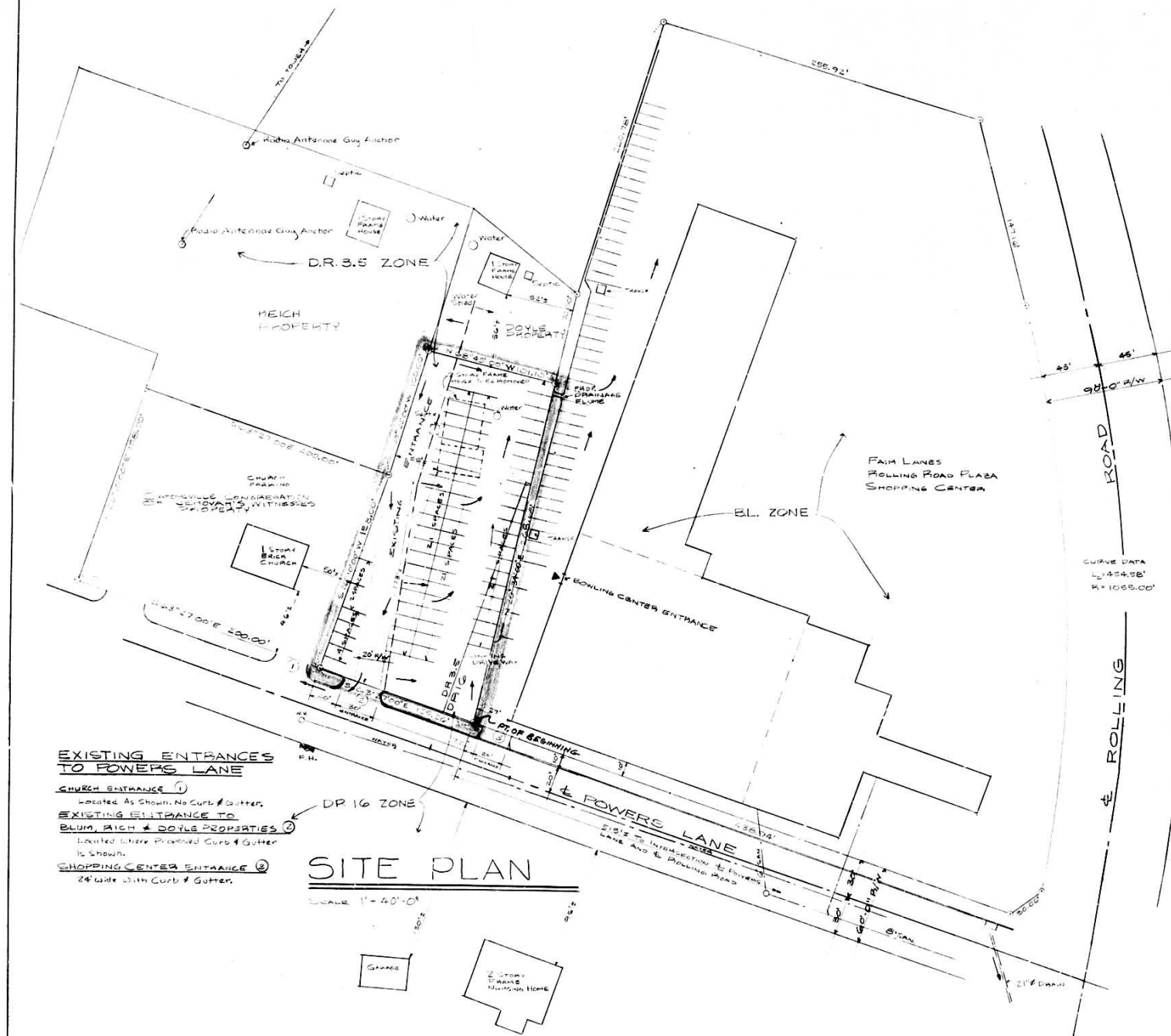
NOV 03 1978



GENERAL NOTES

1. TOTAL AREA OF PARCEL = .283 ACRES
2. EXISTING ZONING OF PARCEL DR 3.5 & DR 16
3. EXISTING USE OF PARCEL - RESIDENTIAL
4. PROPOSED USE OF PARCEL - BUSINESS PARKING IN RESIDENTIAL ZONE
 - a. LAND ADJACENT ROLLING ROAD PLAZA SHOPPING CENTER.
 - b. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
 - c. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - d. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION AS REQUIRED.
5. SCREENING SHALL BE PROVIDED AS DETERMINED ADVISABLE BY THE OFFICE OF THE CITY ENGINEER.
6. A PAVED SURFACE, PROPERLY DRAINED, SHALL BE PROVIDED.
7. PARKING PLAN INDICATES PARKING ARRANGEMENT AND VEHICULAR ACCESS.

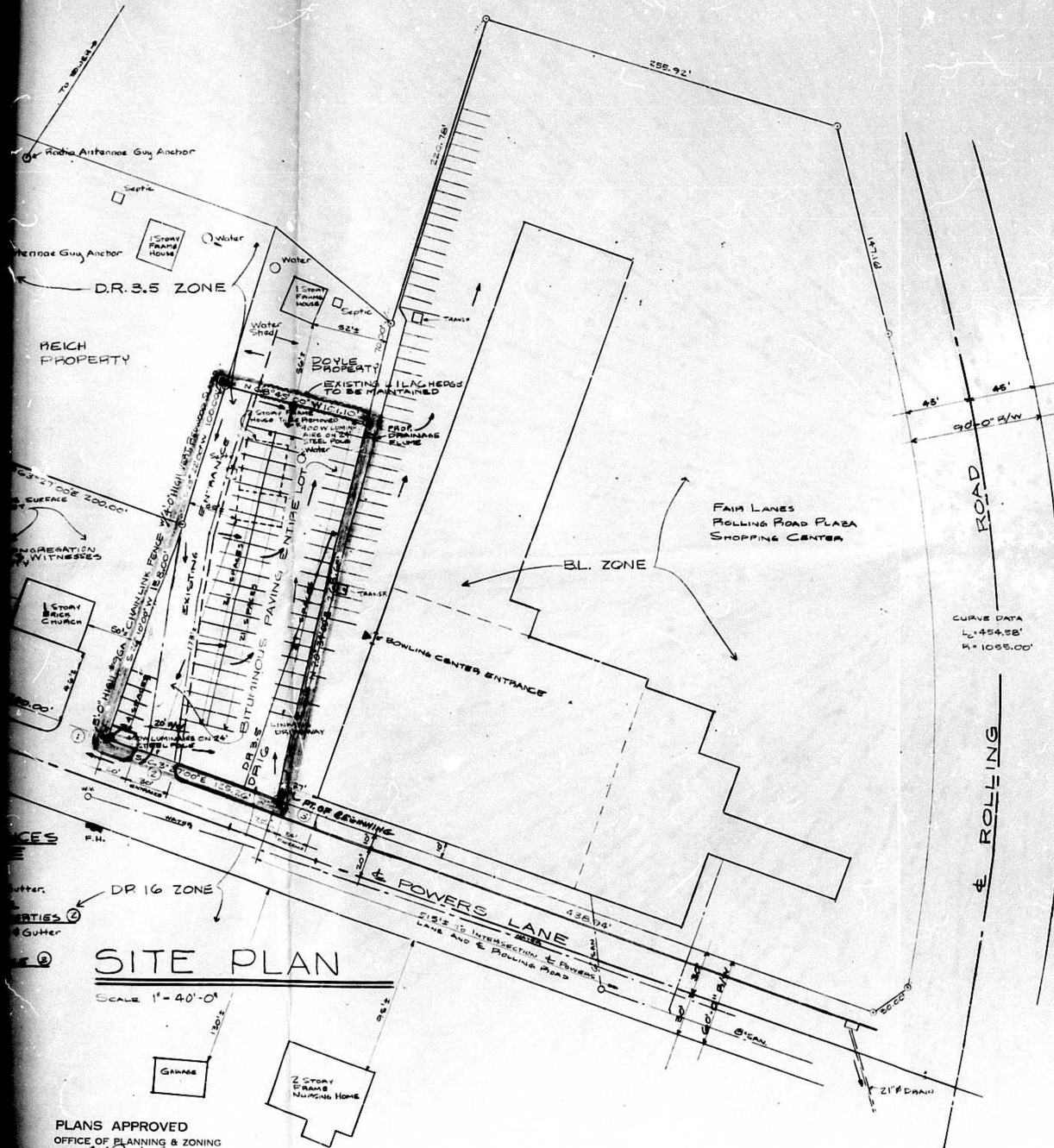
ROLLING ROAD PLAZA PARKING ANALYSIS	
PARKING REQUIREMENT	313 SPACES
PARKING PROVIDED	315 SPACES
ADDITIONAL PARKING PROVIDED	67 SPACES
8. PARCEL IS TO BE USED BY PATRONS AND EMPLOYEES OF ROLLING ROAD PLAZA SHOPPING CENTER FOR PARKING OF THEIR INDIVIDUAL AUTOMOBILES. MAIN ENTRANCE COORDINATED WITH THAT OF EXISTING SHOPPING CENTER PARKING COMPOUND.
9. ELECTION DISTRICT NO. 1



GENERAL NOTES

1. TOTAL AREA OF PARCEL = .68± ACRES
2. EXISTING ZONING OF PARCEL DR 3.5 & DR 16
3. EXISTING USE OF PARCEL - RESIDENTIAL
4. PROPOSED USE OF PARCEL - BUSINESS PARKING IN RESIDENTIAL ZONE
 - a. LAND ABUTS ROLLING ROAD PLAZA SHOPPING CENTER.
 - b. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
 - c. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - d. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE AND INTERMITTENCE.
 - e. SCREENING PROVIDED AS PER OFFICE OF PLANNING'S RECOMMENDATIONS.
 - f. SITE WILL BE PAVED WITH BITUMINOUS SURFACE COURSE. PARKING LOT WILL BE STRIPED AS INDICATED WITH 8" YELLOW PARKING LOT PAINT TO INDICATE PARKING STALLS & CHANNELIZATION.
5. PARKING PLAN INDICATES PARKING ARRANGEMENT AND VEHICULAR ACCESS.

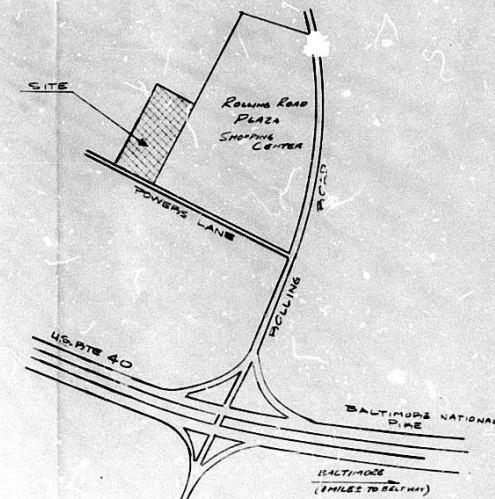
ROLLING ROAD PLAZA PARKING ANALYSIS	
PARKING REQUIREMENT	313 SPACES
PARKING PROVIDED	315 SPACES
ADDITIONAL PARKING PROVIDED	65 SPACES
6. PARCEL IS TO BE USED BY PATRONS AND EMPLOYEES OF ROLLING ROAD PLAZA DURING HOURS WHEN OPEN FOR BUSINESS FOR PARKING OF THEIR INDIVIDUAL AUTOMOBILES. MAINTENANCE WILL BE COORDINATED WITH THAT OF EXISTING SHOPPING CENTER PARKING COMPOUND.
5. ELECTION DISTRICT NO. 1



SITE PLAN

SCALE 1" = 40'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY W. J. J. J.
DATE 11/6/72



SITE LOCATION PLAN

1" = 200'-0"

Exhibit "A"



GENERAL NOTES

1. TOTAL AREA OF PARCEL = .682 ACRES
2. EXISTING ZONING OF PARCEL DR 3.5 & DR 1G
3. EXISTING USE OF PARCEL - RESIDENTIAL
4. PROPOSED USE OF PARCEL - BUSINESS PARKING IN RESIDENTIAL ZONE
 - a. LAND ADJACENT ROLLING ROAD PLAZA SHOPPING CENTER.
 - b. ONLY PASSENGER VEHICLES, EXCEPT BUSES, WILL USE THE PARKING AREA.
 - c. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - d. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION.
 - e. SCREENING PROVIDED AS PER OFFICE OF PLANNING & ZONING RECOMMENDATIONS.
 - f. SITE WILL BE PAVED WITH BITUMINOUS SURFACE COURSE. PARKING LOT WILL BE STRIPED AS THE PARKING LOT PAINT TO INDICATE PARKING SPACES & CHANNELIZATION.
5. PARKING PLAN INDICATES PARKING ARRANGEMENT AND VEHICULAR ACCESS.

ROLLING ROAD PLAZA PARKING ANALYSIS	
PARKING REQUIREMENT	313 SPACES
PARKING PROVIDED	318 SPACES
ADDITIONAL PARKING PROVIDED	65 SPACES
6. PARCEL IS TO BE USED BY PATRONS AND EMPLOYEES OF ROLLING ROAD PLAZA SHOPPING CENTER. PARCEL IS TO BE OPEN FOR BUSINESS FOR PARKING OF THEIR INDIVIDUAL AUTOMOBILES. MAINTENANCE COORDINATED WITH THAT OF EXISTING SHOPPING CENTER PARKING COMPOUND.
5. ELECTION DISTRICT No. 1

EXISTING ENTRANCES TO POWERS LANE

CHURCH ENTRANCE ①

Located As Shown, No Curb & Gutter.

EXISTING ENTRANCE TO BLUM, RICH & DOYLE PROPERTIES ②

Located Where Proposed Curb & Gutter Is Shown.

SHOPPING CENTER ENTRANCE ③

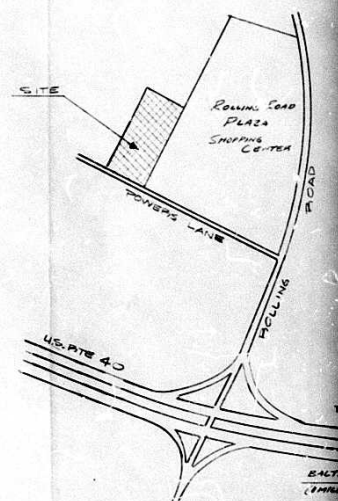
24' Wide With Curb & Gutter.

SITE PLAN

SCALE 1" = 40'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 11/17/72

ONE COPY TO THE ARCHITECT
3 IN FILE



SITE LOCATION PLAN
1" = 200'-0"

NOV 03 1972